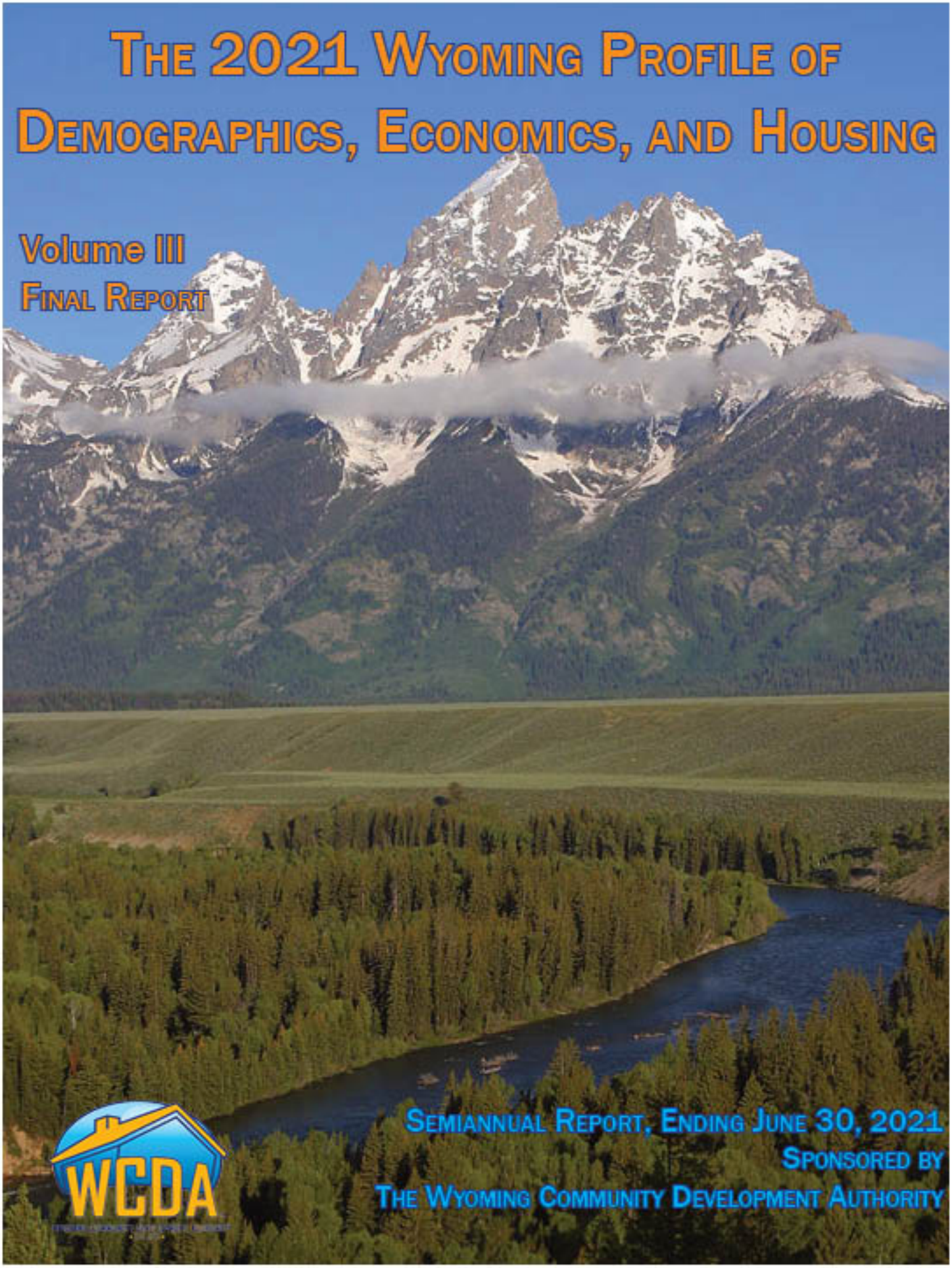
# The 2021 Wyoming Profile of Demographics, Economics, and Housing



## Volume III
## Final Report

Semiannual Report, Ending June 30, 2021

Sponsored by

The Wyoming Community Development Authority

# The 2021 Wyoming Profile of Demographics, Economics, and Housing
# Volume I
# Final Report

## Semiannual Report
## Ending June 30, 2021

## Sponsored by
## The Wyoming Community Development Authority

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Copies of the Wyoming Housing Database Partnership Semiannual Report are available free of charge and may be downloaded from the WCDA website: http://www.wyomingcda.com. Under the multi-family category, click on the demographics link to access to this report and other available publications.

The opinions and conclusions contained within this document do not necessarily reflect those of the aforementioned partners.

# Buffalo city

# Buffalo city

## Demographics

### Population Estimates

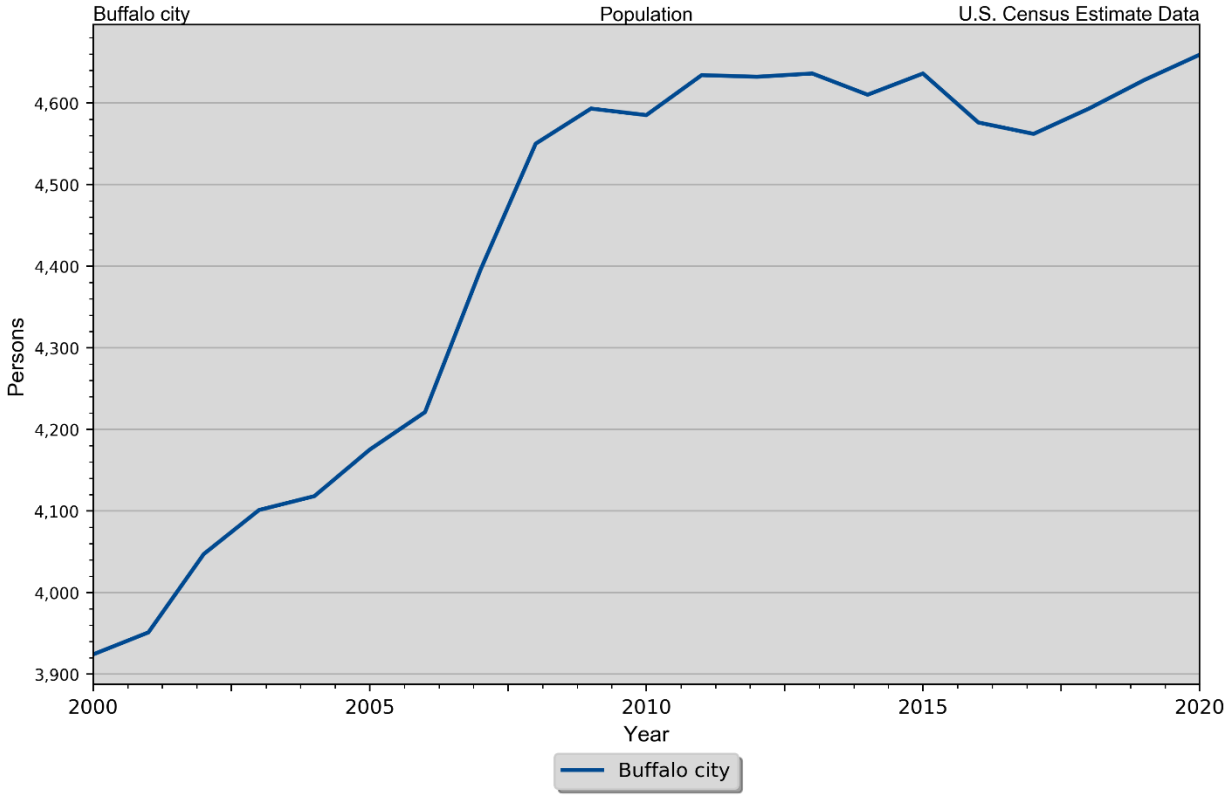
Table III.1.1, at right shows the population for Buffalo city. The 2020 estimates indicate that Buffalo city's population increased from 4,585 in 2010 to 4,659 in 2020, or by 1.6 percent.

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 Buffalo city. Although a city may span several counties, for the county level data pieces, Johnson County was selected.

**Table III.1.1**
**Population Estimates**
Buffalo city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 3,924 | . |
| 2001 | 3,951 | 0.7% |
| 2002 | 4,047 | 2.4% |
| 2003 | 4,101 | 1.3% |
| 2004 | 4,118 | 0.4% |
| 2005 | 4,175 | 1.4% |
| 2006 | 4,221 | 1.1% |
| 2007 | 4,395 | 4.1% |
| 2008 | 4,550 | 3.5% |
| 2009 | 4,593 | 0.9% |
| 2010 | 4,585 | -0.2% |
| 2011 | 4,634 | 1.1% |
| 2012 | 4,632 | -0% |
| 2013 | 4,636 | 0.1% |
| 2014 | 4,610 | -0.6% |
| 2015 | 4,636 | 0.6% |
| 2016 | 4,576 | -1.3% |
| 2017 | 4,562 | -0.3% |
| 2018 | 4,593 | 0.7% |
| 2019 | 4,628 | 0.8% |
| 2020 | 4,659 | 0.7% |

**Diagram III.1.1**
**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.

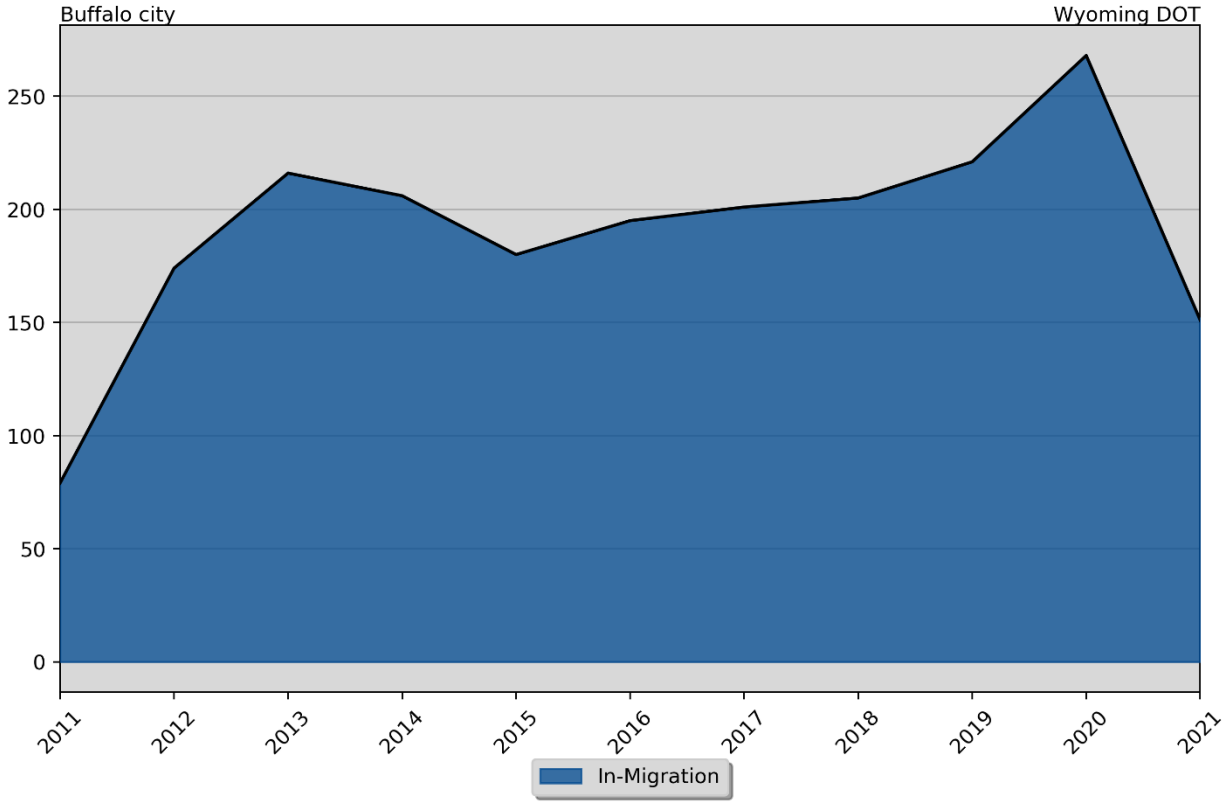
Table III.1.2 shows in-migration between 2011 and the first half of 2021 for Buffalo city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Johnson County to display net- and out-migration.

**Table III.1.2**
**In-Migration by Age Cohort**
Buffalo city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 0 | 0 | 3 | 5 | 3 | 0 | 1 | 3 | 2 | 2 | 2 |
| 18-22 | 8 | 16 | 8 | 17 | 11 | 13 | 16 | 12 | 15 | 12 | 10 |
| 23-25 | 11 | 11 | 19 | 18 | 15 | 9 | 14 | 16 | 10 | 14 | 5 |
| 26-35 | 18 | 42 | 57 | 48 | 43 | 39 | 41 | 45 | 41 | 57 | 15 |
| 36-45 | 12 | 34 | 39 | 29 | 33 | 35 | 32 | 29 | 37 | 34 | 20 |
| 46-55 | 9 | 28 | 37 | 29 | 25 | 38 | 26 | 32 | 41 | 44 | 30 |
| 56-65 | 15 | 27 | 32 | 41 | 31 | 36 | 41 | 38 | 44 | 48 | 35 |
| 66 + | 6 | 16 | 21 | 19 | 19 | 25 | 30 | 30 | 31 | 57 | 34 |
| **Total** | **79** | **174** | **216** | **206** | **180** | **195** | **201** | **205** | **221** | **268** | **151** |

The shaded area in Diagram III.1.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 268 people entering Buffalo city.

**Diagram III.1.2**
**In-Migration**



The driver's license total exchanges since 2000 for Johnson County are presented in Diagram III.1.3, and showed a net migration of 1,425 persons over the time period. In 2008, there were a total of 316 in-migrations and 145 out-migrations, for a net-migration of 171 people. In the first half of 2021, there were 157 in-migrants, 117 out-migrants for a net in-migration of 40 people. The maximum net migration occurred in 2008 with 171 people entering and the lowest net migration occurred in 2018 with 43 entering Johnson County.

Over the past five years, there was only one year with negative net-migration in Johnson County, which could indicate a generally healthy inflow of people into the county. Since 2017, Johnson County has experienced a net growth of 108 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net increase of 40 people in the most recent year.

**Diagram III.1.3**
**Migration Trends**

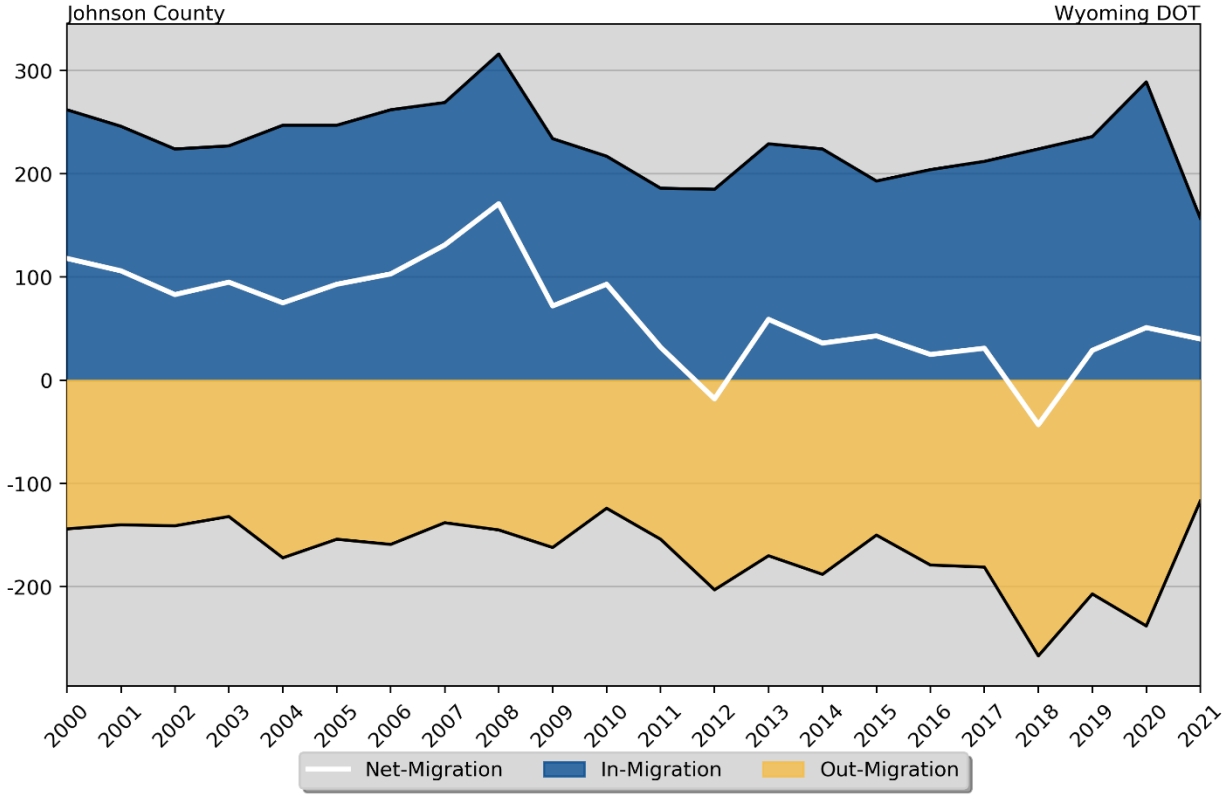


Table III.1.3, shows net-migration for Johnson County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 21 persons entering Johnson County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 7 persons leaving Johnson County.

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

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 2 | 3 | 2 | -5 | -2 | 1 | 5 | 0 | -3 | -1 | -1 | 0 | 1 | 3 |
| 18-22 | 0 | -1 | 4 | -5 | -5 | -9 | -1 | 3 | -6 | -2 | -14 | -10 | -8 | -7 |
| 23-25 | 5 | 5 | 4 | 3 | -12 | 2 | -2 | -3 | -3 | 3 | -8 | -6 | -4 | -5 |
| 26-35 | 50 | 36 | 33 | 8 | -1 | 23 | 6 | 15 | 11 | 9 | 10 | 3 | -3 | -3 |
| 36-45 | 56 | 19 | 16 | 8 | 7 | 13 | 6 | 11 | 7 | 6 | -16 | 3 | -2 | 2 |
| 46-55 | 32 | 3 | 24 | -5 | -1 | 10 | 2 | 11 | 10 | 10 | -6 | 19 | 18 | 21 |
| 56-65 | 18 | 2 | 11 | 20 | -2 | 13 | 23 | 10 | 10 | 2 | 9 | 9 | 31 | 18 |
| 66 + | 8 | 5 | -1 | 8 | -2 | 6 | -3 | -4 | -1 | 4 | -17 | 11 | 18 | 11 |
| **Total** | **171** | **72** | **93** | **32** | **-18** | **59** | **36** | **43** | **25** | **31** | **-43** | **29** | **51** | **40** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[1], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Buffalo city population by race and ethnicity is shown in Table III.1.4. The white population represented 91.5 percent of the population in 2019, compared with black populations accounting for 0.7 percent of the population in 2019. Hispanic households represented 4.2 percent of the population in 2019.

**Table III.1.4**
**Population by Race and Ethnicity**
Buffalo city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 4,378 | 95.5% | 4,191 | 91.5% |
| Black | 12 | 0.3% | 34 | 0.7% |
| American Indian | 72 | 1.6% | 279 | 6.1% |
| Asian | 30 | 0.7% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 36 | 0.8% | 34 | 0.7% |
| Two or More Races | 57 | 1.2% | 40 | 0.9% |
| **Total** | **4,585** | **100.0%** | **4,578** | **100.0%** |
| **Non-Hispanic** | 4,426 | 96.5% | 4,387 | 95.8% |
| **Hispanic** | 159 | 3.5% | 191 | 4.2% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.1.5. During this time, the total non-Hispanic population was 4,387 persons in 2019, while the Hispanic population was 191.

**Table III.1.5**
**Population by Race and Ethnicity**
Buffalo city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 4,279 | 96.7% | 4,056 | 92.5% |
| Black | 12 | 0.3% | 34 | 0.8% |
| American Indian | 56 | 1.3% | 279 | 6.4% |
| Asian | 30 | 0.7% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 6 | 0.1% | 0 | 0% |
| Two or More Races | 43 | 1% | 18 | 0.4% |
| **Total Non-Hispanic** | **4,426** | **100.0%** | **4,387** | **100.0%** |
| **Hispanic** | | | | |
| White | 99 | 62.3% | 135 | 70.7% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 16 | 10.1% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 30 | 18.9% | 34 | 17.8% |
| Two or More Races | 14 | 8.8% | 22 | 11.5% |
| **Total Hispanic** | **159** | **100.0** | **191** | **100.0%** |
| **Total Population** | **4,585** | **100.0%** | **4,578** | **100.0%** |

## Cohorts

Table III.1.6 shows the population distribution in Buffalo city by age. In 2010, children under the age of 5 accounted for 7.5 percent of the total population, which compared to 4.6 percent in 2019.

**Table III.1.6**
**Population Distribution by Age**
Buffalo city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 342 | 7.5 | 211 | 4.6 |
| 5 to 19 | 805 | 17.6 | 850 | 18.6 |
| 20 to 24 | 206 | 4.5 | 242 | 5.3 |
| 25 to 34 | 576 | 12.6 | 433 | 9.5 |
| 35 to 54 | 1,125 | 24.5 | 1,221 | 26.7 |
| 55 to 64 | 643 | 14 | 671 | 14.7 |
| 65 or Older | 888 | 19.4 | 950 | 20.8 |
| **Total** | **4,585** | **100%** | **4,578** | **100%** |

Table III.1.7 shows the population in Buffalo city by age and gender. In 2010, there were 576 people aged 25 to 34, made up of 295 men, and 281 women. In comparison, in 2019, there were 433 people in the 25 to 34 age cohort, with 194 men and 239 women.

**Table III.1.7**
**Population by Age and Gender**
Buffalo 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 | 187 | 155 | 342 | 7.5% | 94 | 117 | 211 | 4.6% |
| 5 to 19 | 399 | 406 | 805 | 17.6% | 562 | 288 | 850 | 18.6% |
| 20 to 24 | 100 | 106 | 206 | 4.5% | 220 | 22 | 242 | 5.3% |
| 25 to 34 | 295 | 281 | 576 | 12.6% | 194 | 239 | 433 | 9.5% |
| 35 to 54 | 572 | 553 | 1,125 | 24.5% | 702 | 519 | 1,221 | 26.7% |
| 55 to 64 | 332 | 311 | 643 | 14% | 339 | 332 | 671 | 14.7% |
| 65 and Older | 411 | 477 | 888 | 19.4% | 449 | 501 | 950 | 20.8% |
| **Total** | **2,296** | **2,289** | **4,585** | **100%** | **2,560** | **2,018** | **4,578** | **100%** |

**Diagram III.1.4**
**Population Distribution by Age**
Buffalo city
2010 Census and 2019 Five-Year ACS Data

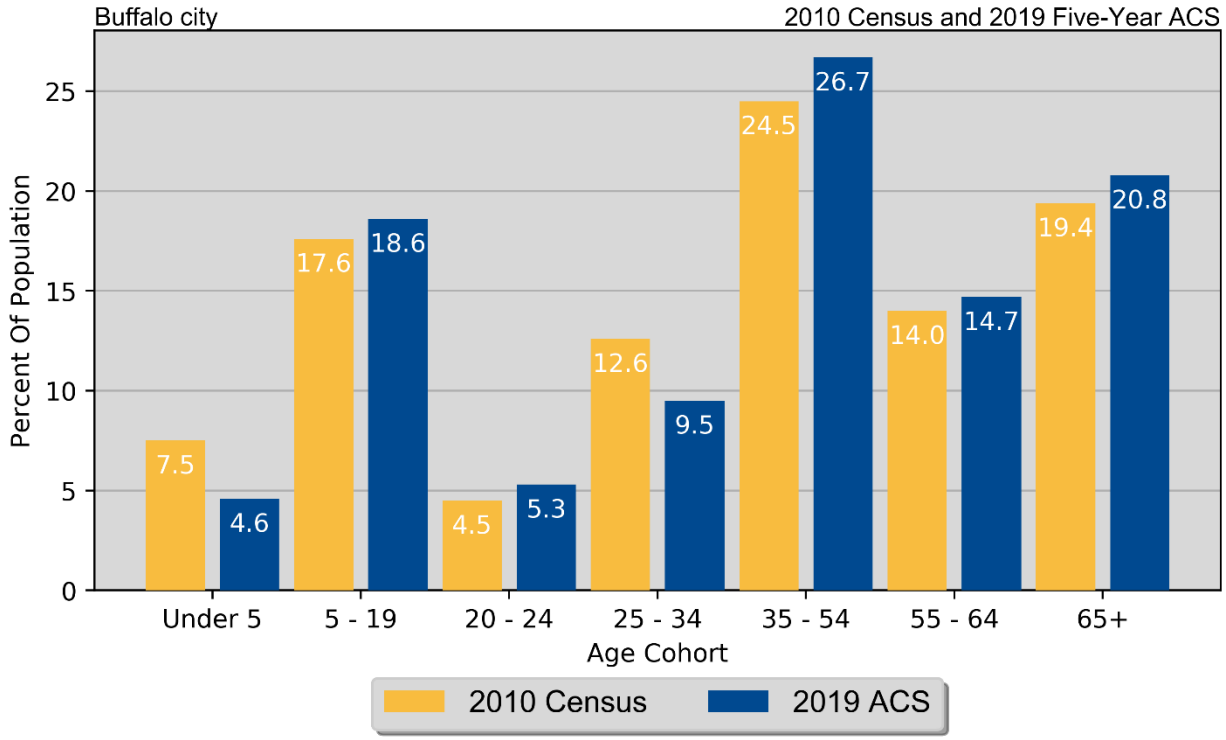
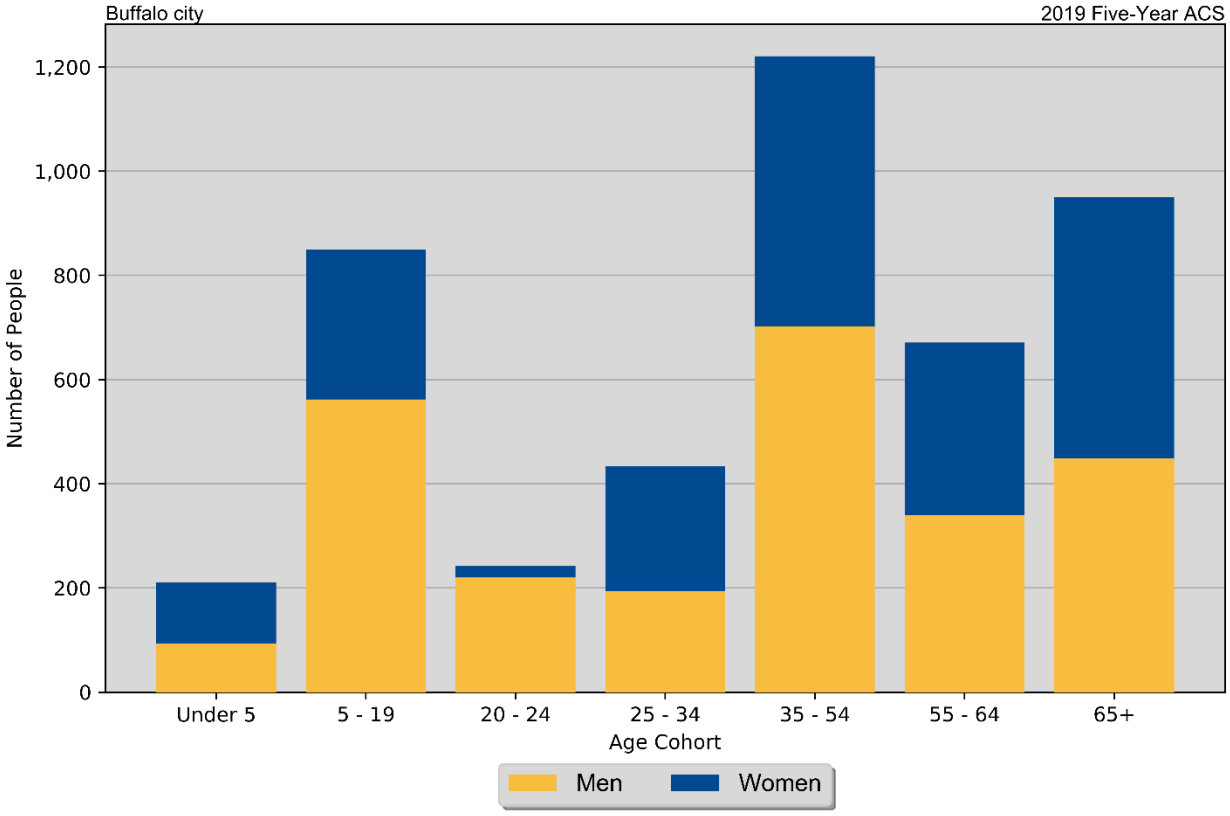


**Diagram III.1.5**
**Population Distribution by Age and Gender**
Buffalo city
2019 Five-Year ACS



## 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.1.8, between 2000 and 2010, the institutionalized population changed 7.6 percent in Buffalo city, from 66 people in 2000 to 71 in 2010.

**Table III.1.8**
**Group Quarters Population**
Buffalo 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 | 16 | 24.2% | 30 | 42.3% | 87.5% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 50 | 75.8% | 41 | 57.7% | -18% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **66** | **100.0%** | **71** | **100.0%** | **7.6%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | % | % |
| Military Quarters | 0 | 0% | 0 | % | % |
| Other Noninstitutionalized | 29 | 100% | 0 | % | -100% |
| Total | **29** | **100.0%** | **0** | **100.0%** | **-100%** |
| Group Quarters Population | **95** | **100.0%** | **71** | **100.0%** | **-25.3%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.1.9. An estimated 0.4 percent of the population was born in Canada , some 0.2 percent were born in Democratic Republic of Congo (Zaire) , and another 0 percent were born in Germany .

**Table III.1.9**
**Place of Birth for the Foreign-Born Population**
Buffalo city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Canada | 17 | 0.4% |
| #2 country of origin | Democratic Republic of Congo (Zaire) | 10 | 0.2% |
| #3 country of origin | Germany | 1 | 0% |
| #4 country of origin | Afghanistan | 0 | 0% |
| #5 country of origin | Africa, n.e.c. | 0 | 0% |
| #6 country of origin | Albania | 0 | 0% |
| #7 country of origin | Argentina | 0 | 0% |
| #8 country of origin | Armenia | 0 | 0% |
| #9 country of origin | Asia,n.e.c. | 0 | 0% |
| #10 country of origin | Australia | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.1.10. An estimated 0 percent of the population speaks Arabic at home, followed by 0 percent speaking Chinese .

**Table III.1.10**
**Limited English Proficiency and Language Spoken at Home**
Buffalo city
2019 Five-Year ACS

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

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.1.11, below. The disability rate for females was 13.7 percent, compared to 15.5 percent for males. The disability rate grew precipitously higher with age, with 43.1 percent of those over 75 experiencing a disability.

**Table III.1.11**
**Disability by Age**
Buffalo 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 | 66 | 12.8% | 75 | 26% | 141 | 17.5% |
| 18 to 34 | 0 | 0% | 22 | 8.4% | 22 | 3.2% |
| 35 to 64 | 209 | 20.3% | 94 | 11% | 303 | 16.1% |
| 65 to 74 | 51 | 18.7% | 11 | 3.5% | 62 | 10.6% |
| 75 or Older | 62 | 39.7% | 69 | 46.6% | 131 | 43.1% |
| **Total** | **388** | **15.5%** | **271** | **13.7%** | **659** | **14.7%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.1.12. Some 3.6 percent have an ambulatory disability, 4.1 have an independent living disability, and 0.8 percent have a self-care disability.

**Table III.1.12**
**Total Disabilities Tallied: Aged 5 and Older**
Buffalo city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 243 | 5.4% |
| Vision disability | 115 | 2.6% |
| Cognitive disability | 264 | 6.2% |
| Ambulatory disability | 152 | 3.6% |
| Self-Care disability | 36 | 0.8% |
| Independent living difficulty | 142 | 4.1% |

## Education and Employment

Education and employment data from the Buffalo city 2019 Five-Year ACS is presented in Table III.1.13, Table III.1.14, and Table III.1.15. In 2019, 2,332 people were in the labor force, including 2,222 employed and 110 unemployed people. The unemployment rate for Buffalo city was estimated at 4.7 percent in 2019.

**Table III.1.13**
**Employment, Labor Force and Unemployment**
Buffalo city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 2,222 |
| Unemployed | 110 |
| **Labor Force** | **2,332** |
| Unemployment Rate | 4.7% |

Table III.1.14 and Table III.1.15 show educational attainment in Buffalo city. In 2019, 96.3 percent of households had a high school education or greater, including 30.5 percent with a high school diploma or equivalent, 34.2 percent with some college, 21.8 percent with a Bachelor's Degree, and 9.8 percent with a graduate or professional degree.

**Table III.1.14**
**High School or Greater Education**
Buffalo city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 3,429 |
| Total Households | 2,205 |
| **Percent High School or Above** | **96.3%** |

**Table III.1.15**
**Educational Attainment**
Buffalo city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 133 | 3.7% |
| High School or Equivalent | 1,086 | 30.5% |
| Some College or Associates Degree | 1,217 | 34.2% |
| Bachelor's Degree | 777 | 21.8% |
| Graduate or Professional Degree | 349 | 9.8% |
| **Total Population Above 18 years** | **3,562** | **100.0%** |

## Commuting Patterns

Table III.1.16 shows the place of work by county of residence. In 2010 88.1 percent of residents worked within the county they reside with 10.4 percent working outside their home county. This compares to 76.7 percent of residents in 2019 who worked within the county in which they resided and 18.1 percent of residents worked outside their home county but still within the state.

**Table III.1.16**
**Place of Work**
Buffalo 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 | 1,980 | 88.1% | 1,635 | 76.7% |
| Worked outside county of residence | 233 | 10.4% | 385 | 18.1% |
| Worked outside state of residence | 34 | 1.5% | 112 | 5.3% |
| **Total** | **2,247** | **100.0%** | **2,132** | **100.0%** |

Table III.1.17 shows the aggregate travel time to work based on place of work and residence. In Buffalo city the total aggregate travel time was 38,510 minutes, with residents working in their home county spending a total of 14,860 minutes traveling.

**Table III.1.17**
**Aggregate Travel Time to Work (in Minutes)**
Buffalo 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 | % | 14,860 | 38.6% |
| Worked outside county of residence | 0 | % | 20,405 | 53% |
| Worked outside State of residence | 0 | % | 3,250 | 8.4% |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **38,510** | **100.0%** |

Table III.1.18 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 9.1 minutes commuting to work, with those working outside their county of residence spending an average of 53 minutes on their commute.

| Table III.1.18<br>Average Travel Time to Work (in Minutes)<br>Buffalo city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 9.1 |
| Worked outside county of residence | 0 | 53 |
| Worked outside State of residence | 0 | 29 |
| **Average travel time to work (in minutes):** | **0** | **18.1** |

Table III.1.19 shows the means of transportation to work. In 2019, 79.4 percent of commuters drove alone in a car, truck, or van. Only 11.7 percent carpooled, with an additional 0.7 percent taking public transportation. Also, there were 119 persons or 5.6 percent who worked from home.

| Table III.1.19<br>Means of Transportation to Work<br>Buffalo city<br>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 | 1,637 | 72.9% | 1,692 | 79.4% |
| Car, truck, or van: Carpooled: | 271 | 12.1% | 249 | 11.7% |
| Public transportation (excluding taxicab): | 0 | 0% | 14 | 0.7% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 70 | 3.1% | 0 | 0% |
| Walked | 125 | 5.6% | 58 | 2.7% |
| Other means | 0 | 0% | 0 | 0% |
| Worked at home | 144 | 6.4% | 119 | 5.6% |
| **Total** | **2,247** | **100.0%** | **2,132** | **100.0%** |

Table III.1.20 shows the breakdown of the means of transportation by tenure. In 2019, 56.1 percent of commuters owned their home and commuted alone by car, which compares to 51.3 percent in 2010. There were also 499 renters who drove alone in 2019 and accounted for 23.4 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 14 renters, or 0.7 percent taking public transportation.

**Table III.1.20**
**Means Of Transportation To Work By Tenure**
Buffalo 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 | 1,152 | 51.3% | 1,193 | 56.1% |
| Renter | 485 | 21.6% | 499 | 23.4% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 184 | 8.2% | 125 | 5.9% |
| Renter | 87 | 3.9% | 122 | 5.7% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 14 | 0.7% |
| **Walked:** | | | | |
| Owner | 77 | 3.4% | 11 | 0.5% |
| Renter | 48 | 2.1% | 45 | 2.1% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 35 | 1.6% | 0 | 0% |
| Renter | 35 | 1.6% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 86 | 3.8% | 119 | 5.6% |
| Renter | 58 | 2.6% | 0 | 0% |
| **Total:** | **2,247** | **100.0%** | **2,128** | **100.0%** |

# ECONOMICS

## Labor Force

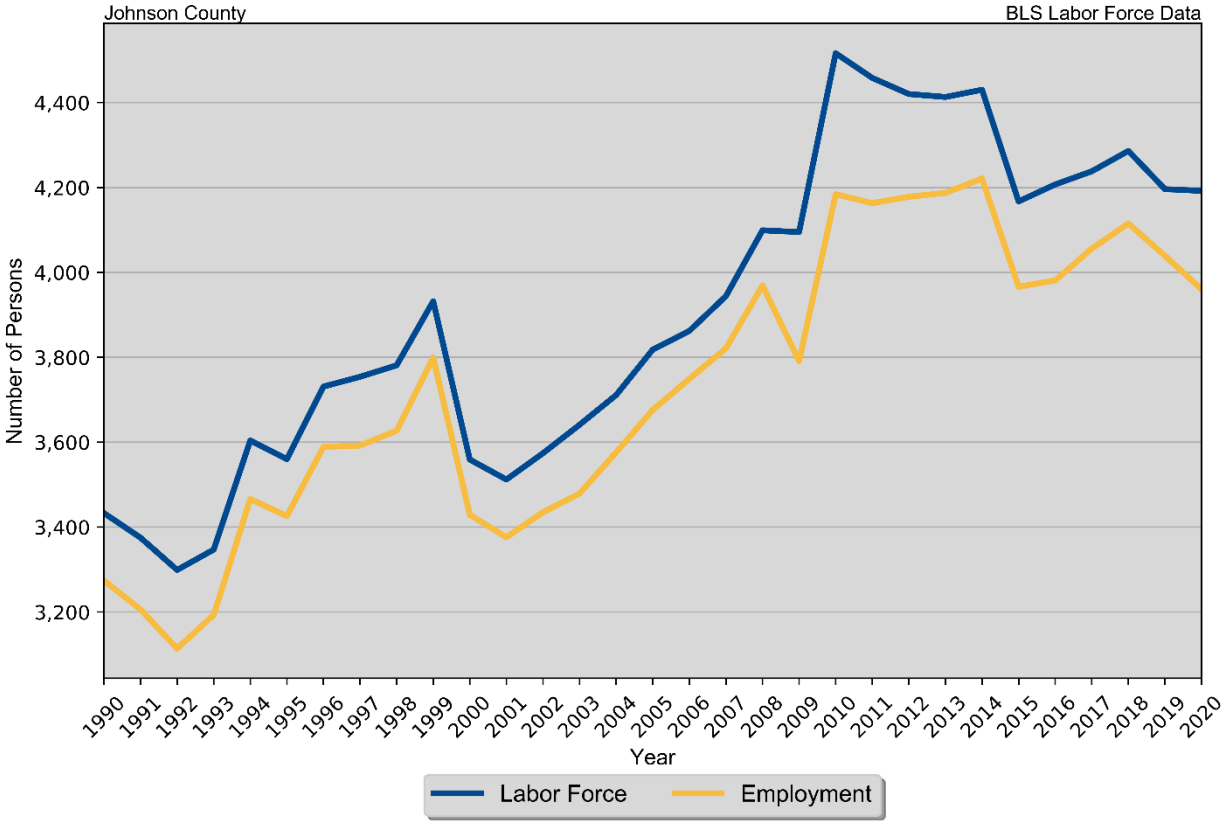
Table III.1.21, shows the labor force statistics for Johnson County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 2.9 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.4 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Johnson County increased from 3.7 percent in 2019 to 5.5 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.1.21**
**Labor Force Statistics**
Johnson County
1990 - 2020 BLS Data

| Year | Johnson County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 159 | 3,274 | 3,433 | 4.6% | 5.1% |
| 1991 | 169 | 3,206 | 3,375 | 5% | 5% |
| 1992 | 185 | 3,114 | 3,299 | 5.6% | 5.4% |
| 1993 | 154 | 3,193 | 3,347 | 4.6% | 5.3% |
| 1994 | 138 | 3,466 | 3,604 | 3.8% | 4.9% |
| 1995 | 134 | 3,426 | 3,560 | 3.8% | 4.8% |
| 1996 | 142 | 3,589 | 3,731 | 3.8% | 5% |
| 1997 | 162 | 3,592 | 3,754 | 4.3% | 4.8% |
| 1998 | 154 | 3,627 | 3,781 | 4.1% | 4.8% |
| 1999 | 133 | 3,799 | 3,932 | 3.4% | 4.7% |
| 2000 | 130 | 3,429 | 3,559 | 3.7% | 3.8% |
| 2001 | 136 | 3,376 | 3,512 | 3.9% | 3.8% |
| 2002 | 139 | 3,435 | 3,574 | 3.9% | 4% |
| 2003 | 162 | 3,479 | 3,641 | 4.4% | 4.3% |
| 2004 | 135 | 3,576 | 3,711 | 3.6% | 3.8% |
| 2005 | 142 | 3,676 | 3,818 | 3.7% | 3.6% |
| 2006 | 113 | 3,749 | 3,862 | 2.9% | 3% |
| 2007 | 123 | 3,821 | 3,944 | 3.1% | 2.6% |
| 2008 | 130 | 3,969 | 4,099 | 3.2% | 2.9% |
| 2009 | 304 | 3,791 | 4,095 | 7.4% | 6.3% |
| 2010 | 332 | 4,184 | 4,516 | 7.4% | 6.9% |
| 2011 | 295 | 4,163 | 4,458 | 6.6% | 6.2% |
| 2012 | 242 | 4,178 | 4,420 | 5.5% | 5.5% |
| 2013 | 226 | 4,187 | 4,413 | 5.1% | 4.8% |
| 2014 | 209 | 4,221 | 4,430 | 4.7% | 4.3% |
| 2015 | 201 | 3,966 | 4,167 | 4.8% | 4.2% |
| 2016 | 226 | 3,981 | 4,207 | 5.4% | 5.4% |
| 2017 | 182 | 4,056 | 4,238 | 4.3% | 4.3% |
| 2018 | 171 | 4,115 | 4,286 | 4% | 4% |
| 2019 | 157 | 4,039 | 4,196 | 3.7% | 3.7% |
| 2020 | 232 | 3,960 | 4,192 | 5.5% | 5.8% |

Diagram III.1.6, shows the employment and labor force for Johnson County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 3,960 persons, with the labor force reaching 4,192, indicating there were a total of 232 unemployed persons.

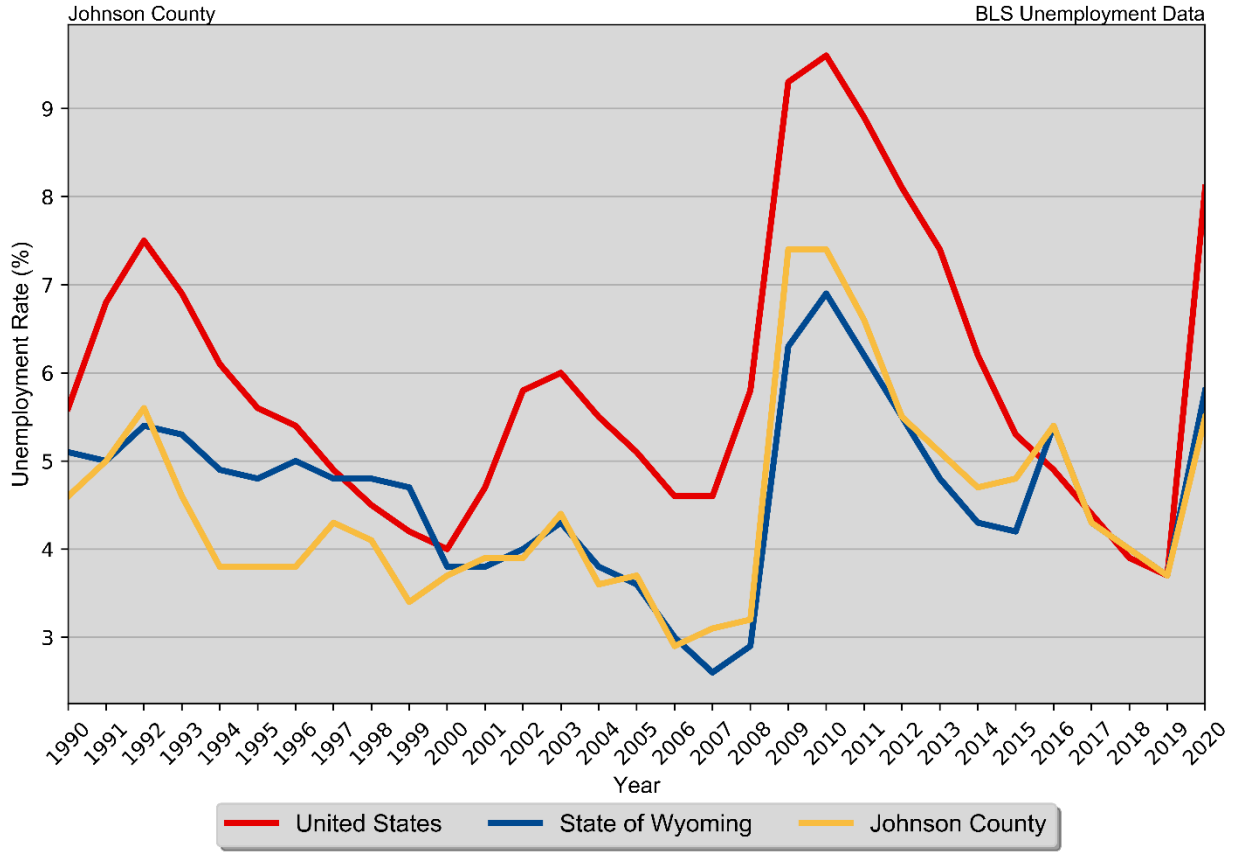
**Diagram III.1.6**
**Employment and Labor Force**



## Unemployment

Diagram III.1.7, shows the unemployment rate for both the State and Johnson County. During the 1990's the average rate for Johnson County was 4.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Johnson County had an average unemployment rate that lower than the State, 4.6 percent for Johnson County, versus 4.6 statewide.

**Diagram III.1.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

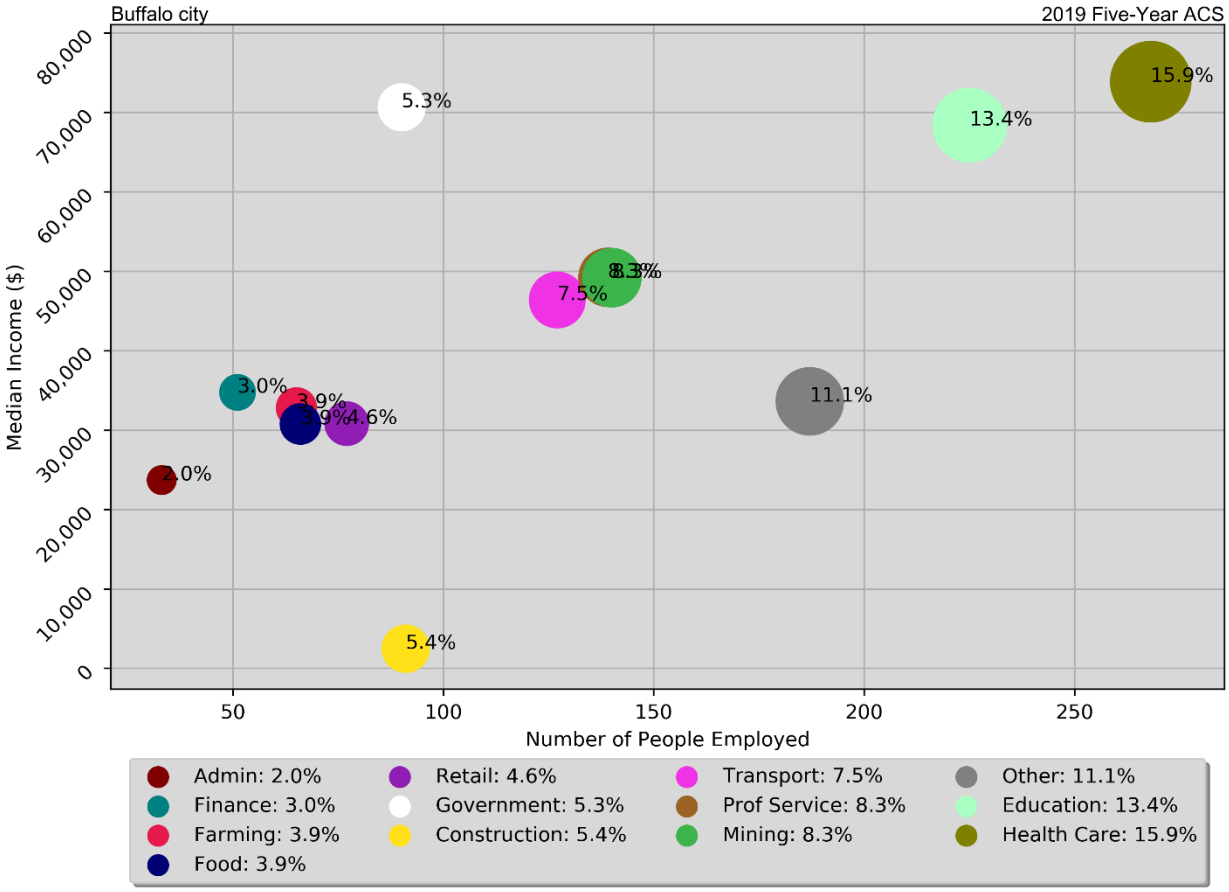
Table III.1.22 shows employment and median earnings by industry for Buffalo city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Buffalo city was Health Care, which employed 268 people and paid a median salary of 73,889 dollars. The highest paying industry in Buffalo city was also the Health Care industry, which paid a median salary of 73,889 dollars in 2019. This data is also displayed in Diagram III.1.8.

**Table III.1.22**
**City Level Employment by Industry**
Buffalo city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 33 | 2% | $23,750 |
| Arts, entertainment, and recreation | 15 | 0.9% | $ |
| Construction | 91 | 5.4% | $2,499 |
| Educational services[2] | 225 | 13.4% | $68,393 |
| Agriculture, forestry, fishing and hunting | 65 | 3.9% | $32,847 |
| Finance and insurance | 51 | 3% | $34,777 |
| Accommodation and food services | 66 | 3.9% | $30,800 |
| Health care and social assistance | 268 | 15.9% | $73,889 |
| Information | 69 | 4.1% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 0 | 0% | $ |
| Mining, quarrying, and oil and gas extraction | 140 | 8.3% | $49,219 |
| Other services, except public administration | 187 | 11.1% | $33,656 |
| Prof Service | 139 | 8.3% | $49,280 |
| Government | 90 | 5.3% | $70,667 |
| Real estate and rental and leasing | 13 | 0.8% | $ |
| Retail Trade | 77 | 4.6% | $30,846 |
| Transportation and warehousing | 127 | 7.5% | $46,422 |
| Utilities | 0 | 0% | $ |
| Wholesale trade | 27 | 1.6% | $ |

[2] Includes both Public and Private Education

## Diagram III.1.8
### Earnings and Employment by Industry



## Earnings: Johnson 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.1.23, shows the total employment by industry for the Johnson County. The most recent estimates show the government and government enterprises industry was the largest employer in Johnson County, with employment reaching 1,032 jobs in 2019. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 9.6 percent to 410 jobs.

**Table III.1.23**
**Employment by Industry**
Johnson County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 406 | 448 | 455 | 474 | 478 | 495 | 478 | 489 | 2.3% |
| Forestry, fishing, related activities, and other | 137 | 125 | 141 | 123 | 146 | 150 | 145 | 154 | 6.2% |
| Mining | 420 | 474 | 466 | 384 | 373 | 400 | 383 | 346 | -9.7% |
| Utilities | 16 | 10 | 11 | 11 | 12 | 19 | 18 | 18 | 0% |
| Construction | 536 | 589 | 701 | 441 | 410 | 385 | 421 | 428 | 1.7% |
| Manufacturing | 77 | 101 | 108 | 115 | 120 | 147 | 160 | 163 | 1.9% |
| Wholesale trade | 101 | 79 | 79 | 95 | 93 | 97 | 112 | 121 | 8% |
| Retail trade | 501 | 493 | 509 | 535 | 567 | 609 | 567 | 552 | -2.6% |
| Transportation and warehousing | 166 | 156 | 152 | 151 | 148 | 0 | 147 | 152 | 3.4% |
| Information | 53 | 53 | 50 | 56 | 68 | 91 | 84 | 89 | 6% |
| Finance and insurance | 309 | 313 | 316 | 324 | 405 | 416 | 430 | 437 | 1.6% |
| Real estate and rental and leasing | 465 | 538 | 555 | 579 | 636 | 672 | 651 | 674 | 3.5% |
| Professional and technical services | 240 | 257 | 290 | 291 | 363 | 368 | 374 | 410 | 9.6% |
| Management of companies and enterprises | 0 | 18 | 19 | 20 | 30 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 160 | 120 | 122 | 128 | 155 | 0 | 0 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 62 | 60 | 57 | 0 | -100% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 249 | 250 | 258 | 0 | -100% |
| Arts, entertainment, and recreation | 150 | 170 | 173 | 165 | 179 | 183 | 184 | 188 | 2.2% |
| Accommodation and food services | 553 | 556 | 564 | 570 | 549 | 532 | 548 | 549 | 0.2% |
| Other services, except public administration | 245 | 252 | 274 | 282 | 284 | 289 | 286 | 287 | 0.3% |
| Government and government enterprises | 1,059 | 1,048 | 1,038 | 1,032 | 1,040 | 1,037 | 1,028 | 1,032 | 0.4% |
| **Total** | **5,916** | **6,158** | **6,361** | **6,083** | **6,340** | **6,524** | **6,567** | **6,642** | **1.1%** |

Table III.1.24, shows the real average earnings per job by industry for Johnson County. In 2019, the utilities industry had the highest average earnings reaching 91,768 dollars. Between 2018 and 2019 the retail trade industry saw the largest percentage increase, rising by 5.1 percent to 22,528 dollars.

**Table III.1.24**
**Real Earnings Per Job by Industry**
Johnson County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 1,345 | 27,170 | 60,416 | 30,972 | 19,596 | 20,824 | 19,022 | 12,082 | -36.5% |
| Forestry, fishing, related activities, and other | 22,746 | 28,257 | 28,622 | 36,969 | 23,204 | 26,508 | 19,531 | 19,875 | 1.8% |
| Mining | 30,556 | 58,070 | 33,795 | 34,093 | 35,296 | 52,769 | 74,932 | 71,450 | -4.6% |
| Utilities | 102,923 | 134,003 | 136,149 | 140,787 | 130,768 | 84,342 | 93,575 | 91,768 | -1.9% |
| Construction | 53,449 | 72,907 | 80,836 | 67,584 | 47,530 | 37,447 | 33,800 | 33,134 | -2% |
| Manufacturing | 18,915 | 18,000 | 17,786 | 16,479 | 15,486 | 21,530 | 21,318 | 22,075 | 3.5% |
| Wholesale trade | 31,614 | 39,975 | 29,505 | 34,318 | 40,924 | 39,784 | 60,330 | 41,013 | -32% |
| Retail trade | 21,574 | 21,056 | 20,861 | 20,770 | 19,087 | 18,184 | 21,429 | 22,528 | 5.1% |
| Transportation and warehousing | 42,045 | 60,051 | 55,302 | 68,059 | 58,860 | 0 | 64,502 | 61,721 | -4.3% |
| Information | 61,986 | 26,337 | 27,870 | 28,741 | 28,957 | 38,860 | 70,335 | 68,098 | -3.2% |
| Finance and insurance | 31,437 | 28,438 | 27,593 | 27,526 | 22,568 | 23,229 | 17,966 | 18,003 | 0.2% |
| Real estate and rental and leasing | 22,143 | 22,805 | 25,173 | 26,342 | 19,659 | 9,609 | 11,818 | 11,676 | -1.2% |
| Professional and technical services | 42,381 | 46,575 | 47,314 | 37,910 | 28,057 | 37,182 | 46,664 | 45,324 | -2.9% |
| Management of companies and enterprises | 0 | 7,507 | 7,040 | 6,190 | -10,318 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 26,061 | 39,725 | 46,138 | 33,806 | 22,651 | 0 | 0 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 13,054 | 13,978 | 11,585 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 32,771 | 30,843 | 30,598 | 0 | 0% |
| Arts, entertainment, and recreation | 11,861 | 10,641 | 7,782 | 10,182 | 12,850 | 14,043 | 12,877 | 12,140 | -5.7% |
| Accommodation and food services | 20,309 | 18,729 | 20,553 | 23,345 | 25,079 | 21,101 | 20,192 | 20,090 | -0.5% |
| Other services, except public administration | 29,955 | 36,452 | 34,296 | 33,362 | 30,121 | 29,207 | 30,596 | 30,188 | -1.3% |
| Government and government enterprises | 65,350 | 71,221 | 74,322 | 75,296 | 74,085 | 72,606 | 73,525 | 72,551 | -1.3% |
| **Total** | **34,503** | **41,718** | **44,074** | **40,081** | **34,800** | **33,812** | **35,869** | **34,286** | **-4.4%** |

Diagram III.1.9, shows real average earnings per job for Johnson County from 1990 to 2019. Over this period the average earning per job for Johnson County was 33,527 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.1.9**
**Real Average Earnings Per Job**

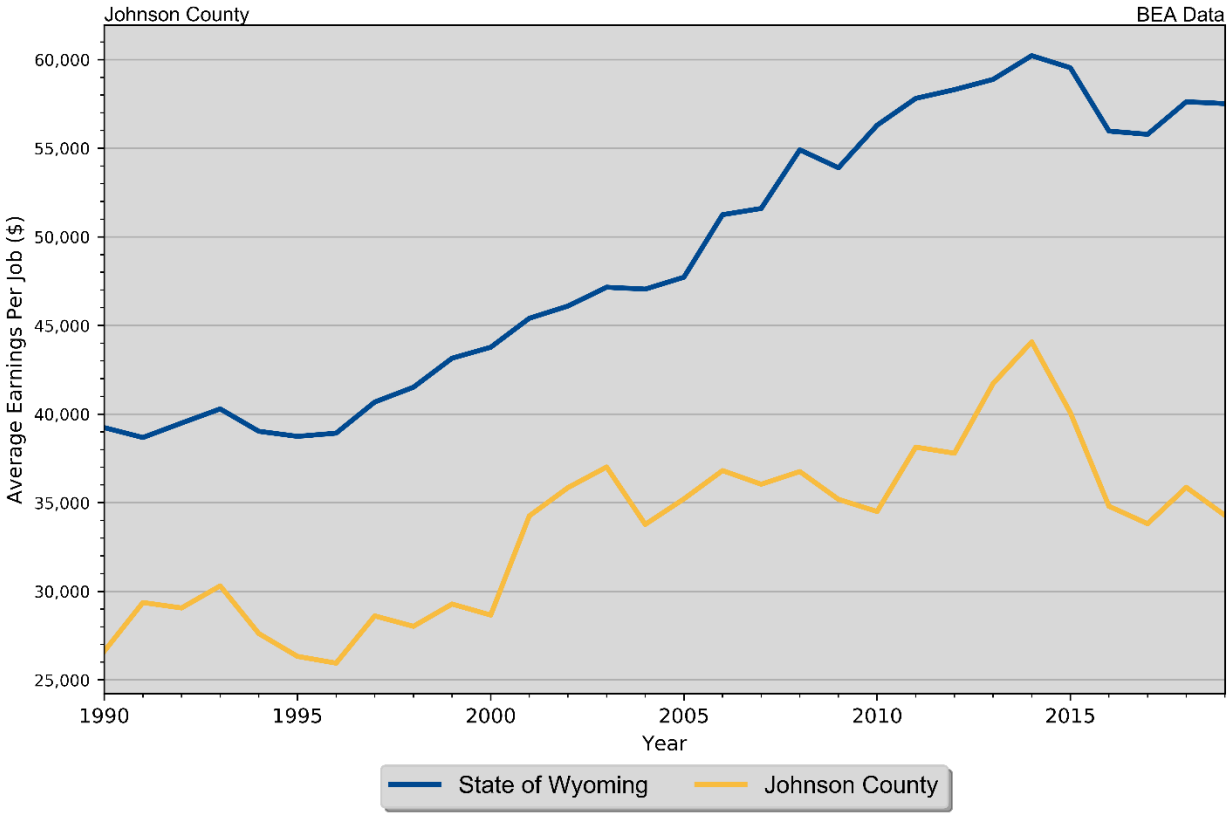
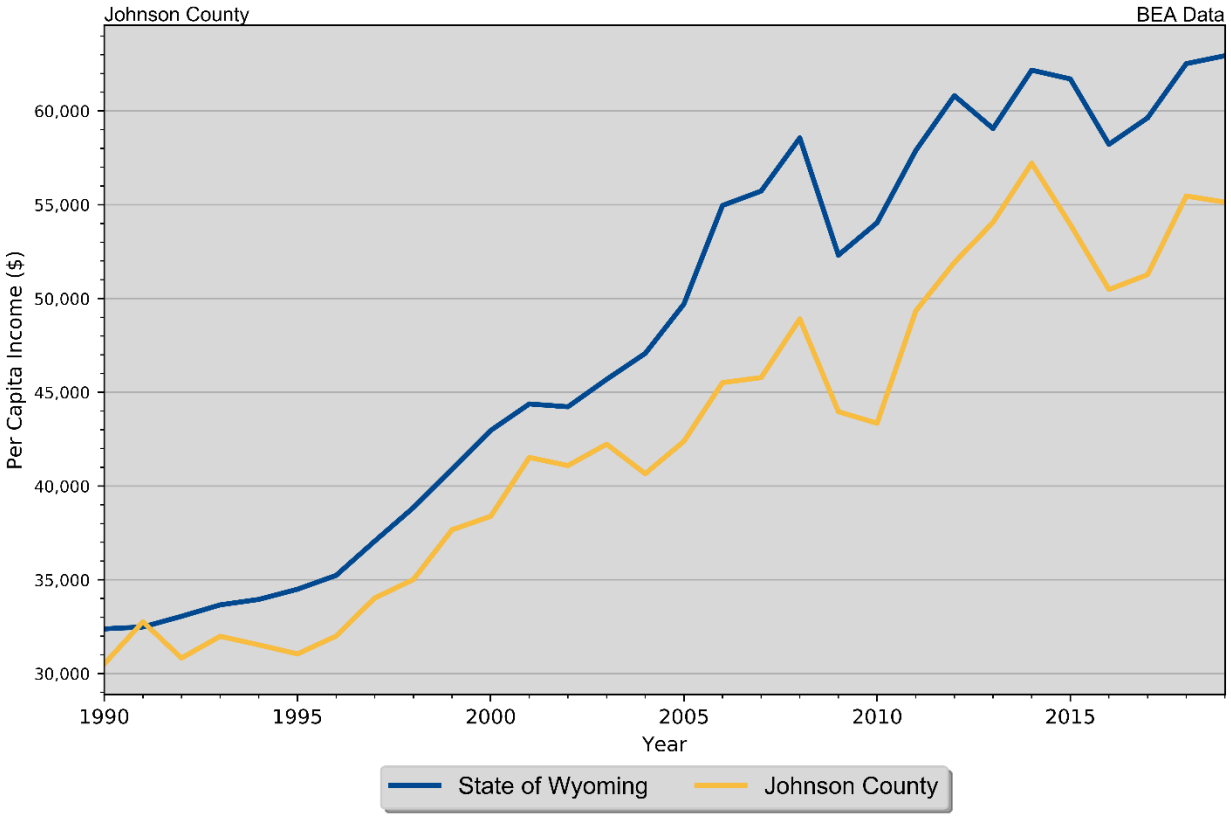


Diagram III.1.10, shows real per capita income for the Johnson County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Johnson County was 42,666 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.1.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 827 in 2010 to 751 in 2019, with the poverty rate reaching 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.1.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.1.11.

The rate of poverty for Buffalo city is shown in Table III.1.26. In 2019, the poverty rate was 15.4 percent meaning there were an estimated 688 people living in poverty, compared to 366 persons living in poverty in 2010. In 2019, some 10.8 percent of those in poverty were under age 6 and 9.8 percent were 65 or older.

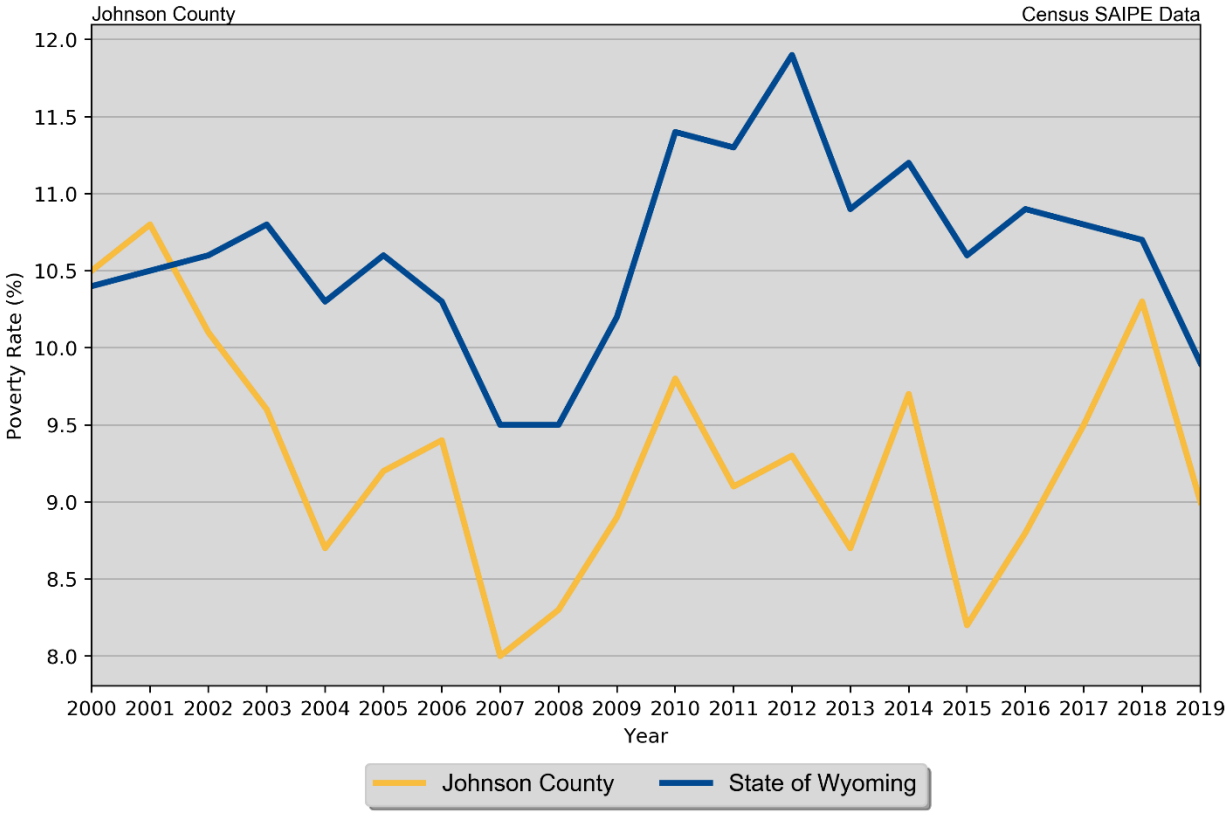
**Table III.1.25**
**Persons in Poverty**
Johnson County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 750 | 10.5% |
| 2001 | 791 | 10.8% |
| 2002 | 760 | 10.1% |
| 2003 | 733 | 9.6% |
| 2004 | 669 | 8.7% |
| 2005 | 698 | 9.2% |
| 2006 | 744 | 9.4% |
| 2007 | 643 | 8% |
| 2008 | 693 | 8.3% |
| 2009 | 754 | 8.9% |
| 2010 | 827 | 9.8% |
| 2011 | 778 | 9.1% |
| 2012 | 794 | 9.3% |
| 2013 | 745 | 8.7% |
| 2014 | 824 | 9.7% |
| 2015 | 693 | 8.2% |
| 2016 | 737 | 8.8% |
| 2017 | 792 | 9.5% |
| 2018 | 859 | 10.3% |
| 2019 | 751 | 9% |

**Table III.1.26**
**Poverty by Age**
Buffalo 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 | 93 | 22.3 | 30 | 10.8% |
| 6 to 17 | 31 | 4.7 | 124 | 17.3% |
| 18 to 64 | 242 | 9.3 | 447 | 17.3% |
| 65 or Older | 0 | 0 | 87 | 9.8% |
| **Total** | **366** | **100.0%** | **688** | **100.0%** |
| **Poverty Rate** | **8.4%** | . | **15.4%** | . |

**Diagram III.1.11**
**Poverty Rates**



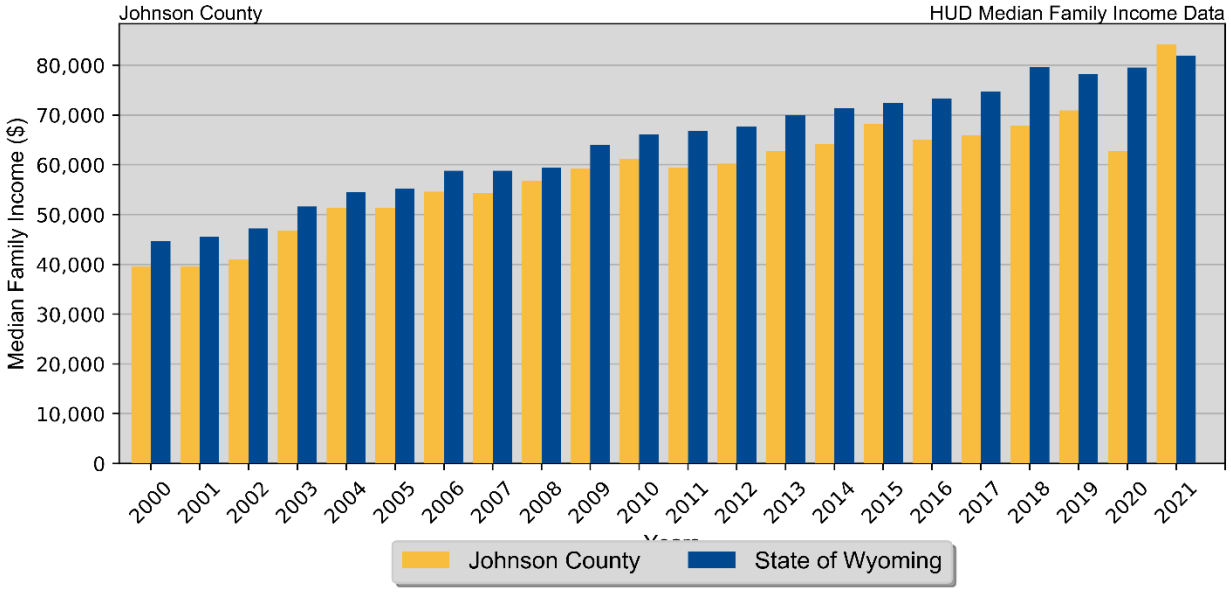
## Household Income

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.1.46 shows that the HUD estimated MFI for Johnson County was $84,100 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.1.12, illustrates the estimated MFI for 2000 through 2021 in Johnson County.

**Table III.1.27**
**Median Family Income**
Johnson County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 39,600 | 44,700 |
| 2001 | 39,600 | 45,500 |
| 2002 | 41,000 | 47,200 |
| 2003 | 46,800 | 51,600 |
| 2004 | 51,300 | 54,500 |
| 2005 | 51,300 | 55,250 |
| 2006 | 54,600 | 58,800 |
| 2007 | 54,300 | 58,800 |
| 2008 | 56,800 | 59,450 |
| 2009 | 59,200 | 63,900 |
| 2010 | 61,200 | 66,100 |
| 2011 | 59,400 | 66,800 |
| 2012 | 60,200 | 67,700 |
| 2013 | 62,700 | 70,000 |
| 2014 | 64,200 | 71,400 |
| 2015 | 68,200 | 72,400 |
| 2016 | 65,000 | 73,300 |
| 2017 | 65,900 | 74,700 |
| 2018 | 67,800 | 79,600 |
| 2019 | 70,900 | 78,200 |
| 2020 | 62,700 | 79,500 |
| 2021 | 84,100 | 81,900 |

**Diagram III.1.12**
**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 Buffalo city increased from 15 authorizations in 2019 to 16 in 2020.

The real value of single-family building permits increased from 286,270 dollars in 2019 to 296,834 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.1.28.

**Table III.1.28**
**Building Permits and Valuation**
Buffalo city
Census Bureau Data, 1980–2020

| 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 | 19 | 4 | 3 | 0 | 26 | 128,537 | 0 |
| 1981 | 18 | 8 | 0 | 0 | 26 | 115,009 | 0 |
| 1982 | 8 | 2 | 4 | 0 | 14 | 82,048 | 0 |
| 1983 | 10 | 0 | 0 | 0 | 10 | 109,704 | 0 |
| 1984 | 10 | 0 | 0 | 0 | 10 | 82,966 | 0 |
| 1985 | 7 | 0 | 0 | 0 | 7 | 70,194 | 0 |
| 1986 | 1 | 0 | 0 | 0 | 1 | 65,319 | 0 |
| 1987 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1988 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1989 | 1 | 0 | 0 | 0 | 1 | 79,615 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1991 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1992 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1993 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1994 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1995 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1996 | 17 | 24 | 0 | 0 | 41 | 109,592 | 0 |
| 1997 | 26 | 0 | 0 | 0 | 26 | 190,194 | 0 |
| 1998 | 28 | 0 | 0 | 0 | 28 | 188,070 | 0 |
| 1999 | 21 | 0 | 0 | 0 | 21 | 174,726 | 0 |
| 2000 | 9 | 0 | 0 | 0 | 9 | 212,903 | 0 |
| 2001 | 12 | 6 | 4 | 0 | 22 | 134,340 | 0 |
| 2002 | 23 | 2 | 4 | 38 | 67 | 107,910 | 33,420 |
| 2003 | 22 | 0 | 0 | 0 | 22 | 96,339 | 0 |
| 2004 | 9 | 2 | 4 | 0 | 15 | 172,303 | 0 |
| 2005 | 25 | 0 | 0 | 0 | 25 | 157,966 | 0 |
| 2006 | 41 | 2 | 0 | 0 | 43 | 179,954 | 0 |
| 2007 | 45 | 2 | 0 | 0 | 47 | 163,806 | 0 |
| 2008 | 14 | 2 | 8 | 0 | 24 | 227,469 | 0 |
| 2009 | 5 | 0 | 0 | 0 | 5 | 274,130 | 0 |
| 2010 | 1 | 0 | 0 | 11 | 12 | 130,039 | 103,709 |
| 2011 | 3 | 0 | 0 | 0 | 3 | 312,681 | 0 |
| 2012 | 4 | 0 | 0 | 0 | 4 | 194,296 | 0 |
| 2013 | 5 | 0 | 4 | 0 | 9 | 250,140 | 0 |
| 2014 | 8 | 0 | 4 | 0 | 12 | 247,725 | 0 |
| 2015 | 13 | 2 | 0 | 0 | 15 | 316,667 | 0 |
| 2016 | 8 | 0 | 0 | 0 | 8 | 261,984 | 0 |
| 2017 | 6 | 0 | 0 | 0 | 6 | 307,049 | 0 |
| 2018 | 16 | 0 | 0 | 0 | 16 | 293,786 | 0 |
| 2019 | 15 | 2 | 0 | 0 | 17 | 286,270 | 0 |
| 2020 | 16 | 2 | 0 | 0 | 18 | 296,834 | 0 |

**Diagram III.1.13**
**Single-Family Permits**

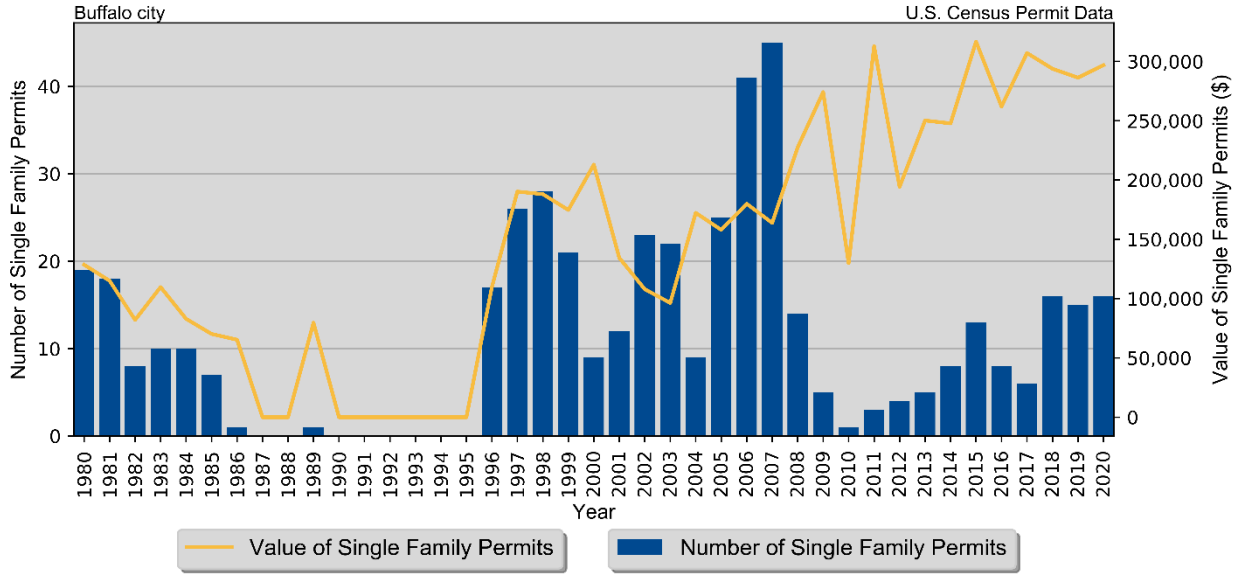
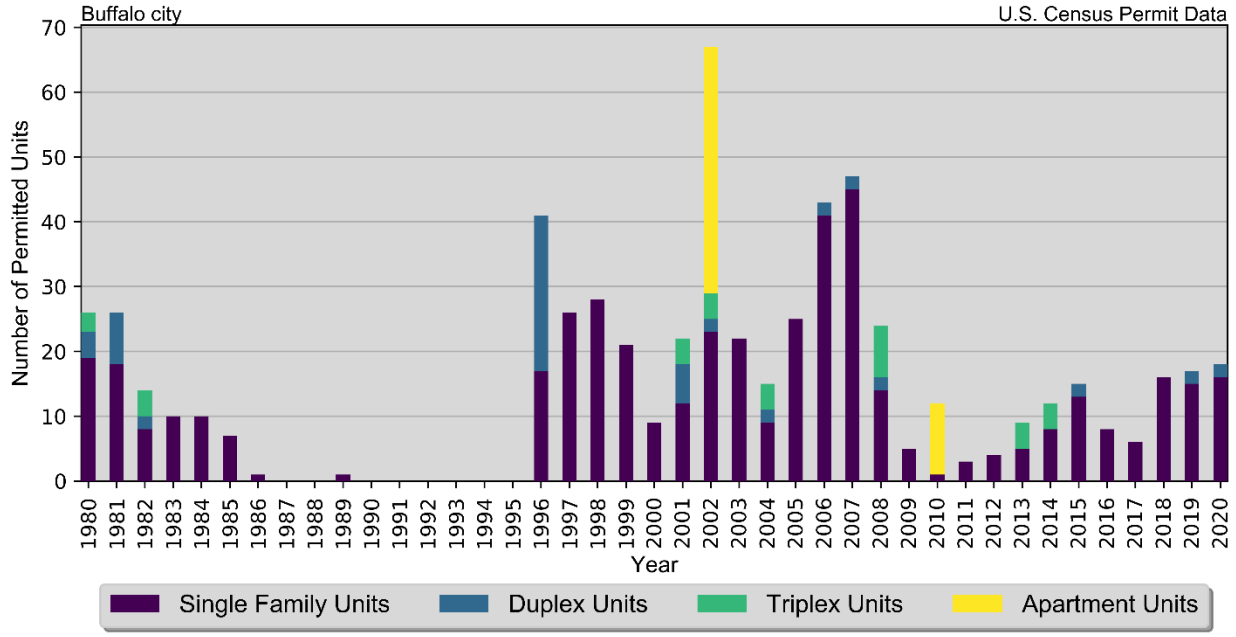



**Diagram III.1.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.1.29. Family households represented 56.6 percent of households, while non-family households accounted for 43.4 percent. These changed from 57.6 and 42.4 percent, respectively.

**Table II.1.29**
**Household Type by Tenure**
Buffalo city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,198 | 57.6% | 1,249 | 56.6% |
| Married-Couple Family | 944 | 78.8% | 1,056 | 84.5% |
| Owner-Occupied | 773 | 81.9% | 910 | 86.2% |
| Renter-Occupied | 171 | 18.1% | 146 | 13.8% |
| Other Family | 254 | 21.2% | 193 | 20.3% |
| Male Householder, No Spouse Present | 74 | 29.1% | 86 | 38.3% |
| Owner-Occupied | 45 | 60.8% | 14 | 16.3% |
| Renter-Occupied | 29 | 39.2% | 72 | 83.7% |
| Female Householder, No Spouse Present | 180 | 70.9% | 107 | 93.3% |
| Owner-Occupied | 89 | 49.4% | 28 | 26.2% |
| Renter-Occupied | 91 | 50.6% | 79 | 73.8% |
| Non-Family Households | 882 | 42.4% | 956 | 43.4% |
| Owner-Occupied | 427 | 48.4% | 394 | 41.2% |
| Renter-Occupied | 455 | 51.6% | 562 | 58.8% |
| **Total** | **2,080** | **100.0%** | **2,205** | **100.0%** |

Table II.1.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,105 housing units, compared with 2,414 in 2019. Single-family units accounted for 72.4 percent of units in 2019, compared to 63.2 in 2010. Apartment units accounted for 9 percent in 2019, compared to 13.1 percent in 2010.

**Table II.1.30**
**Housing Units by Type**
Buffalo 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 | 1,330 | 63.2% | **1,748** | 72.4% |
| Duplex | 90 | 4.3% | 107 | 4.4% |
| Tri- or Four-Plex | 165 | 7.8% | 90 | 3.7% |
| Apartment | 276 | 13.1% | 218 | 9% |
| Mobile Home | 244 | 11.6% | 251 | 10.4% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **2,105** | **100.0%** | **2,414** | **100.0%** |

Table II.1.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 2,414 housing units. An estimated 61 percent were owner-occupied, and 8.7 percent were vacant.

**Table II.1.31**
**Housing Units by Tenure**
Buffalo city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 2,080 | 90.4% | 2,205 | 91.3% |
| Owner-Occupied | 1,334 | 64.1% | 1,346 | 61% |
| Renter-Occupied | 746 | 35.9% | 859 | 39% |
| Vacant Housing Units | 220 | 9.6% | 209 | 8.7% |
| **Total Housing Units** | **2,300** | **100.0%** | **2,414** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.1.32. Households earning more than 100,000 dollars per year represented 24.8 percent of households in 2019, compared to 13.7 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 16.9 percent of households in 2019, compared to 12.8 percent in 2000.

**Table II.1.32**
**Households by Income**
Buffalo 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 | 248 | 12.8% | 372 | 16.9% |
| $15,000 to $19,999 | 80 | 4.1% | 80 | 3.6% |
| $20,000 to $24,999 | 149 | 7.7% | 65 | 2.9% |
| $25,000 to $34,999 | 135 | 7% | 214 | 9.7% |
| $35,000 to $49,999 | 460 | 23.7% | 212 | 9.6% |
| $50,000 to $74,999 | 468 | 24.1% | 495 | 22.4% |
| $75,000 to $99,999 | 136 | 7% | 221 | 10% |
| $100,000 or More | 265 | 13.7% | 546 | 24.8% |
| **Total** | **1,941** | **100.0%** | **2,205** | **100.0%** |

Table II.1.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 9.7 percent of households in 2010 and 15.6 percent of households in 2019. Housing units built in 1939 or earlier represented 20.9 percent of households in 2019 and 21.9 percent of households in 2010.

**Table II.1.33**
**Households by Year Home Built**
Buffalo 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 | 425 | 21.9% | 460 | 20.9% |
| 1940 to 1949 | 91 | 4.7% | 281 | 12.7% |
| 1950 to 1959 | 219 | 11.3% | 146 | 6.6% |
| 1960 to 1969 | 252 | 13% | 95 | 4.3% |
| 1970 to 1979 | 471 | 24.3% | 262 | 11.9% |
| 1980 to 1989 | 185 | 9.5% | 281 | 12.7% |
| 1990 to 1999 | 110 | 5.7% | 244 | 11.1% |
| 2000 to 2009 | 188 | 9.7% | 345 | 15.6% |
| 2010 or Later | . | . | 91 | 4.1% |
| **Total** | **1,941** | **100.0%** | **2,205** | **100.0%** |

The distribution of unit types by race are shown in Table II.1.34. An estimated 73.9 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 9.5 percent of white households occupied apartments, compared to 0 percent of black households. An estimated  percent of Asian, and 100 percent of American Indian households occupy single-family homes.

| Table II.1.34<br>Distribution of Units in Structure by Race<br>Buffalo city<br>2019 Five-Year ACS Data | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Unit Type** | **White** | **Black** | **American Indian** | **Asian** | **Native Hawaiian/ Pacific Islanders** | **Other** | **Two or More Races** |
| Single-Family | 73.9% | 100% | 100% | % | % | 100% | % |
| Duplex | 5.1% | 0% | 0% | % | % | 0% | % |
| Tri- or Four-Plex | 1.7% | 0% | 0% | % | % | 0% | % |
| Apartment | 9.5% | 0% | 0% | % | % | 0% | % |
| Mobile Home | 9.9% | 0% | 0% | % | % | 0% | % |
| Boat, RV, Van, Etc. | 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.1.35. An estimated 44.5 percent of vacant units were for rent in 2010. In addition, some 14.1 percent of vacant units were for sale. "Other" vacant units represented 20.9 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 0 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 46.4 percent of vacant units, representing a total of 97 "other" vacant units.

| Table II.1.35<br>Disposition of Vacant Housing Units<br>Buffalo city<br>2010 Census & 2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| **Disposition** | **2010 Census** | | **2019 Five-Year ACS** | |
| | **Units** | **% of Total** | **Units** | **% of Total** |
| For Rent | 98 | 44.5% | 0 | 0% |
| For Sale | 31 | 14.1% | 0 | 0% |
| Rented Not Occupied | 2 | 0.9% | 0 | 0% |
| Sold Not Occupied | 5 | 2.3% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 36 | 16.4% | 112 | 53.6% |
| For Migrant Workers | 2 | 0.9% | 0 | 0% |
| Other Vacant | 46 | 20.9% | 97 | 46.4% |
| **Total** | **220** | **100.0%** | **209** | **100.0%** |

Table II.1.36 shows the number of households in the county by number of bedrooms and tenure. There were 14 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.53 percent of total households in Buffalo city. In Buffalo city the 808 households with three bedrooms accounted for 36.64 percent of all households, and there were 142 five-bedroom or more households, which accounted for 6.44 percent of all households.

**Table II.1.36**
**Households by Number of Bedrooms**
**Buffalo city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 0 | 14 | 14 | 0.63% |
| **One** | 44 | 275 | 319 | 14.47% |
| **Two** | 273 | 356 | 629 | 28.53% |
| **Three** | 607 | 201 | 808 | 36.64% |
| **Four** | 293 | 0 | 293 | 13.29% |
| **Five or more** | 129 | 13 | 142 | 6.44% |
| **Total** | **1,346** | **859** | **2,205** | **100.0** |

The age of a structure influences its value. As shown in Table II.1.37, structures built in 1939 or earlier had a median value of, 195,800 while structures built between 1950 and 1959 had a median value of 214,400 and those built between 1990 to 1999 had a median value of 204,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and,  respectively. The total median value in Buffalo city was, 234,100.

**Table II.1.37**
**Owner Occupied Median Value by Year Structure Built**
**Buffalo city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 195,800 |
| 1940 to 1949 | 194,200 |
| 1950 to 1959 | 214,400 |
| 1960 to 1969 | 185,400 |
| 1970 to 1979 | 275,300 |
| 1980 to 1989 | 221,300 |
| 1990 to 1999 | 204,000 |
| 2000 to 2009 | 312,000 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **234,100** |

Household mortgage status is reported in Table II.1.38. In, Buffalo city households with a mortgage accounted for 68.8 percent of all households or 926 housing units, and the remaining 67.8 percent or 913 units had no mortgage. Of those units with a mortgage, 13 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 913 or 67.8 percent had no second mortgage or no home equity loan.

**Table II.1.38**
**Mortgage Status**
**Buffalo city**
**2019** Five-Year ACS Data

| Mortgage Status | Buffalo city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 926 | 68.8 |
| With either a second mortgage or home equity loan, but not both | 13 | 1 |
| Second mortgage only | 13 | 1 |
| Home equity loan only | 0 | 0 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 913 | 67.8 |
| Housing units without a mortgage | 420 | 31.2 |
| **Total** | **1,346** | **100.0%** |

Table II.1.39 lists the Buffalo city median rent as $831 and the median home value as $234,100 in 2019.

**Table II.1.39**
**Median Rent**
**Buffalo city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $831 |
| Median Home Value | $234,100 |

## 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.1.40. In 2019, an estimated 2.9 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.1.40**
**Overcrowding and Severe Overcrowding**
Buffalo 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 | 1,226 | 98.2% | 23 | 1.8% | 0 | 0% | 1,249 |
| 2019 Five-Year ACS | 1,305 | 97% | 41 | 3% | 0 | 0% | 1,346 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 663 | 95.8% | 29 | 4.2% | 0 | 0% | 692 |
| 2019 Five-Year ACS | 837 | 97.4% | 22 | 2.6% | 0 | 0% | 859 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 1,889 | 97.3% | 52 | 2.7% | 0 | 0% | 1,941 |
| 2019 Five-Year ACS | 2,142 | 97.1% | 63 | 2.9% | 0 | 0% | 2,205 |

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.1.41 and Table II.1.42, below.

There were a total of 14 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Buffalo city. This is compared to 4.1 percent of households lacking complete plumbing facilities in 2010.

**Table II.1.41**
**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 | 1,862 | 2,191 |
| Lacking Complete Plumbing Facilities | 79 | 14 |
| **Total Households** | **1,941** | **2,205** |
| **Percent Lacking** | **4.1%** | **0.6%** |

There were 29 households lacking complete kitchen facilities in 2019, compared to 79 households in 2010. This was a change from 4.1 percent of households in 2010 to 1.3 percent in 2019.

**Table II.1.42**
**Households with Incomplete Kitchen Facilities**
Buffalo city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 1,862 | 2,176 |
| Lacking Complete Kitchen Facilities | 79 | 29 |
| **Total Households** | **1,941** | **2,205** |
| **Percent Lacking** | **4.1%** | **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.1.43, in Buffalo city 12.4 percent of households had a cost burden and 9 percent had a severe cost burden. Some 14.6 percent of renters were cost burdened, and 14.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 3.3 percent. Owner occupied households with a mortgage had a cost burden rate of 16 percent, and severe cost burden at 6.4 percent.

**Table II.1.43**
**Cost Burden and Severe Cost Burden by Tenure**
Buffalo city
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 | 501 | 60.8% | 259 | 31.4% | 64 | 7.8% | 0 | 0% | 824 |
| 2019 Five-Year ACS | 672 | 72.6% | 148 | 16% | 59 | 6.4% | 47 | 5.1% | 926 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 380 | 89.4% | 16 | 3.8% | 29 | 6.8% | 0 | 0% | 425 |
| 2019 Five-Year ACS | 406 | 96.7% | 0 | 0% | 14 | 3.3% | 0 | 0% | 420 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 464 | 67.1% | 88 | 12.7% | 120 | 17.3% | 20 | 2.9% | 692 |
| 2019 Five-Year ACS | 437 | 50.9% | 125 | 14.6% | 126 | 14.7% | 171 | 19.9% | 859 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,345 | 69.3% | 363 | 18.7% | 213 | 11% | 20 | 1% | 1,941 |
| 2019 Five-Year ACS | 1,515 | 68.7% | 273 | 12.4% | 199 | 9% | 218 | 9.9% | 2,205 |

### 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 Johnson County. Below is a table showing the MFI breakdown:

| Johnson County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $25,230 |
| 30.1 – 50% MFI | $25,231 to $42,050 |
| 50.1 – 80% MFI | $42,051 to $67,280 |
| 80.1 – 100% MFI | $67,281 to $84,100 |
| Above 100% MFI | Above $84,100 |

## Housing Problems by Income, Race, and Tenure

Table III.1.44 through Table III.1.49 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 Buffalo city, housing problems are faced by 375 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.1.44
### Percent of Homeowner Households with Housing Problems by Income and Race
Buffalo 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 $25,230 | 91.2% | 0% | 0% | 0% | 0% | 0% | 0% | 91.2% |
| $25,231 to $42,050 | 8.8% | 0% | 0% | 0% | 0% | 0% | 0% | 8.8% |
| $42,051 to $67,280 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $67,281 to $84,100 | 30.8% | 0% | 0% | 0% | 0% | 0% | 0% | 30.8% |
| Above $84,100 | 2.3% | 0% | 0% | 0% | 0% | 0% | 0% | 2.3% |
| **Total** | **26**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **26**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,230 | 8.8% | 0% | 0% | 0% | 0% | 0% | 0% | 8.8% |
| $25,231 to $42,050 | 91.2% | 0% | 0% | 0% | 0% | 0% | 0% | 91.2% |
| $42,051 to $67,280 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $67,281 to $84,100 | 69.2% | 0% | 0% | 0% | 0% | 0% | 0% | 69.2% |
| Above $84,100 | 97.7% | 0% | 0% | 0% | 0% | 0% | 0% | 97.7% |
| **Total** | **74**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **74**% |

## Table III.1.45
## Homeowner Households with Housing Problems by Income and Race
Buffalo 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 $25,230 | 155 | 0 | 0 | 0 | 0 | 0 | 0 | 155 |
| $25,231 to $42,050 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $42,051 to $67,280 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| $67,281 to $84,100 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| Above $84,100 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **375** | **0** | **0** | **0** | **0** | **0** | **0** | **375** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,230 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $25,231 to $42,050 | 155 | 0 | 0 | 0 | 0 | 0 | 0 | 155 |
| $42,051 to $67,280 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| $67,281 to $84,100 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| Above $84,100 | 630 | 0 | 0 | 0 | 0 | 0 | 0 | 630 |
| **Total** | **1,065** | **0** | **0** | **0** | **0** | **0** | **0** | **1,065** |
| **Not Computed** | | | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $25,230 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $25,231 to $42,050 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $42,051 to $67,280 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 260 |
| $67,281 to $84,100 | 195 | 0 | 0 | 0 | 0 | 0 | 0 | 195 |
| Above $84,100 | 645 | 0 | 0 | 0 | 0 | 0 | 0 | 645 |
| **Total** | **1,440** | **0** | **0** | **0** | **0** | **0** | **0** | **1,440** |

In total, some 325 renter households face housing problems in Buffalo city. Of these, some 285 white renter households, 40 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

**Table III.1.46**
**Renter Households with Housing Problems by Income and Race**
Buffalo 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 $25,230 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 190 |
| $25,231 to $42,050 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $42,051 to $67,280 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $67,281 to $84,100 | 0 | 40 | 0 | 0 | 0 | 0 | 0 | 40 |
| Above $84,100 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **285** | **40** | **0** | **0** | **0** | **0** | **0** | **325** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,230 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $25,231 to $42,050 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $42,051 to $67,280 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| $67,281 to $84,100 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Above $84,100 | 95 | 0 | 0 | 0 | 0 | 0 | 40 | 135 |
| **Total** | **305** | **0** | **0** | **0** | **0** | **0** | **40** | **345** |
| **Not Computed** | | | | | | | | |
| $0 to $25,230 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **30** |
| **Total** | | | | | | | | |
| $0 to $25,230 | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 235 |
| $25,231 to $42,050 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $42,051 to $67,280 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $67,281 to $84,100 | 50 | 40 | 0 | 0 | 0 | 0 | 0 | 90 |
| Above $84,100 | 115 | 0 | 0 | 0 | 0 | 0 | 40 | 155 |
| **Total** | **620** | **40** | **0** | **0** | **0** | **0** | **40** | **700** |

**Table III.1.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Buffalo 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 $25,230 | 80.9% | 0% | 0% | 0% | 0% | 0% | 0% | 80.9% |
| $25,231 to $42,050 | 70% | 0% | 0% | 0% | 0% | 0% | 0% | 70% |
| $42,051 to $67,280 | 23.5% | 0% | 0% | 0% | 0% | 0% | 0% | 23.5% |
| $67,281 to $84,100 | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 44.4% |
| Above $84,100 | 17.4% | 0% | 0% | 0% | 0% | 0% | 0% | 12.9% |
| **Total** | **46**% | **100**% | **0**% | **0**% | **0**% | **0**% | **0**% | **46.4**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,230 | 6.4% | 0% | 0% | 0% | 0% | 0% | 0% | 6.4% |
| $25,231 to $42,050 | 30% | 0% | 0% | 0% | 0% | 0% | 0% | 30% |
| $42,051 to $67,280 | 76.5% | 0% | 0% | 0% | 0% | 0% | 0% | 76.5% |
| $67,281 to $84,100 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 55.6% |
| Above $84,100 | 82.6% | 0% | 0% | 0% | 0% | 0% | 100% | 87.1% |
| **Total** | **49.2**% | **0**% | **0**% | **0**% | **0**% | **0**% | **100**% | **49.3**% |

Overall, there are 700 households, or 32.7 percent of households with housing problems in Buffalo city. This includes 660 white households, 40 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 0 Hispanic households with housing problems. This is shown in Table III.1.48 and Table III.1.49.

## Table III.1.48
## Percent of Total Households with Housing Problems by Income and Race
Buffalo 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 $25,230 | 85.2% | 0% | 0% | 0% | 0% | 0% | 0% | 85.2% |
| $25,231 to $42,050 | 22.7% | 0% | 0% | 0% | 0% | 0% | 0% | 22.7% |
| $42,051 to $67,280 | 39.5% | 0% | 0% | 0% | 0% | 0% | 0% | 39.5% |
| $67,281 to $84,100 | 24.5% | 100% | 0% | 0% | 0% | 0% | 0% | 35.1% |
| Above $84,100 | 4.6% | 0% | 0% | 0% | 0% | 0% | 0% | 4.4% |
| **Total** | **32**% | **100**% | **0**% | **0**% | **0**% | **0**% | **0**% | **32.7**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,230 | 7.4% | 0% | 0% | 0% | 0% | 0% | 0% | 7.4% |
| $25,231 to $42,050 | 77.3% | 0% | 0% | 0% | 0% | 0% | 0% | 77.3% |
| $42,051 to $67,280 | 60.5% | 0% | 0% | 0% | 0% | 0% | 0% | 60.5% |
| $67,281 to $84,100 | 75.5% | 0% | 0% | 0% | 0% | 0% | 0% | 64.9% |
| Above $84,100 | 95.4% | 0% | 0% | 0% | 0% | 0% | 100% | 95.6% |
| **Total** | **66.5**% | **0**% | **0**% | **0**% | **0**% | **0**% | **100**% | **65.9**% |

## Table III.1.49
## Total Households with Housing Problems by Income and Race
Buffalo 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 $25,230 | 345 | 0 | 0 | 0 | 0 | 0 | 0 | 345 |
| $25,231 to $42,050 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $42,051 to $67,280 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $67,281 to $84,100 | 60 | 40 | 0 | 0 | 0 | 0 | 0 | 100 |
| Above $84,100 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Total** | **660** | **40** | **0** | **0** | **0** | **0** | **0** | **700** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,230 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $25,231 to $42,050 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $42,051 to $67,280 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 260 |
| $67,281 to $84,100 | 185 | 0 | 0 | 0 | 0 | 0 | 0 | 185 |
| Above $84,100 | 725 | 0 | 0 | 0 | 0 | 0 | 40 | 765 |
| **Total** | **1,370** | **0** | **0** | **0** | **0** | **0** | **40** | **1,410** |
| **Not Computed** | | | | | | | | |
| $0 to $25,230 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **30** |
| **Total** | | | | | | | | |
| $0 to $25,230 | 405 | 0 | 0 | 0 | 0 | 0 | 0 | 405 |
| $25,231 to $42,050 | 220 | 0 | 0 | 0 | 0 | 0 | 0 | 220 |
| $42,051 to $67,280 | 430 | 0 | 0 | 0 | 0 | 0 | 0 | 430 |
| $67,281 to $84,100 | 245 | 40 | 0 | 0 | 0 | 0 | 0 | 285 |
| Above $84,100 | 760 | 0 | 0 | 0 | 0 | 0 | 40 | 800 |
| **Total** | **2,060** | **40** | **0** | **0** | **0** | **0** | **40** | **2,140** |

Table III.1.50 through Table III.1.53 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 415 white households, 0 black households, 0 Asian households, as well as 0 Hispanic households.

**Table III.1.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Buffalo 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 $25,230 | 84.8% | 0% | 0% | 0% | 0% | 0% | 0% | 84.8% |
| $25,231 to $42,050 | 8.8% | 0% | 0% | 0% | 0% | 0% | 0% | 8.8% |
| $42,051 to $67,280 | 15.4% | 0% | 0% | 0% | 0% | 0% | 0% | 15.4% |
| $67,281 to $84,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **13.6%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **13.6%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,230 | 15.2% | 0% | 0% | 0% | 0% | 0% | 0% | 15.2% |
| $25,231 to $42,050 | 91.2% | 0% | 0% | 0% | 0% | 0% | 0% | 91.2% |
| $42,051 to $67,280 | 84.6% | 0% | 0% | 0% | 0% | 0% | 0% | 84.6% |
| $67,281 to $84,100 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $84,100 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **86.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **86.4%** |

## Table III.1.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Buffalo 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 $25,230 | 73.9% | 0% | 0% | 0% | 0% | 0% | 0% | 73.9% |
| $25,231 to $42,050 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $42,051 to $67,280 | 17.1% | 0% | 0% | 0% | 0% | 0% | 0% | 17.1% |
| $67,281 to $84,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,100 | 17.4% | 0% | 0% | 0% | 0% | 0% | 0% | 12.9% |
| **Total** | **35.5%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **31.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,230 | 13% | 0% | 0% | 0% | 0% | 0% | 0% | 13% |
| $25,231 to $42,050 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $42,051 to $67,280 | 82.9% | 0% | 0% | 0% | 0% | 0% | 0% | **82.9%** |
| $67,281 to $84,100 | 100% | 100% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $84,100 | 82.6% | 0% | 0% | 0% | 0% | 0% | 100% | **87.1%** |
| **Total** | **59.7%** | **100%** | **0%** | **0%** | **0%** | **0%** | **100%** | **64.3%** |

## Table III.1.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Buffalo 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 $25,230 | 78.5% | 0% | 0% | 0% | 0% | 0% | 0% | 78.5% |
| $25,231 to $42,050 | 6.8% | 0% | 0% | 0% | 0% | 0% | 0% | 6.8% |
| $42,051 to $67,280 | 16.1% | 0% | 0% | 0% | 0% | 0% | 0% | 16.1% |
| $67,281 to $84,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,100 | 2.6% | 0% | 0% | 0% | 0% | 0% | 0% | 2.5% |
| **Total** | **20.2**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **19.4**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,230 | 13.9% | 0% | 0% | 0% | 0% | 0% | 0% | 13.9% |
| $25,231 to $42,050 | 93.2% | 0% | 0% | 0% | 0% | 0% | 0% | 93.2% |
| $42,051 to $67,280 | 83.9% | 0% | 0% | 0% | 0% | 0% | 0% | 83.9% |
| $67,281 to $84,100 | 100% | 100% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $84,100 | 97.4% | 0% | 0% | 0% | 0% | 0% | 100% | 97.5% |
| **Total** | **78.3**% | **100**% | **0**% | **0**% | **0**% | **0**% | **100**% | **79.2**% |

## Table III.1.53
## Total Households with Severe Housing Problems by Income and Race
Buffalo 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 $25,230 | 310 | 0 | 0 | 0 | 0 | 0 | 0 | 310 |
| $25,231 to $42,050 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $42,051 to $67,280 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **415** | **0** | **0** | **0** | **0** | **0** | **0** | **415** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,230 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $25,231 to $42,050 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 205 |
| $42,051 to $67,280 | 365 | 0 | 0 | 0 | 0 | 0 | 0 | 365 |
| $67,281 to $84,100 | 245 | 40 | 0 | 0 | 0 | 0 | 0 | 285 |
| Above $84,100 | 740 | 0 | 0 | 0 | 0 | 0 | 40 | 780 |
| **Total** | **1,610** | **40** | **0** | **0** | **0** | **0** | **40** | **1,690** |
| **Not Computed** | | | | | | | | |
| $0 to $25,230 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **30** | **0** | **0** | **0** | **0** | **0** | **0** | **30** |
| **Total** | | | | | | | | |
| $0 to $25,230 | 395 | 0 | 0 | 0 | 0 | 0 | 0 | 395 |
| $25,231 to $42,050 | 220 | 0 | 0 | 0 | 0 | 0 | 0 | 220 |
| $42,051 to $67,280 | 435 | 0 | 0 | 0 | 0 | 0 | 0 | 435 |
| $67,281 to $84,100 | 245 | 40 | 0 | 0 | 0 | 0 | 0 | 285 |
| Above $84,100 | 760 | 0 | 0 | 0 | 0 | 0 | 40 | 800 |
| **Total** | **2,055** | **40** | **0** | **0** | **0** | **0** | **40** | **2,135** |

Housing problems are explored by type and income in Table III.1.54 and Table III.1.55. More than 290 households have a cost burden and 250 have a severe cost burden. Some 105 renter households are impacted by cost burdens, and 95 are impacted by severe cost burdens. On the other hand, some 185 owner-occupied households have cost burdens, and 155 have severe cost burdens. Overall, there are 1,410 households without a housing problem.

**Table III.1.54**
**Percent of Housing Problems by Income and Tenure**
Buffalo city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $25,230 | $25,231 to $42,050 | $42,051 to $67,280 | $67,281 to $84,100 | Above $84,100 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 15.1% | 0% | 0% | 2.8% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 82.4% | 8.8% | 0% | 0% | 0% | 10.7% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 8.8% | 0% | 35.8% | 30.8% | 2.3% | 12.8% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 8.8% | 91.2% | 49.1% | 69.2% | 97.7% | 73.7% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 32.6% | 0% | 0% | 0% | 12.9% | 13.6% |
| 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% | 17.1% | 0% | 0% | 4.3% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 41.3% | 0% | 0% | 0% | 0% | 13.6% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 6.5% | 70% | 8.6% | 44.4% | 0% | 15% |
| Zero/negative income (and none of the above problems) | 13% | 0% | 0% | 0% | 0% | 4.3% |
| Has none of the 4 housing problems | 6.5% | 30% | 74.3% | 55.6% | 87.1% | 49.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.1.55
## Housing Problems by Income and Tenure
Buffalo city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $25,230 | $25,231 to $42,050 | $42,051 to $67,280 | $67,281 to $84,100 | Above $84,100 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 40 | 0 | 0 | 40 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 140 | 15 | 0 | 0 | 0 | 155 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 15 | 0 | 95 | 60 | 15 | 185 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 15 | 155 | 130 | 135 | 630 | 1,065 |
| **Total** | **170** | **170** | **265** | **195** | **645** | **1,445** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 75 | 0 | 0 | 0 | 20 | 95 |
| 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 | 30 | 0 | 0 | 30 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 95 | 0 | 0 | 0 | 0 | 95 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 15 | 35 | 15 | 40 | 0 | 105 |
| Zero/negative income (and none of the above problems) | 30 | 0 | 0 | 0 | 0 | 30 |
| Has none of the 4 housing problems | 15 | 15 | 130 | 50 | 135 | 345 |
| **Total** | **230** | **50** | **175** | **90** | **155** | **700** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 75 | 0 | 40 | 0 | 20 | 135 |
| 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 | 30 | 0 | 0 | 30 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 235 | 15 | 0 | 0 | 0 | 250 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 30 | 35 | 110 | 100 | 15 | 290 |
| Zero/negative income (and none of the above problems) | 30 | 0 | 0 | 0 | 0 | 30 |
| Has none of the 4 housing problems | 30 | 170 | 260 | 185 | 765 | 1,410 |
| **Total** | **400** | **220** | **440** | **285** | **800** | **2,145** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 29.9 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 83.3 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.1.56.

Table III.1.57 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 105 renter occupied households faced cost burdens, compared to 185 owner occupied households. Of these, there are 15 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.1.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Buffalo city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 15 | 0 | 15 |
| $25,231 to $42,050 | 0 | 15 | 25 | 75 | 45 | 160 |
| $42,051 to $67,280 | 75 | 15 | 0 | 65 | 10 | 165 |
| $67,281 to $84,100 | 60 | 30 | 20 | 25 | 0 | 135 |
| Above $84,100 | 135 | 215 | 100 | 90 | 85 | 625 |
| Total | 270 | 275 | 145 | 270 | 140 | 1,100 |
| **Cost Burden** | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 0 | 15 | 15 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 50 | 0 | 15 | 30 | 95 |
| $67,281 to $84,100 | 35 | 0 | 0 | 25 | 0 | 60 |
| Above $84,100 | 15 | 0 | 0 | 0 | 0 | 15 |
| Total | 50 | 50 | 0 | 40 | 45 | 185 |
| **Severe Cost Burden** | | | | | | |
| $0 to $25,230 | 15 | 50 | 0 | 75 | 0 | 140 |
| $25,231 to $42,050 | 0 | 15 | 0 | 0 | 0 | 15 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 15 | 65 | 0 | 75 | 0 | 155 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 0 | 0 | 0 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $25,230 | 15 | 50 | 0 | 90 | 15 | 170 |
| $25,231 to $42,050 | 0 | 30 | 25 | 75 | 45 | 175 |
| $42,051 to $67,280 | 75 | 65 | 0 | 80 | 40 | 260 |
| $67,281 to $84,100 | 95 | 30 | 20 | 50 | 0 | 195 |
| Above $84,100 | 150 | 215 | 100 | 90 | 85 | 640 |
| **Total** | **335** | **390** | **145** | **385** | **185** | **1,440** |

## Table III.1.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Buffalo city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 30 | 0 | 30 |
| $25,231 to $42,050 | 0 | 0 | 0 | 15 | 0 | 15 |
| $42,051 to $67,280 | 0 | 60 | 0 | 15 | 80 | 155 |
| $67,281 to $84,100 | 0 | 40 | 0 | 0 | 10 | 50 |
| Above $84,100 | 15 | 40 | 40 | 20 | 40 | 155 |
| Total | 15 | 140 | 40 | 80 | 130 | 405 |
| **Cost Burden** | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 0 | 15 | 15 |
| $25,231 to $42,050 | 20 | 15 | 0 | 0 | 0 | 35 |
| $42,051 to $67,280 | 0 | 0 | 0 | 15 | 0 | 15 |
| $67,281 to $84,100 | 0 | 0 | 0 | 40 | 0 | 40 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 20 | 15 | 0 | 55 | 15 | 105 |
| **Severe Cost Burden** | | | | | | |
| $0 to $25,230 | 0 | 20 | 15 | 80 | 40 | 155 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 20 | 15 | 80 | 40 | 155 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $25,230 | 0 | 0 | 0 | 15 | 15 | 30 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 15 | 15 | 30 |
| **Total** | | | | | | |
| $0 to $25,230 | 0 | 20 | 15 | 125 | 70 | 230 |
| $25,231 to $42,050 | 20 | 15 | 0 | 15 | 0 | 50 |
| $42,051 to $67,280 | 0 | 60 | 0 | 30 | 80 | 170 |
| $67,281 to $84,100 | 0 | 40 | 0 | 40 | 10 | 90 |
| Above $84,100 | 15 | 40 | 40 | 20 | 40 | 155 |
| **Total** | **35** | **175** | **55** | **230** | **200** | **695** |

In total, some 290 households face cost burdens, and 310 face severe cost burdens. This includes 185 owner households and 105 renter households with a cost burden, as seen in Table III.1.58.

**Table III.1.58**
**Households with Cost Burden by Tenure and Race**
Buffalo city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,100 | 185 | 155 | 0 | 1,440 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **1,100** | **185** | **155** | **0** | **1,440** |
| **Renter-Occupied** | | | | | |
| White | 370 | 65 | 155 | 30 | 620 |
| Black | 0 | 40 | 0 | 0 | 40 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 40 | 0 | 0 | 0 | 40 |
| **Total** | **410** | **105** | **155** | **30** | **700** |
| **Total** | | | | | |
| White | 1,470 | 250 | 310 | 30 | 2,060 |
| Black | 0 | 40 | 0 | 0 | 40 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 40 | 0 | 0 | 0 | 40 |
| **Total** | **1,510** | **290** | **310** | **30** | **2,140** |

## Lead-Based Paint Risks

Table III.1.59 shows the risk of lead-based paint for households with young children present. There are an estimated 80 households built between 1940 and 1979 with young children present, and 40 built prior to 1939.

**Table III.1.59**
**Vintage of Households by Income and Presence of Young Children**
Buffalo 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 $25,230 | 0 | 95 | 95 |
| $25,231 to $42,050 | 0 | 50 | 50 |
| $42,051 to $67,280 | 0 | 75 | 75 |
| $67,281 to $84,100 | 40 | 55 | 95 |
| Above $84,100 | 0 | 155 | 155 |
| Total | 40 | 430 | 470 |
| **Built 1940 to 1979** | | | |
| $0 to $25,230 | 15 | 125 | 140 |
| $25,231 to $42,050 | 0 | 135 | 135 |
| $42,051 to $67,280 | 0 | 185 | 185 |
| $67,281 to $84,100 | 20 | 55 | 75 |
| Above $84,100 | 45 | 300 | 345 |
| Total | 80 | 800 | 880 |
| **Built 1980 or Later** | | | |
| $0 to $25,230 | 0 | 160 | 160 |
| $25,231 to $42,050 | 0 | 35 | 35 |
| $42,051 to $67,280 | 60 | 110 | 170 |
| $67,281 to $84,100 | 0 | 120 | 120 |
| Above $84,100 | 55 | 245 | 300 |
| Total | 115 | 670 | 785 |
| **Total** | | | |
| $0 to $25,230 | 15 | 380 | 395 |
| $25,231 to $42,050 | 0 | 220 | 220 |
| $42,051 to $67,280 | 60 | 370 | 430 |
| $67,281 to $84,100 | 60 | 230 | 290 |
| Above $84,100 | 100 | 700 | 800 |
| **Total** | **235** | **1,900** | **2,135** |

## Elderly Housing Needs

Table III.1.60 shows the rate of housing problems for elderly households. Some 220 elderly and 195 extra-elderly households have housing problems. Of these, some 80 elderly households with housing problems have incomes less than 30 percent HAMFI, and 110 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.1.60**
**Households with Housing Problems by Income and Elderly Status**
Buffalo city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $25,230 | 80 | 110 | 155 | 345 |
| $25,231 to $42,050 | 0 | 20 | 30 | 50 |
| $42,051 to $67,280 | 30 | 40 | 110 | 180 |
| $67,281 to $84,100 | 75 | 25 | 0 | 100 |
| Above $84,100 | 35 | 0 | 0 | 35 |
| Total | 220 | 195 | 295 | 710 |
| **Without Housing Problems** | | | | |
| $0 to $25,230 | 15 | 15 | 0 | 30 |
| $25,231 to $42,050 | 15 | 95 | 60 | 170 |
| $42,051 to $67,280 | 85 | 30 | 145 | 260 |
| $67,281 to $84,100 | 85 | 15 | 85 | 185 |
| Above $84,100 | 235 | 20 | 510 | 765 |
| Total | 435 | 175 | 800 | 1,410 |
| **Not Computed** | | | | |
| $0 to $25,230 | 0 | 15 | 15 | 30 |
| $25,231 to $42,050 | 0 | 0 | 0 | 0 |
| $42,051 to $67,280 | 0 | 0 | 0 | 0 |
| $67,281 to $84,100 | 0 | 0 | 0 | 0 |
| Above $84,100 | 0 | 0 | 0 | 0 |
| Total | 0 | 15 | 15 | 30 |
| **Total** | | | | |
| $0 to $25,230 | 95 | 140 | 170 | 405 |
| $25,231 to $42,050 | 15 | 115 | 90 | 220 |
| $42,051 to $67,280 | 115 | 70 | 255 | 440 |
| $67,281 to $84,100 | 160 | 40 | 85 | 285 |
| Above $84,100 | 270 | 20 | 510 | 800 |
| **Total** | 655 | 385 | 1,110 | 2,150 |

## 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.1.61 presents some basic statistics about the completed surveys.

**Table III.1.61**
**Survey of Rental Properties**
Buffalo city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 26 | 241 | 5.4 | 13 |
| 2019B | 19 | 187 | 9.6 | 18 |
| 2020A | 13 | 135 | 6.7 | 9 |
| 2020B | 12 | 119 | 0.8 | 1 |
| 2021A | 9 | 75 | 5.3 | 4 |

Table III.1.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 22 single-family units in Buffalo city, with 1 of them available. This translates into a vacancy rate of 4.5 percent in Buffalo city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 46 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 2.2 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.1.62**
**Rental Vacancy Survey by Type**
Buffalo city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 22 | 1 | 4.5% |
| Apartments | 46 | 1 | 2.2% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 4 | 0 | 0% |
| Don't Know | 1 | 2 | 200% |
| **Total** | **75** | **4** | **5.3%** |

Table III.1.63, reports units by bedroom size. As can be seen there were 18 two-bedroom apartment units and 5 three-bedroom units. Overall, the 22 two bedroom units accounted for 29.3 percent of all units, and the 13 three bedroom units accounted for 17.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 24 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.1.63**
**Rental Units by Bedroom Size**
Buffalo city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 3 | 0 | 0 | · | 3 |
| One | 0 | 13 | 0 | 0 | · | 13 |
| Two | 4 | 18 | 0 | 0 | · | 22 |
| Three | 4 | 5 | 0 | 4 | · | 13 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 14 | 7 | 0 | 0 | 1 | 24 |
| **Total** | **22** | **46** | **0** | **4** | **1** | **75** |

Table III.1.64 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 0 percent.

Table III.1.65 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 5.6 percent.

**Table III.1.64**
**Single-Family Units by Bedroom Size**
Buffalo city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 4 | 0 | 0% |
| Three | 4 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 14 | 1 | 7.1% |
| **Total** | **22** | **1** | **4.5%** |

**Table III.1.65**
**Apartment Units by Bedroom Size**
Buffalo city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 3 | 0 | 0% |
| One | 13 | 0 | 0% |
| Two | 18 | 1 | 5.6% |
| Three | 5 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 7 | 0 | 0% |
| **Total** | **46** | **1** | **2.2%** |

Average market-rate rents by unit type are shown in Table III.1.66. 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.1.66**
**Average Market Rate Rents by Bedroom Size**
Buffalo city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $450 | $0 | $0 | $450 |
| One | $0 | $650 | $0 | $0 | $650 |
| Two | $1,000 | $700 | $0 | $0 | $850 |
| Three | $0 | $0 | $0 | $0 | $0 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$1,200** | **$550** | **$0** | **$1,650** | **$856** |

Table III.1.67, 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.1.67**
**Average Assisted Rate Rents by Bedroom Size**
Buffalo 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 | $573 | $0 | $0 | $573 |
| Three | $0 | $685 | $0 | $0 | $685 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$629** | **$0** | **$0** | **$629** |

Table III.1.68, shows vacancy rates for single-family units by average rental rates for Buffalo 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 0 percent.

**Table III.1.68**
**Single-Family Market Rate Rents by Vacancy Status**
Buffalo 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 | 5 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 3 | 0 | 0% |
| Missing | 14 | 1 | 7.1% |
| **Total** | **22** | **1** | **4.5%** |

The average rent and availability of apartment units is displayed in Table III.1.69. 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 0 percent.

**Table III.1.69**
**Apartment Market Rate Rents by Vacancy Status**
Buffalo city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 15 | 0 | 0% |
| $500 to $749 | 20 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 11 | 1 | 9.1% |
| **Total** | **46** | **1** | **2.2%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.1.70, 6 respondents, or 100 percent, included some sort of utility in the rent.

**Table III.1.70**
**Are there any utilities included with the rent?**
Buffalo city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 6 |
| No | 0 |
| **% Offering Utilities** | **100%** |

The type of utility included in the rent is shown in Table III.1.71. There were 28 respondents who included electricity, 21 respondents who included natural gas, 58 respondents who included water and sewer and 58 respondents included trash collection in the rent.

**Table III.1.71**
**Which utilities are included with the rent?**
Buffalo city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 28 |
| Natural Gas | 21 |
| Water/Sewer | 58 |
| Trash Collection | 58 |

## Perceived Need for Housing Units

Table III.1.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

**Table III.1.72**
**Do you keep a waiting list?**
Buffalo city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 5 |
| **Waitlist Size** | **3** |

Table III.1.73, shows the condition of rental units by unit type for Buffalo 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 30 units were in good condition, or 40 percent and 14 units, or 18.7 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.1.73**
**Condition by Unit Type**
Buffalo city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 14 | 18.7% |
| Good | 30 | 40% |
| Excellent | 7 | 9.3% |
| Don't Know | 0 | 0% |
| **Total** | **75** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.1.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.1.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Buffalo city
2021A Survey of Rental Properties

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

## 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).

**Table III.1.75**
**Households with Housing Problems by Income**
Buffalo city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 150 | 190 | 340 |
| 30.1-50% HAMFI | 15 | 35 | 50 |
| 50.1-80% HAMFI | 135 | 45 | 180 |
| 80.1-95% HAMFI | 35 | 40 | 75 |
| 95 – 115% HAMFI | 40 | 0 | 40 |
| 115.1% HAMFI or more | 0 | 20 | 20 |
| **Total** | 375 | 330 | 705 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 15 | 15 | 30 |
| 30.1-50% HAMFI | 155 | 15 | 170 |
| 50.1-80% HAMFI | 130 | 130 | 260 |
| 80.1-95% HAMFI | 100 | 50 | 150 |
| 95 – 115% HAMFI | 105 | 15 | 120 |
| 115.1% HAMFI or more | 560 | 115 | 675 |
| **Total** | 1,065 | 340 | 1,405 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 30 | 30 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 30 | 30 |
| **Total** | | | |
| 30% HAMFI or less | 165 | 235 | 400 |
| 30.1-50% HAMFI | 170 | 50 | 220 |
| 50.1-80% HAMFI | 265 | 175 | 440 |
| 80.1-95% HAMFI | 135 | 90 | 225 |
| 95 – 115% HAMFI | 145 | 15 | 160 |
| 115.1% HAMFI or more | 560 | 135 | 695 |
| **Total** | **1,440** | **700** | **2,140** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.1.75, 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 375 owner occupied and 330 renter occupied households experiencing a housing problem.

Table III.1.76, shows the total estimated housing by tenure for Buffalo city. As can be seen, in 2030 there are estimated to be a total of 1,468 owner and 744 renter occupied households or a total of 2,212 households. By 2050 there are estimated to be 1,776 owner, 813 renter for a total of 2,589 households in Buffalo city.

**Table III.1.76**
**Total Estimated Housing Forecast**
Buffalo city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,334 | 707 | 2,041 |
| 2025 | 1,400 | 726 | 2,126 |
| 2030 | 1,468 | 744 | 2,212 |
| 2035 | 1,540 | 762 | 2,302 |
| 2040 | 1,615 | 780 | 2,395 |
| 2045 | 1,694 | 797 | 2,491 |
| 2050 | 1,776 | 813 | 2,589 |

Table III.1.77, below shows the incremental housing demand for Buffalo 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.

As can be seen in 2030 an estimated additional 133 owner-occupied and 0 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 Buffalo city will see an additional 473 households, of which 61 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 89 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.1.77**
**Incremental Housing Demand Forecast**
Buffalo city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 7 | 15 | 23 | 32 | 41 | 51 |
| % | 0 | 8 | 16 | 24 | 33 | 42 | 52 |
| % | 0 | 12 | 24 | 38 | 52 | 66 | 81 |
| % | 0 | 6 | 12 | 19 | 26 | 34 | 41 |
| 5% | 0 | 7 | 13 | 21 | 28 | 36 | 44 |
| | 0 | 25 | 52 | 80 | 109 | 140 | 172 |
| | **0** | **65** | **133** | **205** | **280** | **359** | **441** |
| | | | | **Renter** | | | |
| | 0 | 0 | 0 | 0 | 0 | 5 | 11 |
| % | 0 | 0 | 0 | 0 | 0 | 1 | 2 |
| % | 0 | 0 | 0 | 0 | 0 | 4 | 8 |
| % | 0 | 0 | 0 | 0 | 0 | 2 | 4 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| | 0 | 0 | 0 | 0 | 0 | 3 | 6 |
| | **0** | **0** | **0** | **0** | **0** | **9** | **32** |
| | | | | **Total** | | | |
| | 0 | 7 | 15 | 23 | 32 | 47 | 61 |
| % | 0 | 8 | 16 | 24 | 33 | 44 | 54 |
| % | 0 | 12 | 24 | 38 | 52 | 70 | 89 |
| % | 0 | 6 | 12 | 19 | 26 | 36 | 45 |
| 5% | 0 | 7 | 13 | 21 | 28 | 36 | 45 |
| | 0 | 25 | 52 | 80 | 109 | 143 | 178 |
| | **0** | **65** | **133** | **205** | **280** | **368** | **473** |

Table III.1.78 shows the Incremental Total Housing Need Forecast for Buffalo 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 681 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 789 owner and 400 renter occupied households for a total of 1,189 quality households.

| Table III.1.78<br>Incremental Total Housing Need Forecast<br>Buffalo city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 139 | 147 | 154 | 163 | 171 | 180 | 190 |
| 30.1-50% | 14 | 22 | 30 | 38 | 47 | 56 | 66 |
| 50.1-80% | 125 | 137 | 150 | 163 | 177 | 191 | 206 |
| 80.1-95% | 32 | 39 | 45 | 52 | 59 | 66 | 74 |
| 95.1-115% | 37 | 44 | 50 | 58 | 65 | 73 | 81 |
| 115+% | 0 | 25 | 52 | 80 | 109 | 140 | 172 |
| **Total** | **347** | **413** | **481** | **553** | **628** | **707** | **789** |
| | | | | **Renter** | | | |
| 0-30% | 192 | 197 | 202 | 207 | 212 | 217 | 223 |
| 30.1-50% | 35 | 36 | 37 | 38 | 39 | 40 | 41 |
| 50.1-80% | 45 | 47 | 48 | 49 | 50 | 54 | 58 |
| 80.1-95% | 40 | 41 | 43 | 44 | 45 | 47 | 49 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 115+% | 20 | 21 | 21 | 22 | 22 | 25 | 28 |
| **Total** | **333** | **342** | **351** | **359** | **368** | **377** | **400** |
| | | | | **Total** | | | |
| 0-30% | 331 | 344 | 356 | 369 | 383 | 398 | 412 |
| 30.1-50% | 49 | 58 | 67 | 76 | 86 | 96 | 107 |
| 50.1-80% | 171 | 184 | 197 | 212 | 227 | 245 | 265 |
| 80.1-95% | 73 | 80 | 87 | 95 | 103 | 113 | 123 |
| 95.1-115% | 37 | 44 | 50 | 58 | 65 | 74 | 82 |
| 115+% | 20 | 46 | 73 | 101 | 131 | 165 | 200 |
| **Total** | **681** | **755** | **831** | **912** | **995** | **1,084** | **1,189** |

# Casper city

# Casper city

## Demographics

### Population Estimates

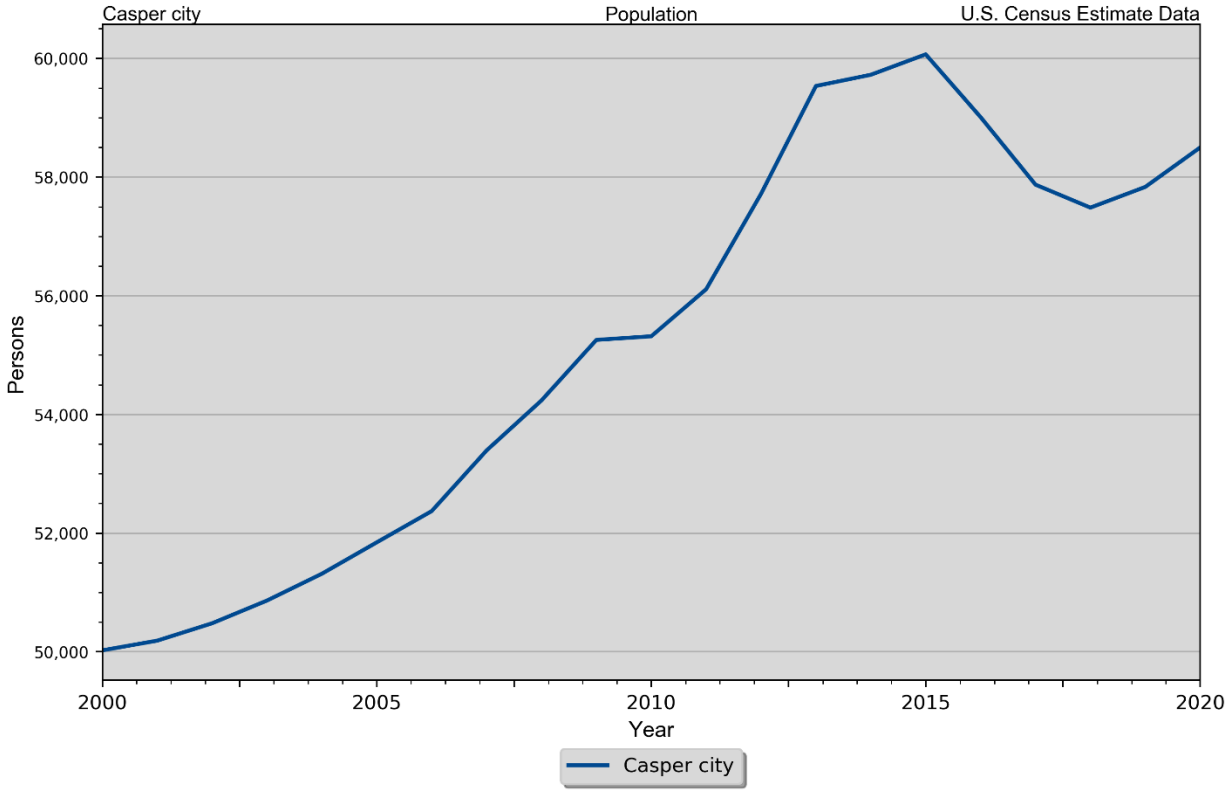
Table III.2.1, at right shows the population for Casper city. The 2020 estimates indicate that Casper city's population increased from 55,316 in 2010 to 58,498 in 2020, or by 5.8 percent.

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 Casper city. Although a city may span several counties, for the county level data pieces, Natrona County was selected.

**Table III.2.1**
**Population Estimates**
Casper city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 50,024 | . |
| 2001 | 50,187 | 0.3% |
| 2002 | 50,480 | 0.6% |
| 2003 | 50,863 | 0.8% |
| 2004 | 51,315 | 0.9% |
| 2005 | 51,844 | 1% |
| 2006 | 52,370 | 1% |
| 2007 | 53,392 | 2% |
| 2008 | 54,235 | 1.6% |
| 2009 | 55,255 | 1.9% |
| 2010 | 55,316 | 0.1% |
| 2011 | 56,109 | 1.4% |
| 2012 | 57,717 | 2.9% |
| 2013 | 59,534 | 3.1% |
| 2014 | 59,723 | 0.3% |
| 2015 | 60,067 | 0.6% |
| 2016 | 59,009 | -1.8% |
| 2017 | 57,871 | -1.9% |
| 2018 | 57,484 | -0.7% |
| 2019 | 57,833 | 0.6% |
| 2020 | 58,498 | 1.1% |

**Diagram III.2.1**
**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.

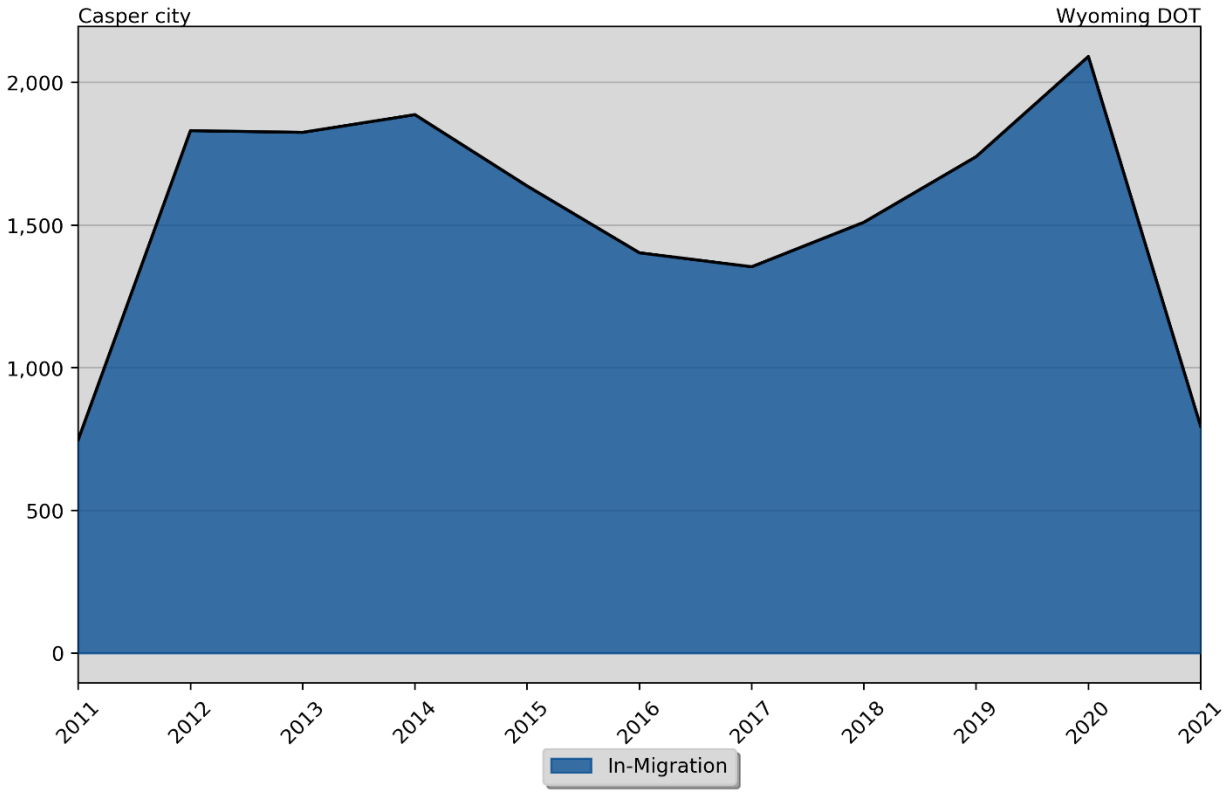
Table III.2.2 shows in-migration between 2011 and the first half of 2021 for Casper city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Natrona County to display net- and out-migration.

**Table III.2.2**
**In-Migration by Age Cohort**
Casper city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 16 | 29 | 23 | 8 | 21 | 19 | 16 | 19 | 32 | 35 | 11 |
| 18-22 | 86 | 191 | 224 | 212 | 165 | 112 | 123 | 135 | 157 | 205 | 64 |
| 23-25 | 72 | 199 | 220 | 219 | 172 | 125 | 113 | 133 | 146 | 170 | 59 |
| 26-35 | 226 | 598 | 581 | 650 | 523 | 420 | 392 | 438 | 507 | 593 | 214 |
| 36-45 | 148 | 338 | 318 | 360 | 319 | 269 | 265 | 282 | 325 | 389 | 142 |
| 46-55 | 119 | 266 | 256 | 244 | 232 | 210 | 178 | 220 | 240 | 280 | 90 |
| 56-65 | 63 | 151 | 146 | 130 | 132 | 153 | 187 | 162 | 211 | 253 | 132 |
| 66 + | 18 | 59 | 57 | 64 | 73 | 95 | 80 | 121 | 122 | 166 | 83 |
| **Total** | **748** | **1,831** | **1,825** | **1,887** | **1,637** | **1,403** | **1,354** | **1,510** | **1,740** | **2,091** | **795** |

The shaded area in Diagram III.2.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 2,091 people entering Casper city.

**Diagram III.2.2**
**In-Migration**



The driver's license total exchanges since 2000 for Natrona County are presented in Diagram III.2.3, and showed a net migration of 3,739 persons over the time period. In 2008, there were a total of 2,073 in-migrations and 1,257 out-migrations, for a net-migration of 816 people. In the first half of 2021, there were 931 in-migrants, 1,389 out-migrants for a net out-migration of -458 people. The maximum net migration occurred in 2008 with 816 people entering and the lowest net migration occurred in 2018 with 1,320 entering Natrona County.

During the past five years, there have been zero years of positive net-migration. This means that Natrona County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 2,632 persons leaving Natrona County since 2017.Wyoming DOT data indicates that there was a net decrease of 458 people in the most recent year.

**Diagram III.2.3**
**Migration Trends**

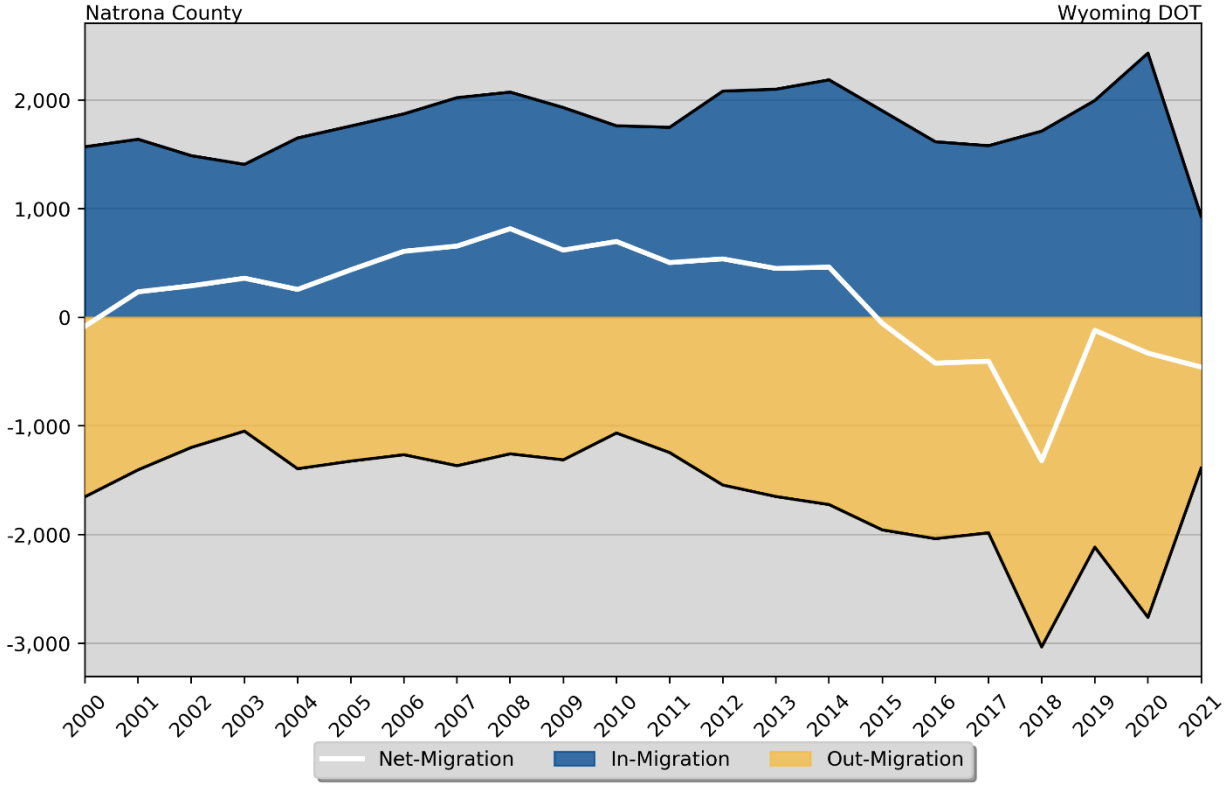


Table III.2.3, shows net-migration for Natrona County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 2 persons leaving Natrona County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 155 persons leaving Natrona County.

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

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 28 | 4 | 0 | 19 | 8 | 8 | -12 | -7 | -2 | -7 | -14 | 13 | -3 | -2 |
| 18-22 | 68 | 64 | 62 | 48 | 50 | 119 | 72 | 19 | -35 | -48 | -93 | 11 | -28 | -16 |
| 23-25 | 60 | 69 | 36 | 53 | 82 | 94 | 83 | 24 | -36 | -28 | -80 | -15 | -46 | -43 |
| 26-35 | 194 | 188 | 234 | 99 | 237 | 166 | 248 | 22 | -192 | -96 | -425 | -94 | -151 | -155 |
| 36-45 | 240 | 156 | 187 | 119 | 112 | 71 | 116 | -14 | -27 | -96 | -279 | -21 | -62 | -130 |
| 46-55 | 186 | 115 | 99 | 141 | 85 | 32 | 14 | -13 | -24 | -74 | -239 | -12 | -47 | -91 |
| 56-65 | 54 | 34 | 58 | 16 | -11 | -14 | -21 | -74 | -72 | -7 | -166 | -7 | 17 | -9 |
| 66 + | -14 | -11 | 22 | 9 | -25 | -26 | -38 | -12 | -34 | -48 | -24 | 5 | -10 | -12 |
| **Total** | **816** | **619** | **698** | **504** | **538** | **450** | **462** | **-55** | **-422** | **-404** | **-1,320** | **-120** | **-330** | **-458** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[3], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Casper city population by race and ethnicity is shown in Table III.2.4. The white population represented 94.2 percent of the population in 2019, compared with black populations accounting for 1.4 percent of the population in 2019. Hispanic households represented 8.6 percent of the population in 2019.

**Table III.2.4**
**Population by Race and Ethnicity**
Casper city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 51,048 | 92.3% | 55,054 | 94.2% |
| Black | 560 | 1% | 840 | 1.4% |
| American Indian | 521 | 0.9% | 776 | 1.3% |
| Asian | 436 | 0.8% | 340 | 0.6% |
| Native Hawaiian/ Pacific Islander | 26 | 0% | 2 | 0% |
| Other | 1,295 | 2.3% | 224 | 0.4% |
| Two or More Races | 1,430 | 2.6% | 1,210 | 2.1% |
| **Total** | **55,316** | **100.0%** | **58,446** | **100.0%** |
| **Non-Hispanic** | 51,246 | 92.6% | 53,401 | 91.4% |
| **Hispanic** | 4,070 | 7.4% | 5,045 | 8.6% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.2.5. During this time, the total non-Hispanic population was 53,401 persons in 2019, while the Hispanic population was 5,045.

**Table III.2.5**
**Population by Race and Ethnicity**
Casper city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 48,886 | 95.4% | 50,537 | 94.6% |
| Black | 523 | 1% | 766 | 1.4% |
| American Indian | 398 | 0.8% | 675 | 1.3% |
| Asian | 407 | 0.8% | 338 | 0.6% |
| Native Hawaiian/ Pacific Islander | 26 | 0.1% | 2 | 0% |
| Other | 53 | 0.1% | 14 | 0% |
| Two or More Races | 953 | 1.9% | 1,069 | 2% |
| **Total Non-Hispanic** | **51,246** | **100.0%** | **53,401** | **100.0%** |
| **Hispanic** | | | | |
| White | 2,162 | 53.1% | 4,517 | 89.5% |
| Black | 37 | 0.9% | 74 | 1.5% |
| American Indian | 123 | 3% | 101 | 2% |
| Asian | 29 | 0.7% | 2 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 1,242 | 30.5% | 210 | 4.2% |
| Two or More Races | 477 | 11.7% | 141 | 2.8% |
| **Total Hispanic** | **4,070** | **100.0** | **5,045** | **100.0%** |
| **Total Population** | **55,316** | **100.0%** | **58,446** | **100.0%** |

## Cohorts

Table III.2.6 shows the population distribution in Casper city by age. In 2010, children under the age of 5 accounted for 7.2 percent of the total population, which compared to 7 percent in 2019.

**Table III.2.6**
**Population Distribution by Age**
Casper city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 4,006 | 7.2 | 4,102 | 7 |
| 5 to 19 | 10,841 | 19.6 | 11,543 | 19.7 |
| 20 to 24 | 3,968 | 7.2 | 3,705 | 6.3 |
| 25 to 34 | 8,119 | 14.7 | 8,941 | 15.3 |
| 35 to 54 | 14,643 | 26.5 | 14,327 | 24.5 |
| 55 to 64 | 6,623 | 12 | 7,391 | 12.6 |
| 65 or Older | 7,116 | 12.9 | 8,437 | 14.4 |
| **Total** | **55,316** | **100%** | **58,446** | **100%** |

Table III.2.7 shows the population in Casper city by age and gender. In 2010, there were 8,119 people aged 25 to 34, made up of 4,220 men, and 3,899 women. In comparison, in 2019, there were 8,941 people in the 25 to 34 age cohort, with 4,519 men and 4,422 women.

**Table III.2.7**
**Population by Age and Gender**
Casper 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 | 2,086 | 1,920 | 4,006 | 7.2% | 2,159 | 1,943 | 4,102 | 7% |
| 5 to 19 | 5,549 | 5,292 | 10,841 | 19.6% | 5,835 | 5,708 | 11,543 | 19.7% |
| 20 to 24 | 2,020 | 1,948 | 3,968 | 7.2% | 1,776 | 1,929 | 3,705 | 6.3% |
| 25 to 34 | 4,220 | 3,899 | 8,119 | 14.7% | 4,519 | 4,422 | 8,941 | 15.3% |
| 35 to 54 | 7,381 | 7,262 | 14,643 | 26.5% | 7,251 | 7,076 | 14,327 | 24.5% |
| 55 to 64 | 3,348 | 3,275 | 6,623 | 12% | 3,685 | 3,706 | 7,391 | 12.6% |
| 65 and Older | 2,913 | 4,203 | 7,116 | 12.9% | 3,578 | 4,859 | 8,437 | 14.4% |
| **Total** | **27,517** | **27,799** | **55,316** | **100%** | **28,803** | **29,643** | **58,446** | **100%** |

**Diagram III.2.4**
**Population Distribution by Age**
Casper city
2010 Census and 2019 Five-Year ACS Data

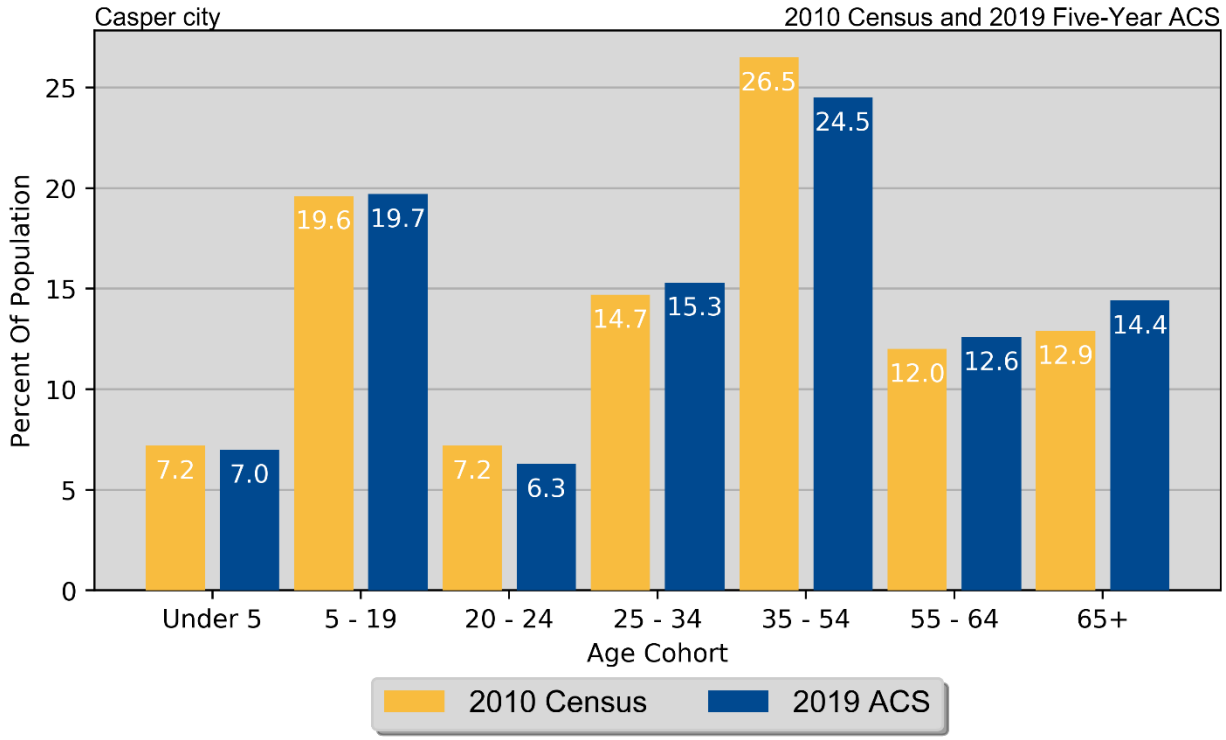
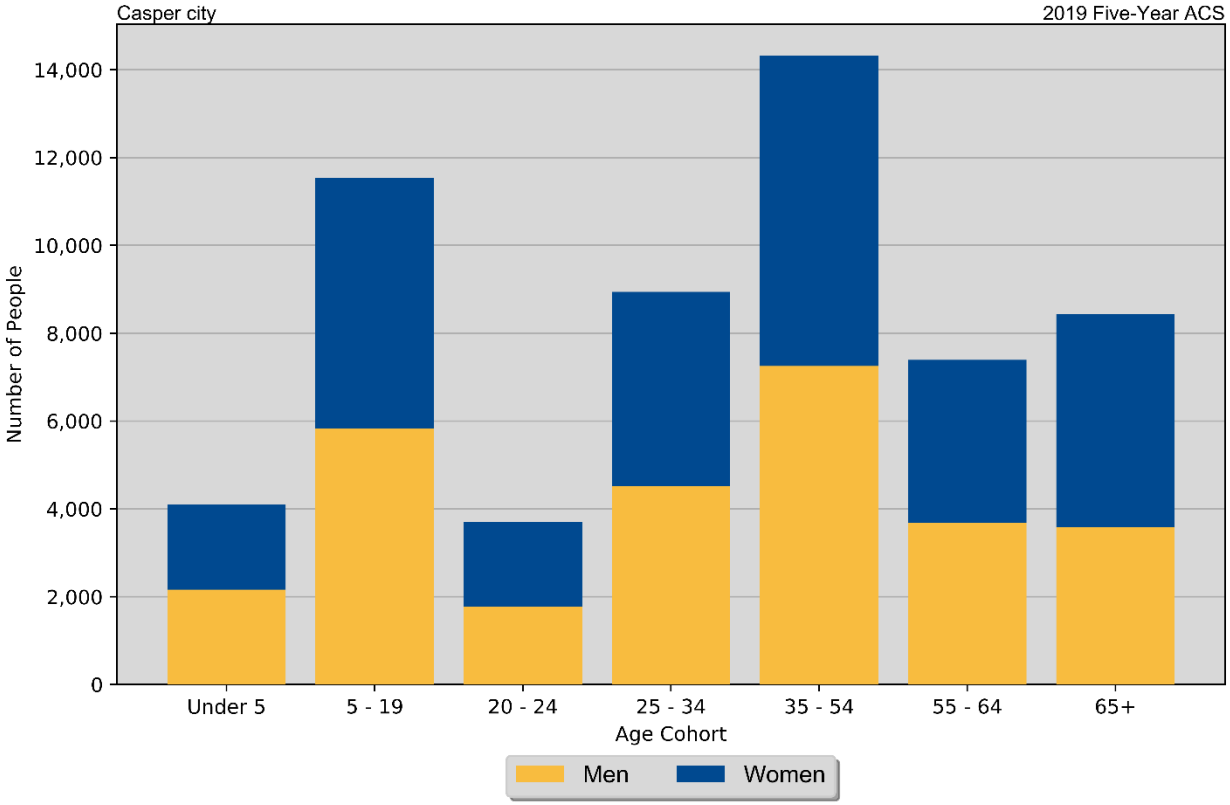


**Diagram III.2.5**
**Population Distribution by Age and Gender**
Casper city
2019 Five-Year ACS



## 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.2.8, between 2000 and 2010, the institutionalized population changed -1.1 percent in Casper city, from 554 people in 2000 to 548 in 2010.

**Table III.2.8**
**Group Quarters Population**
Casper 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 | 8 | 1.4% | 0 | 0% | -100% |
| Juvenile Facilities | . | . | 49 | 8.9% | . |
| Nursing Homes | 470 | 84.8% | 483 | 88.1% | 2.8% |
| Other Institutions | 76 | 13.7% | 16 | 2.9% | -78.9% |
| Total | **554** | **100.0%** | **548** | **100.0%** | **-1.1%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 331 | 49.3% | 320 | 55.5% | -3.3% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 341 | 50.7% | 257 | 44.5% | -24.6% |
| Total | **672** | **100.0%** | **577** | **100.0%** | **-14.1%** |
| Group Quarters Population | **1,226** | **100.0%** | **1,125** | **100.0%** | **-8.2%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.2.9. An estimated 1.1 percent of the population was born in Mexico , some 0.2 percent were born in Nigeria , and another 0.2 percent were born in Zimbabwe .

**Table III.2.9**
**Place of Birth for the Foreign-Born Population**
Casper city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 657 | 1.1% |
| #2 country of origin | Nigeria | 114 | 0.2% |
| #3 country of origin | Zimbabwe | 94 | 0.2% |
| #4 country of origin | Canada | 78 | 0.1% |
| #5 country of origin | England | 53 | 0.1% |
| #6 country of origin | Hong Kong | 41 | 0.1% |
| #7 country of origin | Costa Rica | 40 | 0.1% |
| #8 country of origin | United Kingdom, excluding England and Scotland | 40 | 0.1% |
| #9 country of origin | Russia | 37 | 0.1% |
| #10 country of origin | Thailand | 37 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.2.10. An estimated 1.1 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other and unspecified languages .

**Table III.2.10**
**Limited English Proficiency and Language Spoken at Home**
Casper city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 586 | 1.1% |
| #2 LEP Language | Other and unspecified languages | 70 | 0.1% |
| #3 LEP Language | Other Asian and Pacific Island languages | 46 | 0.1% |
| #4 LEP Language | German or other West Germanic languages | 24 | 0% |
| #5 LEP Language | Other Indo-European languages | 23 | 0% |
| #6 LEP Language | Russian, Polish, or other Slavic languages | 8 | 0% |
| #7 LEP Language | French, Haitian, or Cajun | 5 | 0% |
| #8 LEP Language | Chinese | 4 | 0% |
| #9 LEP Language | Arabic | 0 | 0% |
| #10 LEP Language | Korean | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.2.11, below. The disability rate for females was 12.9 percent, compared to 15.6 percent for males. The disability rate grew precipitously higher with age, with 54.5 percent of those over 75 experiencing a disability.

**Table III.2.11**
**Disability by Age**
Casper city
2019 Five-Year ACS Data

| Age | Male | | Female | | Total | |
|---|---|---|---|---|---|---|
| | Disabled Population | Disability Rate | Disabled Population | Disability Rate | Disabled Population | Disability Rate |
| Under 5 | 36 | 1.7% | 25 | 1.3% | 61 | 1.5% |
| 5 to 17 | 392 | 7.7% | 177 | 3.6% | 569 | 5.7% |
| 18 to 34 | 630 | 9% | 488 | 6.9% | 1,118 | 7.9% |
| 35 to 64 | 1,798 | 16.5% | 1,396 | 13% | 3,194 | 14.8% |
| 65 to 74 | 876 | 40.3% | 569 | 23% | 1,445 | 31.1% |
| 75 or Older | 725 | 56.9% | 1,111 | 53.1% | 1,836 | 54.5% |
| **Total** | **4,457** | **15.6%** | **3,766** | **12.9%** | **8,223** | **14.2%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.2.12. Some 7 percent have an ambulatory disability, 4.9 have an independent living disability, and 1.8 percent have a self-care disability.

**Table III.2.12**
**Total Disabilities Tallied: Aged 5 and Older**
Casper city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 2,944 | 5.1% |
| Vision disability | 1,762 | 3% |
| Cognitive disability | 2,860 | 5.3% |
| Ambulatory disability | 3,754 | 7% |
| Self-Care disability | 946 | 1.8% |
| Independent living difficulty | 2,136 | 4.9% |

## Education and Employment

Education and employment data from the Casper city 2019 Five-Year ACS is presented in Table III.2.13, Table III.2.14, and Table III.2.15. In 2019, 31,770 people were in the labor force, including 30,552 employed and 1,218 unemployed people. The unemployment rate for Casper city was estimated at 3.8 percent in 2019.

**Table III.2.13**
**Employment, Labor Force and Unemployment**
Casper city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 30,552 |
| Unemployed | 1,218 |
| **Labor Force** | **31,770** |
| Unemployment Rate | 3.8% |

Table III.2.14 and Table III.2.15 show educational attainment in Casper city. In 2019, 92.6 percent of households had a high school education or greater, including 29.5 percent with a high school diploma or equivalent, 40.4 percent with some college, 14.6 percent with a Bachelor's Degree, and 8.2 percent with a graduate or professional degree.

**Table III.2.14**
**High School or Greater Education**
Casper city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 41,044 |
| Total Households | 24,219 |
| **Percent High School or Above** | **92.6%** |

**Table III.2.15**
**Educational Attainment**
Casper city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 3,261 | 7.4% |
| High School or Equivalent | 13,061 | 29.5% |
| Some College or Associates Degree | 17,900 | 40.4% |
| Bachelor's Degree | 6,458 | 14.6% |
| Graduate or Professional Degree | 3,625 | 8.2% |
| **Total Population Above 18 years** | **44,305** | **100.0%** |

## Commuting Patterns

Table III.2.16 shows the place of work by county of residence. In 2010 95.5 percent of residents worked within the county they reside with 3.7 percent working outside their home county. This compares to 95.8 percent of residents in 2019 who worked within the county in which they resided and 2.6 percent of residents worked outside their home county but still within the state.

**Table III.2.16**
**Place of Work**
Casper 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 | 26,082 | 95.5% | 29,044 | 95.8% |
| Worked outside county of residence | 1,000 | 3.7% | 779 | 2.6% |
| Worked outside state of residence | 222 | 0.8% | 503 | 1.7% |
| **Total** | **27,304** | **100.0%** | **30,326** | **100.0%** |

Table III.2.17 shows the aggregate travel time to work based on place of work and residence. In Casper city the total aggregate travel time was 467,005 minutes, with residents working in their home county spending a total of 408,960 minutes traveling.

**Table III.2.17**
**Aggregate Travel Time to Work (in Minutes)**
Casper 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 | 396,540 | 86.6% | 408,960 | 87.6% |
| Worked outside county of residence | 53,505 | 11.7% | 39,810 | 8.5% |
| Worked outside State of residence | 7,905 | 1.7% | 18,235 | 3.9% |
| **Aggregate travel time to work (in minutes):** | **457,950** | **100.0%** | **467,005** | **100.0%** |

Table III.2.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 457,950 minutes. Residents working within their home county spent an average of 14.1 minutes commuting to work, with those working outside their county of residence spending an average of 51.1 minutes on their commute.

| Table III.2.18<br>Average Travel Time to Work (in Minutes)<br>Casper city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 15.2 | 14.1 |
| Worked outside county of residence | 53.5 | 51.1 |
| Worked outside State of residence | 35.6 | 36.3 |
| **Average travel time to work (in minutes):** | **16.8** | **15.4** |

Table III.2.19 shows the means of transportation to work. In 2019, 85.3 percent of commuters drove alone in a car, truck, or van. Only 8.2 percent carpooled, with an additional 0.7 percent taking public transportation. Also, there were 1,002 persons or 3.3 percent who worked from home.

| Table III.2.19<br>Means of Transportation to Work<br>Casper city<br>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 | 22,506 | 82.4% | 25,879 | 85.3% |
| Car, truck, or van: Carpooled: | 3,185 | 11.7% | 2,498 | 8.2% |
| Public transportation (excluding taxicab): | 197 | 0.7% | 215 | 0.7% |
| Taxicab | 0 | 0% | 44 | 0.1% |
| Motorcycle | 53 | 0.2% | 42 | 0.1% |
| Bicycle | 161 | 0.6% | 58 | 0.2% |
| Walked | 350 | 1.3% | 449 | 1.5% |
| Other means | 246 | 0.9% | 139 | 0.5% |
| Worked at home | 606 | 2.2% | 1,002 | 3.3% |
| **Total** | **27,304** | **100.0%** | **30,326** | **100.0%** |

Table III.2.20 shows the breakdown of the means of transportation by tenure. In 2019, 57.3 percent of commuters owned their home and commuted alone by car, which compares to 61.1 percent in 2010. There were also 8,493 renters who drove alone in 2019 and accounted for 28.2 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0.2 percent of the population, which compares to 142 renters, or 0.5 percent taking public transportation.

**Table III.2.20**
**Means Of Transportation To Work By Tenure**
Casper 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 | 16,578 | 61.1% | 17,233 | 57.3% |
| Renter | 5,846 | 21.6% | 8,493 | 28.2% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 1,974 | 7.3% | 1,728 | 5.7% |
| Renter | 1,173 | 4.3% | 770 | 2.6% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 134 | 0.5% | 48 | 0.2% |
| Renter | 53 | 0.2% | 142 | 0.5% |
| **Walked:** | | | | |
| Owner | 134 | 0.5% | 162 | 0.5% |
| Renter | 168 | 0.6% | 241 | 0.8% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 294 | 1.1% | 149 | 0.5% |
| Renter | 166 | 0.6% | 130 | 0.4% |
| **Worked at home:** | | | | |
| Owner | 502 | 1.9% | 689 | 2.3% |
| Renter | 89 | 0.3% | 312 | 1% |
| **Total:** | **27,111** | **100.0%** | **30,097** | **100.0%** |

# ECONOMICS

## Labor Force

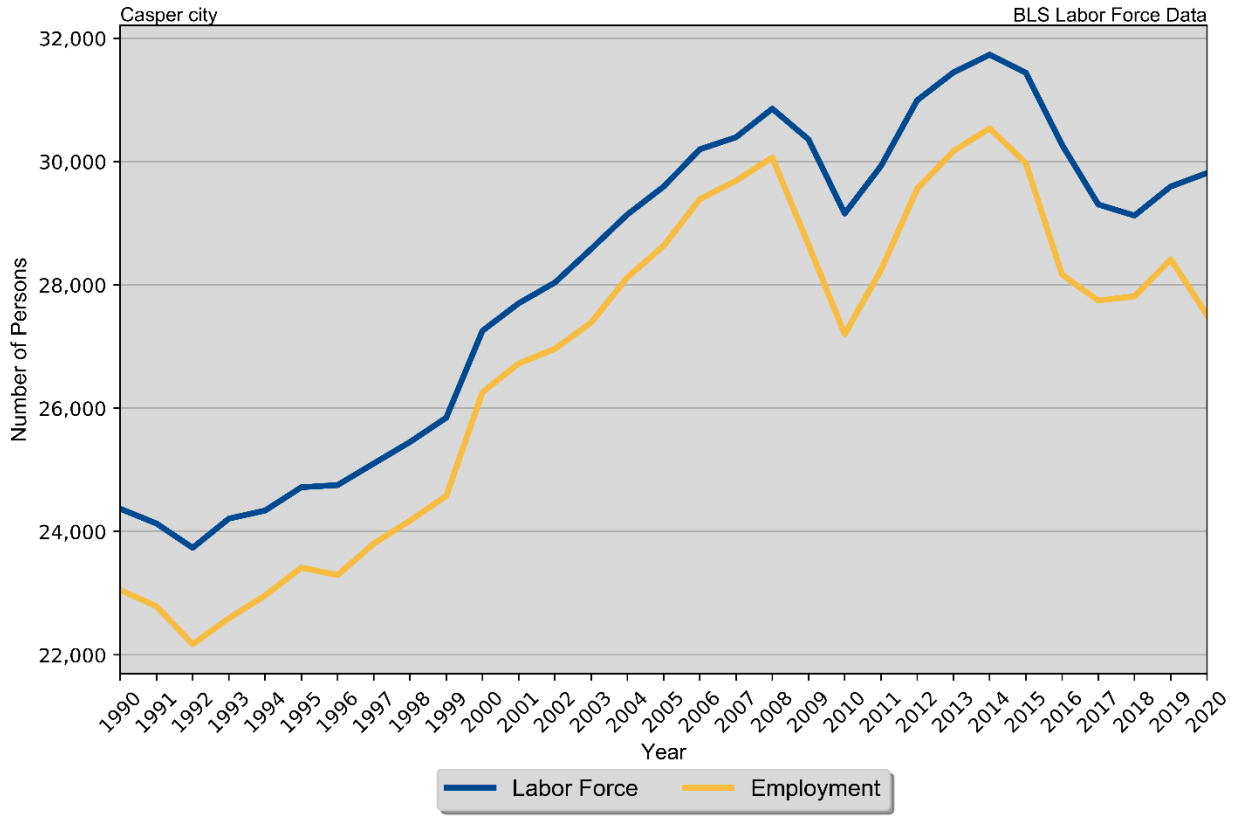
Table III.2.21, shows the labor force statistics for Casper city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.3 percent. The highest level of unemployment occurred during 2020 rising to a rate of 7.7 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Casper city increased from 4 percent in 2019 to 7.7 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.2.21**
**Labor Force Statistics**
Casper city
1990 - 2020 BLS Data

| Year | Casper city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 1,319 | 23,050 | 24,369 | 5.4% | 5.1% |
| 1991 | 1,342 | 22,788 | 24,130 | 5.6% | 5% |
| 1992 | 1,564 | 22,172 | 23,736 | 6.6% | 5.4% |
| 1993 | 1,617 | 22,593 | 24,210 | 6.7% | 5.3% |
| 1994 | 1,378 | 22,962 | 24,340 | 5.7% | 4.9% |
| 1995 | 1,304 | 23,414 | 24,718 | 5.3% | 4.8% |
| 1996 | 1,459 | 23,294 | 24,753 | 5.9% | 5% |
| 1997 | 1,300 | 23,804 | 25,104 | 5.2% | 4.8% |
| 1998 | 1,274 | 24,178 | 25,452 | 5% | 4.8% |
| 1999 | 1,270 | 24,576 | 25,846 | 4.9% | 4.7% |
| 2000 | 996 | 26,260 | 27,256 | 3.7% | 3.8% |
| 2001 | 977 | 26,724 | 27,701 | 3.5% | 3.8% |
| 2002 | 1,075 | 26,963 | 28,038 | 3.8% | 4% |
| 2003 | 1,193 | 27,389 | 28,582 | 4.2% | 4.3% |
| 2004 | 1,020 | 28,121 | 29,141 | 3.5% | 3.8% |
| 2005 | 961 | 28,632 | 29,593 | 3.2% | 3.6% |
| 2006 | 808 | 29,390 | 30,198 | 2.7% | 3% |
| 2007 | 704 | 29,690 | 30,394 | 2.3% | 2.6% |
| 2008 | 792 | 30,065 | 30,857 | 2.6% | 2.9% |
| 2009 | 1,708 | 28,651 | 30,359 | 5.6% | 6.3% |
| 2010 | 1,956 | 27,201 | 29,157 | 6.7% | 6.9% |
| 2011 | 1,687 | 28,240 | 29,927 | 5.6% | 6.2% |
| 2012 | 1,437 | 29,556 | 30,993 | 4.6% | 5.5% |
| 2013 | 1,277 | 30,168 | 31,445 | 4.1% | 4.8% |
| 2014 | 1,195 | 30,538 | 31,733 | 3.8% | 4.3% |
| 2015 | 1,467 | 29,972 | 31,439 | 4.7% | 4.2% |
| 2016 | 2,107 | 28,165 | 30,272 | 7% | 5.4% |
| 2017 | 1,557 | 27,746 | 29,303 | 5.3% | 4.3% |
| 2018 | 1,310 | 27,814 | 29,124 | 4.5% | 4% |
| 2019 | 1,182 | 28,414 | 29,596 | 4% | 3.7% |
| 2020 | 2,301 | 27,512 | 29,813 | 7.7% | 5.8% |

Diagram III.2.6, shows the employment and labor force for Casper city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 27,512 persons, with the labor force reaching 29,813, indicating there were a total of 2,301 unemployed persons.

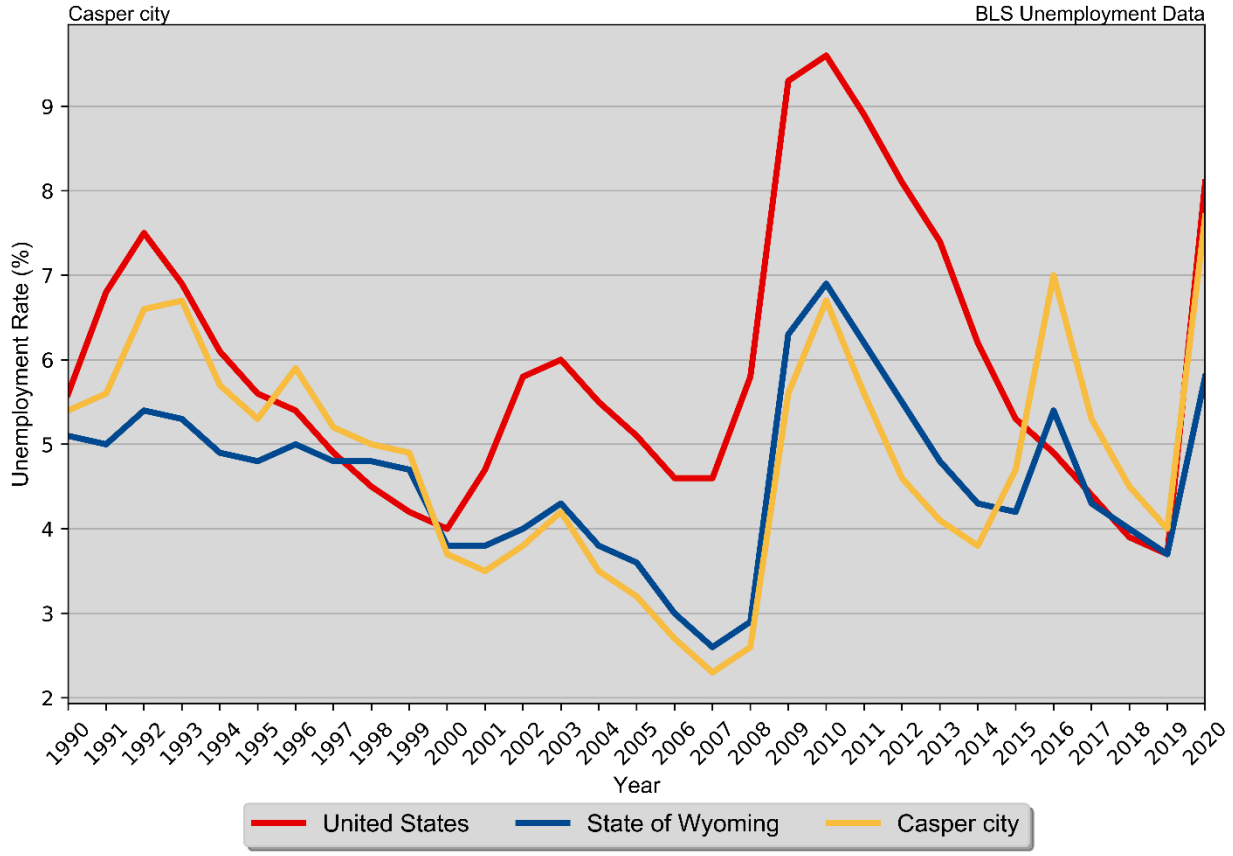
**Diagram III.2.6**
**Employment and Labor Force**



## Unemployment

Diagram III.2.7, shows the unemployment rate for both the State and Casper city. During the 1990's the average rate for Casper city was 5.6 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.3 percent. Over the course of the entire period the Casper city had an average unemployment rate that higher than the State, 4.8 percent for Casper city, versus 4.6 statewide.

**Diagram III.2.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

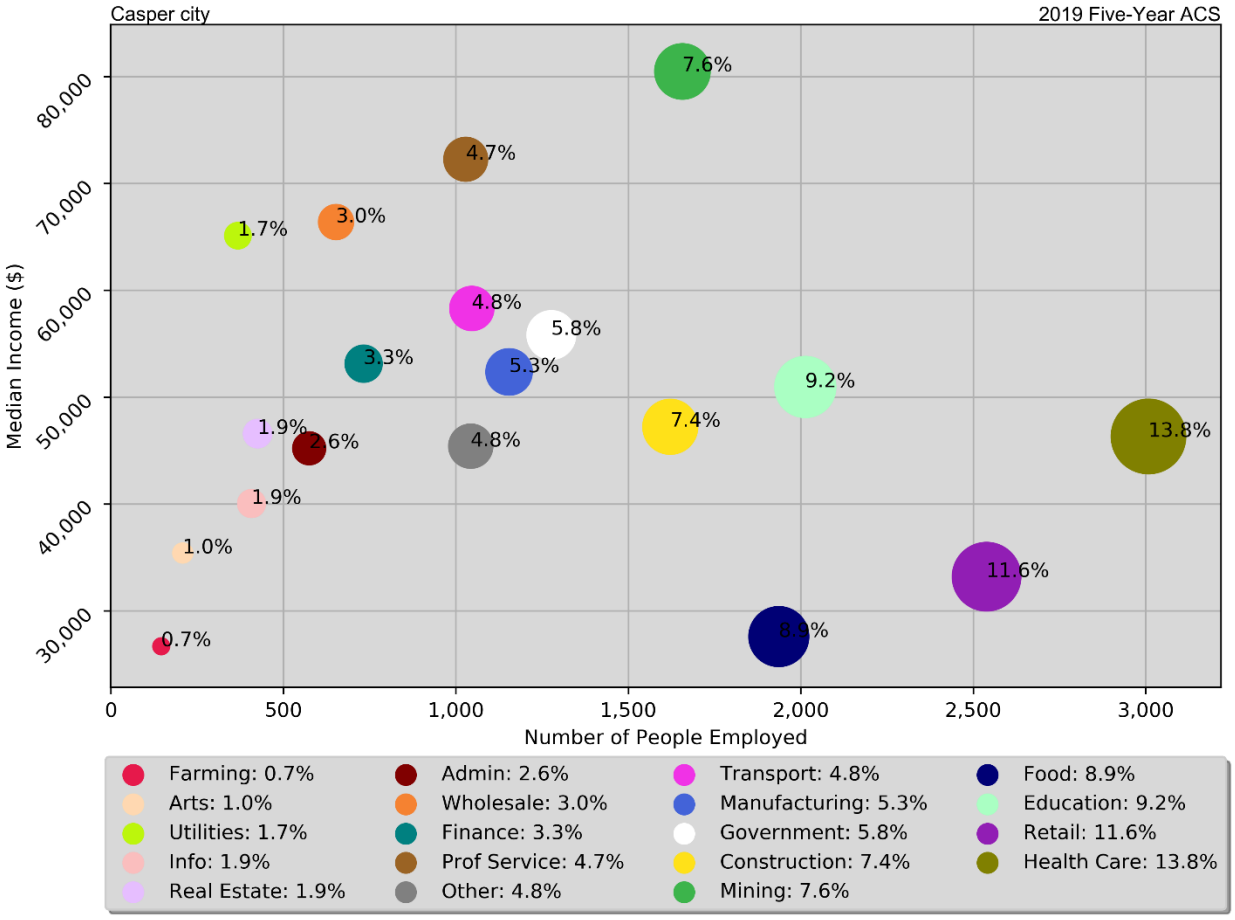
Table III.2.22 shows employment and median earnings by industry for Casper city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Casper city was Health Care, which employed 3,007 people and paid a median salary of 46,321 dollars. The highest paying industry in Casper city was the Mining industry, which paid a median salary of 80,500 dollars in 2019. This data is also displayed in Diagram III.2.8.

**Table III.2.22**
**City Level Employment by Industry**
Casper city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 574 | 2.6% | $45,236 |
| Arts, entertainment, and recreation | 208 | 1% | $35,429 |
| Construction | 1,621 | 7.4% | $47,255 |
| Educational services[4] | 2,012 | 9.2% | $50,963 |
| Agriculture, forestry, fishing and hunting | 145 | 0.7% | $26,719 |
| Finance and insurance | 732 | 3.3% | $53,148 |
| Accommodation and food services | 1,935 | 8.9% | $27,613 |
| Health care and social assistance | 3,007 | 13.8% | $46,321 |
| Information | 407 | 1.9% | $40,046 |
| Management of companies and enterprises | 34 | 0.2% | $ |
| Manufacturing | 1,154 | 5.3% | $52,380 |
| Mining, quarrying, and oil and gas extraction | 1,656 | 7.6% | $80,500 |
| Other services, except public administration | 1,042 | 4.8% | $45,417 |
| Prof Service | 1,028 | 4.7% | $72,267 |
| Government | 1,276 | 5.8% | $55,848 |
| Real estate and rental and leasing | 425 | 1.9% | $46,597 |
| Retail Trade | 2,538 | 11.6% | $33,214 |
| Transportation and warehousing | 1,045 | 4.8% | $58,327 |
| Utilities | 367 | 1.7% | $65,139 |
| Wholesale trade | 652 | 3% | $66,397 |

[4] Includes both Public and Private Education

**Diagram III.2.8**
**Earnings and Employment by Industry**



## Earnings: Natrona 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.2.23, shows the total employment by industry for the Natrona County. The most recent estimates show the health care and social assistance industry was the largest employer in Natrona County, with employment reaching 6,726 jobs in 2019. Between 2018 and 2019 the manufacturing industry saw the largest percentage increase, rising by 10 percent to 2,055 jobs.

**Table III.2.23**
**Employment by Industry**
Natrona County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 469 | 478 | 482 | 495 | 495 | 509 | 492 | 502 | 2% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 150 | 185 | 166 | 0 | 0 | 0% |
| Mining | 4,820 | 6,062 | 6,407 | 5,598 | 4,124 | 4,253 | 4,239 | 4,209 | -0.7% |
| Utilities | 0 | 144 | 156 | 150 | 153 | 134 | 130 | 136 | 4.6% |
| Construction | 3,782 | 4,376 | 4,648 | 4,531 | 4,415 | 3,882 | 3,794 | 4,127 | 8.8% |
| Manufacturing | 1,800 | 1,984 | 2,017 | 1,891 | 1,583 | 1,662 | 1,868 | 2,055 | 10% |
| Wholesale trade | 2,591 | 3,107 | 3,237 | 3,248 | 2,625 | 2,519 | 2,631 | 2,717 | 3.3% |
| Retail trade | 5,873 | 5,999 | 6,065 | 6,191 | 6,048 | 5,966 | 5,858 | 5,697 | -2.7% |
| Transportation and warehousing | 1,373 | 1,656 | 1,795 | 1,910 | 1,648 | 1,876 | 1,957 | 2,123 | 8.5% |
| Information | 588 | 542 | 541 | 524 | 538 | 574 | 533 | 493 | -7.5% |
| Finance and insurance | 2,219 | 2,355 | 2,291 | 2,338 | 2,433 | 2,490 | 2,602 | 2,626 | 0.9% |
| Real estate and rental and leasing | 2,735 | 3,092 | 3,217 | 3,245 | 3,246 | 3,301 | 3,449 | 3,519 | 2% |
| Professional and technical services | 2,373 | 2,485 | 2,526 | 2,483 | 2,331 | 2,413 | 2,528 | 2,648 | 4.7% |
| Management of companies and enterprises | 171 | 231 | 237 | 241 | 149 | 128 | 143 | 144 | 0.7% |
| Administrative and waste services | 2,139 | 2,223 | 2,223 | 2,160 | 2,192 | 2,272 | 2,303 | 2,238 | -2.8% |
| Educational services | 385 | 0 | 0 | 426 | 459 | 472 | 0 | 0 | 0% |
| Health care and social assistance | 6,443 | 6,576 | 6,641 | 6,855 | 6,887 | 6,807 | 6,716 | 6,726 | 0.1% |
| Arts, entertainment, and recreation | 872 | 949 | 998 | 968 | 1,014 | 1,177 | 1,153 | 1,165 | 1% |
| Accommodation and food services | 3,760 | 4,330 | 4,408 | 4,464 | 4,286 | 4,291 | 4,219 | 4,334 | 2.7% |
| Other services, except public administration | 2,863 | 3,283 | 3,100 | 3,001 | 2,749 | 2,737 | 2,823 | 2,871 | 1.7% |
| Government and government enterprises | 6,273 | 6,207 | 6,233 | 6,275 | 6,356 | 6,123 | 5,936 | 5,967 | 0.5% |
| **Total** | **51,833** | **56,643** | **57,785** | **57,144** | **53,916** | **53,752** | **54,082** | **55,034** | **1.8%** |

Table III.2.24, shows the real average earnings per job by industry for Natrona County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 710,468 dollars. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 3.5 percent to 69,068 dollars.

**Table III.2.24**
**Real Earnings Per Job by Industry**
Natrona County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 3,166 | 9,515 | 16,671 | 9,965 | 1,526 | 582 | 4,297 | 3,742 | -12.9% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 16,949 | 10,510 | 5,173 | 0 | 0 | 0% |
| Mining | 118,218 | 109,493 | 107,753 | 84,575 | 57,405 | 70,753 | 91,499 | 92,785 | 1.4% |
| Utilities | 0 | 122,495 | 118,731 | 120,714 | 116,374 | 123,919 | 127,458 | 130,745 | 2.6% |
| Construction | 99,369 | 102,640 | 103,095 | 88,304 | 76,702 | 69,503 | 66,729 | 69,068 | 3.5% |
| Manufacturing | 66,843 | 74,242 | 82,621 | 81,004 | 74,928 | 75,229 | 77,018 | 75,065 | -2.5% |
| Wholesale trade | 101,142 | 139,008 | 147,324 | 126,441 | 119,937 | 97,405 | 84,227 | 84,932 | 0.8% |
| Retail trade | 38,236 | 40,038 | 40,613 | 40,157 | 37,113 | 34,673 | 34,619 | 34,675 | 0.2% |
| Transportation and warehousing | 115,242 | 333,088 | 431,792 | 559,079 | 631,496 | 600,562 | 809,619 | 710,468 | -12.2% |
| Information | 52,635 | 51,951 | 51,090 | 51,741 | 50,202 | 44,573 | 48,249 | 46,622 | -3.4% |
| Finance and insurance | 45,192 | 41,474 | 42,149 | 43,782 | 39,496 | 39,774 | 31,820 | 30,903 | -2.9% |
| Real estate and rental and leasing | 33,704 | 51,487 | 54,969 | 56,822 | 50,101 | 37,620 | 36,163 | 35,008 | -3.2% |
| Professional and technical services | 64,468 | 69,425 | 73,243 | 74,598 | 66,990 | 64,470 | 68,410 | 68,208 | -0.3% |
| Management of companies and enterprises | 129,534 | 109,876 | 103,424 | 102,374 | 64,698 | 114,826 | 85,829 | 81,260 | -5.3% |
| Administrative and waste services | 30,770 | 38,658 | 39,082 | 41,133 | 38,699 | 36,844 | 35,500 | 34,171 | -3.7% |
| Educational services | 19,053 | 0 | 0 | 21,924 | 21,229 | 22,304 | 0 | 0 | 0% |
| Health care and social assistance | 71,394 | 74,429 | 74,552 | 72,597 | 69,439 | 68,791 | 67,859 | 68,807 | 1.4% |
| Arts, entertainment, and recreation | 17,253 | 13,054 | 15,512 | 13,760 | 13,659 | 14,989 | 14,200 | 13,806 | -2.8% |
| Accommodation and food services | 24,609 | 25,795 | 27,141 | 28,457 | 27,337 | 25,699 | 24,148 | 24,758 | 2.5% |
| Other services, except public administration | 54,261 | 49,791 | 48,768 | 48,842 | 45,677 | 44,248 | 46,979 | 47,676 | 1.5% |
| Government and government enterprises | 73,278 | 76,613 | 77,767 | 78,060 | 76,053 | 76,564 | 77,255 | 76,935 | -0.4% |
| **Total** | **65,398** | **76,630** | **81,984** | **81,825** | **75,280** | **74,263** | **83,032** | **81,366** | **-2%** |

Diagram III.2.9, shows real average earnings per job for Natrona County from 1990 to 2019. Over this period the average earning per job for Natrona County was 57,719 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.2.9**
**Real Average Earnings Per Job**

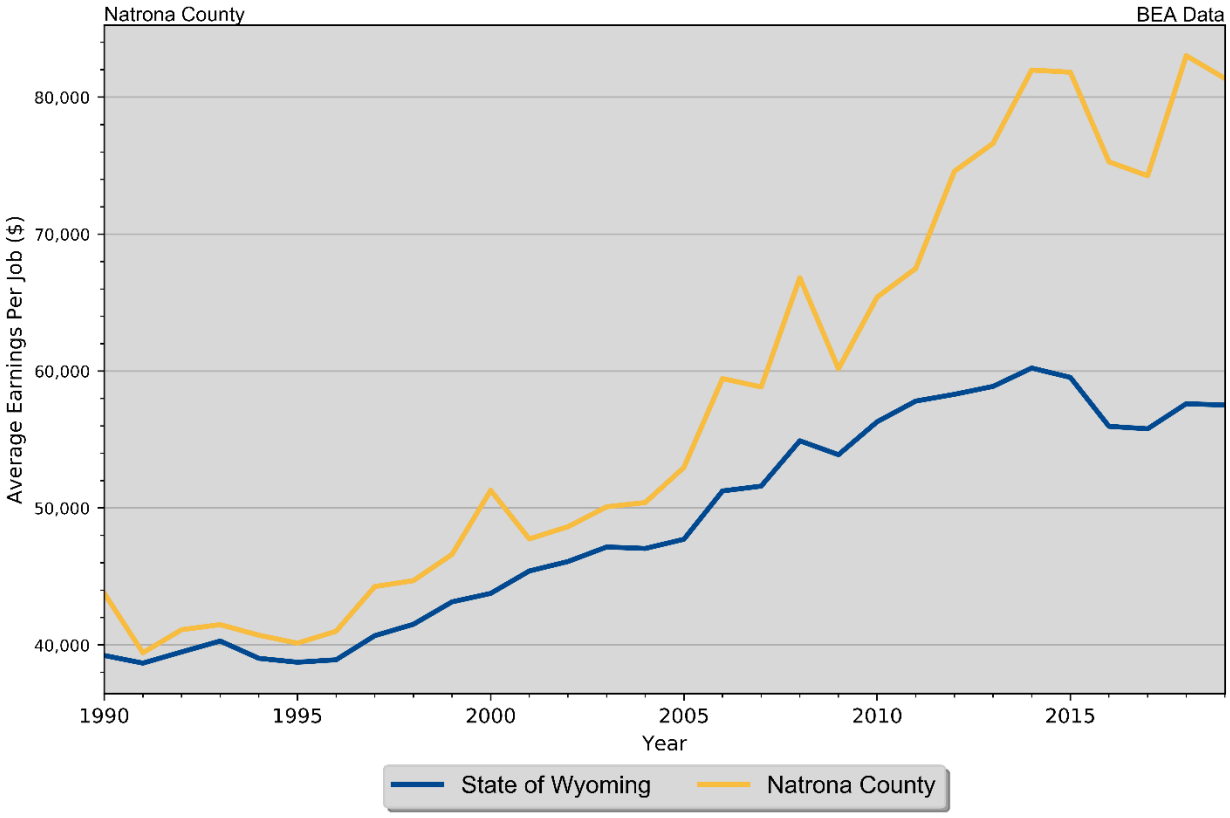
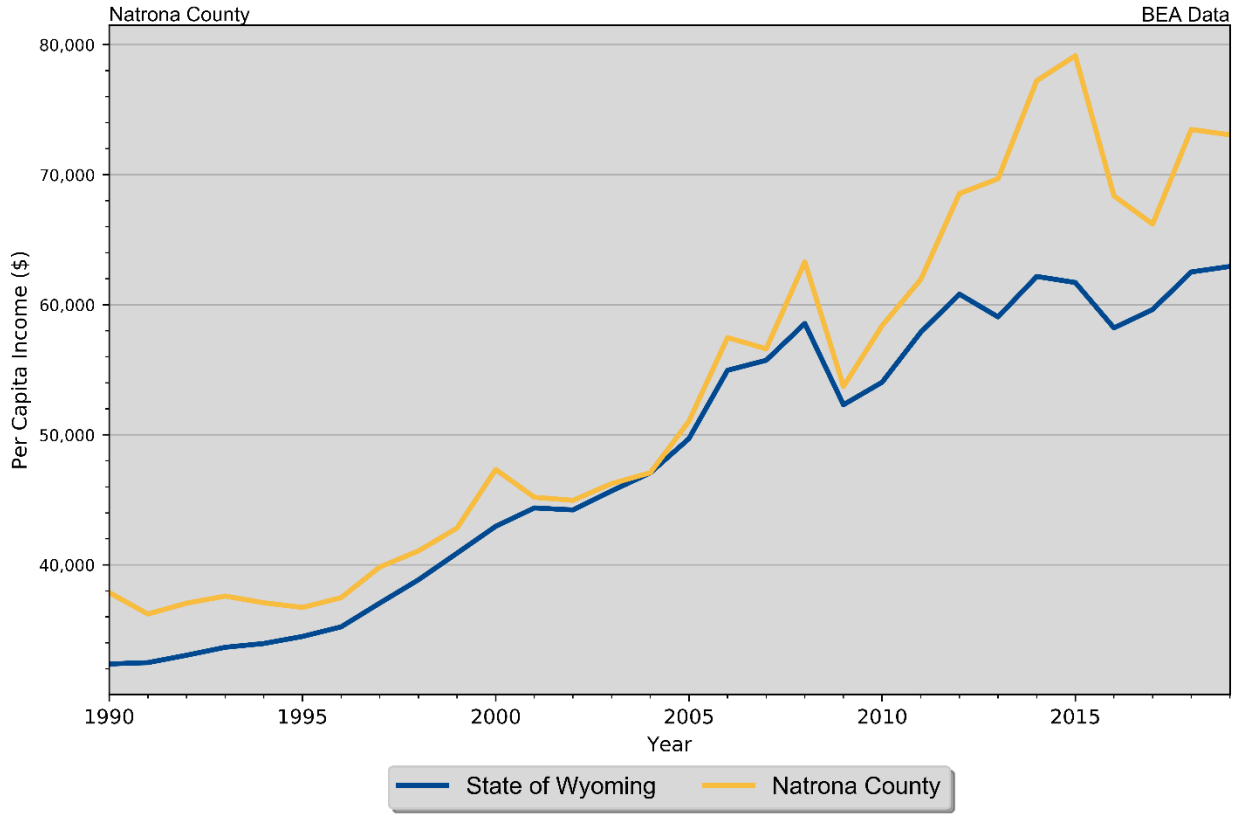


Diagram III.2.10, shows real per capita income for the Natrona County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Natrona County was 53,093 dollars, which was higher than the statewide average of 48,222 dollars over the same period.

**Diagram III.2.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 7,601 in 2010 to 7,735 in 2019, with the poverty rate reaching 9.9 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.2.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.2.11.

The rate of poverty for Casper city is shown in Table III.2.26. In 2019, the poverty rate was 10 percent meaning there were an estimated 5,737 people living in poverty, compared to 4,164 persons living in poverty in 2010. In 2019, some 14.8 percent of those in poverty were under age 6 and 7.5 percent were 65 or older.

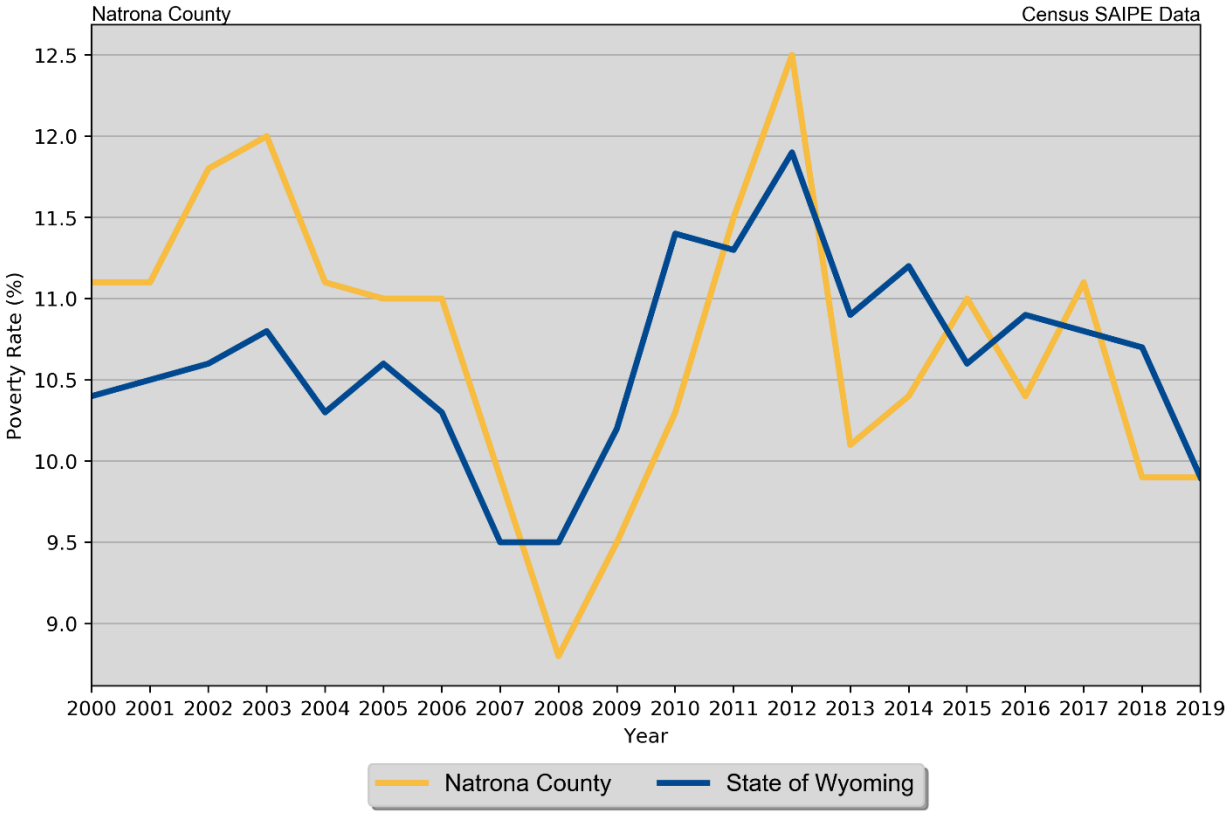
**Table III.2.25**
**Persons in Poverty**
Natrona County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 7,276 | 11.1% |
| 2001 | 7,349 | 11.1% |
| 2002 | 7,921 | 11.8% |
| 2003 | 8,156 | 12% |
| 2004 | 7,594 | 11.1% |
| 2005 | 7,446 | 11% |
| 2006 | 7,559 | 11% |
| 2007 | 6,970 | 9.9% |
| 2008 | 6,319 | 8.8% |
| 2009 | 6,905 | 9.5% |
| 2010 | 7,601 | 10.3% |
| 2011 | 8,559 | 11.5% |
| 2012 | 9,595 | 12.5% |
| 2013 | 8,003 | 10.1% |
| 2014 | 8,262 | 10.4% |
| 2015 | 8,827 | 11% |
| 2016 | 8,244 | 10.4% |
| 2017 | 8,631 | 11.1% |
| 2018 | 7,677 | 9.9% |
| 2019 | 7,735 | 9.9% |

**Table III.2.26**
**Poverty by Age**
Casper 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 | 600 | 12.8 | 714 | 14.8% |
| 6 to 17 | 512 | 6.1 | 908 | 10.2% |
| 18 to 64 | 2,494 | 7.6 | 3,512 | 9.9% |
| 65 or Older | 558 | 8.2 | 603 | 7.5% |
| **Total** | **4,164** | **100.0%** | **5,737** | **100.0%** |
| **Poverty Rate** | **7.9%** | **.** | **10%** | **.** |

**Diagram III.2.11**
**Poverty Rates**



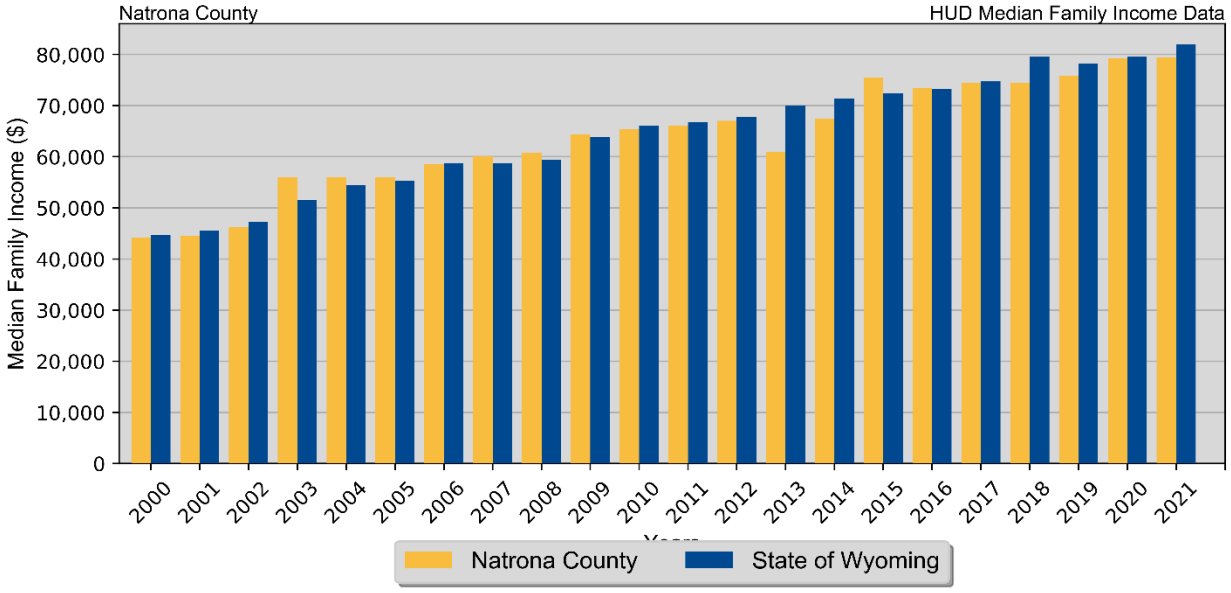
## Household Income

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.2.46 shows that the HUD estimated MFI for Natrona County was $79,400 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.2.12, illustrates the estimated MFI for 2000 through 2021 in Natrona County.

**Table III.2.27**
**Median Family Income**
Natrona County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 44,100 | 44,700 |
| 2001 | 44,500 | 45,500 |
| 2002 | 46,200 | 47,200 |
| 2003 | 55,900 | 51,600 |
| 2004 | 55,900 | 54,500 |
| 2005 | 55,900 | 55,250 |
| 2006 | 58,600 | 58,800 |
| 2007 | 60,100 | 58,800 |
| 2008 | 60,700 | 59,450 |
| 2009 | 64,300 | 63,900 |
| 2010 | 65,400 | 66,100 |
| 2011 | 66,100 | 66,800 |
| 2012 | 67,000 | 67,700 |
| 2013 | 60,900 | 70,000 |
| 2014 | 67,500 | 71,400 |
| 2015 | 75,500 | 72,400 |
| 2016 | 73,400 | 73,300 |
| 2017 | 74,400 | 74,700 |
| 2018 | 74,400 | 79,600 |
| 2019 | 75,800 | 78,200 |
| 2020 | 79,300 | 79,500 |
| 2021 | 79,400 | 81,900 |

**Diagram III.2.12**
**Estimated Median Family Income**



# HOUSING

## Housing Production

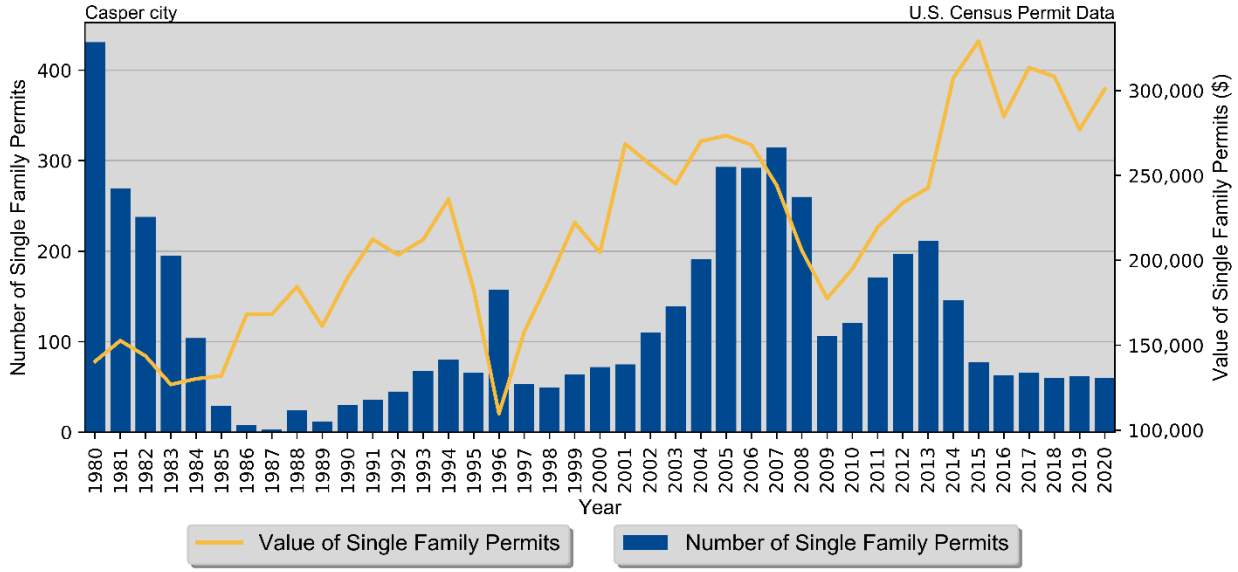
The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Casper city decreased from 62 authorizations in 2019 to 60 in 2020.

The real value of single-family building permits increased from 277,081 dollars in 2019 to 300,917 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.2.28.

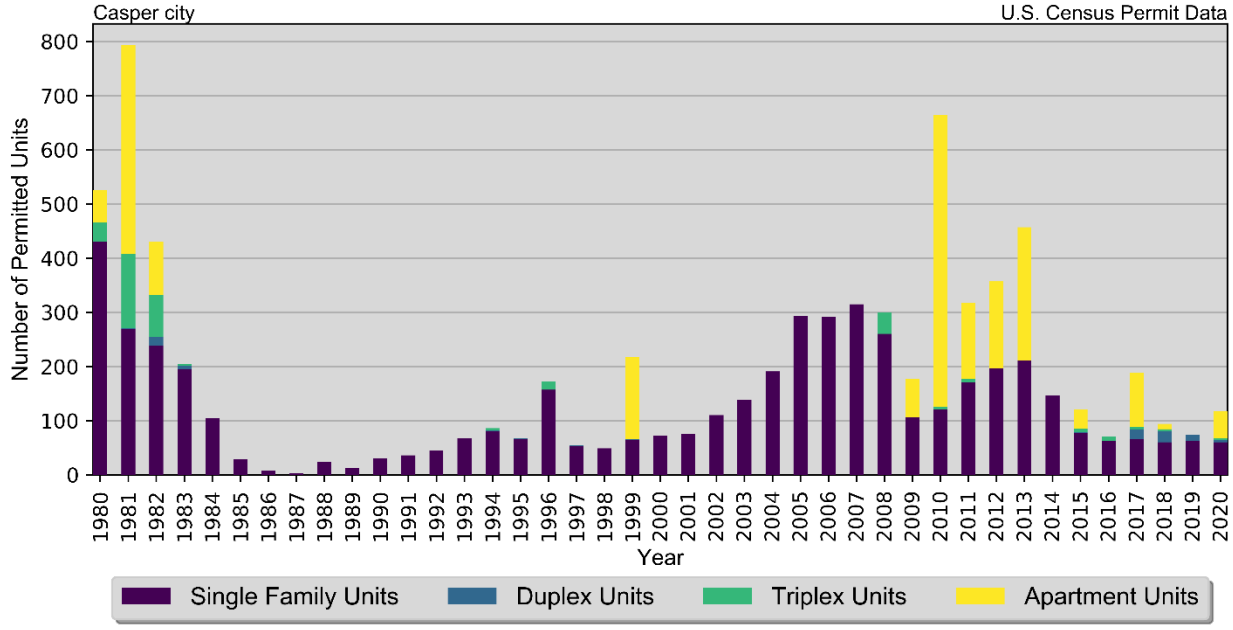
**Table III.2.28**
**Building Permits and Valuation**
Casper city
Census Bureau Data, 1980–2020

| 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 | 431 | 0 | 35 | 60 | 526 | 140,504 | 55,690 |
| 1981 | 269 | 2 | 136 | 386 | 793 | 152,731 | 41,367 |
| 1982 | 238 | 16 | 78 | 98 | 430 | 143,682 | 85,814 |
| 1983 | 195 | 6 | 4 | 0 | 205 | 126,899 | 0 |
| 1984 | 104 | 0 | 0 | 0 | 104 | 130,247 | 0 |
| 1985 | 29 | 0 | 0 | 0 | 29 | 131,984 | 0 |
| 1986 | 8 | 0 | 0 | 0 | 8 | 168,146 | 0 |
| 1987 | 3 | 0 | 0 | 0 | 3 | 168,293 | 0 |
| 1988 | 24 | 0 | 0 | 0 | 24 | 184,486 | 0 |
| 1989 | 12 | 0 | 0 | 0 | 12 | 161,313 | 0 |
| 1990 | 30 | 0 | 0 | 0 | 30 | 189,805 | 0 |
| 1991 | 36 | 0 | 0 | 0 | 36 | 212,439 | 0 |
| 1992 | 45 | 0 | 0 | 0 | 45 | 203,189 | 0 |
| 1993 | 68 | 0 | 0 | 0 | 68 | 212,328 | 0 |
| 1994 | 80 | 2 | 4 | 0 | 86 | 235,979 | 0 |
| 1995 | 66 | 2 | 0 | 0 | 68 | 182,707 | 0 |
| 1996 | 157 | 0 | 15 | 0 | 172 | 109,766 | 0 |
| 1997 | 53 | 2 | 0 | 0 | 55 | 157,903 | 0 |
| 1998 | 49 | 0 | 0 | 0 | 49 | 188,652 | 0 |
| 1999 | 64 | 2 | 0 | 151 | 217 | 222,194 | 58,725 |
| 2000 | 72 | 0 | 0 | 0 | 72 | 204,662 | 0 |
| 2001 | 75 | 0 | 0 | 0 | 75 | 268,647 | 0 |
| 2002 | 110 | 0 | 0 | 0 | 110 | 256,329 | 0 |
| 2003 | 139 | 0 | 0 | 0 | 139 | 245,170 | 0 |
| 2004 | 191 | 0 | 0 | 0 | 191 | 270,195 | 0 |
| 2005 | 293 | 0 | 0 | 0 | 293 | 273,472 | 0 |
| 2006 | 292 | 0 | 0 | 0 | 292 | 268,001 | 0 |
| 2007 | 315 | 0 | 0 | 0 | 315 | 244,259 | 0 |
| 2008 | 260 | 0 | 40 | 0 | 300 | 205,726 | 0 |
| 2009 | 106 | 0 | 0 | 71 | 177 | 177,650 | 64,348 |
| 2010 | 121 | 0 | 4 | 539 | 664 | 195,020 | 83,361 |
| 2011 | 171 | 0 | 6 | 140 | 317 | 219,486 | 79,243 |
| 2012 | 197 | 0 | 0 | 160 | 357 | 233,931 | 74,079 |
| 2013 | 211 | 0 | 0 | 246 | 457 | 242,723 | 73,057 |
| 2014 | 146 | 0 | 0 | 0 | 146 | 307,553 | 0 |
| 2015 | 77 | 2 | 6 | 36 | 121 | 329,070 | 107,033 |
| 2016 | 63 | 0 | 8 | 0 | 71 | 284,702 | 0 |
| 2017 | 66 | 18 | 4 | 100 | 188 | 313,499 | 128,842 |
| 2018 | 60 | 20 | 4 | 10 | 94 | 308,249 | 125,815 |
| 2019 | 62 | 12 | 0 | 0 | 74 | 277,081 | 0 |
| 2020 | 60 | 4 | 4 | 49 | 117 | 300,917 | 99,614 |

## Diagram III.2.13
### Single-Family Permits




## Diagram III.2.14
### Total Permits by Unit Type



## Housing Characteristics

Households by type and tenure are shown in Table II.2.29. Family households represented 60.6 percent of households, while non-family households accounted for 39.4 percent. These changed from 62.5 and 37.5 percent, respectively.

**Table II.2.29**
**Household Type by Tenure**
Casper city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 14,237 | 62.5% | 14,682 | 60.6% |
| Married-Couple Family | 10,508 | 73.8% | 10,953 | 74.6% |
| Owner-Occupied | 8,857 | 84.3% | 9,089 | 83% |
| Renter-Occupied | 1,651 | 15.7% | 1,864 | 17% |
| Other Family | 3,729 | 26.2% | 3,729 | 25.4% |
| Male Householder, No Spouse Present | 1,178 | 31.6% | 1,095 | 31.6% |
| Owner-Occupied | 698 | 59.3% | 567 | 51.8% |
| Renter-Occupied | 480 | 40.7% | 528 | 48.2% |
| Female Householder, No Spouse Present | 2,551 | 68.4% | 2,634 | 68.4% |
| Owner-Occupied | 1,293 | 50.7% | 1,214 | 46.1% |
| Renter-Occupied | 1,258 | 49.3% | 1,420 | 53.9% |
| Non-Family Households | 8,557 | 37.5% | 9,537 | 39.4% |
| Owner-Occupied | 4,461 | 52.1% | 4,715 | 49.4% |
| Renter-Occupied | 4,096 | 47.9% | 4,822 | 50.6% |
| **Total** | **22,794** | **100.0%** | **24,219** | **100.0%** |

Table II.2.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 23,984 housing units, compared with 26,895 in 2019. Single-family units accounted for 71 percent of units in 2019, compared to 75.8 in 2010. Apartment units accounted for 16.9 percent in 2019, compared to 12.6 percent in 2010.

**Table II.2.30**
**Housing Units by Type**
Casper 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 | 18,169 | 75.8% | **19,083** | 71% |
| Duplex | 654 | 2.7% | 577 | 2.1% |
| Tri- or Four-Plex | 1,260 | 5.3% | 1,636 | 6.1% |
| Apartment | 3,015 | 12.6% | 4,557 | 16.9% |
| Mobile Home | 841 | 3.5% | 1,023 | 3.8% |
| Boat, RV, Van, Etc. | 45 | 0.2% | 19 | 0.1% |
| **Total** | **23,984** | **100.0%** | **26,895** | **100.0%** |

Table II.2.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 26,895 housing units. An estimated 64.4 percent were owner-occupied, and 9.9 percent were vacant.

**Table II.2.31**
**Housing Units by Tenure**
Casper city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 22,794 | 92.9% | 24,219 | 90.1% |
| Owner-Occupied | 15,309 | 67.2% | 15,585 | 64.4% |
| Renter-Occupied | 7,485 | 32.8% | 8,634 | 35.6% |
| Vacant Housing Units | 1,742 | 7.1% | 2,676 | 9.9% |
| **Total Housing Units** | **24,536** | **100.0%** | **26,895** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.2.32. Households earning more than 100,000 dollars per year represented 25.6 percent of households in 2019, compared to 19.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9 percent of households in 2019, compared to 10.1 percent in 2000.

**Table II.2.32**
**Households by Income**
Casper 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 | 2,217 | 10.1% | 2,169 | 9% |
| $15,000 to $19,999 | 1,062 | 4.8% | 1,063 | 4.4% |
| $20,000 to $24,999 | 1,278 | 5.8% | 951 | 3.9% |
| $25,000 to $34,999 | 2,918 | 13.3% | 2,326 | 9.6% |
| $35,000 to $49,999 | 3,559 | 16.2% | 3,280 | 13.5% |
| $50,000 to $74,999 | 4,059 | 18.5% | 4,490 | 18.5% |
| $75,000 to $99,999 | 2,678 | 12.2% | 3,728 | 15.4% |
| $100,000 or More | 4,206 | 19.1% | 6,212 | 25.6% |
| **Total** | **21,977** | **100.0%** | **24,219** | **100.0%** |

Table II.2.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 9.5 percent of households in 2010 and 10.5 percent of households in 2019. Housing units built in 1939 or earlier represented 10.8 percent of households in 2019 and 8.7 percent of households in 2010.

**Table II.2.33**
**Households by Year Home Built**
Casper 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 | 1,912 | 8.7% | 2,618 | 10.8% |
| 1940 to 1949 | 1,271 | 5.8% | 1,054 | 4.4% |
| 1950 to 1959 | 4,885 | 22.2% | 4,443 | 18.3% |
| 1960 to 1969 | 2,630 | 12% | 2,418 | 10% |
| 1970 to 1979 | 5,170 | 23.5% | 5,076 | 21% |
| 1980 to 1989 | 2,990 | 13.6% | 2,822 | 11.7% |
| 1990 to 1999 | 1,039 | 4.7% | 1,106 | 4.6% |
| 2000 to 2009 | 2,080 | 9.5% | 2,537 | 10.5% |
| 2010 or Later | . | . | 2,145 | 8.9% |
| **Total** | **21,977** | **100.0%** | **24,219** | **100.0%** |

The distribution of unit types by race are shown in Table II.2.34. An estimated 75.2 percent of white households occupy single-family homes, compared to 31.5 percent of black households. Some 14.1 percent of white households occupied apartments, compared to 34 percent of black households. An estimated 97.3 percent of Asian, and 90 percent of American Indian households occupy single-family homes.

**Table II.2.34**
**Distribution of Units in Structure by Race**
Casper city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 75.2% | 31.5% | 90% | 97.3% | % | 52.6% | 74% |
| Duplex | 1.9% | 0% | 0% | 0% | % | 0% | 7% |
| Tri- or Four-Plex | 5.5% | 21.9% | 0% | 0% | % | 0% | 0% |
| Apartment | 14.1% | 34% | 0% | 0% | % | 24.6% | 19% |
| Mobile Home | 3.3% | 12.6% | 10% | 2.7% | % | 22.8% | 0% |
| Boat, RV, Van, Etc. | 0.1% | 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.2.35. An estimated 45.1 percent of vacant units were for rent in 2010. In addition, some 16.5 percent of vacant units were for sale. "Other" vacant units represented 23 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 43.5 percent of vacant units, while for sale units accounted for 9.2 percent. "Other" vacant units accounted for 38.4 percent of vacant units, representing a total of 1,028 "other" vacant units.

**Table II.2.35**
**Disposition of Vacant Housing Units**
Casper city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 785 | 45.1% | 1,163 | 43.5% |
| For Sale | 287 | 16.5% | 247 | 9.2% |
| Rented Not Occupied | 42 | 2.4% | 0 | 0% |
| Sold Not Occupied | 62 | 3.6% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 162 | 9.3% | 210 | 7.8% |
| For Migrant Workers | 3 | 0.2% | 28 | 1% |
| Other Vacant | 401 | 23% | 1,028 | 38.4% |
| **Total** | **1,742** | **100.0%** | **2,676** | **100.0%** |

Table II.2.36 shows the number of households in the county by number of bedrooms and tenure. There were 208 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.01 percent of total households in Casper city. In Casper city the 8,279 households with three bedrooms accounted for 34.18 percent of all households, and there were 2,265 five-bedroom or more households, which accounted for 9.35 percent of all households.

| Table II.2.36<br>Households by Number of Bedrooms<br>Casper city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 29 | 208 | 237 | 0.98% |
| One | 252 | 1,833 | 2,085 | 8.61% |
| Two | 2,174 | 3,641 | 5,815 | 24.01% |
| Three | 6,174 | 2,105 | 8,279 | 34.18% |
| Four | 4,812 | 726 | 5,538 | 22.87% |
| Five or more | 2,144 | 121 | 2,265 | 9.35% |
| **Total** | **15,585** | **8,634** | **24,219** | **100.0** |

The age of a structure influences its value. As shown in Table II.2.37, structures built in 1939 or earlier had a median value of, 159,800 while structures built between 1950 and 1959 had a median value of 169,600 and those built between 1990 to 1999 had a median value of 257,200. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 334,100 and, 333,100 respectively. The total median value in Casper city was, 207,400.

| Table II.2.37<br>Owner Occupied Median Value by Year Structure Built<br>Casper city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 159,800 |
| 1940 to 1949 | 159,600 |
| 1950 to 1959 | 169,600 |
| 1960 to 1969 | 204,100 |
| 1970 to 1979 | 221,600 |
| 1980 to 1989 | 224,200 |
| 1990 to 1999 | 257,200 |
| 2000 to 2009 | 285,600 |
| 2010 to 2013 | 334,100 |
| 2014 or later | 333,100 |
| **Median Value** | **207,400** |

Household mortgage status is reported in Table II.2.38. In, Casper city households with a mortgage accounted for 63.7 percent of all households or 9,927 housing units, and the remaining 57.4 percent or 8,947 units had no mortgage. Of those units with a mortgage, 959 had either a second mortgage or home equity loan, 21 had both a second mortgage and home equity loan, and 8,947 or 57.4 percent had no second mortgage or no home equity loan.

**Table II.2.38**
**Mortgage Status**
**Casper city**
**2019** Five-Year ACS Data

| Mortgage Status | Casper city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 9,927 | 63.7 |
| With either a second mortgage or home equity loan, but not both | 959 | 6.2 |
| Second mortgage only | 419 | 2.7 |
| Home equity loan only | 540 | 3.5 |
| Both second mortgage and home equity loan | 21 | 0.1 |
| No second mortgage and no home equity loan | 8,947 | 57.4 |
| Housing units without a mortgage | 5,658 | 36.3 |
| **Total** | **15,585** | **100.0%** |

Table II.2.39 lists the Casper city median rent as $738 and the median home value as $207,400 in 2019.

**Table II.2.39**
**Median Rent**
**Casper city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $738 |
| Median Home Value | $207,400 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.2.40. In 2019, an estimated 1.7 percent of households were overcrowded, and an additional 0.1 percent were severely overcrowded.

**Table II.2.40**
**Overcrowding and Severe Overcrowding**
Casper 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 | 14,792 | 99.7% | 40 | 0.3% | 0 | 0% | 14,832 |
| 2019 Five-Year ACS | 15,345 | 98.5% | 226 | 1.5% | 14 | 0.1% | 15,585 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 7,085 | 99.2% | 60 | 0.8% | 0 | 0% | 7,145 |
| 2019 Five-Year ACS | 8,419 | 97.5% | 195 | 2.3% | 20 | 0.2% | 8,634 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 21,877 | 99.5% | 100 | 0.5% | 0 | 0% | 21,977 |
| 2019 Five-Year ACS | 23,764 | 98.1% | 421 | 1.7% | 34 | 0.1% | 24,219 |

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.2.41 and Table II.2.42, below.

There were a total of 27 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Casper city. This is compared to 0.4 percent of households lacking complete plumbing facilities in 2010.

**Table II.2.41**
**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 | 21,898 | 24,192 |
| Lacking Complete Plumbing Facilities | 79 | 27 |
| **Total Households** | **21,977** | **24,219** |
| **Percent Lacking** | **0.4%** | **0.1%** |

There were 189 households lacking complete kitchen facilities in 2019, compared to 183 households in 2010. This was a change from 0.8 percent of households in 2010 to 0.8 percent in 2019.

**Table II.2.42**
**Households with Incomplete Kitchen Facilities**
Casper city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 21,794 | 24,030 |
| Lacking Complete Kitchen Facilities | 183 | 189 |
| **Total Households** | **21,977** | **24,219** |
| **Percent Lacking** | **0.8%** | **0.8%** |

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.2.43, in Casper city 16.3 percent of households had a cost burden and 9.8 percent had a severe cost burden. Some 24.1 percent of renters were cost burdened, and 15.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5.4 percent and a severe cost burden rate of 3.3 percent. Owner occupied households with a mortgage had a cost burden rate of 15.8 percent, and severe cost burden at 8.4 percent.

**Table II.2.43**
**Cost Burden and Severe Cost Burden by Tenure**
Casper city
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 | 7,605 | 77.8% | 1,627 | 16.6% | 523 | 5.3% | 22 | 0.2% | 9,777 |
| 2019 Five-Year ACS | 7,484 | 75.4% | 1,572 | 15.8% | 836 | 8.4% | 35 | 0.4% | 9,927 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 4,740 | 93.8% | 210 | 4.2% | 75 | 1.5% | 30 | 0.6% | 5,055 |
| 2019 Five-Year ACS | 5,127 | 90.6% | 303 | 5.4% | 187 | 3.3% | 41 | 0.7% | 5,658 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 3,993 | 55.9% | 1,465 | 20.5% | 1,383 | 19.4% | 304 | 4.3% | 7,145 |
| 2019 Five-Year ACS | 4,649 | 53.8% | 2,078 | 24.1% | 1,355 | 15.7% | 552 | 6.4% | 8,634 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 16,338 | 74.3% | 3,302 | 15% | 1,981 | 9% | 356 | 1.6% | 21,977 |
| 2019 Five-Year ACS | 17,260 | 71.3% | 3,953 | 16.3% | 2,378 | 9.8% | 628 | 2.6% | 24,219 |

### 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 Natrona County. Below is a table showing the MFI breakdown:

| Natrona County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $23,820 |
| 30.1 – 50% MFI | $23,821 to $39,700 |
| 50.1 – 80% MFI | $39,701 to $63,520 |
| 80.1 – 100% MFI | $63,521 to $79,400 |
| Above 100% MFI | Above $79,400 |

## Housing Problems by Income, Race, and Tenure

Table III.2.44 through Table III.2.49 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 Casper city, housing problems are faced by 2,170 white homeowner households, 0 black homeowner households, 15 Asian homeowner households, and 320 Hispanic homeowner households.

## Table III.2.44
### Percent of Homeowner Households with Housing Problems by Income and Race
Casper 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 $23,820 | 72.2% | 0% | 0% | 100% | 0% | 0% | 100% | 74.4% |
| $23,821 to $39,700 | 48.2% | 0% | 0% | 0% | 0% | 0% | 71.4% | 45.1% |
| $39,701 to $63,520 | 31.1% | 0% | 100% | 0% | 0% | 0% | 70.7% | 33.4% |
| $63,521 to $79,400 | 10.8% | 0% | 0% | 0% | 0% | 0% | 100% | 15.4% |
| Above $79,400 | 3% | 0% | 0% | 0% | 0% | 0% | 6.2% | 3.1% |
| **Total** | **15.5%** | **0%** | **16.7%** | **100%** | **0%** | **0%** | **46%** | **16.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,820 | 22.8% | 0% | 0% | 0% | 0% | 0% | 0% | 21% |
| $23,821 to $39,700 | 51.8% | 100% | 0% | 0% | 0% | 0% | 28.6% | 54.9% |
| $39,701 to $63,520 | 68.9% | 100% | 0% | 0% | 0% | 100% | 29.3% | 66.6% |
| $63,521 to $79,400 | 89.2% | 100% | 0% | 0% | 0% | 100% | 0% | 84.6% |
| Above $79,400 | 97% | 0% | 100% | 0% | 0% | 100% | 93.8% | 96.9% |
| **Total** | **84.3%** | **100%** | **83.3%** | **0%** | **0%** | **100%** | **54%** | **83.1%** |

## Table III.2.45
## Homeowner Households with Housing Problems by Income and Race
Casper 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 $23,820 | 585 | 0 | 0 | 25 | 0 | 0 | 45 | 655 |
| $23,821 to $39,700 | 550 | 0 | 0 | 0 | 0 | 0 | 25 | 575 |
| $39,701 to $63,520 | 615 | 0 | 15 | 0 | 0 | 0 | 145 | 775 |
| $63,521 to $79,400 | 160 | 0 | 0 | 0 | 0 | 0 | 85 | 245 |
| Above $79,400 | 260 | 0 | 0 | 0 | 0 | 0 | 20 | 280 |
| **Total** | **2,170** | **0** | **15** | **25** | **0** | **0** | **320** | **2,530** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,820 | 185 | 0 | 0 | 0 | 0 | 0 | 0 | 185 |
| $23,821 to $39,700 | 590 | 100 | 0 | 0 | 0 | 0 | 10 | 700 |
| $39,701 to $63,520 | 1,365 | 65 | 0 | 0 | 0 | 55 | 60 | 1,545 |
| $63,521 to $79,400 | 1,320 | 10 | 0 | 0 | 0 | 20 | 0 | 1,350 |
| Above $79,400 | 8,375 | 0 | 75 | 0 | 0 | 120 | 305 | 8,875 |
| **Total** | **11,835** | **175** | **75** | **0** | **0** | **195** | **375** | **12,655** |
| **Not Computed** | | | | | | | | |
| $0 to $23,820 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **40** | **0** | **0** | **0** | **0** | **0** | **0** | **40** |
| **Total** | | | | | | | | |
| $0 to $23,820 | 810 | 0 | 0 | 25 | 0 | 0 | 45 | 880 |
| $23,821 to $39,700 | 1,140 | 100 | 0 | 0 | 0 | 0 | 35 | 1,275 |
| $39,701 to $63,520 | 1,980 | 65 | 15 | 0 | 0 | 55 | 205 | 2,320 |
| $63,521 to $79,400 | 1,480 | 10 | 0 | 0 | 0 | 20 | 85 | 1,595 |
| Above $79,400 | 8,635 | 0 | 75 | 0 | 0 | 120 | 325 | 9,155 |
| **Total** | **14,045** | **175** | **90** | **25** | **0** | **195** | **695** | **15,225** |

In total, some 3,314 renter households face housing problems in Casper city. Of these, some 2,785 white renter households, 90 black renter households, 45 Asian renter households, and 334 Hispanic renter households face housing problems.

**Table III.2.46**
**Renter Households with Housing Problems by Income and Race**
Casper 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 $23,820 | 990 | 20 | 0 | 20 | 0 | 0 | 175 | 1,205 |
| $23,821 to $39,700 | 850 | 60 | 45 | 10 | 0 | 30 | 145 | 1,140 |
| $39,701 to $63,520 | 660 | 10 | 0 | 0 | 0 | 0 | 4 | 674 |
| $63,521 to $79,400 | 155 | 0 | 0 | 0 | 0 | 0 | 10 | 165 |
| Above $79,400 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| **Total** | **2,785** | **90** | **45** | **30** | **0** | **30** | **334** | **3,314** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,820 | 240 | 0 | 0 | 0 | 0 | 0 | 15 | 255 |
| $23,821 to $39,700 | 295 | 0 | 0 | 0 | 0 | 0 | 20 | 315 |
| $39,701 to $63,520 | 1,375 | 160 | 0 | 0 | 0 | 0 | 60 | 1,595 |
| $63,521 to $79,400 | 940 | 0 | 0 | 40 | 0 | 55 | 140 | 1,175 |
| Above $79,400 | 1,850 | 0 | 0 | 0 | 0 | 30 | 265 | 2,145 |
| **Total** | **4,700** | **160** | **0** | **40** | **0** | **85** | **500** | **5,485** |
| **Not Computed** | | | | | | | | |
| $0 to $23,820 | 135 | 0 | 0 | 0 | 0 | 0 | 10 | 145 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **135** | **0** | **0** | **0** | **0** | **0** | **10** | **145** |
| **Total** | | | | | | | | |
| $0 to $23,820 | 1,365 | 20 | 0 | 20 | 0 | 0 | 200 | 1,605 |
| $23,821 to $39,700 | 1,145 | 60 | 45 | 10 | 0 | 30 | 165 | 1,455 |
| $39,701 to $63,520 | 2,035 | 170 | 0 | 0 | 0 | 0 | 64 | 2,269 |
| $63,521 to $79,400 | 1,095 | 0 | 0 | 40 | 0 | 55 | 150 | 1,340 |
| Above $79,400 | 1,980 | 0 | 0 | 0 | 0 | 30 | 265 | 2,275 |
| **Total** | **7,620** | **250** | **45** | **70** | **0** | **115** | **844** | **8,944** |

**Table III.2.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Casper 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 $23,820 | 72.5% | 100% | 0% | 100% | 0% | 0% | 87.5% | 75.1% |
| $23,821 to $39,700 | 74.2% | 100% | 100% | 100% | 0% | 100% | 87.9% | 78.4% |
| $39,701 to $63,520 | 32.4% | 5.9% | 0% | 0% | 0% | 0% | 6.2% | 29.7% |
| $63,521 to $79,400 | 14.2% | 0% | 0% | 0% | 0% | 0% | 6.7% | 12.3% |
| Above $79,400 | 6.6% | 0% | 0% | 0% | 0% | 0% | 0% | 5.7% |
| **Total** | **36.5%** | **36%** | **100%** | **42.9%** | **0%** | **26.1%** | **39.6%** | **37.1%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,820 | 17.6% | 0% | 0% | 0% | 0% | 0% | 7.5% | 15.9% |
| $23,821 to $39,700 | 25.8% | 0% | 0% | 0% | 0% | 0% | 12.1% | 21.6% |
| $39,701 to $63,520 | 67.6% | 94.1% | 0% | 0% | 0% | 0% | 93.8% | 70.3% |
| $63,521 to $79,400 | 85.8% | 0% | 0% | 100% | 0% | 100% | 93.3% | 87.7% |
| Above $79,400 | 93.4% | 0% | 0% | 0% | 0% | 100% | 100% | 94.3% |
| **Total** | **61.7%** | **64%** | **0%** | **57.1%** | **0%** | **73.9%** | **59.2%** | **61.3%** |

Overall, there are 5,844 households, or 24.2 percent of households with housing problems in Casper city. This includes 4,955 white households, 90 black households, 60 Asian households, 55 American Indian, 0 Pacific Islander, and 30 "other" race households with housing problems. In addition, there are 654 Hispanic households with housing problems. This is shown in Table III.2.48 and Table III.2.49.

## Table III.2.48
## Percent of Total Households with Housing Problems by Income and Race
Casper 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 $23,820 | 72.4% | 100% | 0% | 100% | 0% | 0% | 89.8% | 74.8% |
| $23,821 to $39,700 | 61.3% | 37.5% | 100% | 100% | 0% | 100% | 85% | 62.8% |
| $39,701 to $63,520 | 31.8% | 4.3% | 100% | 0% | 0% | 0% | 55.4% | 31.6% |
| $63,521 to $79,400 | 12.2% | 0% | 0% | 0% | 0% | 0% | 40.4% | 14% |
| Above $79,400 | 3.7% | 0% | 0% | 0% | 0% | 0% | 3.4% | 3.6% |
| **Total** | **22.9%** | **21.2%** | **44.4%** | **57.9%** | **0%** | **9.7%** | **42.5%** | **24.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,820 | 19.5% | 0% | 0% | 0% | 0% | 0% | 6.1% | 17.7% |
| $23,821 to $39,700 | 38.7% | 62.5% | 0% | 0% | 0% | 0% | 15% | 37.2% |
| $39,701 to $63,520 | 68.2% | 95.7% | 0% | 0% | 0% | 100% | 44.6% | 68.4% |
| $63,521 to $79,400 | 87.8% | 100% | 0% | 100% | 0% | 100% | 59.6% | 86% |
| Above $79,400 | 96.3% | 0% | 100% | 0% | 0% | 100% | 96.6% | 96.4% |
| **Total** | **76.3%** | **78.8%** | **55.6%** | **42.1%** | **0%** | **90.3%** | **56.9%** | **75.1%** |

## Table III.2.49
## Total Households with Housing Problems by Income and Race
Casper 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 $23,820 | 1,575 | 20 | 0 | 45 | 0 | 0 | 220 | 1,860 |
| $23,821 to $39,700 | 1,400 | 60 | 45 | 10 | 0 | 30 | 170 | 1,715 |
| $39,701 to $63,520 | 1,275 | 10 | 15 | 0 | 0 | 0 | 149 | 1,449 |
| $63,521 to $79,400 | 315 | 0 | 0 | 0 | 0 | 0 | 95 | 410 |
| Above $79,400 | 390 | 0 | 0 | 0 | 0 | 0 | 20 | 410 |
| **Total** | **4,955** | **90** | **60** | **55** | **0** | **30** | **654** | **5,844** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,820 | 425 | 0 | 0 | 0 | 0 | 0 | 15 | 440 |
| $23,821 to $39,700 | 885 | 100 | 0 | 0 | 0 | 0 | 30 | 1,015 |
| $39,701 to $63,520 | 2,740 | 225 | 0 | 0 | 0 | 55 | 120 | 3,140 |
| $63,521 to $79,400 | 2,260 | 10 | 0 | 40 | 0 | 75 | 140 | 2,525 |
| Above $79,400 | 10,225 | 0 | 75 | 0 | 0 | 150 | 570 | 11,020 |
| **Total** | **16,535** | **335** | **75** | **40** | **0** | **280** | **875** | **18,140** |
| **Not Computed** | | | | | | | | |
| $0 to $23,820 | 175 | 0 | 0 | 0 | 0 | 0 | 10 | 185 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **175** | **0** | **0** | **0** | **0** | **0** | **10** | **185** |
| **Total** | | | | | | | | |
| $0 to $23,820 | 2,175 | 20 | 0 | 45 | 0 | 0 | 245 | 2,485 |
| $23,821 to $39,700 | 2,285 | 160 | 45 | 10 | 0 | 30 | 200 | 2,730 |
| $39,701 to $63,520 | 4,015 | 235 | 15 | 0 | 0 | 55 | 269 | 4,589 |
| $63,521 to $79,400 | 2,575 | 10 | 0 | 40 | 0 | 75 | 235 | 2,935 |
| Above $79,400 | 10,615 | 0 | 75 | 0 | 0 | 150 | 590 | 11,430 |
| **Total** | **21,665** | **425** | **135** | **95** | **0** | **310** | **1,539** | **24,169** |

Table III.2.50 through Table III.2.53 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 2,230 white households, 80 black households, 0 Asian households, as well as 299 Hispanic households.

**Table III.2.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Casper 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 $23,820 | 48.8% | 0% | 0% | 100% | 0% | 0% | 100% | 52.8% |
| $23,821 to $39,700 | 24.6% | 0% | 0% | 0% | 0% | 0% | 0% | 22% |
| $39,701 to $63,520 | 11.1% | 0% | 0% | 0% | 0% | 0% | 0% | 9.5% |
| $63,521 to $79,400 | 1% | 0% | 0% | 0% | 0% | 0% | 58.8% | 4.1% |
| Above $79,400 | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 1% |
| **Total** | **7.1%** | **0** | **0%** | **100%** | **0%** | **0%** | **13.7%** | **7.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,820 | 46.3% | 0% | 0% | 0% | 0% | 0% | 0% | 42.6% |
| $23,821 to $39,700 | 75.4% | 100% | 0% | 0% | 0% | 0% | 100% | 78% |
| $39,701 to $63,520 | 88.9% | 100% | 100% | 0% | 0% | 100% | 100% | 90.5% |
| $63,521 to $79,400 | 99% | 100% | 0% | 0% | 0% | 100% | 41.2% | 95.9% |
| Above $79,400 | 99% | 0% | 100% | 0% | 0% | 100% | 100% | 99% |
| **Total** | **92.6%** | **100%** | **100%** | **0%** | **0%** | **100%** | **86.3%** | **92.4%** |

## Table III.2.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Casper 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 $23,820 | 65.8% | 100% | 0% | 0% | 0% | 0% | 82.5% | 67.5% |
| $23,821 to $39,700 | 20% | 100% | 0% | 0% | 0% | 0% | 21.2% | 22.3% |
| $39,701 to $63,520 | 1.7% | 0% | 0% | 0% | 0% | 0% | 6.2% | 1.7% |
| $63,521 to $79,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $79,400 | 3.5% | 0% | 0% | 0% | 0% | 0% | 0% | 3.1% |
| **Total** | **16.2%** | **32%** | **0%** | **0%** | **0%** | **0%** | **24.2%** | **16.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,820 | 24.3% | 0% | 0% | 100% | 0% | 0% | 12.5% | 23.4% |
| $23,821 to $39,700 | 80% | 0% | 100% | 100% | 0% | 100% | 78.8% | **77.7%** |
| $39,701 to $63,520 | 98.3% | 100% | 0% | 0% | 0% | 0% | 93.8% | **98.3%** |
| $63,521 to $79,400 | 100% | 0% | 0% | 100% | 0% | 100% | 100% | **100%** |
| Above $79,400 | 96.5% | 0% | 0% | 0% | 0% | 100% | 100% | **96.9%** |
| **Total** | **82.1%** | **68%** | **100%** | **100%** | **0%** | **100%** | **74.6%** | **81.4%** |

## Table III.2.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Casper 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 $23,820 | 59.4% | 100% | 0% | 55.6% | 0% | 0% | 85.7% | 62.3% |
| $23,821 to $39,700 | 22.3% | 37.5% | 0% | 0% | 0% | 0% | 17.5% | 22.1% |
| $39,701 to $63,520 | 6.4% | 0% | 0% | 0% | 0% | 0% | 1.5% | 5.7% |
| $63,521 to $79,400 | 0.6% | 0% | 0% | 0% | 0% | 0% | 21.3% | 2.2% |
| Above $79,400 | 1.5% | 0% | 0% | 0% | 0% | 0% | 0% | 1.4% |
| **Total** | **10.3%** | **18.8%** | **0%** | **26.3%** | **0%** | **0%** | **19.4%** | **10.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,820 | 32.5% | 0% | 0% | 44.4% | 0% | 0% | 10.2% | 30.2% |
| $23,821 to $39,700 | 77.7% | 62.5% | 100% | 100% | 0% | 100% | 82.5% | 77.9% |
| $39,701 to $63,520 | 93.6% | 100% | 100% | 0% | 0% | 100% | 98.5% | 94.3% |
| $63,521 to $79,400 | 99.4% | 100% | 0% | 100% | 0% | 100% | 78.7% | 97.8% |
| Above $79,400 | 98.5% | 0% | 100% | 0% | 0% | 100% | 100% | 98.6% |
| **Total** | **88.9%** | **81.2%** | **100%** | **73.7%** | **0%** | **100%** | **79.9%** | **88.3%** |

## Table III.2.53
## Total Households with Severe Housing Problems by Income and Race
Casper 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 $23,820 | 1,290 | 20 | 0 | 25 | 0 | 0 | 210 | 1,545 |
| $23,821 to $39,700 | 510 | 60 | 0 | 0 | 0 | 0 | 35 | 605 |
| $39,701 to $63,520 | 255 | 0 | 0 | 0 | 0 | 0 | 4 | 259 |
| $63,521 to $79,400 | 15 | 0 | 0 | 0 | 0 | 0 | 50 | 65 |
| Above $79,400 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 160 |
| **Total** | **2,230** | **80** | **0** | **25** | **0** | **0** | **299** | **2,634** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,820 | 705 | 0 | 0 | 20 | 0 | 0 | 25 | 750 |
| $23,821 to $39,700 | 1,780 | 100 | 45 | 10 | 0 | 30 | 165 | 2,130 |
| $39,701 to $63,520 | 3,755 | 235 | 15 | 0 | 0 | 55 | 265 | 4,325 |
| $63,521 to $79,400 | 2,560 | 10 | 0 | 40 | 0 | 75 | 185 | 2,870 |
| Above $79,400 | 10,450 | 0 | 75 | 0 | 0 | 150 | 590 | 11,265 |
| **Total** | **19,250** | **345** | **135** | **70** | **0** | **310** | **1,230** | **21,340** |
| **Not Computed** | | | | | | | | |
| $0 to $23,820 | 175 | 0 | 0 | 0 | 0 | 0 | 10 | 185 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **175** | **0** | **0** | **0** | **0** | **0** | **10** | **185** |
| **Total** | | | | | | | | |
| $0 to $23,820 | 2,170 | 20 | 0 | 45 | 0 | 0 | 245 | 2,480 |
| $23,821 to $39,700 | 2,290 | 160 | 45 | 10 | 0 | 30 | 200 | 2,735 |
| $39,701 to $63,520 | 4,010 | 235 | 15 | 0 | 0 | 55 | 269 | 4,584 |
| $63,521 to $79,400 | 2,575 | 10 | 0 | 40 | 0 | 75 | 235 | 2,935 |
| Above $79,400 | 10,610 | 0 | 75 | 0 | 0 | 150 | 590 | 11,425 |
| **Total** | **21,655** | **425** | **135** | **95** | **0** | **310** | **1,539** | **24,159** |

Housing problems are explored by type and income in Table III.2.54 and Table III.2.55. More than 3,210 households have a cost burden and 1,995 have a severe cost burden. Some 1,800 renter households are impacted by cost burdens, and 1,090 are impacted by severe cost burdens. On the other hand, some 1,410 owner-occupied households have cost burdens, and 905 have severe cost burdens. Overall, there are 18,140 households without a housing problem.

**Table III.2.54**
**Percent of Housing Problems by Income and Tenure**
Casper city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $23,820 | $23,821 to $39,700 | $39,701 to $63,520 | $63,521 to $79,400 | Above $79,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 1.1% | 1.2% | 0% | 0% | 0.2% | 0.3% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0.3% | 0.4% | 0% | 0% | 0.1% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 3.9% | 0.2% | 3.4% | 0.7% | 1.1% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 51.4% | 16.8% | 8.9% | 0.6% | 0.2% | 5.9% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 22% | 23.1% | 23.8% | 11.3% | 2.1% | 9.3% |
| Zero/negative income (and none of the above problems) | 4.5% | 0% | 0% | 0% | 0% | 0.3% |
| Has none of the 4 housing problems | 20.9% | 54.7% | 66.8% | 84.6% | 96.9% | 83.1% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 7.4% | 3.1% | 0% | 0% | 0.4% | 2% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0.9% | 0% | 0.7% | 0% | 0% | 0.3% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 4% | 5.5% | 0.7% | 0% | 2.9% | 2.5% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 54.8% | 13.4% | 0.4% | 0% | 0% | 12.2% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 7.7% | 56.4% | 28% | 12.3% | 2.4% | 20.1% |
| Zero/negative income (and none of the above problems) | 9.3% | 0% | 0% | 0% | 0% | 1.7% |
| Has none of the 4 housing problems | 15.8% | 21.6% | 70.3% | 87.7% | 94.3% | 61.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.2.55
## Housing Problems by Income and Tenure
Casper city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $23,820 | $23,821 to $39,700 | $39,701 to $63,520 | $63,521 to $79,400 | Above $79,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 10 | 15 | 0 | 0 | 15 | 40 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 4 | 10 | 0 | 0 | 14 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 50 | 4 | 55 | 60 | 169 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 455 | 215 | 205 | 10 | 20 | 905 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 195 | 295 | 550 | 180 | 190 | 1,410 |
| Zero/negative income (and none of the above problems) | 40 | 0 | 0 | 0 | 0 | 40 |
| Has none of the 4 housing problems | 185 | 700 | 1,545 | 1,350 | 8,875 | 12,655 |
| **Total** | **885** | **1,279** | **2,314** | **1,595** | **9,160** | **15,233** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 120 | 45 | 0 | 0 | 10 | 175 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 15 | 0 | 15 | 0 | 0 | 30 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 65 | 80 | 15 | 0 | 65 | 225 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 885 | 195 | 10 | 0 | 0 | 1,090 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 125 | 820 | 635 | 165 | 55 | 1,800 |
| Zero/negative income (and none of the above problems) | 150 | 0 | 0 | 0 | 0 | 150 |
| Has none of the 4 housing problems | 255 | 315 | 1,595 | 1,175 | 2,145 | 5,485 |
| **Total** | **1,615** | **1,455** | **2,270** | **1,340** | **2,275** | **8,955** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 130 | 60 | 0 | 0 | 25 | 215 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 15 | 4 | 25 | 0 | 0 | 44 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 65 | 130 | 19 | 55 | 125 | 394 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 1,340 | 410 | 215 | 10 | 20 | 1,995 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 320 | 1,115 | 1,185 | 345 | 245 | 3,210 |
| Zero/negative income (and none of the above problems) | 190 | 0 | 0 | 0 | 0 | 190 |
| Has none of the 4 housing problems | 440 | 1,015 | 3,140 | 2,525 | 11,020 | 18,140 |
| **Total** | **2,500** | **2,734** | **4,584** | **2,935** | **11,435** | **24,188** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 23.9 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 78.4 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.2.56.

Table III.2.57 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 1,959 renter occupied households faced cost burdens, compared to 1,460 owner occupied households. Of these, there are 189 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.2.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Casper city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $23,820 | 25 | 0 | 0 | 80 | 80 | 185 |
| $23,821 to $39,700 | 200 | 60 | 25 | 360 | 50 | 695 |
| $39,701 to $63,520 | 340 | 440 | 90 | 440 | 255 | 1,565 |
| $63,521 to $79,400 | 305 | 545 | 150 | 190 | 215 | 1,405 |
| Above $79,400 | 1,715 | 4,635 | 850 | 780 | 965 | 8,945 |
| Total | 2,585 | 5,680 | 1,115 | 1,850 | 1,565 | 12,795 |
| **Cost Burden** | | | | | | |
| $0 to $23,820 | 25 | 0 | 0 | 145 | 30 | 200 |
| $23,821 to $39,700 | 30 | 120 | 25 | 105 | 65 | 345 |
| $39,701 to $63,520 | 25 | 220 | 95 | 75 | 135 | 550 |
| $63,521 to $79,400 | 0 | 100 | 0 | 20 | 55 | 175 |
| Above $79,400 | 10 | 120 | 0 | 0 | 60 | 190 |
| Total | 90 | 560 | 120 | 345 | 345 | 1,460 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,820 | 20 | 170 | 0 | 145 | 130 | 465 |
| $23,821 to $39,700 | 35 | 50 | 15 | 40 | 85 | 225 |
| $39,701 to $63,520 | 0 | 125 | 0 | 40 | 40 | 205 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 10 | 10 |
| Above $79,400 | 10 | 0 | 0 | 10 | 0 | 20 |
| Total | 65 | 345 | 15 | 235 | 265 | 925 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,820 | 10 | 20 | 0 | 0 | 15 | 45 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 20 | 0 | 0 | 15 | 45 |
| **Total** | | | | | | |
| $0 to $23,820 | 80 | 190 | 0 | 370 | 255 | 895 |
| $23,821 to $39,700 | 265 | 230 | 65 | 505 | 200 | 1,265 |
| $39,701 to $63,520 | 365 | 785 | 185 | 555 | 430 | 2,320 |
| $63,521 to $79,400 | 305 | 645 | 150 | 210 | 280 | 1,590 |
| Above $79,400 | 1,735 | 4,755 | 850 | 790 | 1,025 | 9,155 |
| **Total** | **2,750** | **6,605** | **1,250** | **2,430** | **2,190** | **15,225** |

## Table III.2.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Casper city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $23,820 | 4 | 35 | 0 | 75 | 190 | 304 |
| $23,821 to $39,700 | 0 | 105 | 0 | 130 | 80 | 315 |
| $39,701 to $63,520 | 50 | 570 | 80 | 160 | 765 | 1,625 |
| $63,521 to $79,400 | 25 | 510 | 70 | 80 | 490 | 1,175 |
| Above $79,400 | 35 | 850 | 280 | 80 | 965 | 2,210 |
| Total | 114 | 2,070 | 430 | 525 | 2,490 | 5,629 |
| **Cost Burden** | | | | | | |
| $0 to $23,820 | 0 | 75 | 4 | 90 | 20 | 189 |
| $23,821 to $39,700 | 15 | 305 | 80 | 215 | 285 | 900 |
| $39,701 to $63,520 | 25 | 280 | 15 | 35 | 290 | 645 |
| $63,521 to $79,400 | 0 | 40 | 45 | 10 | 70 | 165 |
| Above $79,400 | 0 | 0 | 0 | 30 | 30 | 60 |
| Total | 40 | 700 | 144 | 380 | 695 | 1,959 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,820 | 0 | 300 | 15 | 95 | 505 | 915 |
| $23,821 to $39,700 | 0 | 85 | 0 | 75 | 80 | 240 |
| $39,701 to $63,520 | 10 | 0 | 0 | 0 | 0 | 10 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 385 | 15 | 170 | 585 | 1,165 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,820 | 0 | 80 | 0 | 85 | 25 | 190 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 80 | 0 | 85 | 25 | 190 |
| **Total** | | | | | | |
| $0 to $23,820 | 4 | 490 | 19 | 345 | 740 | 1,598 |
| $23,821 to $39,700 | 15 | 495 | 80 | 420 | 445 | 1,455 |
| $39,701 to $63,520 | 85 | 850 | 95 | 195 | 1,055 | 2,280 |
| $63,521 to $79,400 | 25 | 550 | 115 | 90 | 560 | 1,340 |
| Above $79,400 | 35 | 850 | 280 | 110 | 995 | 2,270 |
| **Total** | **164** | **3,235** | **589** | **1,160** | **3,795** | **8,943** |

In total, some 3,415 households face cost burdens, and 2,085 face severe cost burdens. This includes 1,460 owner households and 1,955 renter households with a cost burden, as seen in Table III.2.58.

**Table III.2.58**
**Households with Cost Burden by Tenure and Race**
Casper city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 11,930 | 1,220 | 850 | 40 | 14,040 |
| Black | 180 | 0 | 0 | 0 | 180 |
| Asian | 75 | 15 | 0 | 0 | 90 |
| American Indian | 0 | 0 | 25 | 0 | 25 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 195 | 0 | 0 | 0 | 195 |
| Hispanic | 425 | 225 | 45 | 0 | 695 |
| **Total** | **12,805** | **1,460** | **920** | **40** | **15,225** |
| **Renter-Occupied** | | | | | |
| White | 4,850 | 1,565 | 1,025 | 180 | 7,620 |
| Black | 160 | 70 | 20 | 0 | 250 |
| Asian | 0 | 45 | 0 | 0 | 45 |
| American Indian | 40 | 35 | 0 | 0 | 75 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 85 | 30 | 0 | 0 | 115 |
| Hispanic | 500 | 210 | 120 | 10 | 840 |
| **Total** | **5,635** | **1,955** | **1,165** | **190** | **8,945** |
| **Total** | | | | | |
| White | 16,780 | 2,785 | 1,875 | 220 | 21,660 |
| Black | 340 | 70 | 20 | 0 | 430 |
| Asian | 75 | 60 | 0 | 0 | 135 |
| American Indian | 40 | 35 | 25 | 0 | 100 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 280 | 30 | 0 | 0 | 310 |
| Hispanic | 925 | 435 | 165 | 10 | 1,535 |
| **Total** | **18,440** | **3,415** | **2,085** | **230** | **24,170** |

## Lead-Based Paint Risks

Table III.2.59 shows the risk of lead-based paint for households with young children present. There are an estimated 2,000 households built between 1940 and 1979 with young children present, and 360 built prior to 1939.

**Table III.2.59**
**Vintage of Households by Income and Presence of Young Children**
Casper 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 $23,820 | 30 | 370 | 400 |
| $23,821 to $39,700 | 70 | 255 | 325 |
| $39,701 to $63,520 | 95 | 635 | 730 |
| $63,521 to $79,400 | 65 | 260 | 325 |
| Above $79,400 | 100 | 995 | 1,095 |
| Total | 360 | 2,515 | 2,875 |
| **Built 1940 to 1979** | | | |
| $0 to $23,820 | 145 | 1,325 | 1,470 |
| $23,821 to $39,700 | 150 | 1,420 | 1,570 |
| $39,701 to $63,520 | 515 | 2,225 | 2,740 |
| $63,521 to $79,400 | 335 | 1,400 | 1,735 |
| Above $79,400 | 855 | 5,175 | 6,030 |
| Total | 2,000 | 11,545 | 13,545 |
| **Built 1980 or Later** | | | |
| $0 to $23,820 | 185 | 430 | 615 |
| $23,821 to $39,700 | 210 | 630 | 840 |
| $39,701 to $63,520 | 130 | 995 | 1,125 |
| $63,521 to $79,400 | 190 | 685 | 875 |
| Above $79,400 | 935 | 3,360 | 4,295 |
| Total | 1,650 | 6,100 | 7,750 |
| **Total** | | | |
| $0 to $23,820 | 360 | 2,125 | 2,485 |
| $23,821 to $39,700 | 430 | 2,305 | 2,735 |
| $39,701 to $63,520 | 740 | 3,855 | 4,595 |
| $63,521 to $79,400 | 590 | 2,345 | 2,935 |
| Above $79,400 | 1,890 | 9,530 | 11,420 |
| **Total** | **4,010** | **20,160** | **24,170** |

## Elderly Housing Needs

Table III.2.60 shows the rate of housing problems for elderly households. Some 935 elderly and 525 extra-elderly households have housing problems. Of these, some 300 elderly households with housing problems have incomes less than 30 percent HAMFI, and 280 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.2.60**
**Households with Housing Problems by Income and Elderly Status**
Casper city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $23,820 | 300 | 280 | 1,280 | 1,860 |
| $23,821 to $39,700 | 380 | 185 | 1,155 | 1,720 |
| $39,701 to $63,520 | 175 | 30 | 1,250 | 1,455 |
| $63,521 to $79,400 | 40 | 0 | 370 | 410 |
| Above $79,400 | 40 | 30 | 340 | 410 |
| Total | 935 | 525 | 4,395 | 5,855 |
| **Without Housing Problems** | | | | |
| $0 to $23,820 | 80 | 110 | 245 | 435 |
| $23,821 to $39,700 | 290 | 425 | 305 | 1,020 |
| $39,701 to $63,520 | 545 | 515 | 2,075 | 3,135 |
| $63,521 to $79,400 | 415 | 265 | 1,845 | 2,525 |
| Above $79,400 | 2,250 | 740 | 8,030 | 11,020 |
| Total | 3,580 | 2,055 | 12,500 | 18,135 |
| **Not Computed** | | | | |
| $0 to $23,820 | 10 | 45 | 140 | 195 |
| $23,821 to $39,700 | 0 | 0 | 0 | 0 |
| $39,701 to $63,520 | 0 | 0 | 0 | 0 |
| $63,521 to $79,400 | 0 | 0 | 0 | 0 |
| Above $79,400 | 0 | 0 | 0 | 0 |
| Total | 10 | 45 | 140 | 195 |
| **Total** | | | | |
| $0 to $23,820 | 390 | 435 | 1,665 | 2,490 |
| $23,821 to $39,700 | 670 | 610 | 1,460 | 2,740 |
| $39,701 to $63,520 | 720 | 545 | 3,325 | 4,590 |
| $63,521 to $79,400 | 455 | 265 | 2,215 | 2,935 |
| Above $79,400 | 2,290 | 770 | 8,370 | 11,430 |
| **Total** | 4,525 | 2,625 | 17,035 | 24,185 |

## 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.2.61 presents some basic statistics about the completed surveys.

**Table III.2.61**
**Survey of Rental Properties**
Casper city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 115 | 5,359 | 7.6 | 408 |
| 2019B | 104 | 4,936 | 4.4 | 216 |
| 2020A | 104 | 3,708 | 5.9 | 220 |
| 2020B | 57 | 2,556 | 5 | 128 |
| 2021A | 81 | 2,760 | 4.6 | 127 |

Table III.2.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 172 single-family units in Casper city, with 9 of them available. This translates into a vacancy rate of 5.2 percent in Casper city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 2,350 apartment units reported in the survey, with 104 of them available, which resulted in a vacancy rate of 4.4 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.2.62**
**Rental Vacancy Survey by Type**
Casper city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 172 | 9 | 5.2% |
| Apartments | 2,350 | 104 | 4.4% |
| Mobile Homes | 56 | 0 | 0% |
| "Other" Units | 21 | 0 | 0% |
| Don't Know | 113 | 13 | 11.5% |
| **Total** | **2,760** | **127** | **4.6%** |

Table III.2.63, reports units by bedroom size. As can be seen there were 783 two-bedroom apartment units and 78 three-bedroom units. Overall, the 835 two bedroom units accounted for 30.3 percent of all units, and the 128 three bedroom units accounted for 4.6 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,283 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.2.63**
**Rental Units by Bedroom Size**
Casper city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 10 | 0 | 0 | · | 10 |
| One | 5 | 483 | 0 | 0 | · | 491 |
| Two | 25 | 783 | 5 | 4 | · | 835 |
| Three | 46 | 78 | 0 | 3 | · | 128 |
| Four | 7 | 0 | 0 | 2 | · | 11 |
| Don't Know | 83 | 996 | 51 | 12 | 113 | 1,283 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **172** | **2,350** | **56** | **21** | **113** | **2,760** |

Table III.2.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.2.65 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 1.1 percent.

**Table III.2.64**
**Single-Family Units by Bedroom Size**
Casper city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 5 | 1 | 20% |
| Two | 25 | 2 | 8% |
| Three | 46 | 0 | 0% |
| Four | 7 | 0 | 0% |
| Don't know | 83 | 5 | 6% |
| **Total** | **172** | **9** | **5.2%** |

**Table III.2.65**
**Apartment Units by Bedroom Size**
Casper city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 10 | 3 | 30% |
| One | 483 | 21 | 4.3% |
| Two | 783 | 9 | 1.1% |
| Three | 78 | 1 | 1.3% |
| Four | 0 | 0 | 0% |
| Don't know | 996 | 70 | 7% |
| **Total** | **2,350** | **104** | **4.4%** |

Average market-rate rents by unit type are shown in Table III.2.66. 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.2.66**
**Average Market Rate Rents by Bedroom Size**
Casper city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $268 | $0 | $0 | $268 |
| One | $0 | $601 | $600 | $0 | $601 |
| Two | $894 | $816 | $700 | $1,025 | $852 |
| Three | $1,139 | $880 | $800 | $1,200 | $1,078 |
| Four | $1,400 | $999 | $0 | $0 | $1,225 |
| **Total** | **$1,000.6** | **$803.8** | **$862.5** | **$1,040** | **$925.4** |

Table III.2.67, 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.2.67**
**Average Assisted Rate Rents by Bedroom Size**
Casper 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 | $579 | $0 | $0 | $579 |
| Two | $0 | $735 | $0 | $0 | $735 |
| Three | $0 | $0 | $0 | $0 | $0 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$1,500** | **$657** | **$0** | **$0** | **$1,078.5** |

Table III.2.68, shows vacancy rates for single-family units by average rental rates for Casper 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 3.3 percent.

**Table III.2.68**
**Single-Family Market Rate Rents by Vacancy Status**
Casper 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 | 17 | 3 | 17.6% |
| $750 to $999 | 90 | 3 | 3.3% |
| $1,000 to $1,249 | 42 | 2 | 4.8% |
| $1,250 to $1,499 | 18 | 1 | 5.6% |
| Above $1,500 | 1 | 0 | 0% |
| Missing | 4 | 0 | 0% |
| **Total** | **172** | **9** | **5.2%** |

The average rent and availability of apartment units is displayed in Table III.2.69. 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 4.4 percent.

**Table III.2.69**
**Apartment Market Rate Rents by Vacancy Status**
Casper city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 26 | 5 | 19.2% |
| $500 to $749 | 1,030 | 45 | 4.4% |
| $750 to $999 | 314 | 12 | 3.8% |
| $1,000 to $1,249 | 261 | 3 | 1.1% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 419 | 29 | 6.9% |
| Missing | 300 | 10 | 3.3% |
| **Total** | **2,350** | **104** | **4.4%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.2.70, 50 respondents, or 69.4 percent, included some sort of utility in the rent.

**Table III.2.70**
**Are there any utilities included with the rent?**
Casper city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 50 |
| No | 22 |
| **% Offering Utilities** | **69.4%** |

The type of utility included in the rent is shown in Table III.2.71. There were 273 respondents who included electricity, 806 respondents who included natural gas, 2,218 respondents who included water and sewer and 2,044 respondents included trash collection in the rent.

**Table III.2.71**
**Which utilities are included with the rent?**
Casper city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 273 |
| Natural Gas | 806 |
| Water/Sewer | 2,218 |
| Trash Collection | 2,044 |

## Perceived Need for Housing Units

Table III.2.72, shows the number of survey respondents who keep a waiting list. As can be seen 11 respondents said they keep a waitlist, with an estimated 41 number of persons on the wait list.

**Table III.2.72**
**Do you keep a waiting list?**
Casper city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 11 |
| No | 61 |
| **Waitlist Size** | **41** |

Table III.2.73, shows the condition of rental units by unit type for Casper 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 2,316 units were in good condition, or 83.9 percent and 264 units, or 9.6 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.2.73**
**Condition by Unit Type**
Casper city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 5 | 0.2% |
| Average | 264 | 9.6% |
| Good | 2,316 | 83.9% |
| Excellent | 108 | 3.9% |
| Don't Know | 0 | 0% |
| **Total** | **2,760** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.2.74, 3 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 5 respondents indicated they would prefer more units of any type.

**Table III.2.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Casper city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 3 |
| Duplex Units | 2 |
| Apartments | 1 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 5 |
| **Total** | **11** |

## 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).

**Table III.2.75**
**Households with Housing Problems by Income**
Casper city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 660 | 1,200 | 1,860 |
| 30.1-50% HAMFI | 575 | 1,145 | 1,720 |
| 50.1-80% HAMFI | 775 | 675 | 1,450 |
| 80.1-95% HAMFI | 150 | 150 | 300 |
| 95 – 115% HAMFI | 235 | 45 | 280 |
| 115.1% HAMFI or more | 140 | 100 | 240 |
| **Total** | 2,535 | 3,315 | 5,850 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 185 | 255 | 440 |
| 30.1-50% HAMFI | 705 | 315 | 1,020 |
| 50.1-80% HAMFI | 1,545 | 1,590 | 3,135 |
| 80.1-95% HAMFI | 985 | 965 | 1,950 |
| 95 – 115% HAMFI | 1,525 | 790 | 2,315 |
| 115.1% HAMFI or more | 7,710 | 1,565 | 9,275 |
| **Total** | 12,655 | 5,480 | 18,135 |
| **Not Computed** | | | |
| 30% HAMFI or less | 40 | 150 | 190 |
| 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** | 40 | 150 | 190 |
| **Total** | | | |
| 30% HAMFI or less | 885 | 1,605 | 2,490 |
| 30.1-50% HAMFI | 1,280 | 1,460 | 2,740 |
| 50.1-80% HAMFI | 2,320 | 2,265 | 4,585 |
| 80.1-95% HAMFI | 1,135 | 1,115 | 2,250 |
| 95 – 115% HAMFI | 1,760 | 835 | 2,595 |
| 115.1% HAMFI or more | 7,850 | 1,665 | 9,515 |
| **Total** | **15,230** | **8,945** | **24,175** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.2.75, 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 2,535 owner occupied and 3,315 renter occupied households experiencing a housing problem.

Table III.2.76, shows the total estimated housing by tenure for Casper city. As can be seen, in 2030 there are estimated to be a total of 16,025 owner and 10,459 renter occupied households or a total of 26,484 households. By 2050 there are estimated to be 18,404 owner, 12,468 renter for a total of 30,872 households in Casper city.

**Table III.2.76**
**Total Estimated Housing Forecast**
Casper city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 14,571 | 9,412 | 23,983 |
| 2025 | 15,299 | 9,931 | 25,230 |
| 2030 | 16,025 | 10,459 | 26,484 |
| 2035 | 16,697 | 10,976 | 27,673 |
| 2040 | 17,289 | 11,479 | 28,768 |
| 2045 | 17,836 | 11,971 | 29,807 |
| 2050 | 18,404 | 12,468 | 30,872 |

Table III.2.77, below shows the incremental housing demand for Casper 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.

As can be seen in 2030 an estimated additional 1,128 owner-occupied and 1,078 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 Casper city will see an additional 6,594 households, of which 758 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,316 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.2.77**
**Incremental Housing Demand Forecast**
Casper city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 23 | 66 | 105 | 139 | 171 | 204 |
| % | 0 | 34 | 95 | 151 | 201 | 247 | 295 |
| % | 0 | 61 | 172 | 274 | 364 | 448 | 534 |
| % | 0 | 30 | 84 | 134 | 178 | 219 | 261 |
| 5% | 0 | 46 | 130 | 208 | 276 | 340 | 405 |
| | 0 | 207 | 581 | 928 | 1,233 | 1,515 | 1,808 |
| | **0** | **402** | **1,128** | **1,800** | **2,392** | **2,939** | **3,507** |
| | | | | **Renter** | | | |
| | 0 | 99 | 193 | 286 | 376 | 465 | 554 |
| % | 0 | 90 | 176 | 260 | 342 | 423 | 504 |
| % | 0 | 139 | 273 | 404 | 531 | 656 | 782 |
| % | 0 | 69 | 134 | 199 | 262 | 323 | 385 |
| 5% | 0 | 51 | 101 | 149 | 196 | 242 | 288 |
| | 0 | 102 | 201 | 297 | 391 | 482 | 575 |
| | **0** | **550** | **1,078** | **1,595** | **2,098** | **2,590** | **3,087** |
| | | | | **Total** | | | |
| | 0 | 122 | 259 | 391 | 515 | 636 | 758 |
| % | 0 | 124 | 271 | 412 | 543 | 670 | 799 |
| % | 0 | 201 | 445 | 678 | 896 | 1,104 | 1,316 |
| % | 0 | 99 | 218 | 333 | 440 | 542 | 646 |
| 5% | 0 | 98 | 231 | 357 | 472 | 581 | 693 |
| | 0 | 310 | 782 | 1,225 | 1,623 | 1,997 | 2,382 |
| | **0** | **952** | **2,206** | **3,395** | **4,490** | **5,529** | **6,594** |

Table III.2.78 shows the Incremental Total Housing Need Forecast for Casper 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 5,933 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 5,987 owner and 6,564 renter occupied households for a total of 12,550 quality households.

| Table III.2.78<br>Incremental Total Housing Need Forecast<br>Casper city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 631 | 669 | 711 | 750 | 785 | 816 | 849 |
| 30.1-50% | 550 | 596 | 657 | 714 | 763 | 809 | 857 |
| 50.1-80% | 741 | 819 | 930 | 1,032 | 1,122 | 1,206 | 1,292 |
| 80.1-95% | 144 | 177 | 231 | 281 | 325 | 366 | 408 |
| 95.1-115% | 225 | 276 | 360 | 438 | 506 | 569 | 635 |
| 115+% | 134 | 344 | 718 | 1,065 | 1,370 | 1,652 | 1,945 |
| **Total** | **2,425** | **2,882** | **3,608** | **4,280** | **4,872** | **5,419** | **5,987** |
| | | | | **Renter** | | | |
| 0-30% | 1,264 | 1,357 | 1,452 | 1,545 | 1,635 | 1,723 | 1,812 |
| 30.1-50% | 1,206 | 1,291 | 1,377 | 1,461 | 1,543 | 1,624 | 1,705 |
| 50.1-80% | 716 | 847 | 981 | 1,112 | 1,239 | 1,364 | 1,490 |
| 80.1-95% | 161 | 226 | 292 | 356 | 419 | 480 | 542 |
| 95.1-115% | 50 | 99 | 148 | 196 | 243 | 289 | 335 |
| 115+% | 111 | 207 | 306 | 402 | 495 | 587 | 679 |
| **Total** | **3,508** | **4,027** | **4,555** | **5,072** | **5,575** | **6,067** | **6,564** |
| | | | | **Total** | | | |
| 0-30% | 1,895 | 2,026 | 2,163 | 2,295 | 2,420 | 2,540 | 2,662 |
| 30.1-50% | 1,756 | 1,887 | 2,034 | 2,175 | 2,307 | 2,433 | 2,562 |
| 50.1-80% | 1,457 | 1,666 | 1,911 | 2,144 | 2,362 | 2,569 | 2,782 |
| 80.1-95% | 305 | 403 | 522 | 637 | 744 | 846 | 950 |
| 95.1-115% | 275 | 375 | 508 | 634 | 749 | 858 | 970 |
| 115+% | 245 | 551 | 1,024 | 1,466 | 1,865 | 2,239 | 2,624 |
| **Total** | **5,933** | **6,908** | **8,162** | **9,351** | **10,446** | **11,485** | **12,550** |

# Cheyenne city

# Cheyenne city

## Demographics

### Population Estimates

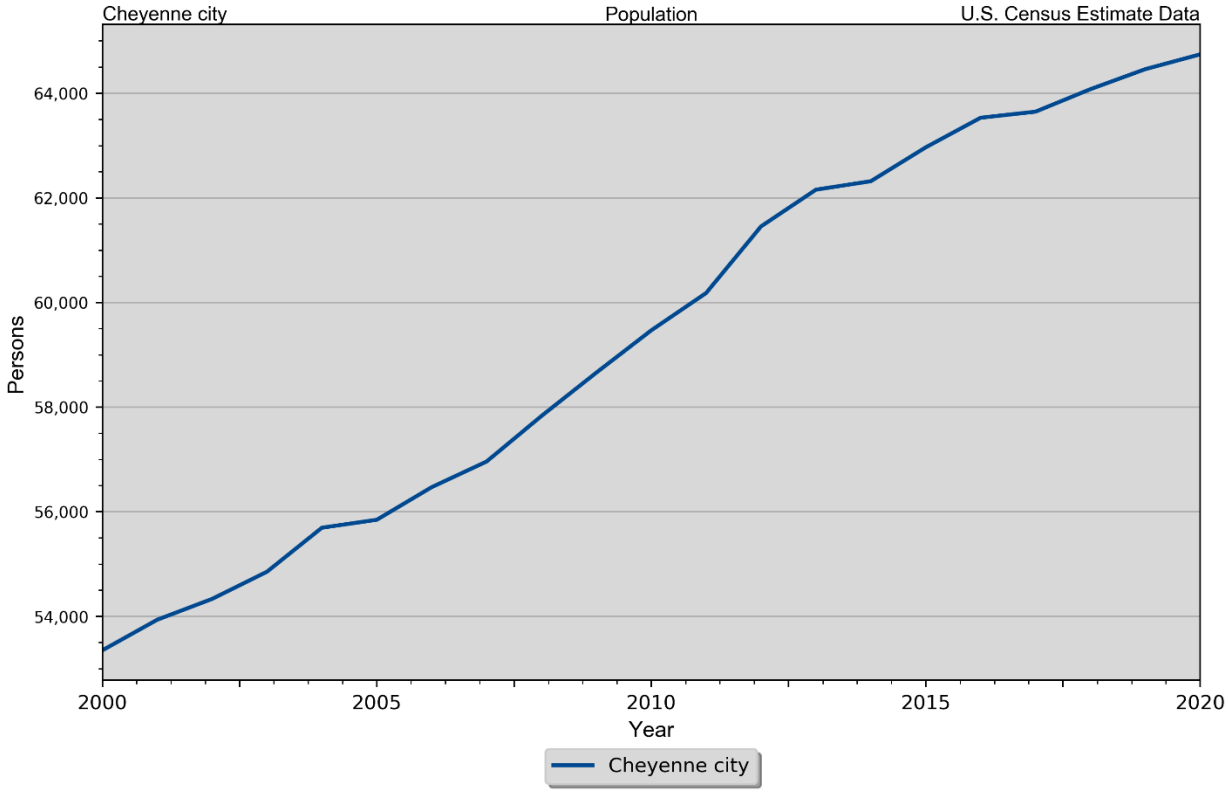
Table III.3.1, at right shows the population for Cheyenne city. The 2020 estimates indicate that Cheyenne city's population increased from 59,466 in 2010 to 64,742 in 2020, or by 8.9 percent.

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 Cheyenne city. Although a city may span several counties, for the county level data pieces, Laramie County was selected.

**Table III.3.1**
**Population Estimates**
Cheyenne city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 53,349 | . |
| 2001 | 53,934 | 1.1% |
| 2002 | 54,332 | 0.7% |
| 2003 | 54,852 | 1% |
| 2004 | 55,693 | 1.5% |
| 2005 | 55,845 | 0.3% |
| 2006 | 56,468 | 1.1% |
| 2007 | 56,958 | 0.9% |
| 2008 | 57,829 | 1.5% |
| 2009 | 58,658 | 1.4% |
| 2010 | 59,466 | 1.4% |
| 2011 | 60,180 | 1.2% |
| 2012 | 61,453 | 2.1% |
| 2013 | 62,155 | 1.1% |
| 2014 | 62,317 | 0.3% |
| 2015 | 62,964 | 1% |
| 2016 | 63,530 | 0.9% |
| 2017 | 63,646 | 0.2% |
| 2018 | 64,076 | 0.7% |
| 2019 | 64,459 | 0.6% |
| 2020 | 64,742 | 0.4% |

**Diagram III.3.1**
**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.

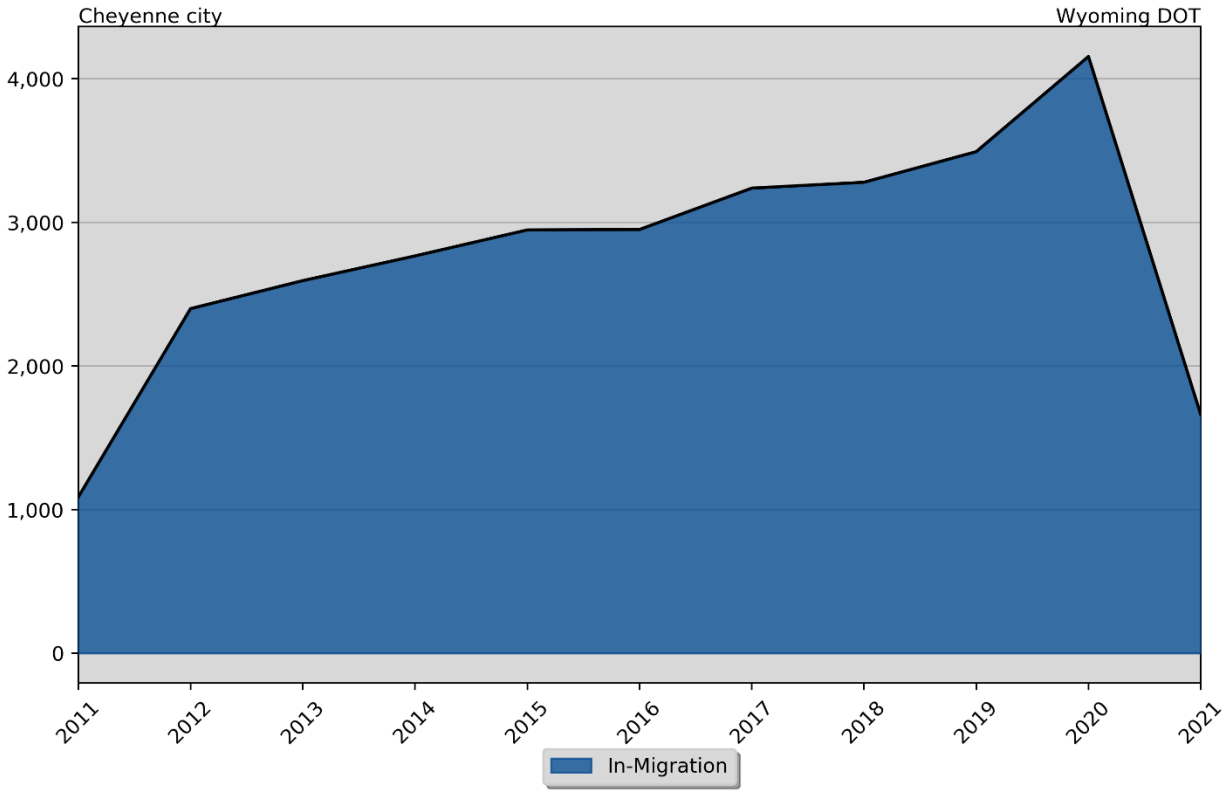
Table III.3.2 shows in-migration between 2011 and the first half of 2021 for Cheyenne city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Laramie County to display net- and out-migration.

**Table III.3.2**
**In-Migration by Age Cohort**
Cheyenne city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 14 | 23 | 29 | 38 | 36 | 38 | 35 | 48 | 37 | 77 | 24 |
| 18-22 | 135 | 298 | 329 | 342 | 353 | 326 | 377 | 351 | 354 | 410 | 200 |
| 23-25 | 118 | 271 | 269 | 304 | 326 | 275 | 293 | 285 | 279 | 368 | 153 |
| 26-35 | 298 | 707 | 738 | 812 | 896 | 905 | 939 | 900 | 1,010 | 1,171 | 458 |
| 36-45 | 230 | 447 | 445 | 515 | 551 | 519 | 591 | 557 | 613 | 744 | 292 |
| 46-55 | 160 | 323 | 370 | 378 | 387 | 403 | 389 | 478 | 487 | 570 | 191 |
| 56-65 | 85 | 220 | 274 | 221 | 261 | 314 | 375 | 381 | 439 | 477 | 204 |
| 66 + | 47 | 110 | 140 | 156 | 137 | 170 | 239 | 279 | 273 | 338 | 140 |
| **Total** | **1,087** | **2,399** | **2,594** | **2,766** | **2,947** | **2,950** | **3,238** | **3,279** | **3,492** | **4,155** | **1,662** |

The shaded area in Diagram III.3.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 4,155 people entering Cheyenne city.

**Diagram III.3.2**
**In-Migration**



The driver's license total exchanges since 2000 for Laramie County are presented in Diagram III.3.3, and showed a net migration of 11,049 persons over the time period. In 2008, there were a total of 2,735 in-migrations and 2,085 out-migrations, for a net-migration of 650 people. In the first half of 2021, there were 1,743 in-migrants, 1,957 out-migrants for a net out-migration of -214 people. The maximum net migration occurred in 2010 with 1,327 people entering and the lowest net migration occurred in 2018 with 793 entering Laramie County.

Three of the most recent five years in Laramie County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Despite a majority of the past five years in Laramie County reporting a negative net-migration, the overall net-migration trend is positive, with a net 348 persons entering since 2017.Wyoming DOT data indicates that there was a net decrease of 214 people in the most recent year.

**Diagram III.3.3**
**Migration Trends**

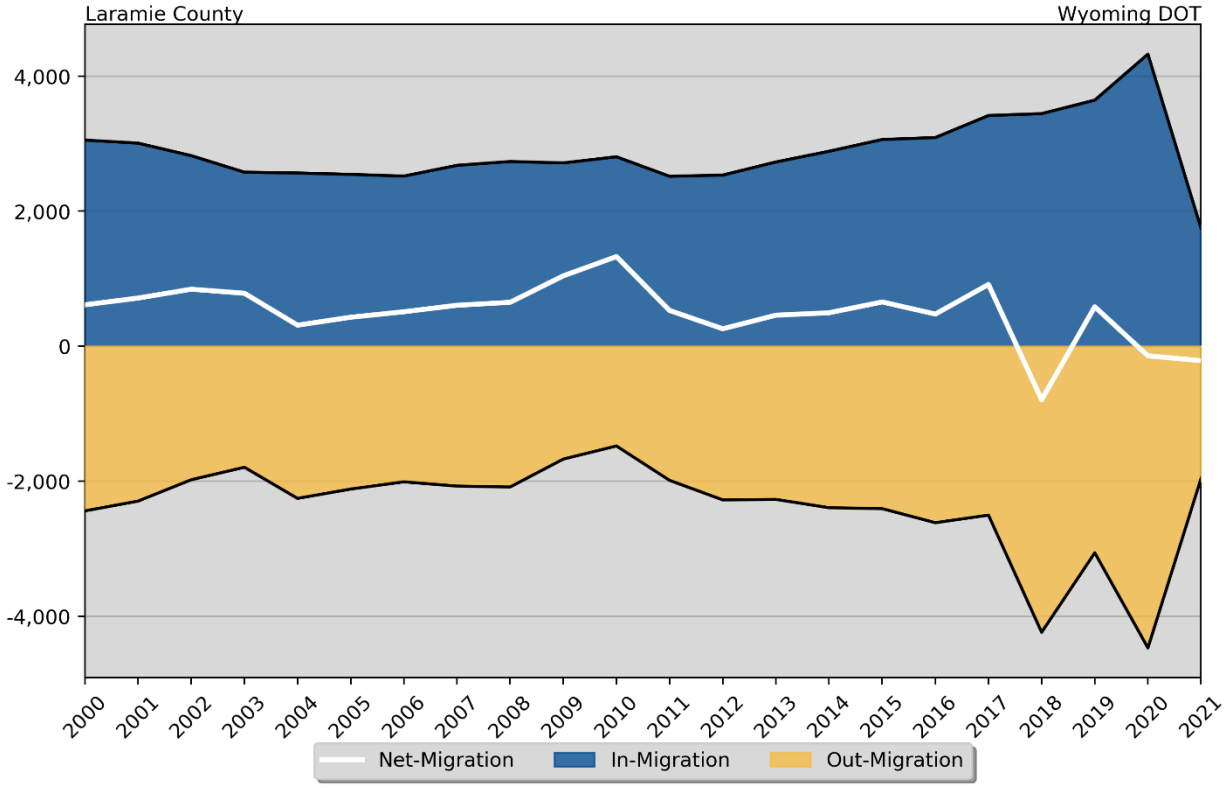


Table III.3.3, shows net-migration for Laramie County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 18 to 22, with 42 persons entering Laramie County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 98 persons leaving Laramie County.

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

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | -10 | 1 | 13 | 3 | -5 | -7 | 5 | 9 | 12 | 16 | 9 | -10 | 38 | 0 |
| 18-22 | 84 | 164 | 160 | 114 | 66 | 143 | 137 | 160 | 124 | 156 | 46 | 103 | 130 | 42 |
| 23-25 | 10 | 104 | 137 | 28 | 46 | 59 | 65 | 115 | 15 | 70 | -60 | 32 | -3 | 11 |
| 26-35 | 217 | 323 | 401 | 143 | 107 | 107 | 181 | 247 | 192 | 275 | -238 | 126 | -285 | -98 |
| 36-45 | 152 | 209 | 212 | 145 | 51 | 63 | 99 | 116 | 69 | 197 | -269 | 47 | -51 | -97 |
| 46-55 | 172 | 127 | 209 | 100 | 38 | 63 | 38 | 43 | 32 | 53 | -149 | 127 | 49 | -68 |
| 56-65 | 22 | 75 | 130 | -11 | -35 | 48 | -56 | -21 | 34 | 111 | -116 | 138 | -5 | 5 |
| 66 + | 3 | 39 | 65 | 7 | -10 | -17 | 26 | -14 | -2 | 36 | -16 | 21 | -16 | -9 |
| **Total** | **650** | **1,042** | **1,327** | **529** | **258** | **459** | **495** | **655** | **476** | **914** | **-793** | **584** | **-143** | **-214** |

## Census Demographic Data

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

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

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

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## Population Characteristics

The Cheyenne city population by race and ethnicity is shown in Table III.3.4. The white population represented 89.5 percent of the population in 2019, compared with black populations accounting for 2 percent of the population in 2019. Hispanic households represented 14.7 percent of the population in 2019.

**Table III.3.4**
**Population by Race and Ethnicity**
Cheyenne city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 51,999 | 87.4% | 56,897 | 89.5% |
| Black | 1,715 | 2.9% | 1,262 | 2% |
| American Indian | 570 | 1% | 507 | 0.8% |
| Asian | 732 | 1.2% | 975 | 1.5% |
| Native Hawaiian/ Pacific Islander | 118 | 0.2% | 210 | 0.3% |
| Other | 2,380 | 4% | 1,258 | 2% |
| Two or More Races | 1,952 | 3.3% | 2,498 | 3.9% |
| **Total** | **59,466** | **100.0%** | **63,607** | **100.0%** |
| **Non-Hispanic** | 50,872 | 85.5% | 54,244 | 85.3% |
| **Hispanic** | 8,594 | 14.5% | 9,363 | 14.7% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.3.5. During this time, the total non-Hispanic population was 54,244 persons in 2019, while the Hispanic population was 9,363.

**Table III.3.5**
**Population by Race and Ethnicity**
Cheyenne city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 46,818 | 92% | 49,907 | 92% |
| Black | 1,567 | 3.1% | 1,149 | 2.1% |
| American Indian | 371 | 0.7% | 433 | 0.8% |
| Asian | 698 | 1.4% | 967 | 1.8% |
| Native Hawaiian/ Pacific Islander | 95 | 0.2% | 95 | 0.2% |
| Other | 71 | 0.1% | 0 | 0% |
| Two or More Races | 1,252 | 2.5% | 1,693 | 3.1% |
| **Total Non-Hispanic** | **50,872** | **100.0%** | **54,244** | **100.0%** |
| **Hispanic** | | | | |
| White | 5,181 | 60.3% | 6,990 | 74.7% |
| Black | 148 | 1.7% | 113 | 1.2% |
| American Indian | 199 | 2.3% | 74 | 0.8% |
| Asian | 34 | 0.4% | 8 | 0.1% |
| Native Hawaiian/ Pacific Islander | 23 | 0.3% | 115 | 1.2% |
| Other | 2,309 | 26.9% | 1,258 | 13.4% |
| Two or More Races | 700 | 8.1% | 805 | 8.6% |
| **Total Hispanic** | **8,594** | **100.0** | **9,363** | **100.0%** |
| **Total Population** | **59,466** | **100.0%** | **63,607** | **100.0%** |

## Cohorts

Table III.3.6 shows the population distribution in Cheyenne city by age. In 2010, children under the age of 5 accounted for 7.4 percent of the total population, which compared to 6.1 percent in 2019.

**Table III.3.6**
**Population Distribution by Age**
Cheyenne city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 4,386 | 7.4 | 3,909 | 6.1 |
| 5 to 19 | 11,291 | 19 | 11,432 | 18 |
| 20 to 24 | 4,197 | 7.1 | 4,284 | 6.7 |
| 25 to 34 | 8,705 | 14.6 | 10,657 | 16.8 |
| 35 to 54 | 15,617 | 26.3 | 14,815 | 23.3 |
| 55 to 64 | 7,234 | 12.2 | 7,871 | 12.4 |
| 65 or Older | 8,036 | 13.5 | 10,639 | 16.7 |
| **Total** | **59,466** | **100%** | **63,607** | **100%** |

Table III.3.7 shows the population in Cheyenne city by age and gender. In 2010, there were 8,705 people aged 25 to 34, made up of 4,445 men, and 4,260 women. In comparison, in 2019, there were 10,657 people in the 25 to 34 age cohort, with 5,680 men and 4,977 women.

**Table III.3.7**
**Population by Age and Gender**
Cheyenne 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 | 2,237 | 2,149 | 4,386 | 7.4% | 2,041 | 1,868 | 3,909 | 6.1% |
| 5 to 19 | 5,734 | 5,557 | 11,291 | 19% | 5,748 | 5,684 | 11,432 | 18% |
| 20 to 24 | 2,123 | 2,074 | 4,197 | 7.1% | 2,304 | 1,980 | 4,284 | 6.7% |
| 25 to 34 | 4,445 | 4,260 | 8,705 | 14.6% | 5,680 | 4,977 | 10,657 | 16.8% |
| 35 to 54 | 7,841 | 7,776 | 15,617 | 26.3% | 7,883 | 6,932 | 14,815 | 23.3% |
| 55 to 64 | 3,544 | 3,690 | 7,234 | 12.2% | 3,738 | 4,133 | 7,871 | 12.4% |
| 65 and Older | 3,406 | 4,630 | 8,036 | 13.5% | 4,594 | 6,045 | 10,639 | 16.7% |
| **Total** | **29,330** | **30,136** | **59,466** | **100%** | **31,988** | **31,619** | **63,607** | **100%** |

**Diagram III.3.4**
**Population Distribution by Age**
Cheyenne city
2010 Census and 2019 Five-Year ACS Data

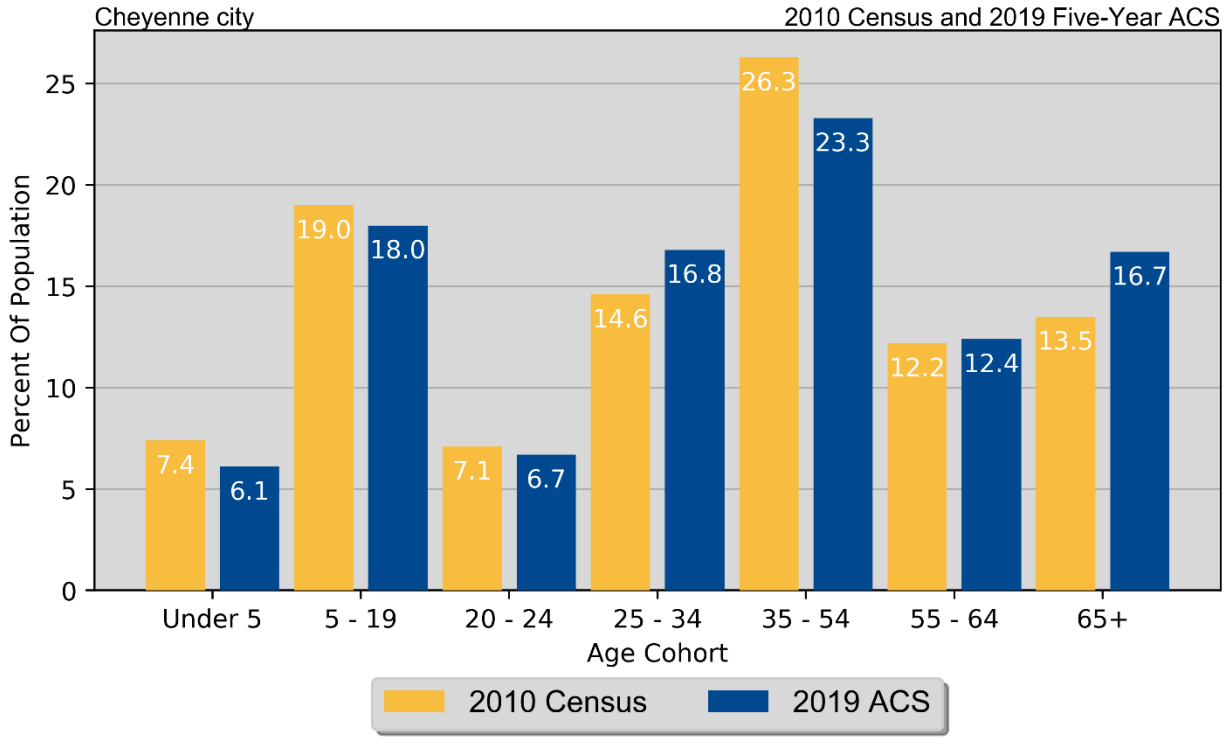
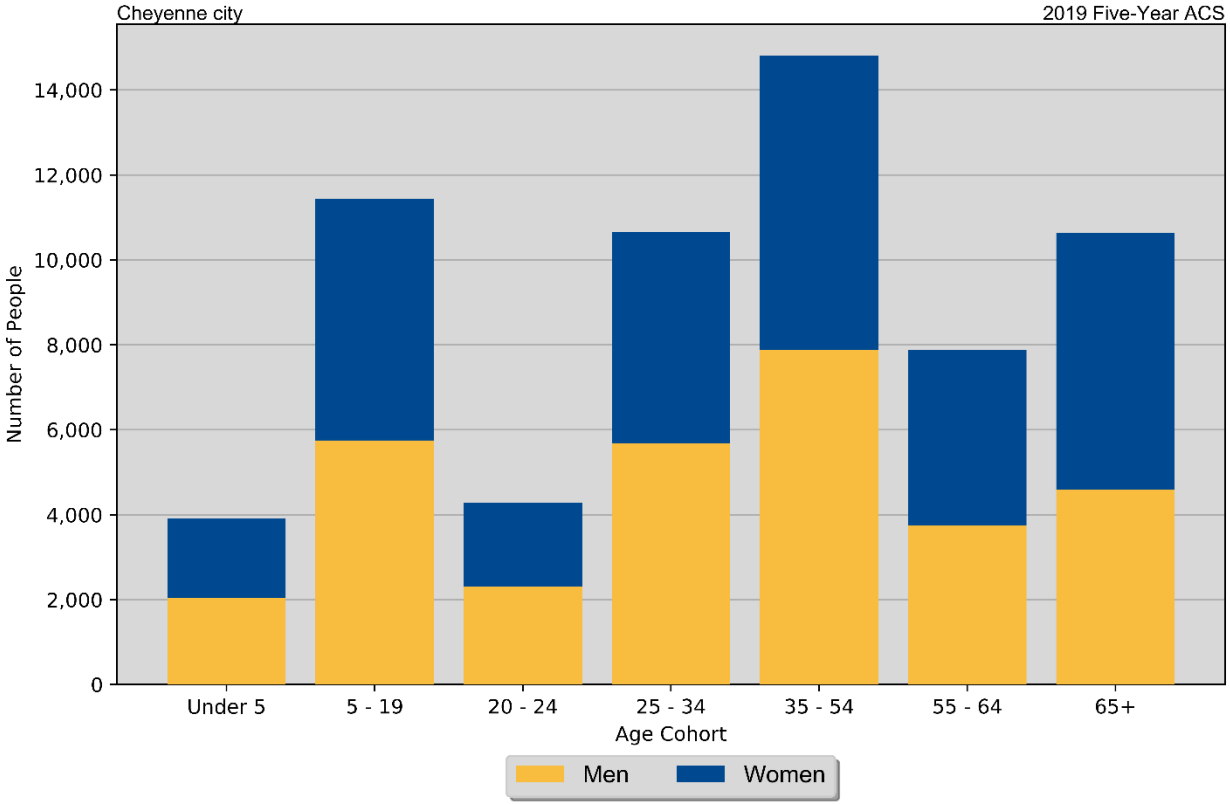


**Diagram III.3.5**
**Population Distribution by Age and Gender**
Cheyenne city
2019 Five-Year ACS



## 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.3.8, between 2000 and 2010, the institutionalized population changed -2.3 percent in Cheyenne city, from 651 people in 2000 to 636 in 2010.

**Table III.3.8**
**Group Quarters Population**
Cheyenne 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 | 157 | 24.1% | 269 | 42.3% | 71.3% |
| Juvenile Facilities | . | . | 21 | 3.3% | . |
| Nursing Homes | 472 | 72.5% | 330 | 51.9% | -30.1% |
| Other Institutions | 22 | 3.4% | 16 | 2.5% | -27.3% |
| Total | **651** | **100.0%** | **636** | **100.0%** | **-2.3%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 340 | 100% | 229 | 100% | -32.6% |
| Total | **340** | **100.0%** | **229** | **100.0%** | **-32.6%** |
| Group Quarters Population | **991** | **100.0%** | **865** | **100.0%** | **-12.7%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.3.9. An estimated 0.7 percent of the population was born in Mexico , some 0.3 percent were born in Philippines , and another 0.2 percent were born in India .

**Table III.3.9**
**Place of Birth for the Foreign-Born Population**
Cheyenne city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 415 | 0.7% |
| #2 country of origin | Philippines | 216 | 0.3% |
| #3 country of origin | India | 125 | 0.2% |
| #4 country of origin | West Indies | 91 | 0.1% |
| #5 country of origin | China, excluding Hong Kong and Taiwan | 84 | 0.1% |
| #6 country of origin | Yemen | 82 | 0.1% |
| #7 country of origin | Germany | 80 | 0.1% |
| #8 country of origin | England | 74 | 0.1% |
| #9 country of origin | Canada | 70 | 0.1% |
| #10 country of origin | Korea | 55 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.3.10. An estimated 0.8 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Tagalog .

**Table III.3.10**
**Limited English Proficiency and Language Spoken at Home**
Cheyenne city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 500 | 0.8% |
| #2 LEP Language | Tagalog | 119 | 0.2% |
| #3 LEP Language | Other Indo-European languages | 107 | 0.2% |
| #4 LEP Language | Arabic | 82 | 0.1% |
| #5 LEP Language | Chinese | 51 | 0.1% |
| #6 LEP Language | French, Haitian, or Cajun | 49 | 0.1% |
| #7 LEP Language | Korean | 15 | 0% |
| #8 LEP Language | German or other West Germanic languages | 13 | 0% |
| #9 LEP Language | Vietnamese | 12 | 0% |
| #10 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.3.11, below. The disability rate for females was 13.8 percent, compared to 12.9 percent for males. The disability rate grew precipitously higher with age, with 48.7 percent of those over 75 experiencing a disability.

**Table III.3.11**
**Disability by Age**
Cheyenne city
2019 Five-Year ACS Data

| Age | Male | | Female | | Total | |
|---|---|---|---|---|---|---|
| | Disabled Population | Disability Rate | Disabled Population | Disability Rate | Disabled Population | Disability Rate |
| Under 5 | 20 | 1% | 15 | 0.8% | 35 | 0.9% |
| 5 to 17 | 365 | 7.2% | 282 | 5.4% | 647 | 6.3% |
| 18 to 34 | 429 | 5.5% | 346 | 4.8% | 775 | 5.2% |
| 35 to 64 | 1,384 | 12.4% | 1,575 | 14.4% | 2,959 | 13.4% |
| 65 to 74 | 905 | 33.1% | 806 | 25.4% | 1,711 | 28.9% |
| 75 or Older | 832 | 49.5% | 1,263 | 48.2% | 2,095 | 48.7% |
| **Total** | **3,935** | **12.9%** | **4,287** | **13.8%** | **8,222** | **13.4%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.3.12. Some 6.9 percent have an ambulatory disability, 5.1 have an independent living disability, and 1.7 percent have a self-care disability.

**Table III.3.12**
**Total Disabilities Tallied: Aged 5 and Older**
Cheyenne city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 3,117 | 5.1% |
| Vision disability | 1,122 | 1.8% |
| Cognitive disability | 2,785 | 4.8% |
| Ambulatory disability | 3,952 | 6.9% |
| Self-Care disability | 969 | 1.7% |
| Independent living difficulty | 2,415 | 5.1% |

## Education and Employment

Education and employment data from the Cheyenne city 2019 Five-Year ACS is presented in Table III.3.13, Table III.3.14, and Table III.3.15. In 2019, 32,986 people were in the labor force, including 31,213 employed and 1,773 unemployed people. The unemployment rate for Cheyenne city was estimated at 5.4 percent in 2019.

**Table III.3.13**
**Employment, Labor Force and Unemployment**
Cheyenne city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 31,213 |
| Unemployed | 1,773 |
| **Labor Force** | **32,986** |
| Unemployment Rate | 5.4% |

Table III.3.14 and Table III.3.15 show educational attainment in Cheyenne city. In 2019, 93 percent of households had a high school education or greater, including 27.5 percent with a high school diploma or equivalent, 37.3 percent with some college, 17.6 percent with a Bachelor's Degree, and 10.6 percent with a graduate or professional degree.

**Table III.3.14**
**High School or Greater Education**
Cheyenne city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 45,927 |
| Total Households | 27,344 |
| **Percent High School or Above** | **93%** |

**Table III.3.15**
**Educational Attainment**
Cheyenne city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 3,466 | 7% |
| High School or Equivalent | 13,580 | 27.5% |
| Some College or Associates Degree | 18,427 | 37.3% |
| Bachelor's Degree | 8,670 | 17.6% |
| Graduate or Professional Degree | 5,250 | 10.6% |
| **Total Population Above 18 years** | **49,393** | **100.0%** |

## Commuting Patterns

Table III.3.16 shows the place of work by county of residence. In 2010 96.5 percent of residents worked within the county they reside with 0.8 percent working outside their home county. This compares to 96 percent of residents in 2019 who worked within the county in which they resided and 0.9 percent of residents worked outside their home county but still within the state.

**Table III.3.16**
**Place of Work**
Cheyenne 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 | 28,718 | 96.5% | 30,389 | 96% |
| Worked outside county of residence | 250 | 0.8% | 292 | 0.9% |
| Worked outside state of residence | 786 | 2.6% | 982 | 3.1% |
| **Total** | **29,754** | **100.0%** | **31,663** | **100.0%** |

Table III.3.17 shows the aggregate travel time to work based on place of work and residence. In Cheyenne city the total aggregate travel time was 437,400 minutes, with residents working in their home county spending a total of 372,475 minutes traveling.

**Table III.3.17**
**Aggregate Travel Time to Work (in Minutes)**
Cheyenne 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 | 342,595 | 86.7% | 372,475 | 85.2% |
| Worked outside county of residence | 11,995 | 3% | 10,650 | 2.4% |
| Worked outside State of residence | 40,575 | 10.3% | 54,275 | 12.4% |
| **Aggregate travel time to work (in minutes):** | **395,170** | **100.0%** | **437,400** | **100.0%** |

Table III.3.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 395,170 minutes. Residents working within their home county spent an average of 12.3 minutes commuting to work, with those working outside their county of residence spending an average of 36.5 minutes on their commute.

| Table III.3.18<br>Average Travel Time to Work (in Minutes)<br>Cheyenne city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 11.9 | 12.3 |
| Worked outside county of residence | 48 | 36.5 |
| Worked outside State of residence | 51.6 | 55.3 |
| **Average travel time to work (in minutes):** | **13.3** | **13.8** |

Table III.3.19 shows the means of transportation to work. In 2019, 83.3 percent of commuters drove alone in a car, truck, or van. Only 10.1 percent carpooled, with an additional 0.6 percent taking public transportation. Also, there were 1,048 persons or 3.3 percent who worked from home.

| Table III.3.19<br>Means of Transportation to Work<br>Cheyenne city<br>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 | 25,330 | 85.1% | 26,390 | 83.3% |
| Car, truck, or van: Carpooled: | 2,400 | 8.1% | 3,194 | 10.1% |
| Public transportation (excluding taxicab): | 264 | 0.9% | 184 | 0.6% |
| Taxicab | 29 | 0.1% | 31 | 0.1% |
| Motorcycle | 123 | 0.4% | 59 | 0.2% |
| Bicycle | 155 | 0.5% | 162 | 0.5% |
| Walked | 517 | 1.7% | 370 | 1.2% |
| Other means | 154 | 0.5% | 225 | 0.7% |
| Worked at home | 782 | 2.6% | 1,048 | 3.3% |
| **Total** | **29,754** | **100.0%** | **31,663** | **100.0%** |

Table III.3.20 shows the breakdown of the means of transportation by tenure. In 2019, 60.4 percent of commuters owned their home and commuted alone by car, which compares to 60.1 percent in 2010. There were also 7,285 renters who drove alone in 2019 and accounted for 23.1 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 167 renters, or 0.5 percent taking public transportation.

**Table III.3.20**
**Means Of Transportation To Work By Tenure**
Cheyenne 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 | 17,808 | 60.1% | 19,082 | 60.4% |
| Renter | 7,504 | 25.3% | 7,285 | 23.1% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 1,539 | 5.2% | 2,284 | 7.2% |
| Renter | 829 | 2.8% | 897 | 2.8% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 115 | 0.4% | 13 | 0% |
| Renter | 139 | 0.5% | 167 | 0.5% |
| **Walked:** | | | | |
| Owner | 306 | 1% | 93 | 0.3% |
| Renter | 205 | 0.7% | 267 | 0.8% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 378 | 1.3% | 428 | 1.4% |
| Renter | 46 | 0.2% | 49 | 0.2% |
| **Worked at home:** | | | | |
| Owner | 653 | 2.2% | 770 | 2.4% |
| Renter | 129 | 0.4% | 269 | 0.9% |
| **Total:** | **29,651** | **100.0%** | **31,604** | **100.0%** |

# ECONOMICS

## Labor Force

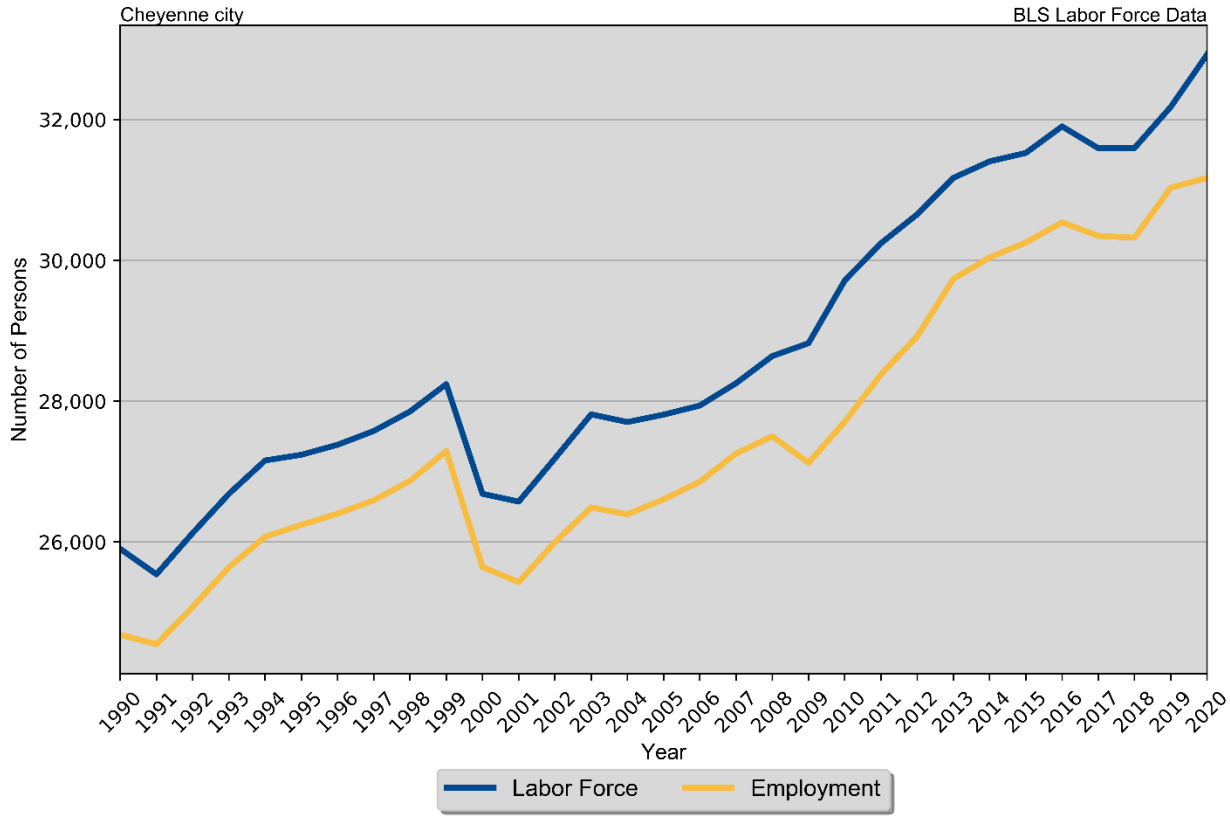
Table III.3.21, shows the labor force statistics for Cheyenne city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 3.4 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.8 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Cheyenne city increased from 3.6 percent in 2019 to 5.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.3.21**
**Labor Force Statistics**
Cheyenne city
1990 - 2020 BLS Data

| Year | Cheyenne city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 1,220 | 24,680 | 25,900 | 4.7% | 5.1% |
| 1991 | 993 | 24,545 | 25,538 | 3.9% | 5% |
| 1992 | 1,050 | 25,075 | 26,125 | 4% | 5.4% |
| 1993 | 1,044 | 25,637 | 26,681 | 3.9% | 5.3% |
| 1994 | 1,083 | 26,073 | 27,156 | 4% | 4.9% |
| 1995 | 996 | 26,241 | 27,237 | 3.7% | 4.8% |
| 1996 | 979 | 26,400 | 27,379 | 3.6% | 5% |
| 1997 | 986 | 26,589 | 27,575 | 3.6% | 4.8% |
| 1998 | 985 | 26,867 | 27,852 | 3.5% | 4.8% |
| 1999 | 951 | 27,289 | 28,240 | 3.4% | 4.7% |
| 2000 | 1,041 | 25,641 | 26,682 | 3.9% | 3.8% |
| 2001 | 1,143 | 25,428 | 26,571 | 4.3% | 3.8% |
| 2002 | 1,191 | 25,994 | 27,185 | 4.4% | 4% |
| 2003 | 1,322 | 26,489 | 27,811 | 4.8% | 4.3% |
| 2004 | 1,311 | 26,391 | 27,702 | 4.7% | 3.8% |
| 2005 | 1,204 | 26,603 | 27,807 | 4.3% | 3.6% |
| 2006 | 1,083 | 26,853 | 27,936 | 3.9% | 3% |
| 2007 | 999 | 27,254 | 28,253 | 3.5% | 2.6% |
| 2008 | 1,141 | 27,498 | 28,639 | 4% | 2.9% |
| 2009 | 1,700 | 27,122 | 28,822 | 5.9% | 6.3% |
| 2010 | 2,007 | 27,705 | 29,712 | 6.8% | 6.9% |
| 2011 | 1,862 | 28,380 | 30,242 | 6.2% | 6.2% |
| 2012 | 1,734 | 28,918 | 30,652 | 5.7% | 5.5% |
| 2013 | 1,437 | 29,734 | 31,171 | 4.6% | 4.8% |
| 2014 | 1,365 | 30,040 | 31,405 | 4.3% | 4.3% |
| 2015 | 1,273 | 30,252 | 31,525 | 4% | 4.2% |
| 2016 | 1,363 | 30,539 | 31,902 | 4.3% | 5.4% |
| 2017 | 1,246 | 30,346 | 31,592 | 3.9% | 4.3% |
| 2018 | 1,274 | 30,321 | 31,595 | 4% | 4% |
| 2019 | 1,148 | 31,031 | 32,179 | 3.6% | 3.7% |
| 2020 | 1,751 | 31,170 | 32,921 | 5.3% | 5.8% |

Diagram III.3.6, shows the employment and labor force for Cheyenne city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 31,170 persons, with the labor force reaching 32,921, indicating there were a total of 1,751 unemployed persons.

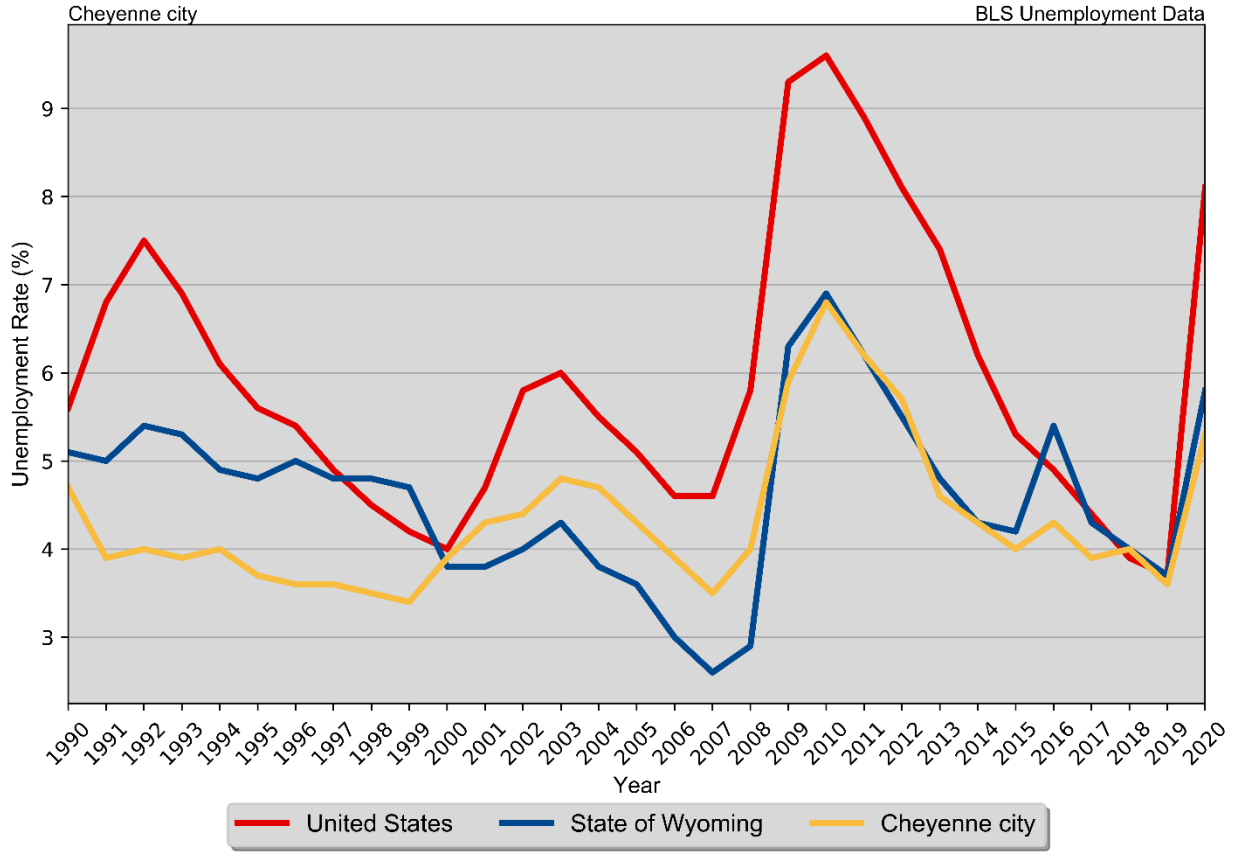
**Diagram III.3.6**
**Employment and Labor Force**



## Unemployment

Diagram III.3.7, shows the unemployment rate for both the State and Cheyenne city. During the 1990's the average rate for Cheyenne city was 3.8 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Cheyenne city had an average unemployment rate that lower than the State, 4.4 percent for Cheyenne city, versus 4.6 statewide.

**Diagram III.3.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

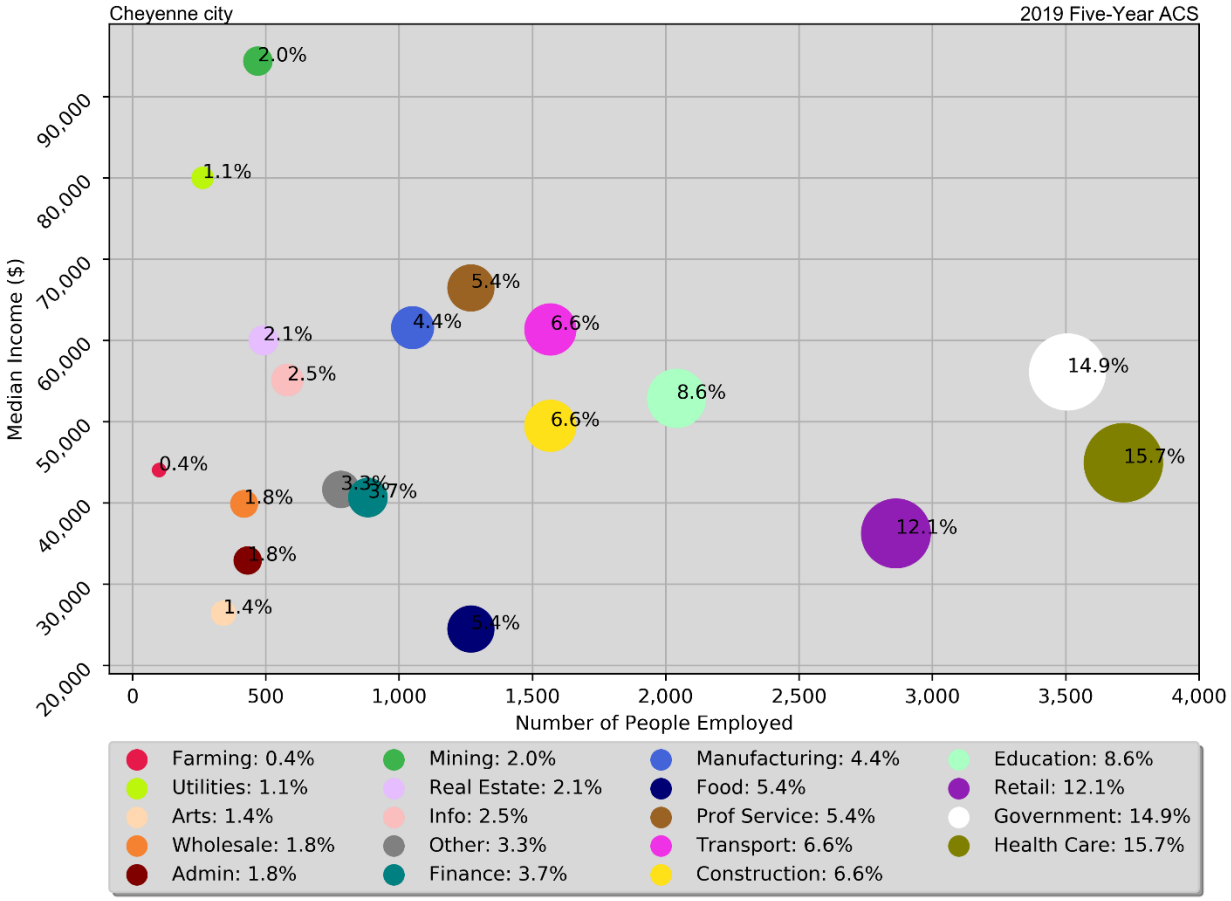
Table III.3.22 shows employment and median earnings by industry for Cheyenne city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Cheyenne city was Health Care, which employed 3,716 people and paid a median salary of 44,970 dollars. The highest paying industry in Cheyenne city was the Mining industry, which paid a median salary of 94,412 dollars in 2019. This data is also displayed in Diagram III.3.8.

**Table III.3.22**
**City Level Employment by Industry**
Cheyenne city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 432 | 1.8% | $32,958 |
| Arts, entertainment, and recreation | 340 | 1.4% | $26,432 |
| Construction | 1,567 | 6.6% | $49,531 |
| Educational services[6] | 2,040 | 8.6% | $52,914 |
| Agriculture, forestry, fishing and hunting | 99 | 0.4% | $44,083 |
| Finance and insurance | 883 | 3.7% | $40,680 |
| Accommodation and food services | 1,268 | 5.4% | $24,500 |
| Health care and social assistance | 3,716 | 15.7% | $44,970 |
| Information | 580 | 2.5% | $55,158 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 1,050 | 4.4% | $61,610 |
| Mining, quarrying, and oil and gas extraction | 470 | 2% | $94,412 |
| Other services, except public administration | 781 | 3.3% | $41,694 |
| Prof Service | 1,269 | 5.4% | $66,516 |
| Government | 3,506 | 14.9% | $56,155 |
| Real estate and rental and leasing | 491 | 2.1% | $60,035 |
| Retail Trade | 2,863 | 12.1% | $36,276 |
| Transportation and warehousing | 1,566 | 6.6% | $61,399 |
| Utilities | 263 | 1.1% | $80,045 |
| Wholesale trade | 418 | 1.8% | $39,939 |

[6] Includes both Public and Private Education

## Diagram III.3.8
## Earnings and Employment by Industry



## Earnings: Laramie 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.3.23, shows the total employment by industry for the Laramie County. The most recent estimates show the government and government enterprises industry was the largest employer in Laramie County, with employment reaching 17,562 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 9 percent to 4,633 jobs.

**Table III.3.23**
**Employment by Industry**
Laramie County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 1,135 | 1,323 | 1,354 | 1,385 | 1,400 | 1,430 | 1,388 | 1,415 | 1.9% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 0 | 649 | 922 | 956 | 945 | 1,059 | 1,121 | 1,065 | -5% |
| Utilities | 143 | 155 | 173 | 204 | 214 | 195 | 193 | 178 | -7.8% |
| Construction | 3,553 | 4,393 | 4,328 | 4,364 | 4,149 | 4,080 | 4,249 | 4,633 | 9% |
| Manufacturing | 1,609 | 1,588 | 1,575 | 1,596 | 1,565 | 0 | 1,579 | 1,656 | 4.9% |
| Wholesale trade | 1,008 | 1,227 | 1,393 | 1,464 | 1,260 | 1,269 | 1,290 | 1,363 | 5.7% |
| Retail trade | 6,659 | 7,028 | 6,838 | 7,160 | 7,194 | 6,979 | 6,648 | 6,642 | -0.1% |
| Transportation and warehousing | 3,468 | 3,765 | 4,236 | 4,232 | 3,923 | 4,033 | 4,184 | 4,338 | 3.7% |
| Information | 1,242 | 1,384 | 1,438 | 1,415 | 1,410 | 0 | 1,301 | 1,273 | -2.2% |
| Finance and insurance | 3,421 | 3,800 | 3,715 | 3,791 | 4,170 | 4,692 | 5,787 | 5,951 | 2.8% |
| Real estate and rental and leasing | 2,916 | 3,108 | 3,294 | 3,348 | 3,478 | 3,686 | 4,134 | 4,304 | 4.1% |
| Professional and technical services | 2,706 | 2,891 | 2,966 | 3,098 | 3,185 | 3,366 | 3,426 | 3,558 | 3.9% |
| Management of companies and enterprises | 198 | 233 | 275 | 0 | 0 | 0 | 0 | 361 | 0% |
| Administrative and waste services | 2,487 | 2,585 | 2,577 | 2,477 | 2,501 | 2,817 | 2,935 | 2,852 | -2.8% |
| Educational services | 566 | 594 | 593 | 602 | 620 | 603 | 561 | 582 | 3.7% |
| Health care and social assistance | 4,768 | 4,808 | 4,777 | 4,717 | 4,951 | 5,153 | 5,278 | 5,301 | 0.4% |
| Arts, entertainment, and recreation | 768 | 0 | 0 | 850 | 958 | 1,031 | 1,053 | 0 | -100% |
| Accommodation and food services | 4,195 | 4,446 | 4,675 | 4,752 | 4,628 | 4,660 | 4,704 | 4,900 | 4.2% |
| Other services, except public administration | 2,508 | 2,916 | 2,728 | 2,717 | 2,689 | 2,703 | 2,806 | 2,859 | 1.9% |
| Government and government enterprises | 17,529 | 17,647 | 17,428 | 17,498 | 17,648 | 17,578 | 17,571 | 17,562 | -0.1% |
| **Total** | **61,441** | **65,591** | **66,331** | **67,107** | **67,590** | **68,805** | **70,779** | **72,107** | **1.9%** |

Table III.3.24, shows the real average earnings per job by industry for Laramie County. In 2019, the utilities industry had the highest average earnings reaching 135,730 dollars. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 5.7 percent to 135,730 dollars.

**Table III.3.24**
**Real Earnings Per Job by Industry**
Laramie County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 34,101 | 27,516 | 30,332 | 12,581 | 10,069 | 9,719 | 9,606 | 9,569 | -0.4% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 0 | 116,374 | 70,391 | 48,279 | 38,825 | 71,215 | 104,109 | 108,879 | 4.6% |
| Utilities | 118,217 | 123,377 | 120,873 | 120,074 | 118,078 | 124,313 | 128,453 | 135,730 | 5.7% |
| Construction | 55,276 | 61,392 | 62,202 | 62,038 | 59,863 | 59,863 | 61,327 | 64,068 | 4.5% |
| Manufacturing | 73,866 | 88,372 | 101,399 | 103,955 | 97,901 | 0 | 93,167 | 94,115 | 1% |
| Wholesale trade | 66,468 | 70,258 | 65,317 | 56,444 | 62,109 | 68,727 | 72,631 | 74,039 | 1.9% |
| Retail trade | 33,721 | 34,543 | 34,497 | 34,825 | 34,481 | 34,486 | 34,764 | 35,214 | 1.3% |
| Transportation and warehousing | 74,456 | 76,946 | 70,863 | 71,094 | 67,242 | 67,877 | 65,431 | 65,025 | -0.6% |
| Information | 65,861 | 67,245 | 63,930 | 67,106 | 63,999 | 0 | 66,129 | 66,527 | 0.6% |
| Finance and insurance | 36,518 | 36,137 | 37,710 | 38,804 | 34,481 | 29,786 | 24,973 | 25,143 | 0.7% |
| Real estate and rental and leasing | 24,393 | 39,149 | 34,367 | 35,929 | 32,680 | 25,591 | 22,132 | 22,861 | 3.3% |
| Professional and technical services | 58,222 | 60,249 | 60,927 | 59,703 | 61,783 | 64,423 | 66,683 | 66,629 | -0.1% |
| Management of companies and enterprises | 35,274 | 40,805 | 29,335 | 0 | 0 | 0 | 0 | 26,635 | 0% |
| Administrative and waste services | 28,327 | 32,281 | 33,497 | 33,249 | 32,826 | 32,890 | 35,060 | 36,927 | 5.3% |
| Educational services | 26,710 | 26,620 | 25,300 | 22,307 | 20,465 | 22,961 | 25,510 | 26,874 | 5.3% |
| Health care and social assistance | 59,112 | 61,096 | 61,330 | 62,561 | 61,466 | 60,294 | 60,348 | 60,173 | -0.3% |
| Arts, entertainment, and recreation | 10,966 | 0 | 0 | 9,662 | 10,545 | 12,372 | 11,584 | 0 | 0% |
| Accommodation and food services | 22,553 | 29,031 | 25,285 | 26,116 | 26,899 | 25,522 | 26,998 | 27,732 | 2.7% |
| Other services, except public administration | 37,505 | 37,514 | 36,057 | 36,486 | 36,473 | 36,522 | 37,095 | 37,197 | 0.3% |
| Government and government enterprises | 81,085 | 84,414 | 85,751 | 86,369 | 85,215 | 86,409 | 86,724 | 86,362 | -0.4% |
| **Total** | **55,254** | **58,401** | **57,802** | **57,340** | **55,602** | **55,480** | **55,465** | **55,711** | **0.4%** |

Diagram III.3.9, shows real average earnings per job for Laramie County from 1990 to 2019. Over this period the average earning per job for Laramie County was 49,792 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.3.9**
**Real Average Earnings Per Job**

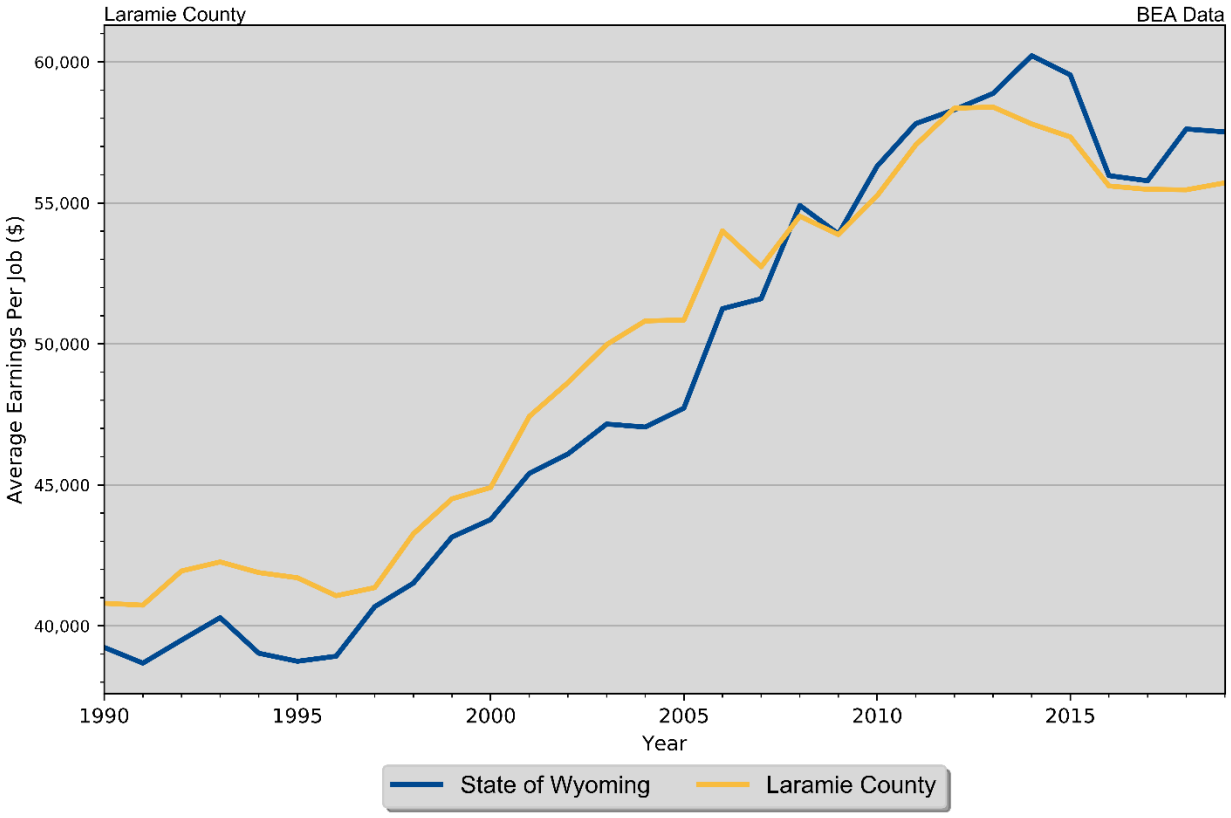
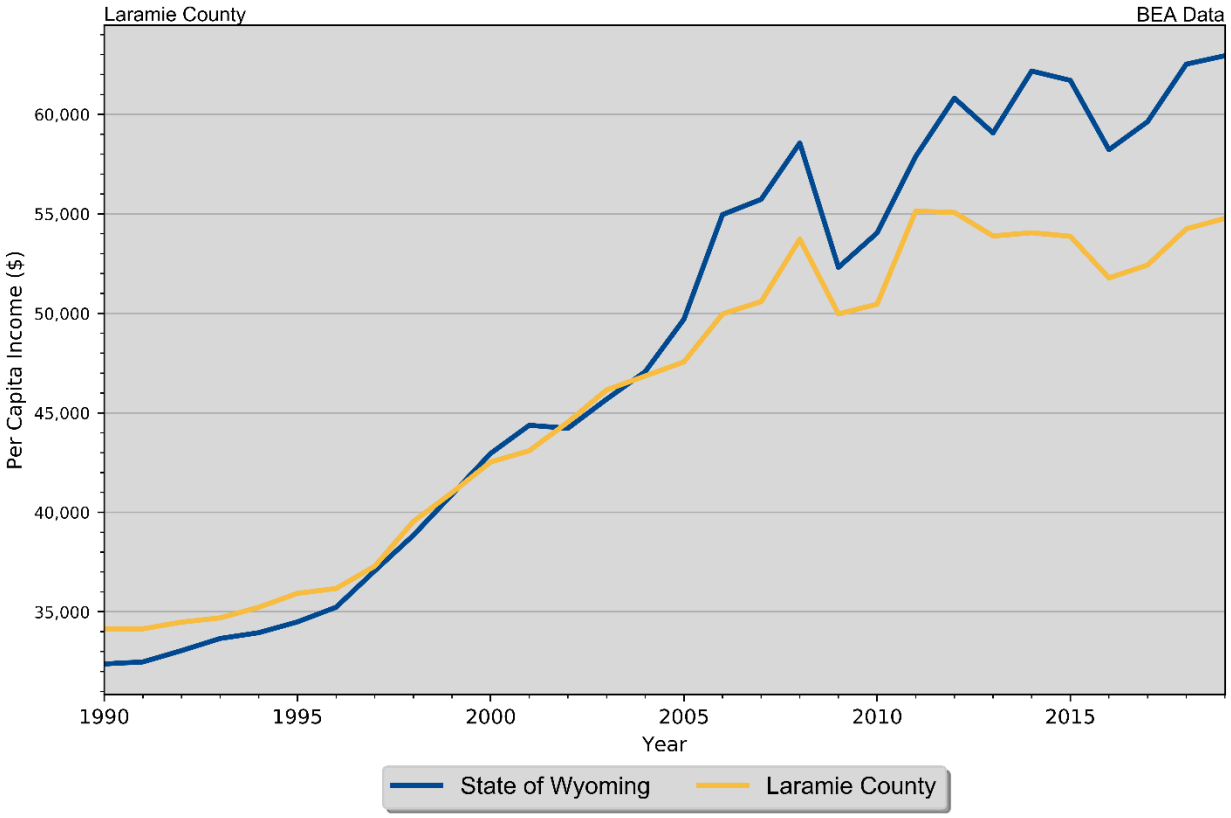


Diagram III.3.10, shows real per capita income for the Laramie County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Laramie County was 45,777 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.3.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 10,849 in 2010 to 9,194 in 2019, with the poverty rate reaching 9.5 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.3.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.3.11.

The rate of poverty for Cheyenne city is shown in Table III.3.26. In 2019, the poverty rate was 10.4 percent meaning there were an estimated 6,482 people living in poverty, compared to 5,318 persons living in poverty in 2010. In 2019, some 15.4 percent of those in poverty were under age 6 and 9.6 percent were 65 or older.

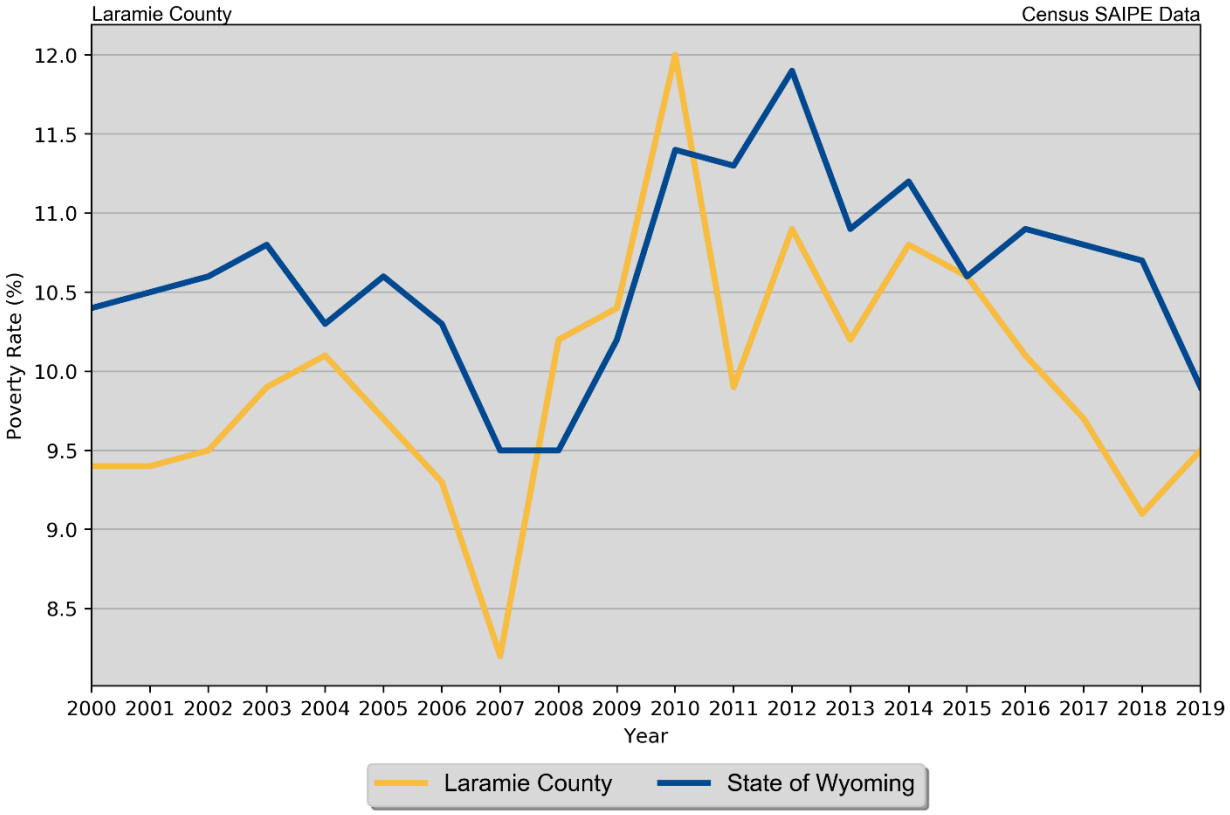
**Table III.3.25**
**Persons in Poverty**
Laramie County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 7,423 | 9.4% |
| 2001 | 7,550 | 9.4% |
| 2002 | 7,716 | 9.5% |
| 2003 | 8,119 | 9.9% |
| 2004 | 8,323 | 10.1% |
| 2005 | 7,894 | 9.7% |
| 2006 | 7,603 | 9.3% |
| 2007 | 6,805 | 8.2% |
| 2008 | 8,582 | 10.2% |
| 2009 | 8,927 | 10.4% |
| 2010 | 10,849 | 12% |
| 2011 | 9,008 | 9.9% |
| 2012 | 10,118 | 10.9% |
| 2013 | 9,627 | 10.2% |
| 2014 | 10,165 | 10.8% |
| 2015 | 10,084 | 10.6% |
| 2016 | 9,697 | 10.1% |
| 2017 | 9,294 | 9.7% |
| 2018 | 8,839 | 9.1% |
| 2019 | 9,194 | 9.5% |

**Table III.3.26**
**Poverty by Age**
Cheyenne 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 | 916 | 18.1 | 722 | 15.4% |
| 6 to 17 | 933 | 9.9 | 1,055 | 11.3% |
| 18 to 64 | 3,247 | 9.2 | 3,729 | 9.7% |
| 65 or Older | 222 | 3 | 976 | 9.6% |
| **Total** | **5,318** | **100.0%** | **6,482** | **100.0%** |
| **Poverty Rate** | **9.3%** | **.** | **10.4%** | **.** |

**Diagram III.3.11**
**Poverty Rates**



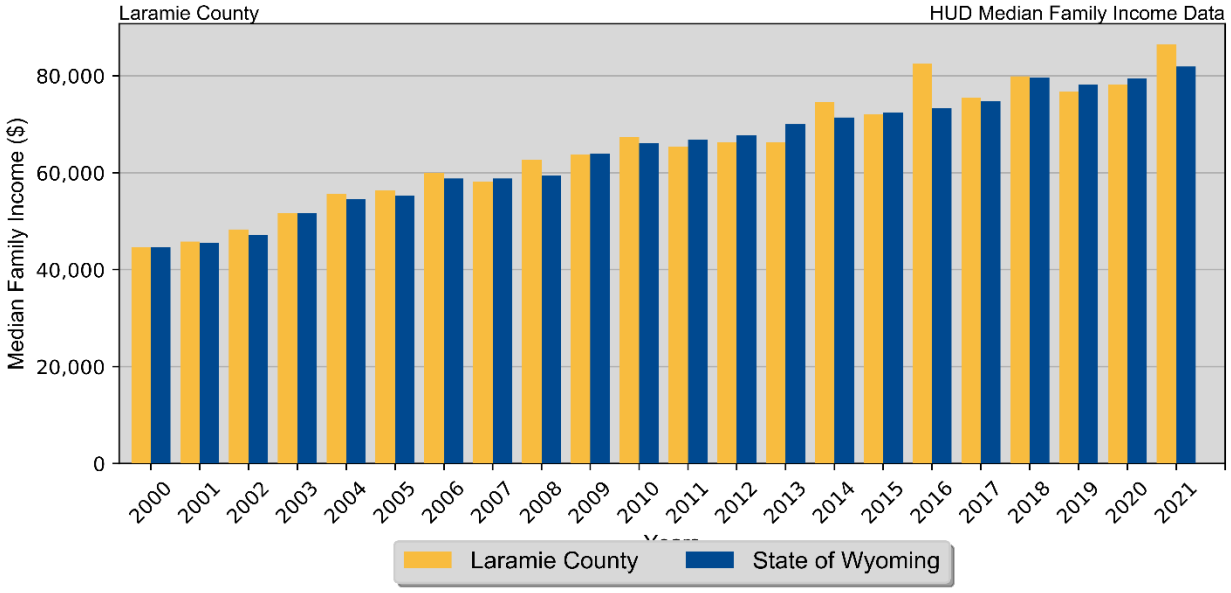
## Household Income

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.3.46 shows that the HUD estimated MFI for Laramie County was $86,400 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.3.12, illustrates the estimated MFI for 2000 through 2021 in Laramie County.

**Table III.3.27**
**Median Family Income**
Laramie County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 44,700 | 44,700 |
| 2001 | 45,800 | 45,500 |
| 2002 | 48,300 | 47,200 |
| 2003 | 51,700 | 51,600 |
| 2004 | 55,700 | 54,500 |
| 2005 | 56,400 | 55,250 |
| 2006 | 59,900 | 58,800 |
| 2007 | 58,100 | 58,800 |
| 2008 | 62,600 | 59,450 |
| 2009 | 63,700 | 63,900 |
| 2010 | 67,400 | 66,100 |
| 2011 | 65,300 | 66,800 |
| 2012 | 66,200 | 67,700 |
| 2013 | 66,300 | 70,000 |
| 2014 | 74,500 | 71,400 |
| 2015 | 72,000 | 72,400 |
| 2016 | 82,500 | 73,300 |
| 2017 | 75,500 | 74,700 |
| 2018 | 79,900 | 79,600 |
| 2019 | 76,700 | 78,200 |
| 2020 | 78,100 | 79,500 |
| 2021 | 86,400 | 81,900 |

**Diagram III.3.12**
**Estimated Median Family Income**



# HOUSING

## Housing Production

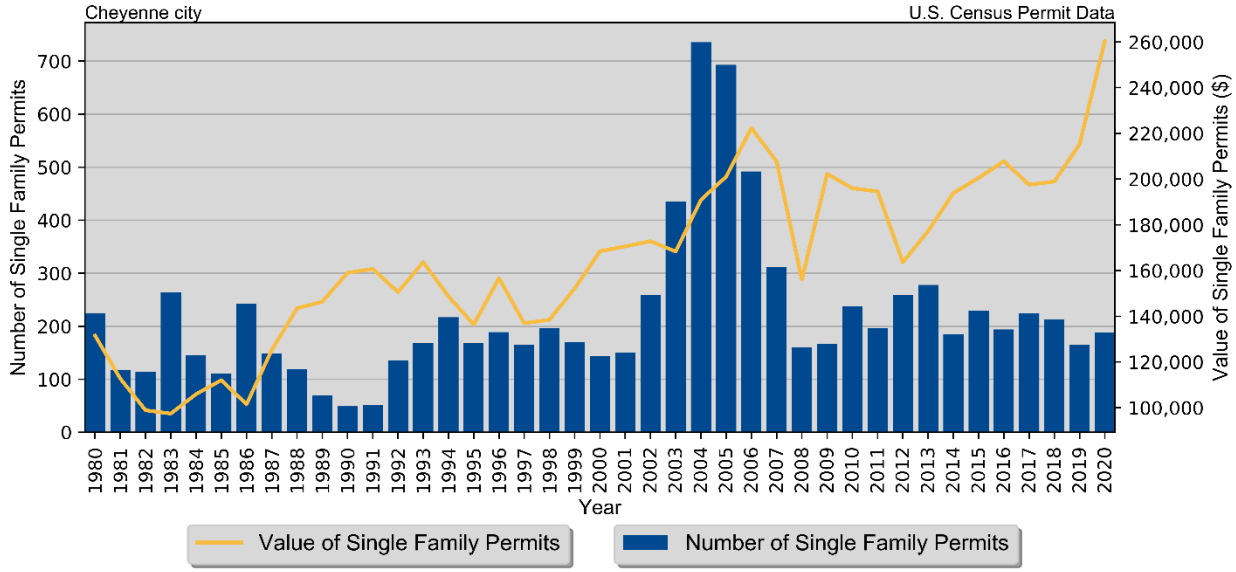
The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Cheyenne city increased from 165 authorizations in 2019 to 188 in 2020.

The real value of single-family building permits increased from 215,262 dollars in 2019 to 260,325 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.3.28.

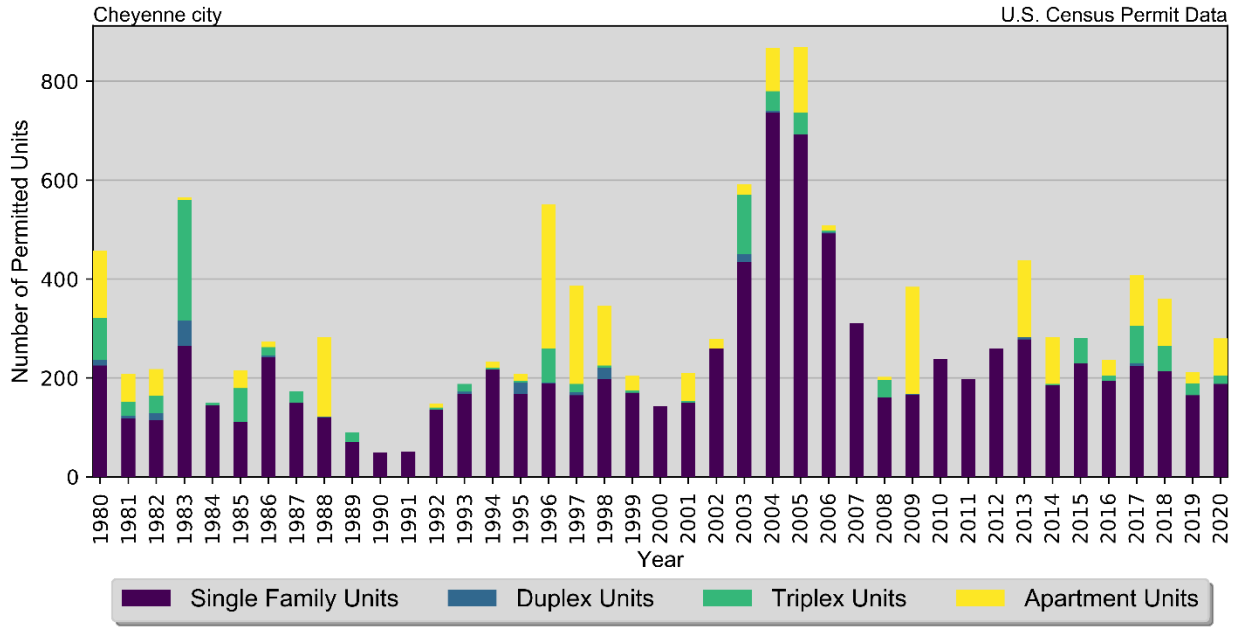
**Table III.3.28**
**Building Permits and Valuation**
Cheyenne city
Census Bureau Data, 1980–2020

| 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 | 225 | 12 | 84 | 136 | 457 | 131,529 | 78,772 |
| 1981 | 118 | 6 | 28 | 56 | 208 | 112,708 | 63,530 |
| 1982 | 114 | 14 | 36 | 54 | 218 | 98,861 | 77,089 |
| 1983 | 264 | 52 | 244 | 5 | 565 | 97,412 | 46,166 |
| 1984 | 145 | 0 | 4 | 0 | 149 | 105,917 | 0 |
| 1985 | 111 | 0 | 68 | 36 | 215 | 112,013 | 46,846 |
| 1986 | 242 | 4 | 16 | 11 | 273 | 101,475 | 57,526 |
| 1987 | 149 | 0 | 24 | 0 | 173 | 125,223 | 0 |
| 1988 | 119 | 2 | 0 | 162 | 283 | 143,492 | 69,805 |
| 1989 | 70 | 0 | 20 | 0 | 90 | 146,346 | 0 |
| 1990 | 49 | 0 | 0 | 0 | 49 | 158,987 | 0 |
| 1991 | 51 | 0 | 0 | 0 | 51 | 160,701 | 0 |
| 1992 | 136 | 0 | 4 | 8 | 148 | 150,569 | 43,081 |
| 1993 | 168 | 4 | 16 | 0 | 188 | 163,690 | 0 |
| 1994 | 217 | 0 | 4 | 12 | 233 | 148,678 | 60,533 |
| 1995 | 168 | 22 | 4 | 14 | 208 | 136,369 | 61,942 |
| 1996 | 189 | 2 | 68 | 292 | 551 | 156,638 | 58,184 |
| 1997 | 165 | 6 | 17 | 198 | 386 | 136,960 | 71,353 |
| 1998 | 197 | 24 | 4 | 121 | 346 | 138,452 | 61,455 |
| 1999 | 170 | 0 | 4 | 30 | 204 | 152,188 | 47,810 |
| 2000 | 143 | 0 | 0 | 0 | 143 | 168,432 | 0 |
| 2001 | 150 | 0 | 4 | 56 | 210 | 170,567 | 64,606 |
| 2002 | 259 | 0 | 0 | 20 | 279 | 172,843 | 81,442 |
| 2003 | 435 | 16 | 120 | 21 | 592 | 168,315 | 74,947 |
| 2004 | 736 | 4 | 40 | 88 | 868 | 190,885 | 78,672 |
| 2005 | 693 | 0 | 44 | 132 | 869 | 201,101 | 87,412 |
| 2006 | 492 | 2 | 4 | 11 | 509 | 222,307 | 84,842 |
| 2007 | 311 | 0 | 0 | 0 | 311 | 207,709 | 0 |
| 2008 | 160 | 0 | 36 | 6 | 202 | 156,038 | 71,403 |
| 2009 | 166 | 2 | 0 | 216 | 384 | 202,304 | 99,105 |
| 2010 | 238 | 0 | 0 | 0 | 238 | 196,002 | 0 |
| 2011 | 197 | 0 | 0 | 0 | 197 | 194,623 | 0 |
| 2012 | 259 | 0 | 0 | 0 | 259 | 163,627 | 0 |
| 2013 | 278 | 4 | 0 | 156 | 438 | 177,268 | 86,959 |
| 2014 | 185 | 0 | 3 | 95 | 283 | 193,901 | 92,326 |
| 2015 | 229 | 0 | 52 | 0 | 281 | 200,518 | 0 |
| 2016 | 194 | 0 | 10 | 33 | 237 | 207,793 | 130,280 |
| 2017 | 224 | 6 | 76 | 102 | 408 | 197,563 | 127,216 |
| 2018 | 213 | 0 | 51 | 97 | 361 | 198,927 | 87,311 |
| 2019 | 165 | 0 | 24 | 22 | 211 | 215,262 | 98,224 |
| 2020 | 188 | 0 | 16 | 76 | 280 | 260,325 | 164,161 |

## Diagram III.3.13
### Single-Family Permits




## Diagram III.3.14
### Total Permits by Unit Type



## Housing Characteristics

Households by type and tenure are shown in Table II.3.29. Family households represented 60.6 percent of households, while non-family households accounted for 39.4 percent. These changed from 59.7 and 40.3 percent, respectively.

**Table II.3.29**
**Household Type by Tenure**
Cheyenne city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 15,269 | 59.7% | 16,561 | 60.6% |
| Married-Couple Family | 11,018 | 72.2% | 12,402 | 74.9% |
| Owner-Occupied | 9,123 | 82.8% | 10,255 | 82.7% |
| Renter-Occupied | 1,895 | 17.2% | 2,147 | 17.3% |
| Other Family | 4,251 | 27.8% | 4,159 | 25.7% |
| Male Householder, No Spouse Present | 1,190 | 28% | 1,313 | 28.6% |
| Owner-Occupied | 659 | 55.4% | 857 | 65.3% |
| Renter-Occupied | 531 | 44.6% | 456 | 34.7% |
| Female Householder, No Spouse Present | 3,061 | 72% | 2,846 | 73.6% |
| Owner-Occupied | 1,454 | 47.5% | 1,569 | 55.1% |
| Renter-Occupied | 1,607 | 52.5% | 1,277 | 44.9% |
| Non-Family Households | 10,288 | 40.3% | 10,783 | 39.4% |
| Owner-Occupied | 5,065 | 49.2% | 5,344 | 49.6% |
| Renter-Occupied | 5,223 | 50.8% | 5,439 | 50.4% |
| **Total** | **25,557** | **100.0%** | **27,344** | **100.0%** |

Table II.3.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 26,618 housing units, compared with 29,823 in 2019. Single-family units accounted for 73.2 percent of units in 2019, compared to 71.5 in 2010. Apartment units accounted for 12.9 percent in 2019, compared to 11.3 percent in 2010.

**Table II.3.30**
**Housing Units by Type**
Cheyenne 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 | 19,029 | 71.5% | **21,837** | 73.2% |
| Duplex | 927 | 3.5% | 933 | 3.1% |
| Tri- or Four-Plex | 2,853 | 10.7% | 2,467 | 8.3% |
| Apartment | 3,021 | 11.3% | 3,843 | 12.9% |
| Mobile Home | 779 | 2.9% | 729 | 2.4% |
| Boat, RV, Van, Etc. | 9 | 0% | 14 | 0% |
| **Total** | **26,618** | **100.0%** | **29,823** | **100.0%** |

Table II.3.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 29,823 housing units. An estimated 65.9 percent were owner-occupied, and 8.3 percent were vacant.

**Table II.3.31**
**Housing Units by Tenure**
Cheyenne city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 25,557 | 93.7% | 27,344 | 91.7% |
| Owner-Occupied | 16,301 | 63.8% | 18,025 | 65.9% |
| Renter-Occupied | 9,256 | 36.2% | 9,319 | 34.1% |
| Vacant Housing Units | 1,726 | 6.3% | 2,479 | 8.3% |
| **Total Housing Units** | **27,283** | **100.0%** | **29,823** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.3.32. Households earning more than 100,000 dollars per year represented 26.9 percent of households in 2019, compared to 15.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.2 percent of households in 2019, compared to 10.1 percent in 2000.

**Table II.3.32**
**Households by Income**
Cheyenne 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 | 2,427 | 10.1% | 2,529 | 9.2% |
| $15,000 to $19,999 | 1,101 | 4.6% | 1,289 | 4.7% |
| $20,000 to $24,999 | 1,471 | 6.1% | 997 | 3.6% |
| $25,000 to $34,999 | 2,621 | 11% | 2,351 | 8.6% |
| $35,000 to $49,999 | 4,206 | 17.6% | 2,945 | 10.8% |
| $50,000 to $74,999 | 5,014 | 21% | 5,614 | 20.5% |
| $75,000 to $99,999 | 3,366 | 14.1% | 4,265 | 15.6% |
| $100,000 or More | 3,718 | 15.5% | 7,354 | 26.9% |
| **Total** | **23,924** | **100.0%** | **27,344** | **100.0%** |

Table II.3.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 11.6 percent of households in 2010 and 12.3 percent of households in 2019. Housing units built in 1939 or earlier represented 13.3 percent of households in 2019 and 12.5 percent of households in 2010.

**Table II.3.33**
**Households by Year Home Built**
Cheyenne 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 | 2,999 | 12.5% | 3,628 | 13.3% |
| 1940 to 1949 | 1,723 | 7.2% | 1,587 | 5.8% |
| 1950 to 1959 | 3,756 | 15.7% | 3,762 | 13.8% |
| 1960 to 1969 | 3,570 | 14.9% | 3,873 | 14.2% |
| 1970 to 1979 | 4,215 | 17.6% | 3,922 | 14.3% |
| 1980 to 1989 | 2,428 | 10.1% | 2,952 | 10.8% |
| 1990 to 1999 | 2,447 | 10.2% | 2,202 | 8.1% |
| 2000 to 2009 | 2,786 | 11.6% | 3,362 | 12.3% |
| 2010 or Later | . | . | 2,056 | 7.5% |
| **Total** | **23,924** | **100.0%** | **27,344** | **100.0%** |

The distribution of unit types by race are shown in Table II.3.34. An estimated 76.6 percent of white households occupy single-family homes, compared to 73.1 percent of black households. Some 11.8 percent of white households occupied apartments, compared to 4 percent of black households. An estimated 72.5 percent of Asian, and 53.2 percent of American Indian households occupy single-family homes.

**Table II.3.34**
**Distribution of Units in Structure by Race**
Cheyenne city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 76.6% | 73.1% | 53.2% | 72.5% | 81.5% | 85.4% | 55.7% |
| Duplex | 2.2% | 7.3% | 0% | 0% | 0% | 0% | 0% |
| Tri- or Four-Plex | 6.8% | 15.6% | 18.1% | 2.9% | 18.5% | 3.8% | 32.9% |
| Apartment | 11.8% | 4% | 20.5% | 24.5% | 0% | 10.8% | 7.9% |
| Mobile Home | 2.5% | 0% | 8.2% | 0% | 0% | 0% | 3.6% |
| Boat, RV, Van, Etc. | 0.1% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **100.0%** |

The disposition of vacant units between 2010 and 2019 are shown in Table II.3.35. An estimated 38.3 percent of vacant units were for rent in 2010. In addition, some 18.9 percent of vacant units were for sale. "Other" vacant units represented 28.4 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 22 percent of vacant units, while for sale units accounted for 6.5 percent. "Other" vacant units accounted for 49.7 percent of vacant units, representing a total of 1,232 "other" vacant units.

**Table II.3.35**
**Disposition of Vacant Housing Units**
Cheyenne city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 661 | 38.3% | 545 | 22% |
| For Sale | 326 | 18.9% | 162 | 6.5% |
| Rented Not Occupied | 44 | 2.5% | 145 | 5.8% |
| Sold Not Occupied | 51 | 3% | 25 | 1% |
| For Seasonal, Recreational, or Occasional Use | 151 | 8.7% | 370 | 14.9% |
| For Migrant Workers | 2 | 0.1% | 0 | 0% |
| Other Vacant | 491 | 28.4% | 1,232 | 49.7% |
| **Total** | **1,726** | **100.0%** | **2,479** | **100.0%** |

Table II.3.36 shows the number of households in the county by number of bedrooms and tenure. There were 376 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.45 percent of total households in Cheyenne city. In Cheyenne city the 9,770 households with three bedrooms accounted for 35.73 percent of all households, and there were 2,431 five-bedroom or more households, which accounted for 8.89 percent of all households.

**Table II.3.36**
**Households by Number of Bedrooms**
**Cheyenne city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 66 | 376 | 442 | 1.62% |
| **One** | 358 | 2,505 | 2,863 | 10.47% |
| **Two** | 2,824 | 3,316 | 6,140 | 22.45% |
| **Three** | 7,630 | 2,140 | 9,770 | 35.73% |
| **Four** | 4,846 | 852 | 5,698 | 20.84% |
| **Five or more** | 2,301 | 130 | 2,431 | 8.89% |
| **Total** | **18,025** | **9,319** | **27,344** | **100.0** |

The age of a structure influences its value. As shown in Table II.3.37, structures built in 1939 or earlier had a median value of, 172,500 while structures built between 1950 and 1959 had a median value of 184,700 and those built between 1990 to 1999 had a median value of 253,300. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 295,400 and, 343,800 respectively. The total median value in Cheyenne city was, 214,300.

**Table II.3.37**
**Owner Occupied Median Value by Year Structure Built**
**Cheyenne city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 172,500 |
| 1940 to 1949 | 152,000 |
| 1950 to 1959 | 184,700 |
| 1960 to 1969 | 208,900 |
| 1970 to 1979 | 198,200 |
| 1980 to 1989 | 241,400 |
| 1990 to 1999 | 253,300 |
| 2000 to 2009 | 272,200 |
| 2010 to 2013 | 295,400 |
| 2014 or later | 343,800 |
| **Median Value** | **214,300** |

Household mortgage status is reported in Table II.3.38. In, Cheyenne city households with a mortgage accounted for 69.4 percent of all households or 12,510 housing units, and the remaining 60.6 percent or 10,917 units had no mortgage. Of those units with a mortgage, 1,525 had either a second mortgage or home equity loan, 68 had both a second mortgage and home equity loan, and 10,917 or 60.6 percent had no second mortgage or no home equity loan.

**Table II.3.38**
**Mortgage Status**
**Cheyenne city**
**2019** Five-Year ACS Data

| Mortgage Status | Cheyenne city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 12,510 | 69.4 |
| With either a second mortgage or home equity loan, but not both | 1,525 | 8.5 |
| Second mortgage only | 834 | 4.6 |
| Home equity loan only | 691 | 3.8 |
| Both second mortgage and home equity loan | 68 | 0.4 |
| No second mortgage and no home equity loan | 10,917 | 60.6 |
| Housing units without a mortgage | 5,515 | 30.6 |
| **Total** | **18,025** | **100.0%** |

Table II.3.39 lists the Cheyenne city median rent as $792 and the median home value as $214,300 in 2019.

**Table II.3.39**
**Median Rent**
**Cheyenne city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $792 |
| Median Home Value | $214,300 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.3.40. In 2019, an estimated 0.8 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

**Table II.3.40**
**Overcrowding and Severe Overcrowding**
Cheyenne 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 | 15,241 | 99.2% | 122 | 0.8% | 0 | 0% | 15,363 |
| 2019 Five-Year ACS | 17,820 | 98.9% | 160 | 0.9% | 45 | 0.2% | 18,025 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 8,427 | 98.4% | 134 | 1.6% | 0 | 0% | 8,561 |
| 2019 Five-Year ACS | 9,209 | 98.8% | 69 | 0.7% | 41 | 0.4% | 9,319 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 23,668 | 98.9% | 256 | 1.1% | 0 | 0% | 23,924 |
| 2019 Five-Year ACS | 27,029 | 98.8% | 229 | 0.8% | 86 | 0.3% | 27,344 |

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.3.41 and Table II.3.42, below.

There were a total of 38 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Cheyenne city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.3.41**
**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 | 23,915 | 27,306 |
| Lacking Complete Plumbing Facilities | 9 | 38 |
| **Total Households** | **23,924** | **27,344** |
| **Percent Lacking** | **0%** | **0.1%** |

There were 280 households lacking complete kitchen facilities in 2019, compared to 205 households in 2010. This was a change from 0.9 percent of households in 2010 to 1 percent in 2019.

**Table II.3.42**
**Households with Incomplete Kitchen Facilities**
Cheyenne city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 23,719 | 27,064 |
| Lacking Complete Kitchen Facilities | 205 | 280 |
| **Total Households** | **23,924** | **27,344** |
| **Percent Lacking** | **0.9%** | **1%** |

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.3.43, in Cheyenne city 16.1 percent of households had a cost burden and 11.8 percent had a severe cost burden. Some 23.5 percent of renters were cost burdened, and 23.2 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.6 percent and a severe cost burden rate of 5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.7 percent, and severe cost burden at 6.3 percent.

**Table II.3.43**
**Cost Burden and Severe Cost Burden by Tenure**
Cheyenne city
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 | 7,627 | 70.9% | 2,311 | 21.5% | 810 | 7.5% | 10 | 0.1% | 10,758 |
| 2019 Five-Year ACS | 9,842 | 78.7% | 1,840 | 14.7% | 791 | 6.3% | 37 | 0.3% | 12,510 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 4,301 | 93.4% | 155 | 3.4% | 124 | 2.7% | 25 | 0.5% | 4,605 |
| 2019 Five-Year ACS | 4,840 | 87.8% | 362 | 6.6% | 278 | 5% | 35 | 0.6% | 5,515 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 5,053 | 59% | 1,467 | 17.1% | 1,454 | 17% | 587 | 6.9% | 8,561 |
| 2019 Five-Year ACS | 4,632 | 49.7% | 2,191 | 23.5% | 2,158 | 23.2% | 338 | 3.6% | 9,319 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 16,981 | 71% | 3,933 | 16.4% | 2,388 | 10% | 622 | 2.6% | 23,924 |
| 2019 Five-Year ACS | 19,314 | 70.6% | 4,393 | 16.1% | 3,227 | 11.8% | 410 | 1.5% | 27,344 |

### 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 Laramie County. Below is a table showing the MFI breakdown:

| Laramie County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $25,920 |
| 30.1 – 50% MFI | $25,921 to $43,200 |
| 50.1 – 80% MFI | $43,201 to $69,120 |
| 80.1 – 100% MFI | $69,121 to $86,400 |
| Above 100% MFI | Above $86,400 |

## Housing Problems by Income, Race, and Tenure

Table III.3.44 through Table III.3.49 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 Cheyenne city, housing problems are faced by 2,510 white homeowner households, 30 black homeowner households, 50 Asian homeowner households, and 288 Hispanic homeowner households.

## Table III.3.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Cheyenne 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 $25,920 | 87.5% | 33.3% | 0% | 0% | 0% | 0% | 85.3% | 82.8% |
| $25,921 to $43,200 | 58.9% | 0% | 0% | 0% | 0% | 100% | 33.3% | 56.3% |
| $43,201 to $69,120 | 31.3% | 0% | 0% | 0% | 0% | 85.7% | 27.9% | 31.9% |
| $69,121 to $86,400 | 21.2% | 22.2% | 0% | 0% | 0% | 0% | 2.4% | 19.3% |
| Above $86,400 | 3.2% | 0% | 45.5% | 0% | 0% | 15.4% | 0.4% | 3.4% |
| **Total** | **17.3%** | **9.1%** | **23.9%** | **0%** | **0%** | **45.3%** | **17.1%** | **17.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,920 | 5.5% | 33.3% | 0% | 0% | 0% | 100% | 8.8% | 9.3% |
| $25,921 to $43,200 | 41.1% | 0% | 0% | 0% | 0% | 0% | 66.7% | 43.7% |
| $43,201 to $69,120 | 68.7% | 100% | 100% | 0% | 0% | 14.3% | 72.1% | 68.1% |
| $69,121 to $86,400 | 78.8% | 77.8% | 100% | 0% | 0% | 0% | 97.6% | 80.7% |
| Above $86,400 | 96.8% | 100% | 54.5% | 100% | 0% | 84.6% | 99.6% | 96.6% |
| **Total** | **82.4%** | **87.9%** | **74.2%** | **100%** | **0%** | **54.7%** | **82.3%** | **82%** |

## Table III.3.45
## Homeowner Households with Housing Problems by Income and Race
Cheyenne 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 $25,920 | 560 | 10 | 0 | 0 | 0 | 0 | 145 | 715 |
| $25,921 to $43,200 | 680 | 0 | 0 | 0 | 0 | 10 | 50 | 740 |
| $43,201 to $69,120 | 660 | 0 | 0 | 0 | 0 | 90 | 85 | 835 |
| $69,121 to $86,400 | 325 | 20 | 0 | 0 | 0 | 0 | 4 | 349 |
| Above $86,400 | 285 | 0 | 50 | 0 | 0 | 20 | 4 | 359 |
| **Total** | **2,510** | **30** | **50** | **0** | **0** | **120** | **288** | **2,998** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,920 | 35 | 10 | 0 | 0 | 0 | 20 | 15 | 80 |
| $25,921 to $43,200 | 475 | 0 | 0 | 0 | 0 | 0 | 100 | 575 |
| $43,201 to $69,120 | 1,450 | 20 | 75 | 0 | 0 | 15 | 220 | 1,780 |
| $69,121 to $86,400 | 1,210 | 70 | 20 | 0 | 0 | 0 | 160 | 1,460 |
| Above $86,400 | 8,760 | 190 | 60 | 50 | 0 | 110 | 895 | 10,065 |
| **Total** | **11,930** | **290** | **155** | **50** | **0** | **145** | **1,390** | **13,960** |
| **Not Computed** | | | | | | | | |
| $0 to $25,920 | 45 | 10 | 4 | 0 | 0 | 0 | 10 | 69 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **45** | **10** | **4** | **0** | **0** | **0** | **10** | **69** |
| **Total** | | | | | | | | |
| $0 to $25,920 | 640 | 30 | 4 | 0 | 0 | 20 | 170 | 864 |
| $25,921 to $43,200 | 1,155 | 0 | 0 | 0 | 0 | 10 | 150 | 1,315 |
| $43,201 to $69,120 | 2,110 | 20 | 75 | 0 | 0 | 105 | 305 | 2,615 |
| $69,121 to $86,400 | 1,535 | 90 | 20 | 0 | 0 | 0 | 164 | 1,809 |
| Above $86,400 | 9,045 | 190 | 110 | 50 | 0 | 130 | 899 | 10,424 |
| **Total** | **14,485** | **330** | **209** | **50** | **0** | **265** | **1,688** | **17,027** |

In total, some 4,220 renter households face housing problems in Cheyenne city. Of these, some 3,340 white renter households, 85 black renter households, 20 Asian renter households, and 615 Hispanic renter households face housing problems.

**Table III.3.46**
**Renter Households with Housing Problems by Income and Race**
Cheyenne 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 $25,920 | 1,305 | 35 | 0 | 55 | 0 | 15 | 230 | 1,640 |
| $25,921 to $43,200 | 855 | 10 | 0 | 35 | 0 | 0 | 310 | 1,210 |
| $43,201 to $69,120 | 910 | 40 | 0 | 40 | 0 | 15 | 60 | 1,065 |
| $69,121 to $86,400 | 165 | 0 | 0 | 0 | 0 | 0 | 15 | 180 |
| Above $86,400 | 105 | 0 | 20 | 0 | 0 | 0 | 0 | 125 |
| **Total** | **3,340** | **85** | **20** | **130** | **0** | **30** | **615** | **4,220** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,920 | 175 | 10 | 0 | 0 | 0 | 0 | 80 | 265 |
| $25,921 to $43,200 | 255 | 0 | 0 | 0 | 0 | 0 | 90 | 345 |
| $43,201 to $69,120 | 1,050 | 75 | 15 | 25 | 0 | 15 | 85 | 1,265 |
| $69,121 to $86,400 | 555 | 25 | 0 | 0 | 0 | 65 | 105 | 750 |
| Above $86,400 | 1,890 | 185 | 0 | 0 | 0 | 25 | 200 | 2,300 |
| **Total** | **3,925** | **295** | **15** | **25** | **0** | **105** | **560** | **4,925** |
| **Not Computed** | | | | | | | | |
| $0 to $25,920 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **75** | **0** | **0** | **0** | **0** | **0** | **0** | **75** |
| **Total** | | | | | | | | |
| $0 to $25,920 | 1,555 | 45 | 0 | 55 | 0 | 15 | 310 | 1,980 |
| $25,921 to $43,200 | 1,110 | 10 | 0 | 35 | 0 | 0 | 400 | 1,555 |
| $43,201 to $69,120 | 1,960 | 115 | 15 | 65 | 0 | 30 | 145 | 2,330 |
| $69,121 to $86,400 | 720 | 25 | 0 | 0 | 0 | 65 | 120 | 930 |
| Above $86,400 | 1,995 | 185 | 20 | 0 | 0 | 25 | 200 | 2,425 |
| **Total** | **7,340** | **380** | **35** | **155** | **0** | **135** | **1,175** | **9,220** |

**Table III.3.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Cheyenne 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 $25,920 | 83.9% | 77.8% | 0% | 100% | 0% | 100% | 74.2% | 82.8% |
| $25,921 to $43,200 | 77% | 100% | 0% | 100% | 0% | 0% | 77.5% | 77.8% |
| $43,201 to $69,120 | 46.4% | 34.8% | 0% | 61.5% | 0% | 50% | 41.4% | 45.7% |
| $69,121 to $86,400 | 22.9% | 0% | 0% | 0% | 0% | 0% | 12.5% | 19.4% |
| Above $86,400 | 5.3% | 0% | 100% | 0% | 0% | 0% | 0% | 5.2% |
| **Total** | **45.5%** | **22.4%** | **57.1%** | **83.9%** | **0%** | **22.2%** | **52.3%** | **45.8%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,920 | 11.3% | 22.2% | 0% | 0% | 0% | 0% | 25.8% | 13.4% |
| $25,921 to $43,200 | 23% | 0% | 0% | 0% | 0% | 0% | 22.5% | 22.2% |
| $43,201 to $69,120 | 53.6% | 65.2% | 100% | 38.5% | 0% | 50% | 58.6% | 54.3% |
| $69,121 to $86,400 | 77.1% | 100% | 0% | 0% | 0% | 100% | 87.5% | 80.6% |
| Above $86,400 | 94.7% | 100% | 0% | 0% | 0% | 100% | 100% | 94.8% |
| **Total** | **53.5%** | **77.6%** | **42.9%** | **16.1%** | **0%** | **77.8%** | **47.7%** | **53.4%** |

Overall, there are 7,218 households, or 27.5 percent of households with housing problems in Cheyenne city. This includes 5,850 white households, 115 black households, 70 Asian households, 130 American Indian, 0 Pacific Islander, and 150 "other" race households with housing problems. In addition, there are 903 Hispanic households with housing problems. This is shown in Table III.3.48 and Table III.3.49.

## Table III.3.48
## Percent of Total Households with Housing Problems by Income and Race
Cheyenne 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 $25,920 | 85% | 60% | 0% | 100% | 0% | 42.9% | 78.1% | 82.8% |
| $25,921 to $43,200 | 67.8% | 100% | 0% | 100% | 0% | 100% | 65.5% | 67.9% |
| $43,201 to $69,120 | 38.6% | 29.6% | 0% | 61.5% | 0% | 77.8% | 32.2% | 38.4% |
| $69,121 to $86,400 | 21.7% | 17.4% | 0% | 0% | 0% | 0% | 6.7% | 19.3% |
| Above $86,400 | 3.5% | 0% | 53.8% | 0% | 0% | 12.9% | 0.4% | 3.8% |
| **Total** | **26.8%** | **16.2%** | **28.7%** | **63.4%** | **0%** | **37.5%** | **31.5%** | **27.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,920 | 9.6% | 26.7% | 0% | 0% | 0% | 57.1% | 19.8% | 12.1% |
| $25,921 to $43,200 | 32.2% | 0% | 0% | 0% | 0% | 0% | 34.5% | 32.1% |
| $43,201 to $69,120 | 61.4% | 70.4% | 100% | 38.5% | 0% | 22.2% | 67.8% | 61.6% |
| $69,121 to $86,400 | 78.3% | 82.6% | 100% | 0% | 0% | 100% | 93.3% | 80.7% |
| Above $86,400 | 96.5% | 100% | 46.2% | 100% | 0% | 87.1% | 99.6% | 96.2% |
| **Total** | **72.6%** | **82.4%** | **69.7%** | **36.6%** | **0%** | **62.5%** | **68.1%** | **72%** |

## Table III.3.49
## Total Households with Housing Problems by Income and Race
Cheyenne 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 $25,920 | 1,865 | 45 | 0 | 55 | 0 | 15 | 375 | 2,355 |
| $25,921 to $43,200 | 1,535 | 10 | 0 | 35 | 0 | 10 | 360 | 1,950 |
| $43,201 to $69,120 | 1,570 | 40 | 0 | 40 | 0 | 105 | 145 | 1,900 |
| $69,121 to $86,400 | 490 | 20 | 0 | 0 | 0 | 0 | 19 | 529 |
| Above $86,400 | 390 | 0 | 70 | 0 | 0 | 20 | 4 | 484 |
| **Total** | **5,850** | **115** | **70** | **130** | **0** | **150** | **903** | **7,218** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,920 | 210 | 20 | 0 | 0 | 0 | 20 | 95 | 345 |
| $25,921 to $43,200 | 730 | 0 | 0 | 0 | 0 | 0 | 190 | 920 |
| $43,201 to $69,120 | 2,500 | 95 | 90 | 25 | 0 | 30 | 305 | 3,045 |
| $69,121 to $86,400 | 1,765 | 95 | 20 | 0 | 0 | 65 | 265 | 2,210 |
| Above $86,400 | 10,650 | 375 | 60 | 50 | 0 | 135 | 1,095 | 12,365 |
| **Total** | **15,855** | **585** | **170** | **75** | **0** | **250** | **1,950** | **18,885** |
| **Not Computed** | | | | | | | | |
| $0 to $25,920 | 120 | 10 | 4 | 0 | 0 | 0 | 10 | 144 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **120** | **10** | **4** | **0** | **0** | **0** | **10** | **144** |
| **Total** | | | | | | | | |
| $0 to $25,920 | 2,195 | 75 | 4 | 55 | 0 | 35 | 480 | 2,844 |
| $25,921 to $43,200 | 2,265 | 10 | 0 | 35 | 0 | 10 | 550 | 2,870 |
| $43,201 to $69,120 | 4,070 | 135 | 90 | 65 | 0 | 135 | 450 | 4,945 |
| $69,121 to $86,400 | 2,255 | 115 | 20 | 0 | 0 | 65 | 284 | 2,739 |
| Above $86,400 | 11,040 | 375 | 130 | 50 | 0 | 155 | 1,099 | 12,849 |
| **Total** | **21,825** | **710** | **244** | **205** | **0** | **400** | **2,863** | **26,247** |

Table III.3.50 through Table III.3.53 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 2,580 white households, 25 black households, 45 Asian households, as well as 394 Hispanic households.

**Table III.3.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Cheyenne 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 $25,920 | 60.9% | 33.3% | 0% | 0% | 0% | 0% | 9.1% | 48.3% |
| $25,921 to $43,200 | 37.7% | 0% | 0% | 0% | 0% | 0% | 0% | 33.1% |
| $43,201 to $69,120 | 5% | 0% | 0% | 0% | 0% | 0% | 1.3% | 4.2% |
| $69,121 to $86,400 | 2.3% | 0% | 0% | 0% | 0% | 0% | 0% | 1.9% |
| Above $86,400 | 0.8% | 0% | 31.8% | 0% | 0% | 0% | 0% | 1% |
| **Total** | **7.1%** | **3** | **16.7%** | **0%** | **0%** | **0%** | **1.1%** | **6.5%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,920 | 32% | 33.3% | 0% | 0% | 0% | 100% | 84.8% | 43.7% |
| $25,921 to $43,200 | 62.3% | 0% | 0% | 0% | 0% | 100% | 100% | 66.9% |
| $43,201 to $69,120 | 95% | 100% | 100% | 0% | 0% | 100% | 98.7% | 95.8% |
| $69,121 to $86,400 | 97.7% | 100% | 100% | 0% | 0% | 0% | 100% | 98.1% |
| Above $86,400 | 99.2% | 100% | 68.2% | 100% | 0% | 100% | 100% | 99% |
| **Total** | **92.5%** | **93.9%** | **81.3%** | **100%** | **0%** | **100%** | **98.3%** | **93.1%** |

## Table III.3.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Cheyenne 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 $25,920 | 70.4% | 33.3% | 0% | 100% | 0% | 0% | 74.2% | 70.5% |
| $25,921 to $43,200 | 25.7% | 0% | 0% | 57.1% | 0% | 0% | 32.5% | 28% |
| $43,201 to $69,120 | 6.1% | 0% | 0% | 0% | 0% | 0% | 10.3% | 5.8% |
| $69,121 to $86,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $86,400 | 2.3% | 0% | 50% | 0% | 0% | 0% | 0% | 2.3% |
| **Total** | **21%** | **3.9%** | **28.6%** | **48.4%** | **0%** | **0%** | **31.8%** | **21.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,920 | 24.8% | 66.7% | 0% | 0% | 0% | 100% | 25.8% | 25.8% |
| $25,921 to $43,200 | 74.3% | 100% | 0% | 42.9% | 0% | 0% | 67.5% | **72%** |
| $43,201 to $69,120 | 93.9% | 100% | 100% | 100% | 0% | 100% | 89.7% | **94.2%** |
| $69,121 to $86,400 | 100% | 100% | 0% | 0% | 0% | 100% | 100% | **100%** |
| Above $86,400 | 97.7% | 100% | 50% | 0% | 0% | 100% | 100% | **97.7%** |
| **Total** | **77.9%** | **96.1%** | **71.4%** | **51.6%** | **0%** | **100%** | **68.2%** | **77.3%** |

## Table III.3.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Cheyenne 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 $25,920 | 67.7% | 33.3% | 0% | 100% | 0% | 0% | 51.6% | 63.8% |
| $25,921 to $43,200 | 31.8% | 0% | 0% | 57.1% | 0% | 0% | 23.6% | 30.3% |
| $43,201 to $69,120 | 5.5% | 0% | 0% | 0% | 0% | 0% | 4.3% | 4.9% |
| $69,121 to $86,400 | 1.6% | 0% | 0% | 0% | 0% | 0% | 0% | 1.3% |
| Above $86,400 | 1% | 0% | 34.6% | 0% | 0% | 0% | 0% | 1.2% |
| **Total** | **11.8%** | **3.5%** | **18.4%** | **36.6%** | **0%** | **0%** | **13.8%** | **11.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,920 | 26.9% | 53.3% | 0% | 0% | 0% | 100% | 46.3% | 31.2% |
| $25,921 to $43,200 | 68.2% | 100% | 0% | 42.9% | 0% | 100% | 76.4% | 69.7% |
| $43,201 to $69,120 | 94.5% | 100% | 100% | 100% | 0% | 100% | 95.7% | 95.1% |
| $69,121 to $86,400 | 98.4% | 100% | 100% | 0% | 0% | 100% | 100% | 98.7% |
| Above $86,400 | 99% | 100% | 65.4% | 100% | 0% | 100% | 100% | 98.8% |
| **Total** | **87.6%** | **95.1%** | **79.9%** | **63.4%** | **0%** | **100%** | **85.9%** | **87.6%** |

## Table III.3.53
## Total Households with Severe Housing Problems by Income and Race
Cheyenne 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 $25,920 | 1,485 | 25 | 0 | 55 | 0 | 0 | 245 | 1,810 |
| $25,921 to $43,200 | 720 | 0 | 0 | 20 | 0 | 0 | 130 | 870 |
| $43,201 to $69,120 | 225 | 0 | 0 | 0 | 0 | 0 | 19 | 244 |
| $69,121 to $86,400 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $86,400 | 115 | 0 | 45 | 0 | 0 | 0 | 0 | 160 |
| **Total** | **2,580** | **25** | **45** | **75** | **0** | **0** | **394** | **3,119** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,920 | 590 | 40 | 0 | 0 | 0 | 35 | 220 | 885 |
| $25,921 to $43,200 | 1,545 | 10 | 0 | 15 | 0 | 10 | 420 | 2,000 |
| $43,201 to $69,120 | 3,840 | 135 | 90 | 65 | 0 | 140 | 425 | 4,695 |
| $69,121 to $86,400 | 2,220 | 115 | 20 | 0 | 0 | 65 | 290 | 2,710 |
| Above $86,400 | 10,925 | 375 | 85 | 50 | 0 | 155 | 1,100 | 12,690 |
| **Total** | **19,120** | **675** | **195** | **130** | **0** | **405** | **2,455** | **22,980** |
| **Not Computed** | | | | | | | | |
| $0 to $25,920 | 120 | 10 | 4 | 0 | 0 | 0 | 10 | 144 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **120** | **10** | **4** | **0** | **0** | **0** | **10** | **144** |
| **Total** | | | | | | | | |
| $0 to $25,920 | 2,195 | 75 | 4 | 55 | 0 | 35 | 475 | 2,839 |
| $25,921 to $43,200 | 2,265 | 10 | 0 | 35 | 0 | 10 | 550 | 2,870 |
| $43,201 to $69,120 | 4,065 | 135 | 90 | 65 | 0 | 140 | 444 | 4,939 |
| $69,121 to $86,400 | 2,255 | 115 | 20 | 0 | 0 | 65 | 290 | 2,745 |
| Above $86,400 | 11,040 | 375 | 130 | 50 | 0 | 155 | 1,100 | 12,850 |
| **Total** | **21,820** | **710** | **244** | **205** | **0** | **405** | **2,859** | **26,243** |

Housing problems are explored by type and income in Table III.3.54 and Table III.3.55. More than 4,100 households have a cost burden and 2,640 have a severe cost burden. Some 2,205 renter households are impacted by cost burdens, and 1,735 are impacted by severe cost burdens. On the other hand, some 1,895 owner-occupied households have cost burdens, and 905 have severe cost burdens. Overall, there are 18,890 households without a housing problem.

**Table III.3.54**
**Percent of Housing Problems by Income and Tenure**
Cheyenne city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $25,920 | $25,921 to $43,200 | $43,201 to $69,120 | $69,121 to $86,400 | Above $86,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0.8% | 0.6% | 0% | 0% | 0.1% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 1.4% | 0% | 0.1% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 1.9% | 1.1% | 0.6% | 0.8% | 0.9% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 48.3% | 30.4% | 2.7% | 0% | 0.2% | 5.3% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 34.9% | 22.8% | 27.7% | 17.4% | 2.4% | 11.1% |
| Zero/negative income (and none of the above problems) | 7.6% | 0% | 0% | 0% | 0% | 0.4% |
| Has none of the 4 housing problems | 9.3% | 44.1% | 67.9% | 80.7% | 96.5% | 82% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 2.5% | 0.6% | 4.1% | 0% | 1.4% | 2.1% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0.4% | 0.1% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1.3% | 2.3% | 0.6% | 0% | 0.4% | 0.9% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 66.7% | 25.1% | 1.1% | 0% | 0% | 18.8% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 12.4% | 49.8% | 40% | 19.3% | 2.9% | 23.9% |
| Zero/negative income (and none of the above problems) | 3.8% | 0% | 0% | 0% | 0% | 0.8% |
| Has none of the 4 housing problems | 13.4% | 22.2% | 54.2% | 80.7% | 94.8% | 53.4% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.3.55
## Housing Problems by Income and Tenure
Cheyenne city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $25,920 | $25,921 to $43,200 | $43,201 to $69,120 | $69,121 to $86,400 | Above $86,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 10 | 15 | 0 | 0 | 25 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 25 | 0 | 25 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 25 | 30 | 10 | 85 | 150 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 415 | 400 | 70 | 0 | 20 | 905 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 300 | 300 | 725 | 315 | 255 | 1,895 |
| Zero/negative income (and none of the above problems) | 65 | 0 | 0 | 0 | 0 | 65 |
| Has none of the 4 housing problems | 80 | 580 | 1,775 | 1,460 | 10,065 | 13,960 |
| **Total** | **860** | **1,315** | **2,615** | **1,810** | **10,425** | **17,025** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 50 | 10 | 95 | 0 | 35 | 190 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 10 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 25 | 35 | 15 | 0 | 10 | 85 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 1,320 | 390 | 25 | 0 | 0 | 1,735 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 245 | 775 | 935 | 180 | 70 | 2,205 |
| Zero/negative income (and none of the above problems) | 75 | 0 | 0 | 0 | 0 | 75 |
| Has none of the 4 housing problems | 265 | 345 | 1,265 | 755 | 2,300 | 4,930 |
| **Total** | **1,980** | **1,555** | **2,335** | **935** | **2,425** | **9,230** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 50 | 20 | 110 | 0 | 35 | 215 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 25 | 10 | 35 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 25 | 60 | 45 | 10 | 95 | 235 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 1,735 | 790 | 95 | 0 | 20 | 2,640 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 545 | 1,075 | 1,660 | 495 | 325 | 4,100 |
| Zero/negative income (and none of the above problems) | 140 | 0 | 0 | 0 | 0 | 140 |
| Has none of the 4 housing problems | 345 | 925 | 3,040 | 2,215 | 12,365 | 18,890 |
| **Total** | **2,840** | **2,870** | **4,950** | **2,745** | **12,850** | **26,255** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 28.1 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 82.8 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.3.56.

Table III.3.57 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 2,304 renter occupied households faced cost burdens, compared to 1,885 owner occupied households. Of these, there are 260 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.3.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Cheyenne city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $25,920 | 20 | 0 | 0 | 35 | 25 | 80 |
| $25,921 to $43,200 | 170 | 55 | 65 | 275 | 50 | 615 |
| $43,201 to $69,120 | 445 | 375 | 205 | 520 | 275 | 1,820 |
| $69,121 to $86,400 | 330 | 605 | 180 | 155 | 230 | 1,500 |
| Above $86,400 | 1,895 | 5,515 | 675 | 725 | 1,340 | 10,150 |
| Total | 2,860 | 6,550 | 1,125 | 1,710 | 1,920 | 14,165 |
| **Cost Burden** | | | | | | |
| $0 to $25,920 | 160 | 15 | 0 | 100 | 25 | 300 |
| $25,921 to $43,200 | 55 | 40 | 0 | 150 | 55 | 300 |
| $43,201 to $69,120 | 30 | 230 | 85 | 120 | 255 | 720 |
| $69,121 to $86,400 | 30 | 170 | 20 | 35 | 55 | 310 |
| Above $86,400 | 55 | 60 | 15 | 0 | 125 | 255 |
| Total | 330 | 515 | 120 | 405 | 515 | 1,885 |
| **Severe Cost Burden** | | | | | | |
| $0 to $25,920 | 140 | 65 | 0 | 140 | 70 | 415 |
| $25,921 to $43,200 | 95 | 105 | 4 | 120 | 75 | 399 |
| $43,201 to $69,120 | 30 | 4 | 0 | 10 | 25 | 69 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 15 | 0 | 0 | 4 | 19 |
| Total | 265 | 189 | 4 | 270 | 174 | 902 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $25,920 | 25 | 0 | 0 | 15 | 25 | 65 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 25 | 0 | 0 | 15 | 25 | 65 |
| **Total** | | | | | | |
| $0 to $25,920 | 345 | 80 | 0 | 290 | 145 | 860 |
| $25,921 to $43,200 | 320 | 200 | 69 | 545 | 180 | 1,314 |
| $43,201 to $69,120 | 505 | 609 | 290 | 650 | 555 | 2,609 |
| $69,121 to $86,400 | 360 | 775 | 200 | 190 | 285 | 1,810 |
| Above $86,400 | 1,950 | 5,590 | 690 | 725 | 1,469 | 10,424 |
| **Total** | **3,480** | **7,254** | **1,249** | **2,400** | **2,634** | **17,017** |

## Table III.3.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Cheyenne city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $25,920 | 0 | 15 | 15 | 80 | 170 | 280 |
| $25,921 to $43,200 | 35 | 60 | 40 | 45 | 180 | 360 |
| $43,201 to $69,120 | 35 | 560 | 40 | 165 | 520 | 1,320 |
| $69,121 to $86,400 | 15 | 295 | 35 | 15 | 390 | 750 |
| Above $86,400 | 155 | 960 | 85 | 160 | 960 | 2,320 |
| Total | 240 | 1,890 | 215 | 465 | 2,220 | 5,030 |
| **Cost Burden** | | | | | | |
| $0 to $25,920 | 0 | 60 | 0 | 85 | 115 | 260 |
| $25,921 to $43,200 | 10 | 265 | 75 | 90 | 355 | 795 |
| $43,201 to $69,120 | 0 | 275 | 35 | 140 | 515 | 965 |
| $69,121 to $86,400 | 15 | 100 | 0 | 0 | 65 | 180 |
| Above $86,400 | 4 | 10 | 10 | 35 | 45 | 104 |
| Total | 29 | 710 | 120 | 350 | 1,095 | 2,304 |
| **Severe Cost Burden** | | | | | | |
| $0 to $25,920 | 15 | 410 | 100 | 295 | 550 | 1,370 |
| $25,921 to $43,200 | 15 | 130 | 45 | 110 | 100 | 400 |
| $43,201 to $69,120 | 0 | 10 | 0 | 35 | 0 | 45 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 30 | 550 | 145 | 440 | 650 | 1,815 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $25,920 | 0 | 25 | 0 | 4 | 40 | 69 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 25 | 0 | 4 | 40 | 69 |
| **Total** | | | | | | |
| $0 to $25,920 | 15 | 510 | 115 | 464 | 875 | 1,979 |
| $25,921 to $43,200 | 60 | 455 | 160 | 245 | 635 | 1,555 |
| $43,201 to $69,120 | 35 | 845 | 75 | 340 | 1,035 | 2,330 |
| $69,121 to $86,400 | 30 | 395 | 35 | 15 | 455 | 930 |
| Above $86,400 | 159 | 970 | 95 | 195 | 1,005 | 2,424 |
| **Total** | **299** | **3,175** | **480** | **1,259** | **4,005** | **9,218** |

In total, some 4,190 households face cost burdens, and 2,719 face severe cost burdens. This includes 1,890 owner households and 2,300 renter households with a cost burden, as seen in Table III.3.58.

**Table III.3.58**
**Households with Cost Burden by Tenure and Race**
Cheyenne city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 12,095 | 1,470 | 870 | 45 | 14,480 |
| Black | 290 | 20 | 10 | 10 | 330 |
| Asian | 185 | 15 | 4 | 4 | 208 |
| American Indian | 50 | 0 | 0 | 0 | 50 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 150 | 120 | 0 | 0 | 270 |
| Hispanic | 1,390 | 265 | 25 | 10 | 1,690 |
| **Total** | **14,160** | **1,890** | **909** | **69** | **17,028** |
| **Renter-Occupied** | | | | | |
| White | 4,015 | 1,885 | 1,360 | 75 | 7,335 |
| Black | 295 | 70 | 15 | 0 | 380 |
| Asian | 25 | 10 | 0 | 0 | 35 |
| American Indian | 25 | 55 | 75 | 0 | 155 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 105 | 35 | 0 | 0 | 140 |
| Hispanic | 570 | 245 | 360 | 0 | 1,175 |
| **Total** | **5,035** | **2,300** | **1,810** | **75** | **9,220** |
| **Total** | | | | | |
| White | 16,110 | 3,355 | 2,230 | 120 | 21,815 |
| Black | 585 | 90 | 25 | 10 | 710 |
| Asian | 210 | 25 | 4 | 4 | 243 |
| American Indian | 75 | 55 | 75 | 0 | 205 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 255 | 155 | 0 | 0 | 410 |
| Hispanic | 1,960 | 510 | 385 | 10 | 2,865 |
| **Total** | **19,195** | **4,190** | **2,719** | **144** | **26,248** |

## Lead-Based Paint Risks

Table III.3.59 shows the risk of lead-based paint for households with young children present. There are an estimated 1,930 households built between 1940 and 1979 with young children present, and 460 built prior to 1939.

**Table III.3.59**
**Vintage of Households by Income and Presence of Young Children**
Cheyenne 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 $25,920 | 50 | 485 | 535 |
| $25,921 to $43,200 | 75 | 400 | 475 |
| $43,201 to $69,120 | 250 | 545 | 795 |
| $69,121 to $86,400 | 25 | 210 | 235 |
| Above $86,400 | 60 | 1,235 | 1,295 |
| Total | 460 | 2,875 | 3,335 |
| **Built 1940 to 1979** | | | |
| $0 to $25,920 | 150 | 1,200 | 1,350 |
| $25,921 to $43,200 | 310 | 1,280 | 1,590 |
| $43,201 to $69,120 | 255 | 2,270 | 2,525 |
| $69,121 to $86,400 | 315 | 1,290 | 1,605 |
| Above $86,400 | 900 | 5,200 | 6,100 |
| Total | 1,930 | 11,240 | 13,170 |
| **Built 1980 or Later** | | | |
| $0 to $25,920 | 200 | 750 | 950 |
| $25,921 to $43,200 | 115 | 695 | 810 |
| $43,201 to $69,120 | 170 | 1,455 | 1,625 |
| $69,121 to $86,400 | 240 | 665 | 905 |
| Above $86,400 | 1,020 | 4,430 | 5,450 |
| Total | 1,745 | 7,995 | 9,740 |
| **Total** | | | |
| $0 to $25,920 | 400 | 2,435 | 2,835 |
| $25,921 to $43,200 | 500 | 2,375 | 2,875 |
| $43,201 to $69,120 | 675 | 4,270 | 4,945 |
| $69,121 to $86,400 | 580 | 2,165 | 2,745 |
| Above $86,400 | 1,980 | 10,865 | 12,845 |
| **Total** | **4,135** | **22,110** | **26,245** |

## Elderly Housing Needs

Table III.3.60 shows the rate of housing problems for elderly households. Some 1,370 elderly and 940 extra-elderly households have housing problems. Of these, some 500 elderly households with housing problems have incomes less than 30 percent HAMFI, and 440 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.3.60**
**Households with Housing Problems by Income and Elderly Status**
Cheyenne city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $25,920 | 500 | 440 | 1,405 | 2,345 |
| $25,921 to $43,200 | 410 | 270 | 1,270 | 1,950 |
| $43,201 to $69,120 | 315 | 180 | 1,410 | 1,905 |
| $69,121 to $86,400 | 70 | 10 | 445 | 525 |
| Above $86,400 | 75 | 40 | 365 | 480 |
| Total | 1,370 | 940 | 4,895 | 7,205 |
| **Without Housing Problems** | | | | |
| $0 to $25,920 | 75 | 60 | 210 | 345 |
| $25,921 to $43,200 | 185 | 335 | 405 | 925 |
| $43,201 to $69,120 | 920 | 375 | 1,745 | 3,040 |
| $69,121 to $86,400 | 460 | 220 | 1,535 | 2,215 |
| Above $86,400 | 2,415 | 940 | 9,010 | 12,365 |
| Total | 4,055 | 1,930 | 12,905 | 18,890 |
| **Not Computed** | | | | |
| $0 to $25,920 | 25 | 19 | 95 | 139 |
| $25,921 to $43,200 | 0 | 0 | 0 | 0 |
| $43,201 to $69,120 | 0 | 0 | 0 | 0 |
| $69,121 to $86,400 | 0 | 0 | 0 | 0 |
| Above $86,400 | 0 | 0 | 0 | 0 |
| Total | 25 | 19 | 95 | 139 |
| **Total** | | | | |
| $0 to $25,920 | 600 | 519 | 1,710 | 2,829 |
| $25,921 to $43,200 | 595 | 605 | 1,675 | 2,875 |
| $43,201 to $69,120 | 1,235 | 555 | 3,155 | 4,945 |
| $69,121 to $86,400 | 530 | 230 | 1,980 | 2,740 |
| Above $86,400 | 2,490 | 980 | 9,375 | 12,845 |
| **Total** | 5,450 | 2,889 | 17,895 | 26,234 |

## 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.3.61 presents some basic statistics about the completed surveys.

**Table III.3.61**
**Survey of Rental Properties**
Cheyenne city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 168 | 4,827 | 3 | 145 |
| 2019B | 167 | 4,241 | 3.2 | 134 |
| 2020A | 161 | 4,254 | 2.3 | 97 |
| 2020B | 83 | 2,548 | 3.1 | 78 |
| 2021A | 109 | 2,646 | 1.7 | 44 |

Table III.3.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 254 single-family units in Cheyenne city, with 6 of them available. This translates into a vacancy rate of 2.4 percent in Cheyenne city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 1,881 apartment units reported in the survey, with 30 of them available, which resulted in a vacancy rate of 1.6 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.3.62**
**Rental Vacancy Survey by Type**
Cheyenne city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 254 | 6 | 2.4% |
| Apartments | 1,881 | 30 | 1.6% |
| Mobile Homes | 25 | 0 | 0% |
| "Other" Units | 91 | 0 | 0% |
| Don't Know | 316 | 5 | 1.6% |
| **Total** | **2,646** | **44** | **1.7%** |

Table III.3.63, reports units by bedroom size. As can be seen there were 528 two-bedroom apartment units and 197 three-bedroom units. Overall, the 653 two bedroom units accounted for 24.7 percent of all units, and the 323 three bedroom units accounted for 12.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,379 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.3.63**
**Rental Units by Bedroom Size**
Cheyenne city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 5 | 2 | 0 | 0 | · | 7 |
| One | 29 | 219 | 0 | 6 | · | 256 |
| Two | 53 | 528 | 10 | 48 | · | 653 |
| Three | 67 | 197 | 14 | 31 | · | 323 |
| Four | 18 | 0 | 0 | 4 | · | 22 |
| Don't Know | 76 | 935 | 1 | 2 | 316 | 1,379 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **254** | **1,881** | **25** | **91** | **316** | **2,646** |

Table III.3.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 4.5 percent.

Table III.3.65 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 0.6 percent.

**Table III.3.64**
**Single-Family Units by Bedroom Size**
Cheyenne city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 5 | 0 | 0% |
| One | 29 | 0 | 0% |
| Two | 53 | 0 | 0% |
| Three | 67 | 3 | 4.5% |
| Four | 18 | 0 | 0% |
| Don't know | 76 | 3 | 3.9% |
| **Total** | **254** | **6** | **2.4%** |

**Table III.3.65**
**Apartment Units by Bedroom Size**
Cheyenne city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 2 | 0 | 0% |
| One | 219 | 6 | 2.7% |
| Two | 528 | 3 | 0.6% |
| Three | 197 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 935 | 21 | 2.2% |
| **Total** | **1,881** | **30** | **1.6%** |

Average market-rate rents by unit type are shown in Table III.3.66. 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.3.66**
**Average Market Rate Rents by Bedroom Size**
Cheyenne city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $488 | $0 | $0 | $488 |
| One | $796 | $706 | $0 | $614 | $732 |
| Two | $910 | $868 | $783 | $1,062 | $898 |
| Three | $1,287 | $1,054 | $878 | $1,329 | $1,227 |
| Four | $1,436 | $0 | $0 | $2,198 | $1,605 |
| **Total** | **$1,261.8** | **$836.7** | **$814.2** | **$1,345.1** | **$1,085.5** |

Table III.3.67, 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.3.67**
**Average Assisted Rate Rents by Bedroom Size**
Cheyenne 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 | $290 | $0 | $0 | $290 |
| Two | $0 | $484 | $0 | $0 | $484 |
| Three | $0 | $555 | $0 | $0 | $555 |
| Four | $0 | $720 | $0 | $0 | $720 |
| **Total** | **$1,987.5** | **$514.7** | **$0** | **$0** | **$1,496.6** |

Table III.3.68, shows vacancy rates for single-family units by average rental rates for Cheyenne city. The most common rent for single-family units was between 1,250 amd 1,500 dollars and the units in this price range had a vacancy rate of 2.4 percent.

**Table III.3.68**
**Single-Family Market Rate Rents by Vacancy Status**
Cheyenne 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 | 12 | 0 | 0% |
| $750 to $999 | 22 | 0 | 0% |
| $1,000 to $1,249 | 60 | 2 | 3.3% |
| $1,250 to $1,499 | 84 | 2 | 2.4% |
| Above $1,500 | 19 | 1 | 5.3% |
| Missing | 57 | 1 | 1.8% |
| **Total** | **254** | **6** | **2.4%** |

The average rent and availability of apartment units is displayed in Table III.3.69. 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 2.4 percent.

**Table III.3.69**
**Apartment Market Rate Rents by Vacancy Status**
Cheyenne city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 201 | 1 | 0.5% |
| $750 to $999 | 882 | 21 | 2.4% |
| $1,000 to $1,249 | 382 | 0 | 0% |
| $1,250 to $1,499 | 12 | 1 | 8.3% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 404 | 7 | 1.7% |
| **Total** | **1,881** | **30** | **1.6%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.3.70, 59 respondents, or 62.8 percent, included some sort of utility in the rent.

**Table III.3.70**
**Are there any utilities included with the rent?**
Cheyenne city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 59 |
| No | 35 |
| **% Offering Utilities** | **62.8%** |

The type of utility included in the rent is shown in Table III.3.71. There were 199 respondents who included electricity, 111 respondents who included natural gas, 2,052 respondents who included water and sewer and 2,050 respondents included trash collection in the rent.

**Table III.3.71**
**Which utilities are included with the rent?**
Cheyenne city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 199 |
| Natural Gas | 111 |
| Water/Sewer | 2,052 |
| Trash Collection | 2,050 |

## Perceived Need for Housing Units

Table III.3.72, shows the number of survey respondents who keep a waiting list. As can be seen 11 respondents said they keep a waitlist, with an estimated 140 number of persons on the wait list.

**Table III.3.72**
**Do you keep a waiting list?**
Cheyenne city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 11 |
| No | 83 |
| **Waitlist Size** | **140** |

Table III.3.73, shows the condition of rental units by unit type for Cheyenne 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 1,702 units were in good condition, or 64.3 percent and 20 units, or 0.8 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.3.73**
**Condition by Unit Type**
Cheyenne city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 20 | 0.8% |
| Good | 1,702 | 64.3% |
| Excellent | 665 | 25.1% |
| Don't Know | 0 | 0% |
| **Total** | **2,646** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.3.74, 8 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 9 respondents indicated they would prefer more units of any type.

**Table III.3.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Cheyenne city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 8 |
| Duplex Units | 3 |
| Apartments | 4 |
| Mobile homes | 0 |
| Other | 1 |
| All types | 9 |
| **Total** | **25** |

## 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).

**Table III.3.75**
**Households with Housing Problems by Income**
Cheyenne city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 715 | 1,640 | 2,355 |
| 30.1-50% HAMFI | 740 | 1,210 | 1,950 |
| 50.1-80% HAMFI | 840 | 1,060 | 1,900 |
| 80.1-95% HAMFI | 325 | 140 | 465 |
| 95 – 115% HAMFI | 170 | 85 | 255 |
| 115.1% HAMFI or more | 210 | 80 | 290 |
| **Total** | 3,000 | 4,215 | 7,215 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 80 | 265 | 345 |
| 30.1-50% HAMFI | 575 | 345 | 920 |
| 50.1-80% HAMFI | 1,775 | 1,265 | 3,040 |
| 80.1-95% HAMFI | 1,000 | 510 | 1,510 |
| 95 – 115% HAMFI | 1,910 | 650 | 2,560 |
| 115.1% HAMFI or more | 8,615 | 1,890 | 10,505 |
| **Total** | 13,955 | 4,925 | 18,880 |
| **Not Computed** | | | |
| 30% HAMFI or less | 65 | 75 | 140 |
| 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** | 65 | 75 | 140 |
| **Total** | | | |
| 30% HAMFI or less | 860 | 1,980 | 2,840 |
| 30.1-50% HAMFI | 1,315 | 1,555 | 2,870 |
| 50.1-80% HAMFI | 2,615 | 2,325 | 4,940 |
| 80.1-95% HAMFI | 1,325 | 650 | 1,975 |
| 95 – 115% HAMFI | 2,080 | 735 | 2,815 |
| 115.1% HAMFI or more | 8,825 | 1,970 | 10,795 |
| **Total** | **17,020** | **9,215** | **26,235** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.3.75, 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 3,000 owner occupied and 4,215 renter occupied households experiencing a housing problem.

Table III.3.76, shows the total estimated housing by tenure for Cheyenne city. As can be seen, in 2030 there are estimated to be a total of 20,110 owner and 10,547 renter occupied households or a total of 30,657 households. By 2050 there are estimated to be 24,223 owner, 12,055 renter for a total of 36,278 households in Cheyenne city.

**Table III.3.76**
**Total Estimated Housing Forecast**
Cheyenne city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 18,294 | 9,832 | 28,126 |
| 2025 | 19,183 | 10,186 | 29,369 |
| 2030 | 20,110 | 10,547 | 30,657 |
| 2035 | 21,075 | 10,914 | 31,989 |
| 2040 | 22,081 | 11,288 | 33,369 |
| 2045 | 23,130 | 11,668 | 34,798 |
| 2050 | 24,223 | 12,055 | 36,278 |

Table III.3.77, below shows the incremental housing demand for Cheyenne 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.

As can be seen in 2030 an estimated additional 2,289 owner-occupied and 1,162 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 Cheyenne city will see an additional 9,072 households, of which 897 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 1,657 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.3.77**
**Incremental Housing Demand Forecast**
Cheyenne city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 69 | 116 | 164 | 215 | 268 | 323 |
| % | 0 | 105 | 177 | 251 | 329 | 410 | 495 |
| % | 0 | 209 | 352 | 500 | 655 | 816 | 984 |
| % | 0 | 106 | 178 | 253 | 332 | 413 | 498 |
| 5% | 0 | 166 | 280 | 398 | 521 | 649 | 782 |
| | 0 | 706 | 1,187 | 1,687 | 2,209 | 2,753 | 3,319 |
| | **0** | **1,362** | **2,289** | **3,254** | **4,260** | **5,309** | **6,402** |
| | | | | **Renter** | | | |
| | 0 | 172 | 250 | 329 | 409 | 491 | 574 |
| % | 0 | 135 | 196 | 258 | 321 | 385 | 451 |
| % | 0 | 202 | 293 | 386 | 480 | 576 | 674 |
| % | 0 | 57 | 82 | 108 | 134 | 161 | 188 |
| 5% | 0 | 64 | 93 | 122 | 152 | 182 | 213 |
| | 0 | 171 | 248 | 327 | 407 | 488 | 571 |
| | **0** | **801** | **1,162** | **1,529** | **1,903** | **2,283** | **2,670** |
| | | | | **Total** | | | |
| | 0 | 241 | 365 | 493 | 624 | 759 | 897 |
| % | 0 | 240 | 373 | 509 | 650 | 795 | 945 |
| % | 0 | 411 | 645 | 886 | 1,135 | 1,392 | 1,657 |
| % | 0 | 163 | 260 | 361 | 466 | 574 | 687 |
| 5% | 0 | 230 | 372 | 520 | 672 | 831 | 995 |
| | 0 | 877 | 1,435 | 2,014 | 2,616 | 3,241 | 3,890 |
| | **0** | **2,163** | **3,451** | **4,783** | **6,163** | **7,592** | **9,072** |

Table III.3.78 shows the Incremental Total Housing Need Forecast for Cheyenne 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 8,354 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 9,543 owner and 6,963 renter occupied households for a total of 16,506 quality households.

**Table III.3.78**
**Incremental Total Housing Need Forecast**
Cheyenne city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 773 | 817 | 864 | 913 | 964 | 1,017 | 1,072 |
| 30.1-50% | 811 | 880 | 952 | 1,026 | 1,104 | 1,185 | 1,269 |
| 50.1-80% | 952 | 1,089 | 1,231 | 1,379 | 1,534 | 1,695 | 1,863 |
| 80.1-95% | 377 | 446 | 518 | 594 | 672 | 754 | 839 |
| 95.1-115% | 236 | 344 | 458 | 576 | 699 | 827 | 960 |
| 115+% | 465 | 926 | 1,407 | 1,907 | 2,429 | 2,973 | 3,539 |
| **Total** | **3,614** | **4,503** | **5,430** | **6,395** | **7,401** | **8,450** | **9,543** |
| **Renter** | | | | | | | |
| 0-30% | 1,766 | 1,842 | 1,920 | 1,999 | 2,079 | 2,161 | 2,244 |
| 30.1-50% | 1,308 | 1,367 | 1,428 | 1,490 | 1,553 | 1,618 | 1,683 |
| 50.1-80% | 1,192 | 1,282 | 1,373 | 1,465 | 1,560 | 1,656 | 1,753 |
| 80.1-95% | 174 | 199 | 225 | 250 | 277 | 304 | 331 |
| 95.1-115% | 122 | 150 | 179 | 209 | 238 | 269 | 300 |
| 115+% | 177 | 253 | 330 | 408 | 488 | 570 | 652 |
| **Total** | **4,740** | **5,094** | **5,455** | **5,822** | **6,196** | **6,576** | **6,963** |
| **Total** | | | | | | | |
| 0-30% | 2,539 | 2,660 | 2,784 | 2,912 | 3,043 | 3,178 | 3,316 |
| 30.1-50% | 2,119 | 2,248 | 2,380 | 2,517 | 2,657 | 2,803 | 2,952 |
| 50.1-80% | 2,145 | 2,370 | 2,604 | 2,845 | 3,094 | 3,351 | 3,616 |
| 80.1-95% | 551 | 645 | 743 | 844 | 949 | 1,057 | 1,170 |
| 95.1-115% | 358 | 495 | 637 | 784 | 937 | 1,095 | 1,260 |
| 115+% | 642 | 1,179 | 1,737 | 2,315 | 2,917 | 3,542 | 4,192 |
| **Total** | **8,354** | **9,597** | **10,885** | **12,217** | **13,597** | **15,026** | **16,506** |

# Cody city

# Cody city

## Demographics

### Population Estimates

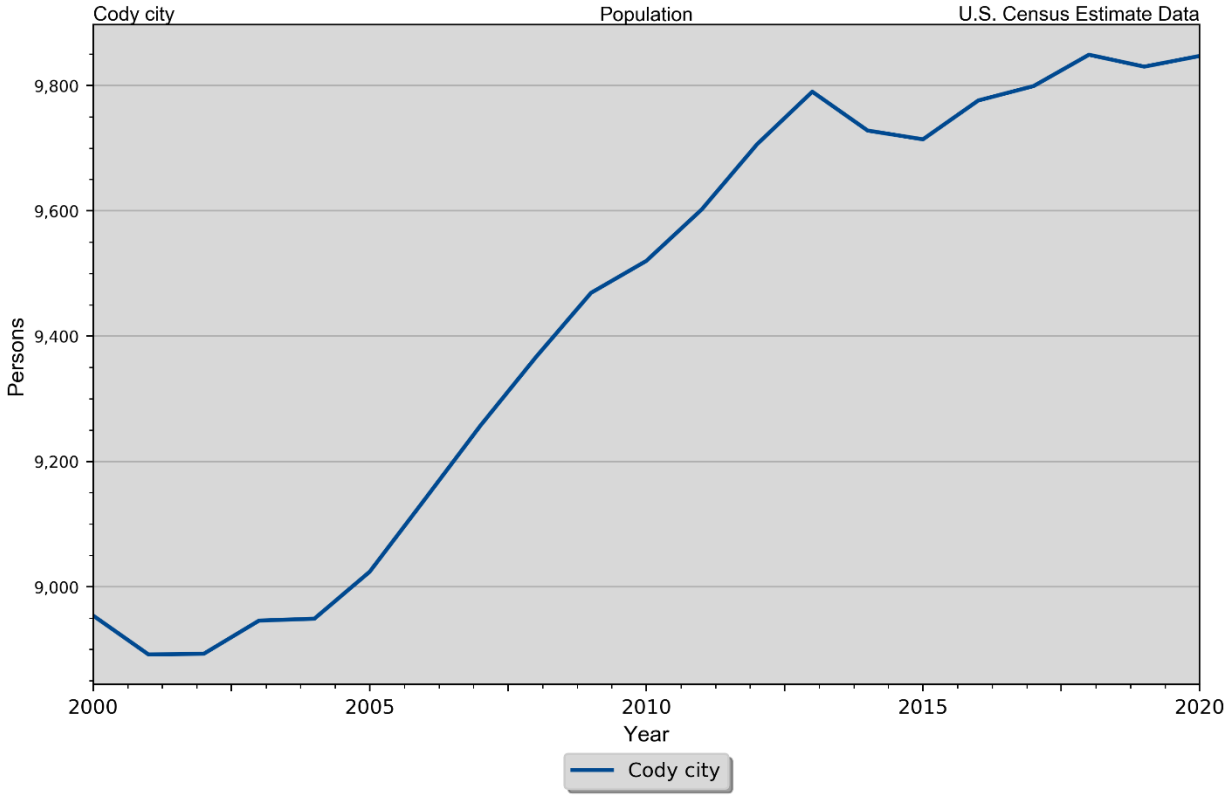
Table III.4.1, at right shows the population for Cody city. The 2020 estimates indicate that Cody city's population increased from 9,520 in 2010 to 9,847 in 2020, or by 3.4 percent.

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.

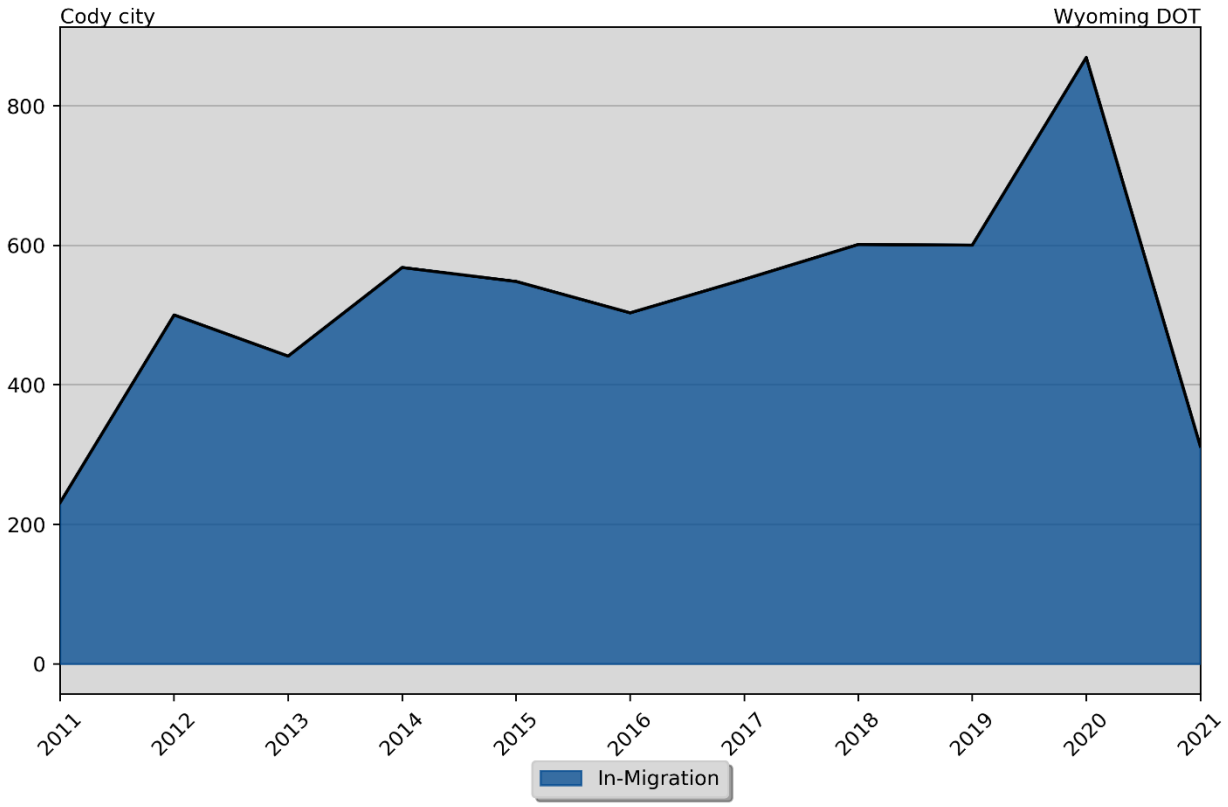
Table III.4.2 shows in-migration between 2011 and the first half of 2021 for Cody city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Park County to display net- and out-migration.

**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.

**Diagram III.4.2**
**In-Migration**



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**

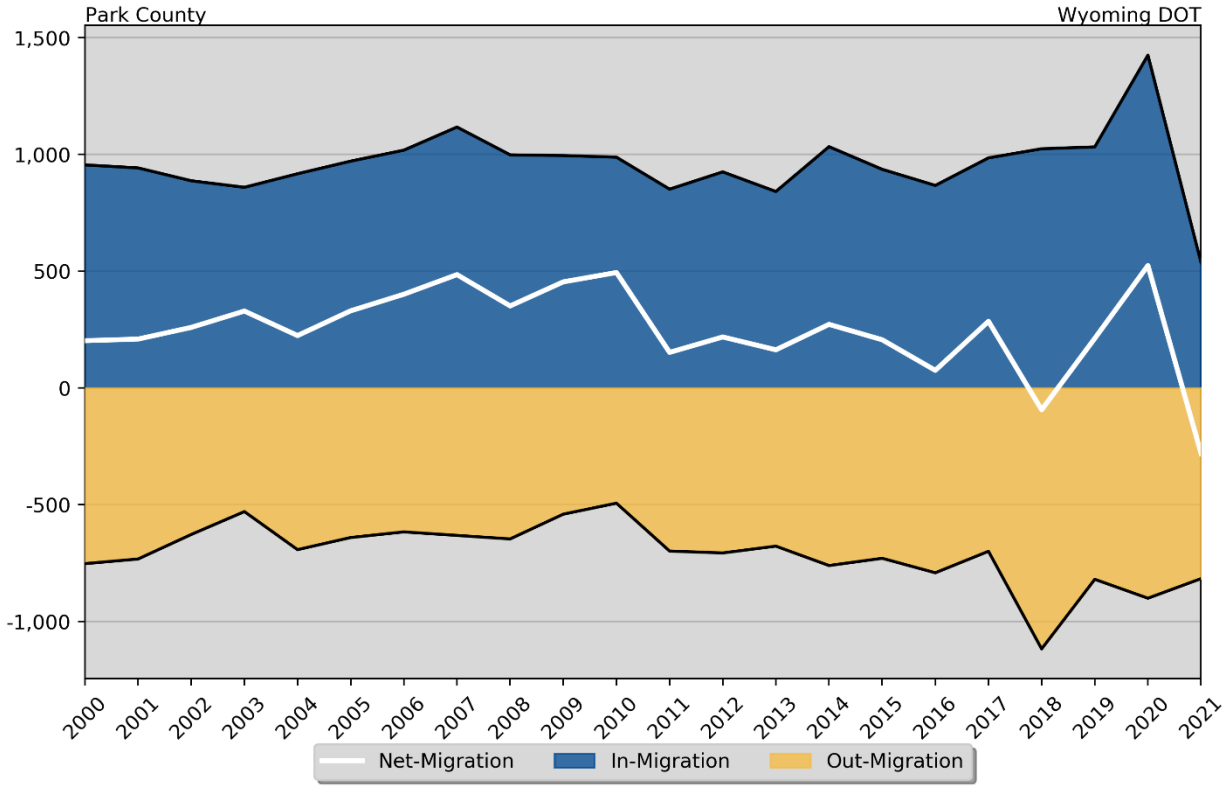


Table III.4.3, shows net-migration for Park County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 4 persons leaving Park County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 157 persons leaving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

**Table III.4.3**
**Net-Migration by Age Range**
Park Countyy
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 data[7], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## 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-YearACS | |
|---|---|---|---|---|
| | 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

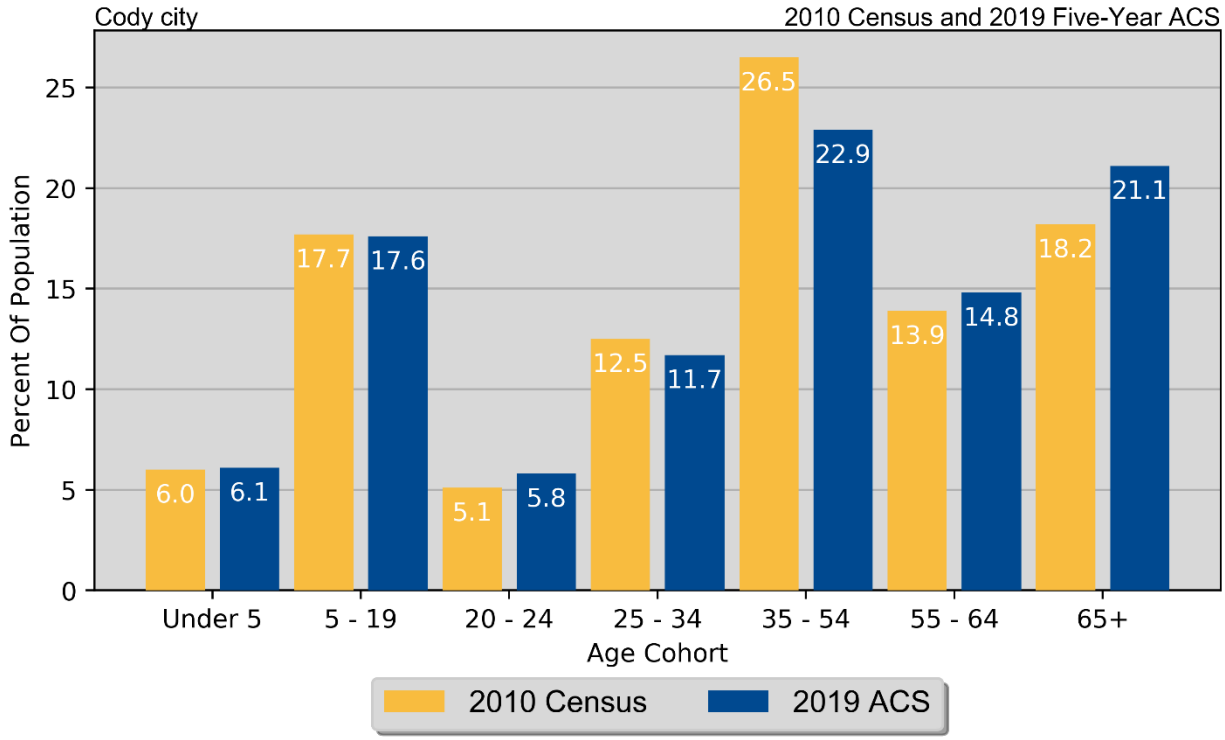
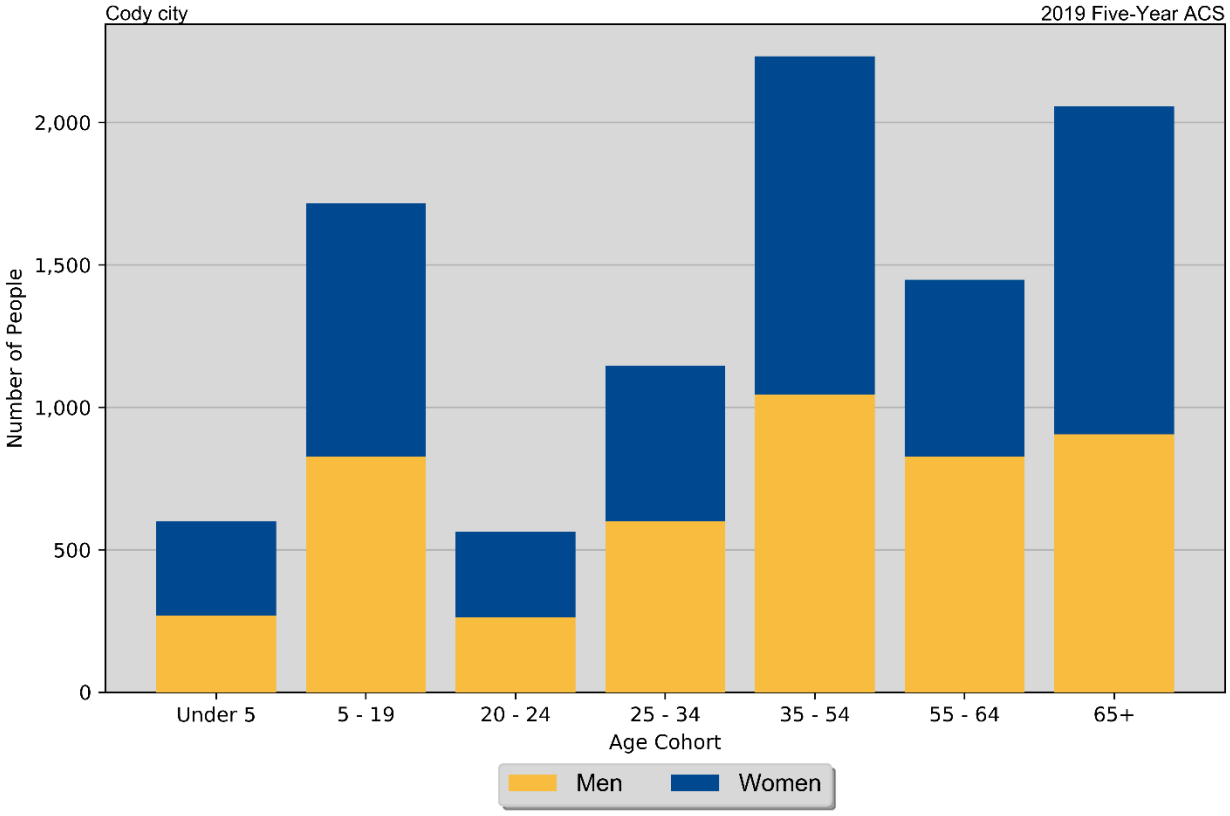


**Diagram III.4.5**
**Population Distribution by Age and Gender**
Cody city
2019 Five-Year ACS



## 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<br>Average Travel Time to Work (in Minutes)<br>Cody city<br>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<br>Means of Transportation to Work<br>Cody city<br>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

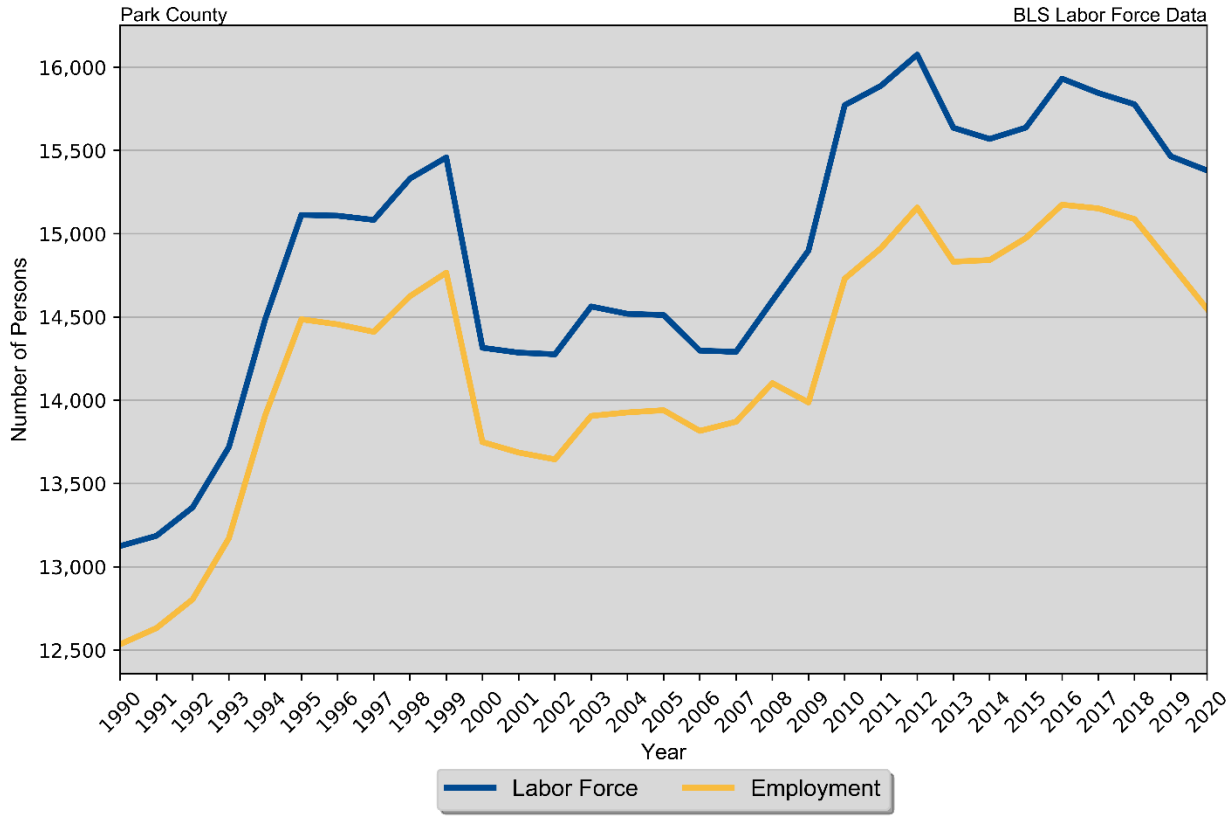
Table III.4.21, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide 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 Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | 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.

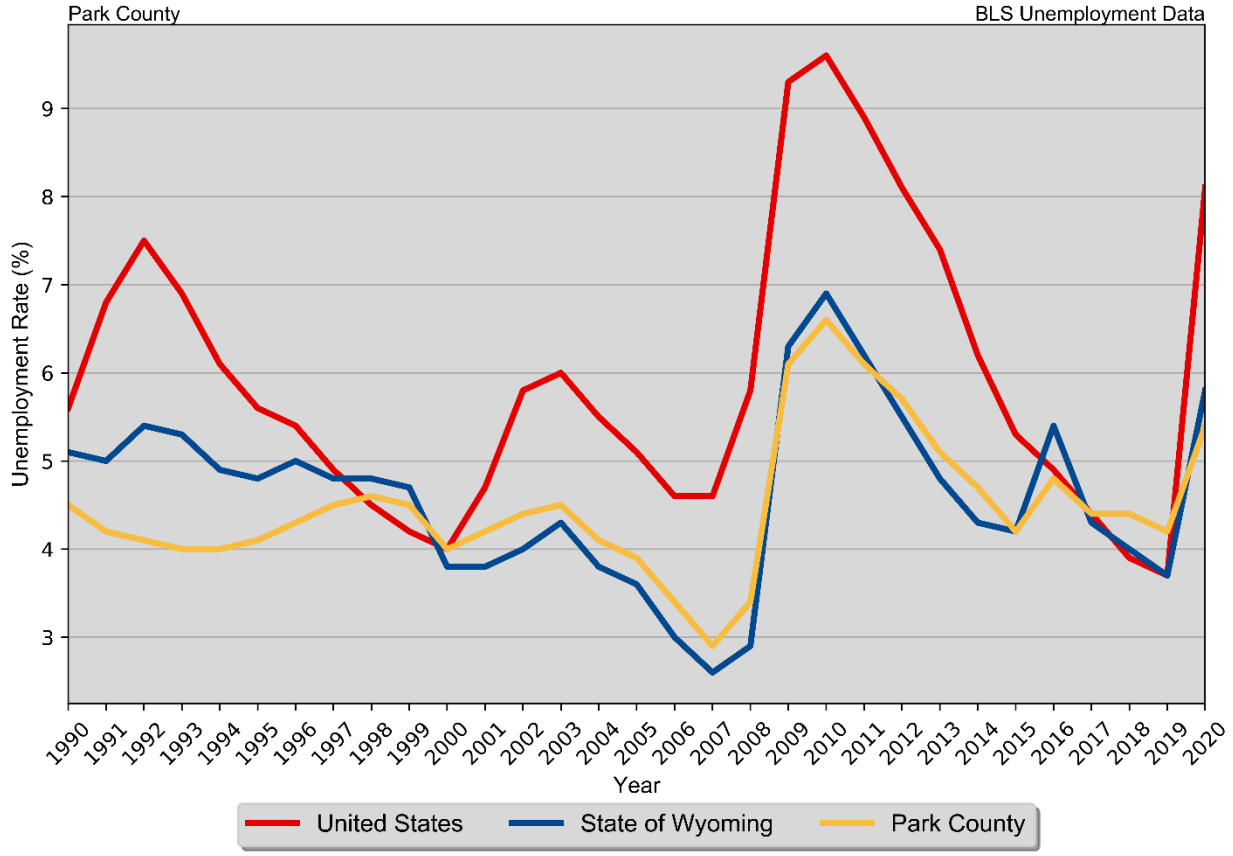
**Diagram III.4.6**
**Employment and Labor Force**



## 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

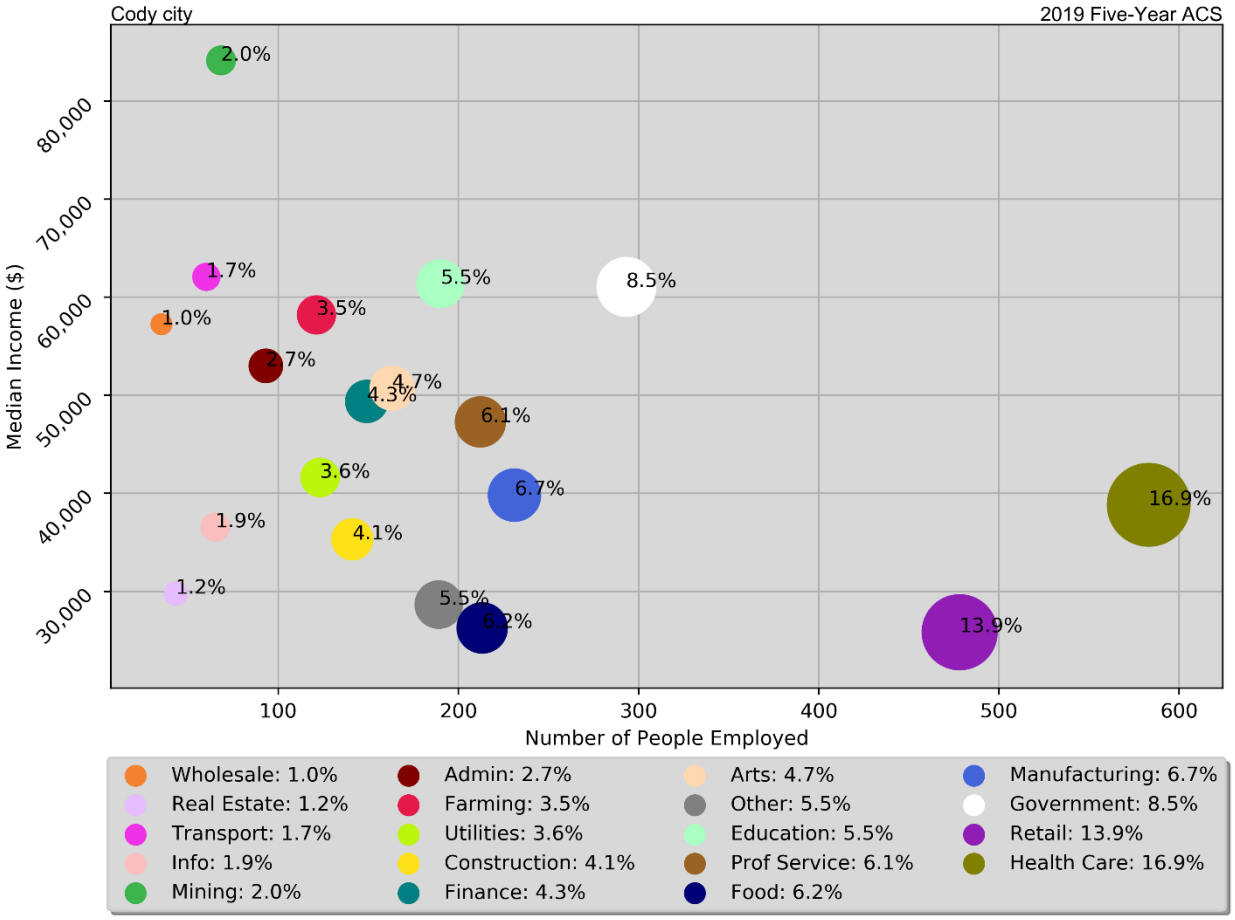
Table III.4.22 shows employment and median earnings by industry for Cody city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Cody city was Health Care, which employed 583 people and paid a median salary of 38,827 dollars. The highest paying industry in Cody 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 averagee of 48,885 dollars over the same period.

**Diagram III.4.9**
**Real Average Earnings Per Job**

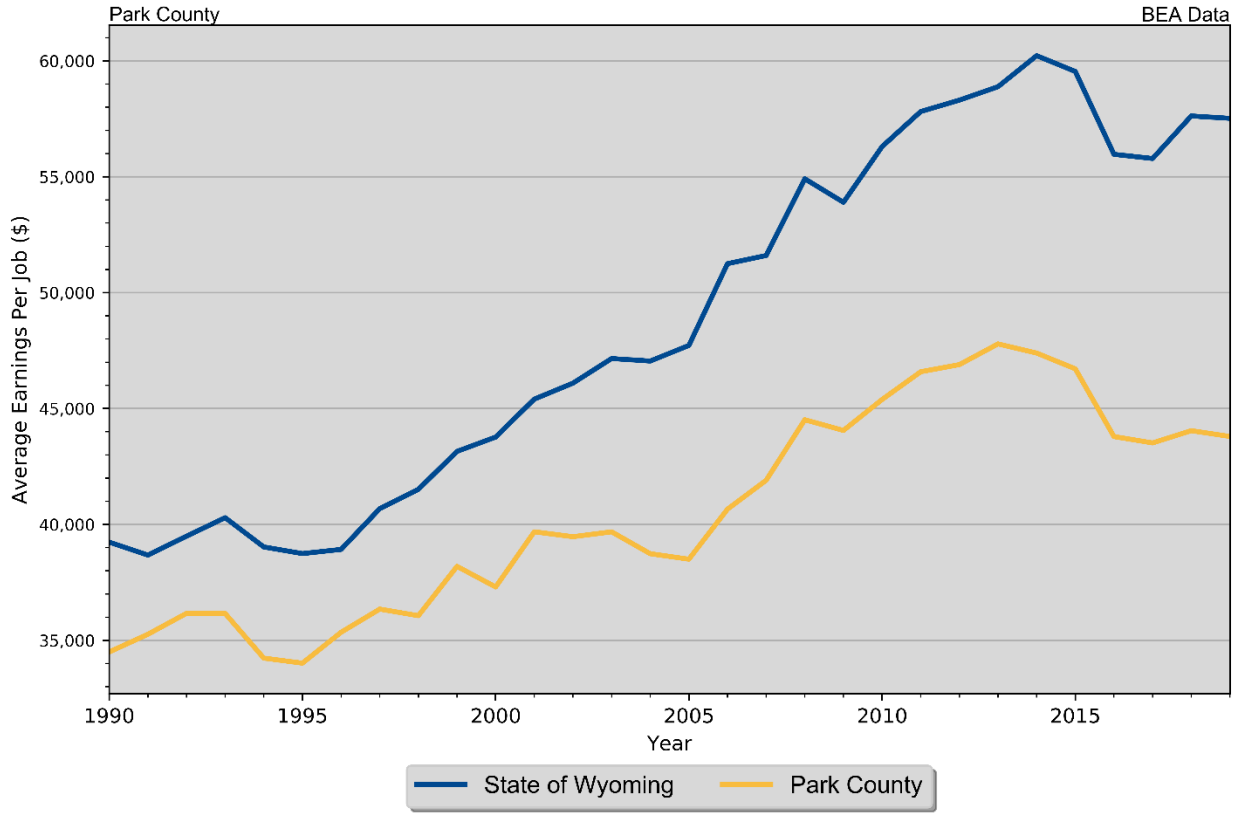
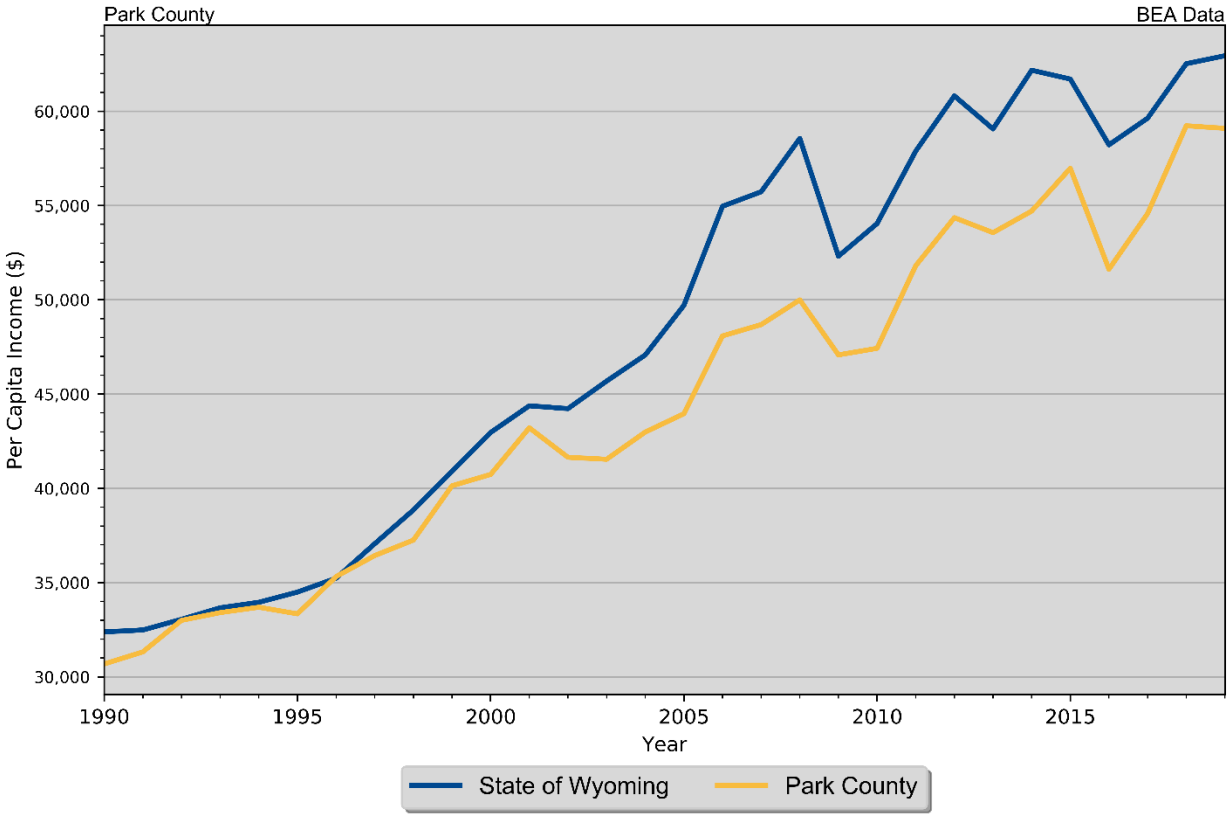


Diagram III.4.10, shows real per capita income for the Park County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. 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.

**Diagram III.4.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 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.

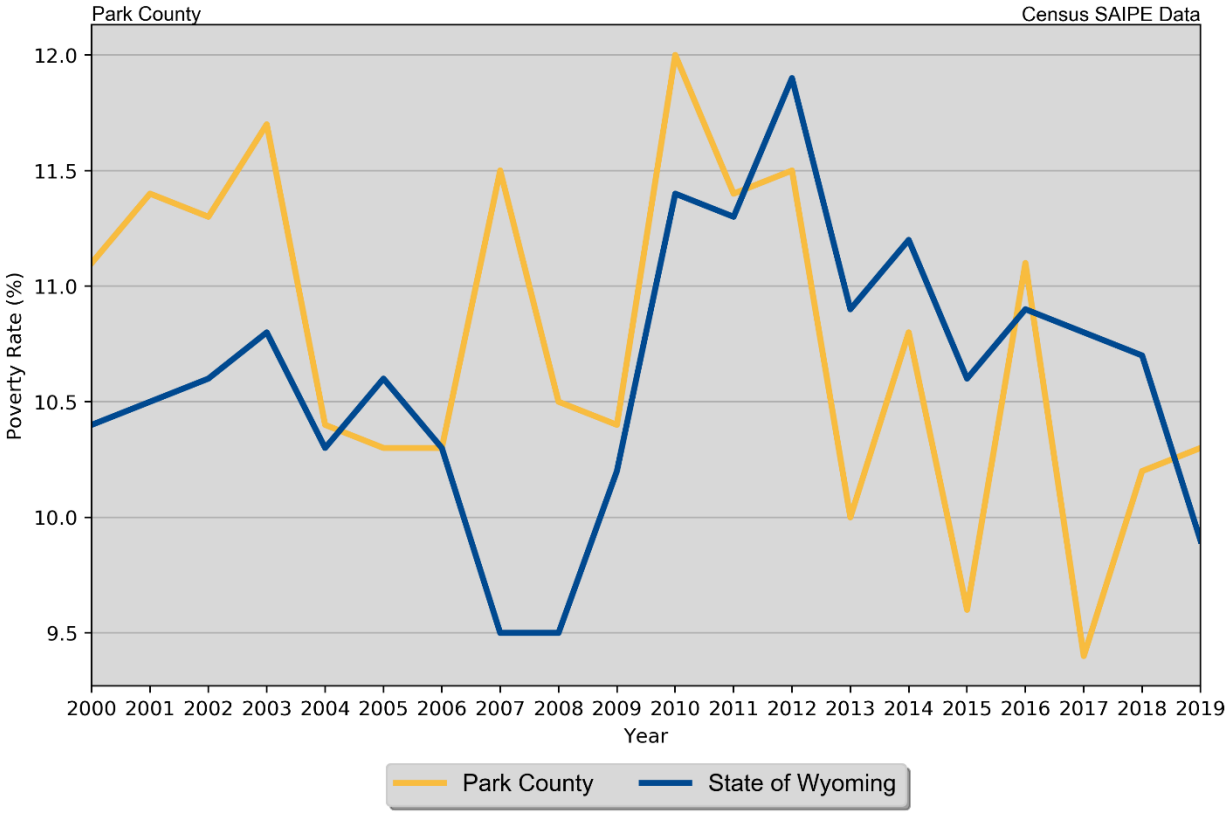
**Table III.4.25**
**Persons in Poverty**
Park County
2000–2019 SAIPE Estimates

| 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**



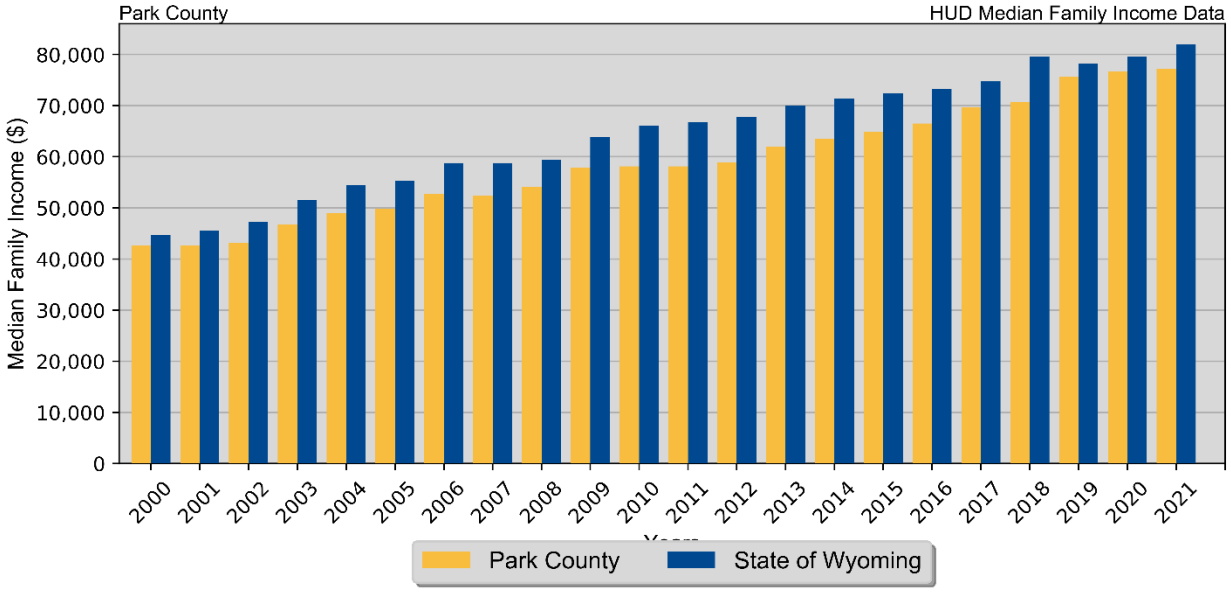
## Household Income

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

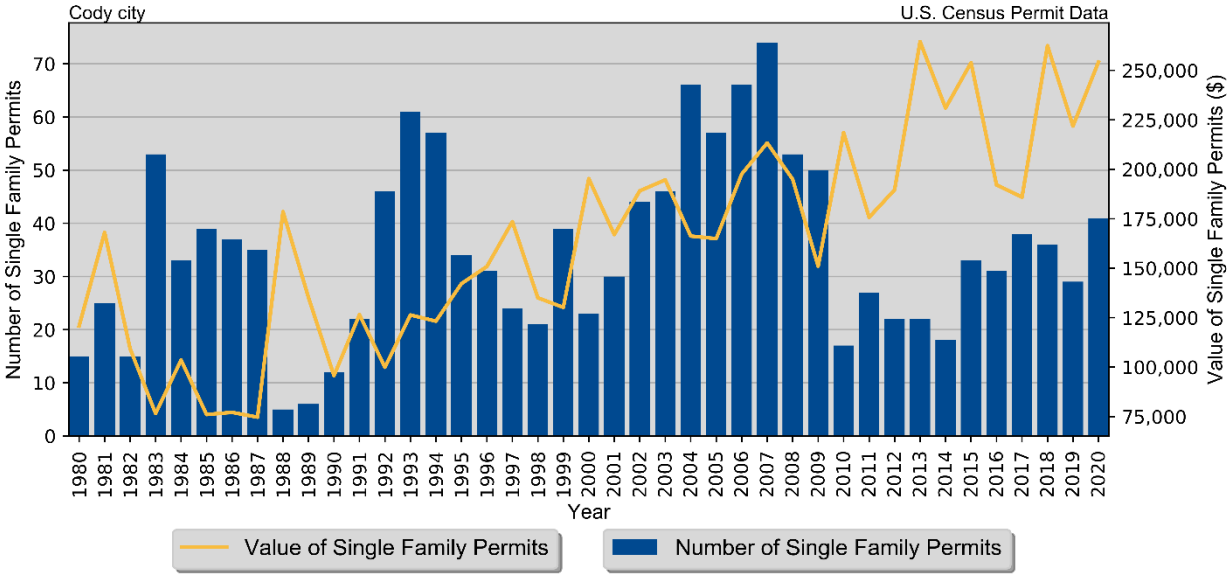
The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Cody city increased from 29 authorizations 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.

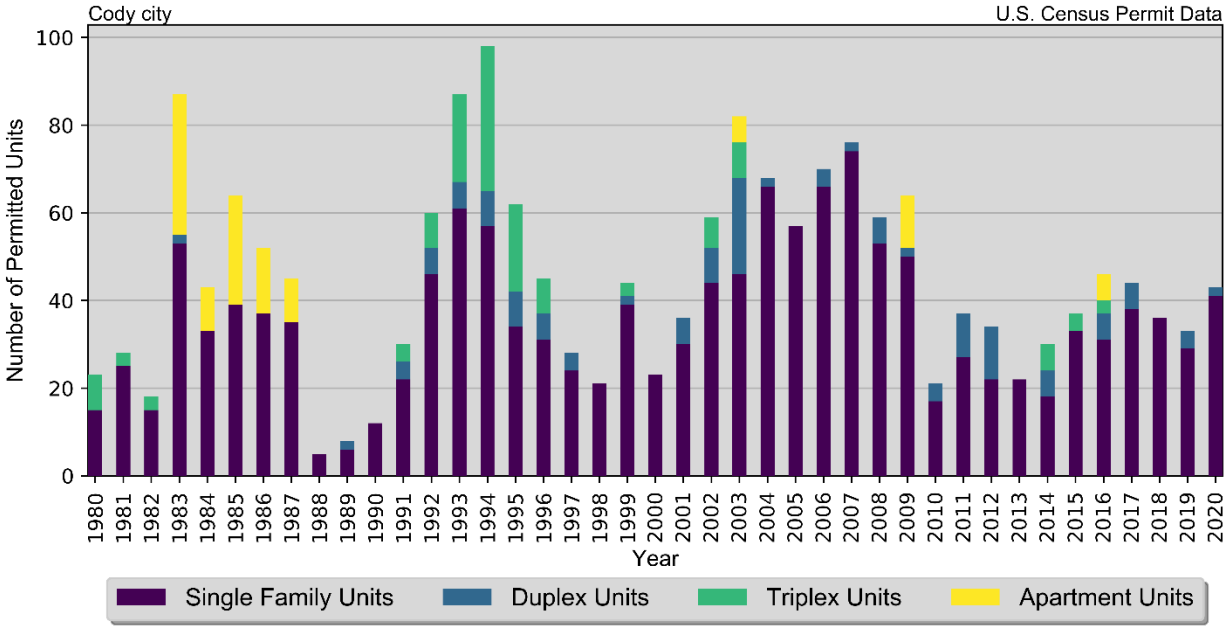
**Table III.4.28**
**Building Permits and Valuation**
Cody city
Census Bureau Data, 1980–2020

| 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 2000.

**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

| 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

| 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 that 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 that 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 that 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 that 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 that 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.4.72**
**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, 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.4.73**
**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).

**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** |

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 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.4.76**
**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 |

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.

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

| ne 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<br>Incremental Total Housing Need Forecast<br>Cody city<br>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** |

# Douglas city

# Douglas city

## Demographics

### Population Estimates

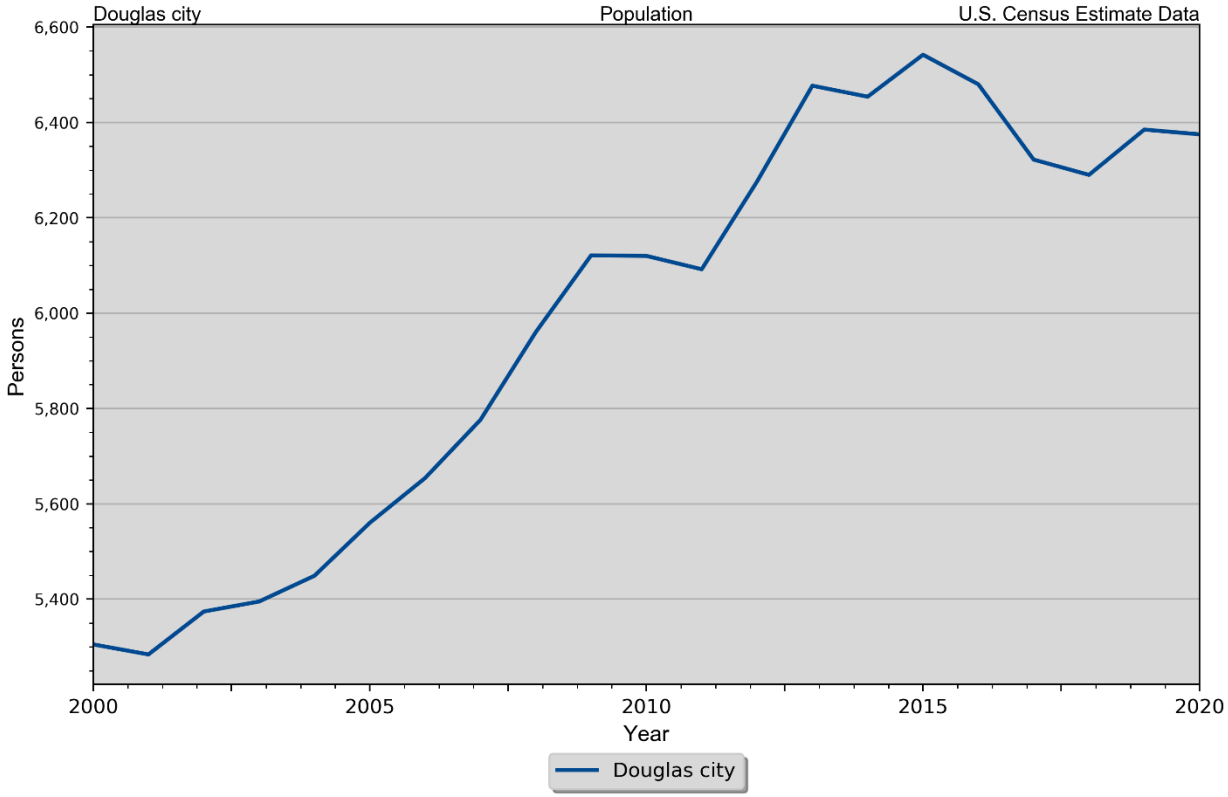
Table III.5.1, at right shows the population for Douglas city. The 2020 estimates indicate that Douglas city's population increased from 6,120 in 2010 to 6,375 in 2020, or by 4.2 percent.

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 Douglas city. Although a city may span several counties, for the county level data pieces, Converse County was selected.

**Table III.5.1**
**Population Estimates**
Douglas city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 5,305 | . |
| 2001 | 5,284 | -0.4% |
| 2002 | 5,374 | 1.7% |
| 2003 | 5,395 | 0.4% |
| 2004 | 5,449 | 1% |
| 2005 | 5,560 | 2% |
| 2006 | 5,654 | 1.7% |
| 2007 | 5,776 | 2.2% |
| 2008 | 5,960 | 3.2% |
| 2009 | 6,121 | 2.7% |
| 2010 | 6,120 | -0% |
| 2011 | 6,092 | -0.5% |
| 2012 | 6,276 | 3% |
| 2013 | 6,477 | 3.2% |
| 2014 | 6,454 | -0.4% |
| 2015 | 6,542 | 1.4% |
| 2016 | 6,480 | -0.9% |
| 2017 | 6,322 | -2.4% |
| 2018 | 6,290 | -0.5% |
| 2019 | 6,385 | 1.5% |
| 2020 | 6,375 | -0.2% |

**Diagram III.5.1**
**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.

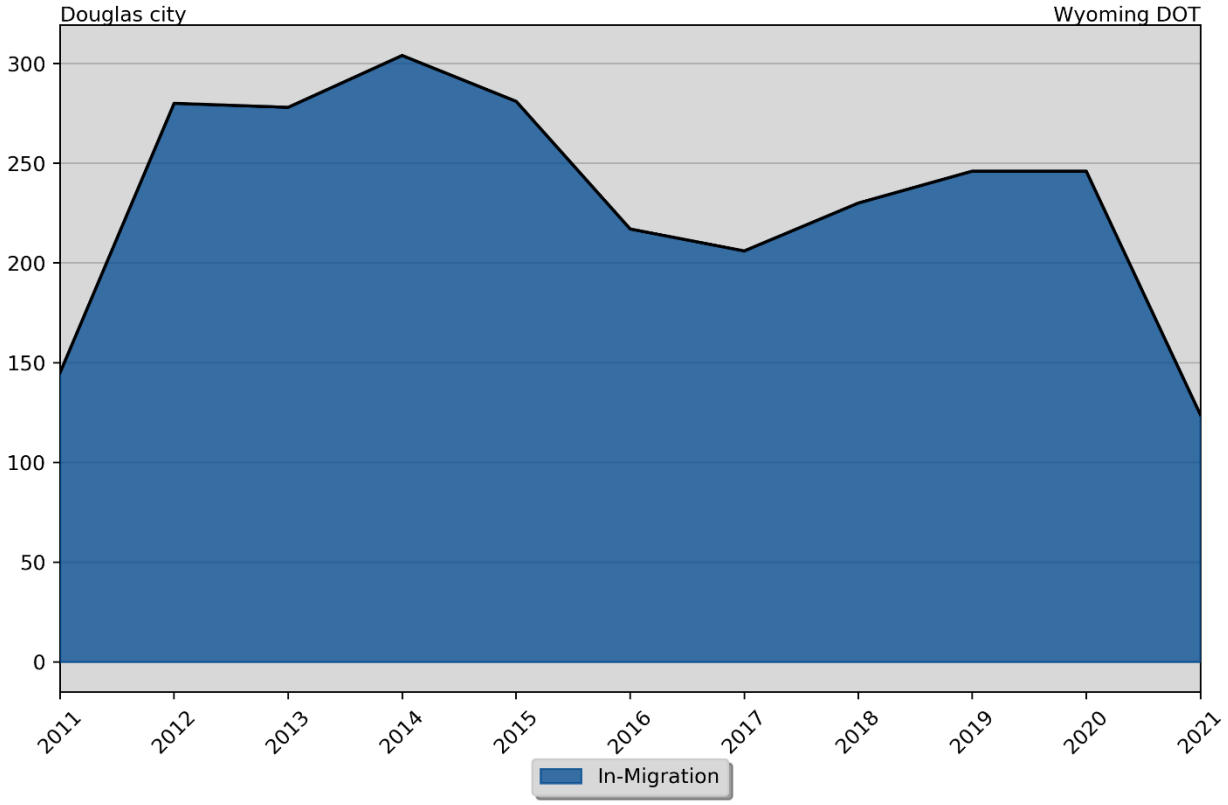
Table III.5.2 shows in-migration between 2011 and the first half of 2021 for Douglas city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Converse County to display net- and out-migration.

**Table III.5.2**
**In-Migration by Age Cohort**
Douglas city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 3 | 5 | 4 | 3 | 3 | 5 | 1 | 2 | 4 | 6 | 1 |
| 18-22 | 10 | 31 | 37 | 31 | 29 | 13 | 22 | 32 | 25 | 17 | 6 |
| 23-25 | 15 | 21 | 24 | 41 | 28 | 17 | 18 | 15 | 19 | 17 | 16 |
| 26-35 | 47 | 67 | 78 | 86 | 83 | 66 | 55 | 75 | 63 | 76 | 34 |
| 36-45 | 44 | 60 | 41 | 54 | 49 | 31 | 20 | 39 | 56 | 54 | 29 |
| 46-55 | 15 | 63 | 55 | 54 | 48 | 39 | 34 | 32 | 34 | 34 | 11 |
| 56-65 | 9 | 21 | 23 | 24 | 29 | 32 | 42 | 19 | 31 | 29 | 15 |
| 66 + | 2 | 12 | 16 | 11 | 12 | 14 | 14 | 16 | 14 | 13 | 12 |
| **Total** | **145** | **280** | **278** | **304** | **281** | **217** | **206** | **230** | **246** | **246** | **124** |

The shaded area in Diagram III.5.2 represents in-migration, as seen, the maximum net migration occurred in 2014 with 304 people entering Douglas city.

**Diagram III.5.2**
**In-Migration**



The driver's license total exchanges since 2000 for Converse County are presented in Diagram III.5.3, and showed a net migration of 961 persons over the time period. In 2008, there were a total of 441 in-migrations and 246 out-migrations, for a net-migration of 195 people. In the first half of 2021, there were 159 in-migrants, 249 out-migrants for a net out-migration of -90 people. The maximum net migration occurred in 2008 with 195 people entering and the lowest net migration occurred in 2018 with 121 entering Converse County.

During the past five years, there have been zero years of positive net-migration. This means that Converse County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 357 persons leaving Converse County since 2017.Wyoming DOT data indicates that there was a net decrease of 90 people in the most recent year.

**Diagram III.5.3**
**Migration Trends**

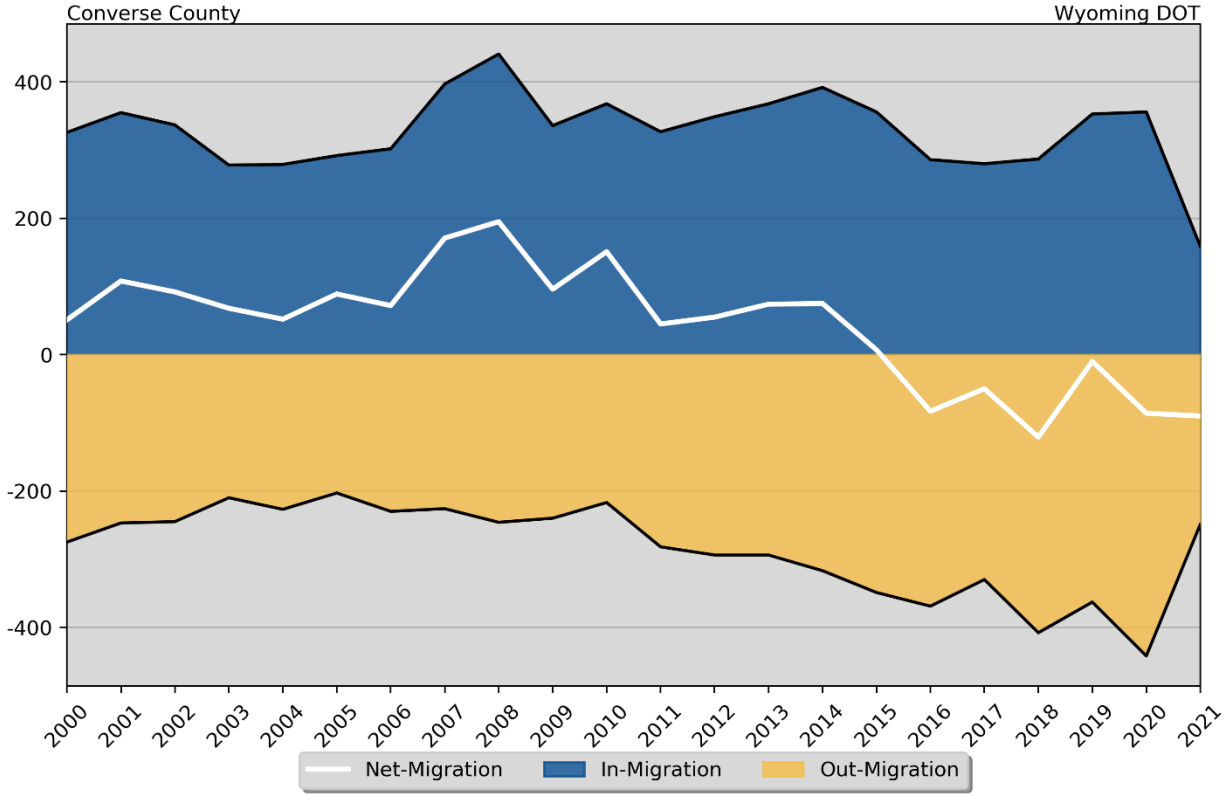


Table III.5.3, shows net-migration for Converse County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 3 persons leaving Converse County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 21 persons leaving Converse County.

**Table III.5.3**
**Net-Migration by Age Range**
Converse Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 5 | 2 | 0 | -1 | 0 | 1 | 0 | -2 | 1 | 1 | -3 | 0 | 4 | -3 |
| 18-22 | 6 | 4 | 5 | -7 | 2 | 14 | 4 | 1 | -20 | -2 | 2 | -8 | -10 | -21 |
| 23-25 | -6 | 2 | 17 | 4 | -1 | 14 | 20 | 2 | -15 | -6 | -11 | 0 | -18 | -9 |
| 26-35 | 65 | 30 | 44 | 24 | 3 | 33 | 38 | 36 | -16 | -34 | -17 | 4 | -19 | -17 |
| 36-45 | 66 | 14 | 41 | 32 | 29 | -4 | 17 | 19 | -15 | -14 | -29 | 21 | 1 | -11 |
| 46-55 | 52 | 20 | 37 | -1 | 34 | 26 | 11 | -16 | -8 | -13 | -39 | -19 | -10 | -17 |
| 56-65 | 10 | 16 | 12 | -6 | -8 | -10 | -1 | -20 | -4 | 17 | -15 | 3 | -13 | -2 |
| 66 + | -3 | 8 | -5 | 0 | -4 | 0 | -14 | -13 | -6 | 1 | -9 | -11 | -21 | -10 |
| **Total** | **195** | **96** | **151** | **45** | **55** | **74** | **75** | **7** | **-83** | **-50** | **-121** | **-10** | **-86** | **-90** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[9], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Douglas city population by race and ethnicity is shown in Table III.5.4. The white population represented 93.8 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 13.3 percent of the population in 2019.

**Table III.5.4**
**Population by Race and Ethnicity**
Douglas city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 5,777 | 94.4% | 5,998 | 93.8% |
| Black | 20 | 0.3% | 0 | 0% |
| American Indian | 50 | 0.8% | 112 | 1.8% |
| Asian | 12 | 0.2% | 32 | 0.5% |
| Native Hawaiian/ Pacific Islander | 3 | 0% | 0 | 0% |
| Other | 134 | 2.2% | 10 | 0.2% |
| Two or More Races | 124 | 2% | 241 | 3.8% |
| **Total** | **6,120** | **100.0%** | **6,393** | **100.0%** |
| **Non-Hispanic** | 5,657 | 92.4% | 5,542 | 86.7% |
| **Hispanic** | 463 | 7.6% | 851 | 13.3% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.5.5. During this time, the total non-Hispanic population was 5,542 persons in 2019, while the Hispanic population was 851.

**Table III.5.5**
**Population by Race and Ethnicity**
Douglas city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 5,504 | 97.3% | 5,273 | 95.1% |
| Black | 18 | 0.3% | 0 | 0% |
| American Indian | 42 | 0.7% | 23 | 0.4% |
| Asian | 12 | 0.2% | 32 | 0.6% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 4 | 0.1% | 0 | 0% |
| Two or More Races | 77 | 1.4% | 214 | 3.9% |
| **Total Non-Hispanic** | **5,657** | **100.0%** | **5,542** | **100.0%** |
| **Hispanic** | | | | |
| White | 273 | 59% | 725 | 85.2% |
| Black | 2 | 0.4% | 0 | 0% |
| American Indian | 8 | 1.7% | 89 | 10.5% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 3 | 0.6% | 0 | 0% |
| Other | 130 | 28.1% | 10 | 1.2% |
| Two or More Races | 47 | 10.2% | 27 | 3.2% |
| **Total Hispanic** | **463** | **100.0** | **851** | **100.0%** |
| **Total Population** | **6,120** | **100.0%** | **6,393** | **100.0%** |

## Cohorts

Table III.5.6 shows the population distribution in Douglas city by age. In 2010, children under the age of 5 accounted for 7.8 percent of the total population, which compared to 6.9 percent in 2019.

**Table III.5.6**
**Population Distribution by Age**
Douglas city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 477 | 7.8 | 443 | 6.9 |
| 5 to 19 | 1,376 | 22.5 | 1,335 | 20.9 |
| 20 to 24 | 343 | 5.6 | 242 | 3.8 |
| 25 to 34 | 864 | 14.1 | 825 | 12.9 |
| 35 to 54 | 1,698 | 27.7 | 1,718 | 26.9 |
| 55 to 64 | 698 | 11.4 | 652 | 10.2 |
| 65 or Older | 664 | 10.8 | 1,178 | 18.4 |
| **Total** | **6,120** | **100%** | **6,393** | **100%** |

Table III.5.7 shows the population in Douglas city by age and gender. In 2010, there were 864 people aged 25 to 34, made up of 436 men, and 428 women. In comparison, in 2019, there were 825 people in the 25 to 34 age cohort, with 338 men and 487 women.

**Table III.5.7**
**Population by Age and Gender**
Douglas 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 | 253 | 224 | 477 | 7.8% | 273 | 170 | 443 | 6.9% |
| 5 to 19 | 691 | 685 | 1,376 | 22.5% | 611 | 724 | 1,335 | 20.9% |
| 20 to 24 | 166 | 177 | 343 | 5.6% | 127 | 115 | 242 | 3.8% |
| 25 to 34 | 436 | 428 | 864 | 14.1% | 338 | 487 | 825 | 12.9% |
| 35 to 54 | 886 | 812 | 1,698 | 27.7% | 943 | 775 | 1,718 | 26.9% |
| 55 to 64 | 354 | 344 | 698 | 11.4% | 340 | 312 | 652 | 10.2% |
| 65 and Older | 277 | 387 | 664 | 10.8% | 522 | 656 | 1,178 | 18.4% |
| **Total** | **3,063** | **3,057** | **6,120** | **100%** | **3,154** | **3,239** | **6,393** | **100%** |

**Diagram III.5.4**
**Population Distribution by Age**
Douglas city
2010 Census and 2019 Five-Year ACS Data

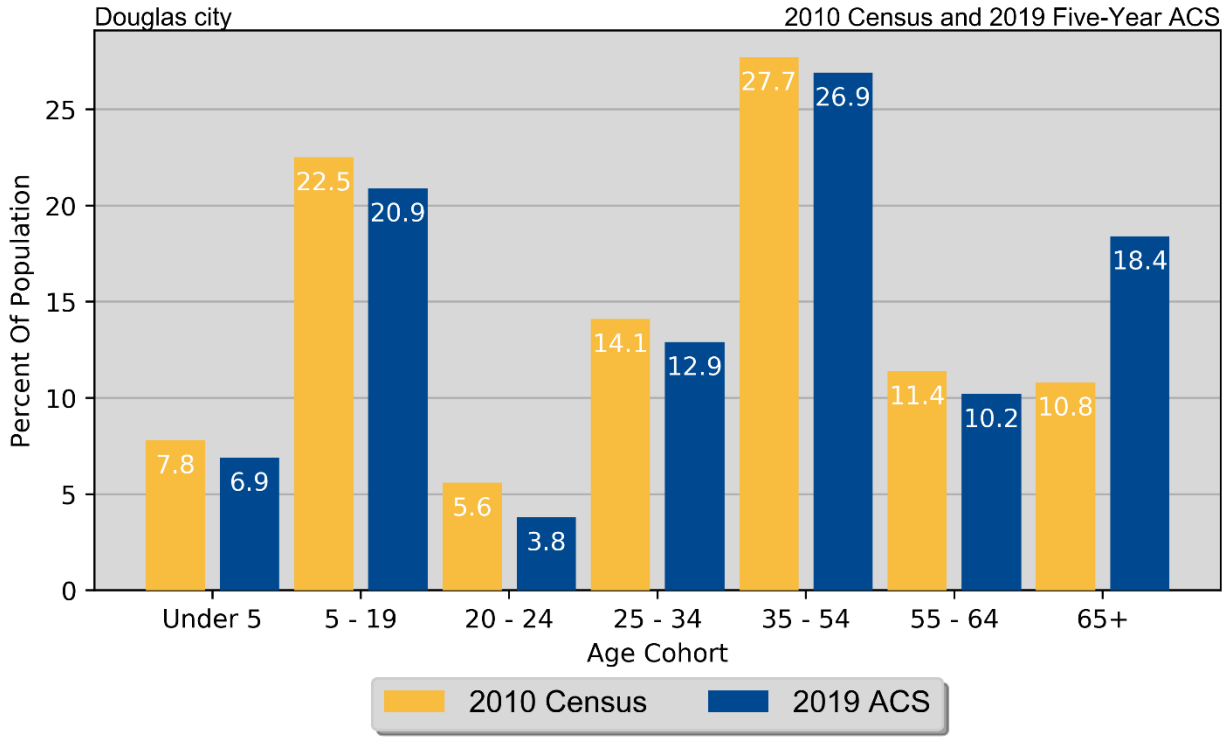
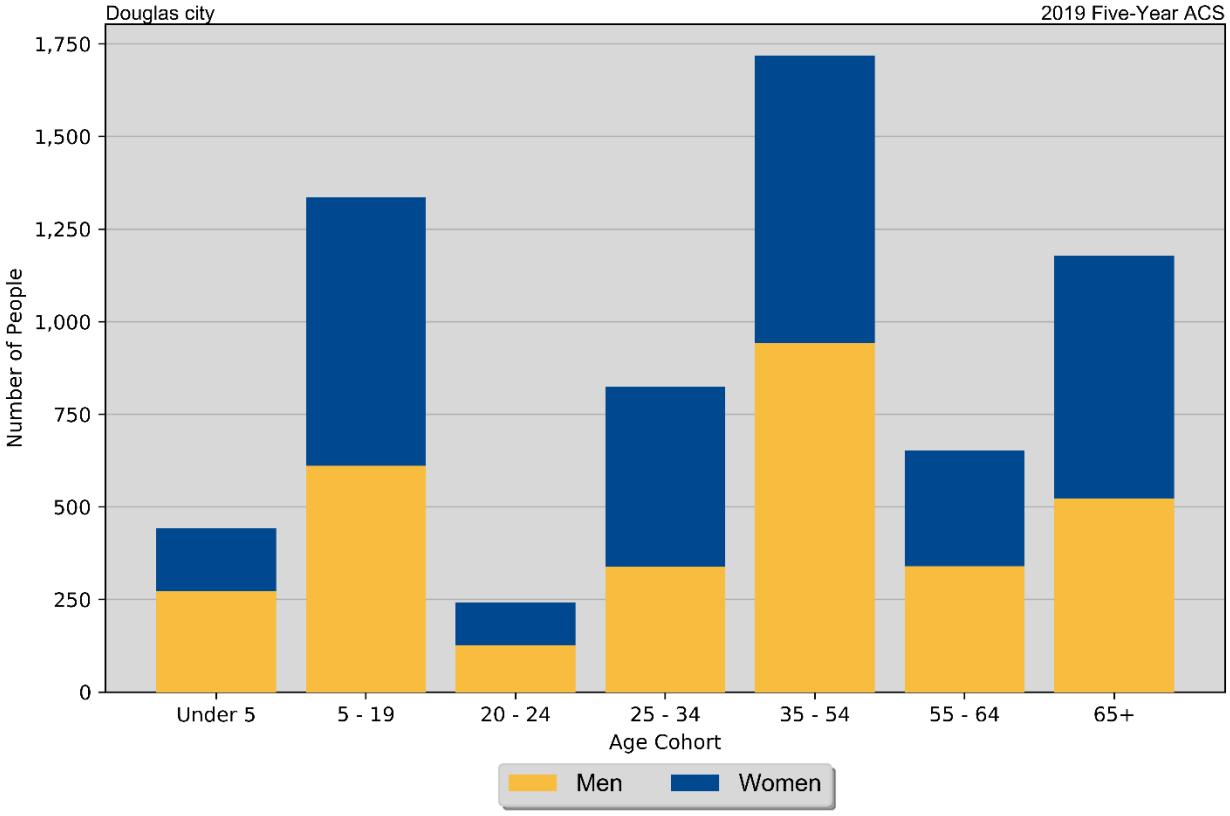


**Diagram III.5.5**
**Population Distribution by Age and Gender**
Douglas city
2019 Five-Year ACS



## 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.5.8, between 2000 and 2010, the institutionalized population changed -6 percent in Douglas city, from 84 people in 2000 to 79 in 2010.

**Table III.5.8**
**Group Quarters Population**
Douglas 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 | 32 | 38.1% | 30 | 38% | -6.2% |
| Juvenile Facilities | . | . | 7 | 8.9% | . |
| Nursing Homes | 51 | 60.7% | 42 | 53.2% | -17.6% |
| Other Institutions | 1 | 1.2% | 0 | 0% | -100% |
| Total | **84** | **100.0%** | **79** | **100.0%** | **-6%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 9 | 100% | 2 | 100% | -77.8% |
| Total | **9** | **100.0%** | **2** | **100.0%** | **-77.8%** |
| Group Quarters Population | **93** | **100.0%** | **81** | **100.0%** | **-12.9%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.5.9. An estimated 1.5 percent of the population was born in Mexico , some 1 percent were born in Guatemala , and another 0.5 percent were born in Korea .

**Table III.5.9**
**Place of Birth for the Foreign-Born Population**
Douglas city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 98 | 1.5% |
| #2 country of origin | Guatemala | 62 | 1% |
| #3 country of origin | Korea | 32 | 0.5% |
| #4 country of origin | Afghanistan | 0 | 0% |
| #5 country of origin | Africa, n.e.c. | 0 | 0% |
| #6 country of origin | Albania | 0 | 0% |
| #7 country of origin | Argentina | 0 | 0% |
| #8 country of origin | Armenia | 0 | 0% |
| #9 country of origin | Asia,n.e.c. | 0 | 0% |
| #10 country of origin | Australia | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.5.10. An estimated 0.6 percent of the population speaks Spanish at home, followed by 0.5 percent speaking Korean .

**Table III.5.10**
**Limited English Proficiency and Language Spoken at Home**
Douglas city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 36 | 0.6% |
| #2 LEP Language | Korean | 32 | 0.5% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | German or other West Germanic languages | 0 | 0% |
| #7 LEP Language | 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.5.11, below. The disability rate for females was 15 percent, compared to 11.9 percent for males. The disability rate grew precipitously higher with age, with 41 percent of those over 75 experiencing a disability.

**Table III.5.11**
**Disability by Age**
Douglas 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 | 0 | 0% | 0 | 0% | 0 | 0% |
| 18 to 34 | 31 | 5.4% | 94 | 14.3% | 125 | 10.2% |
| 35 to 64 | 166 | 13% | 192 | 17.7% | 358 | 15.2% |
| 65 to 74 | 84 | 26.7% | 59 | 19.8% | 143 | 23.3% |
| 75 or Older | 91 | 44.2% | 139 | 39.2% | 230 | 41% |
| **Total** | **372** | **11.9%** | **484** | **15%** | **856** | **13.5%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.5.12. Some 9.7 percent have an ambulatory disability, 7.8 have an independent living disability, and 2 percent have a self-care disability.

**Table III.5.12**
**Total Disabilities Tallied: Aged 5 and Older**
Douglas city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 404 | 6.4% |
| Vision disability | 230 | 3.6% |
| Cognitive disability | 207 | 3.5% |
| Ambulatory disability | 571 | 9.7% |
| Self-Care disability | 121 | 2% |
| Independent living difficulty | 372 | 7.8% |

## Education and Employment

Education and employment data from the Douglas city 2019 Five-Year ACS is presented in Table III.5.13, Table III.5.14, and Table III.5.15. In 2019, 2,988 people were in the labor force, including 2,865 employed and 123 unemployed people. The unemployment rate for Douglas city was estimated at 4.1 percent in 2019.

**Table III.5.13**
**Employment, Labor Force and Unemployment**
Douglas city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 2,865 |
| Unemployed | 123 |
| **Labor Force** | **2,988** |
| Unemployment Rate | 4.1% |

Table III.5.14 and Table III.5.15 show educational attainment in Douglas city. In 2019, 88 percent of households had a high school education or greater, including 39.3 percent with a high school diploma or equivalent, 35.1 percent with some college, 8.5 percent with a Bachelor's Degree, and 5.1 percent with a graduate or professional degree.

**Table III.5.14**
**High School or Greater Education**
Douglas city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 4,221 |
| Total Households | 2,560 |
| **Percent High School or Above** | **88%** |

**Table III.5.15**
**Educational Attainment**
Douglas city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 574 | 12% |
| High School or Equivalent | 1,883 | 39.3% |
| Some College or Associates Degree | 1,684 | 35.1% |
| Bachelor's Degree | 409 | 8.5% |
| Graduate or Professional Degree | 245 | 5.1% |
| **Total Population Above 18 years** | **4,795** | **100.0%** |

## Commuting Patterns

Table III.5.16 shows the place of work by county of residence. In 2010 81.5 percent of residents worked within the county they reside with 18.1 percent working outside their home county. This compares to 87.2 percent of residents in 2019 who worked within the county in which they resided and 12.7 percent of residents worked outside their home county but still within the state.

**Table III.5.16**
**Place of Work**
Douglas 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 | 2,517 | 81.5% | 2,473 | 87.2% |
| Worked outside county of residence | 559 | 18.1% | 360 | 12.7% |
| Worked outside state of residence | 11 | 0.4% | 2 | 0.1% |
| **Total** | **3,087** | **100.0%** | **2,835** | **100.0%** |

Table III.5.17 shows the aggregate travel time to work based on place of work and residence. In Douglas city the total aggregate travel time was 0 minutes, with residents working in their home county spending a total of 0 minutes traveling.

**Table III.5.17**
**Aggregate Travel Time to Work (in Minutes)**
Douglas 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 | % | 0 | % |
| Worked outside county of residence | 0 | % | 0 | % |
| Worked outside State of residence | 0 | % | 0 | % |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **0** | **100.0%** |

Table III.5.18 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 0 minutes commuting to work, with those working outside their county of residence spending an average of 0 minutes on their commute.

| Table III.5.18<br>Average Travel Time to Work (in Minutes)<br>Douglas city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 0 |
| Worked outside county of residence | 0 | 0 |
| Worked outside State of residence | 0 | 0 |
| **Average travel time to work (in minutes):** | **0** | **0** |

Table III.5.19 shows the means of transportation to work. In 2019, 76.6 percent of commuters drove alone in a car, truck, or van. Only 11.9 percent carpooled, with an additional 6.3 percent taking public transportation. Also, there were 27 persons or 1 percent who worked from home.

| Table III.5.19<br>Means of Transportation to Work<br>Douglas city<br>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 | 1,812 | 58.7% | 2,171 | 76.6% |
| Car, truck, or van: Carpooled: | 659 | 21.3% | 337 | 11.9% |
| Public transportation (excluding taxicab): | 313 | 10.1% | 179 | 6.3% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 110 | 3.6% | 97 | 3.4% |
| Other means | 58 | 1.9% | 24 | 0.8% |
| Worked at home | 135 | 4.4% | 27 | 1% |
| **Total** | **3,087** | **100.0%** | **2,835** | **100.0%** |

Table III.5.20 shows the breakdown of the means of transportation by tenure. In 2019, 63.9 percent of commuters owned their home and commuted alone by car, which compares to 38.5 percent in 2010. There were also 359 renters who drove alone in 2019 and accounted for 12.7 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 3.6 percent of the population, which compares to 76 renters, or 2.7 percent taking public transportation.

**Table III.5.20**
**Means Of Transportation To Work By Tenure**
Douglas 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 | 1,188 | 38.5% | 1,808 | 63.9% |
| Renter | 624 | 20.2% | 359 | 12.7% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 491 | 15.9% | 282 | 10% |
| Renter | 168 | 5.4% | 55 | 1.9% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 274 | 8.9% | 103 | 3.6% |
| Renter | 39 | 1.3% | 76 | 2.7% |
| **Walked:** | | | | |
| Owner | 51 | 1.7% | 34 | 1.2% |
| Renter | 59 | 1.9% | 63 | 2.2% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 58 | 1.9% | 24 | 0.8% |
| Renter | 0 | 0% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 50 | 1.6% | 26 | 0.9% |
| Renter | 85 | 2.8% | 0 | 0% |
| **Total:** | **3,087** | **100.0%** | **2,830** | **100.0%** |

# ECONOMICS

## Labor Force

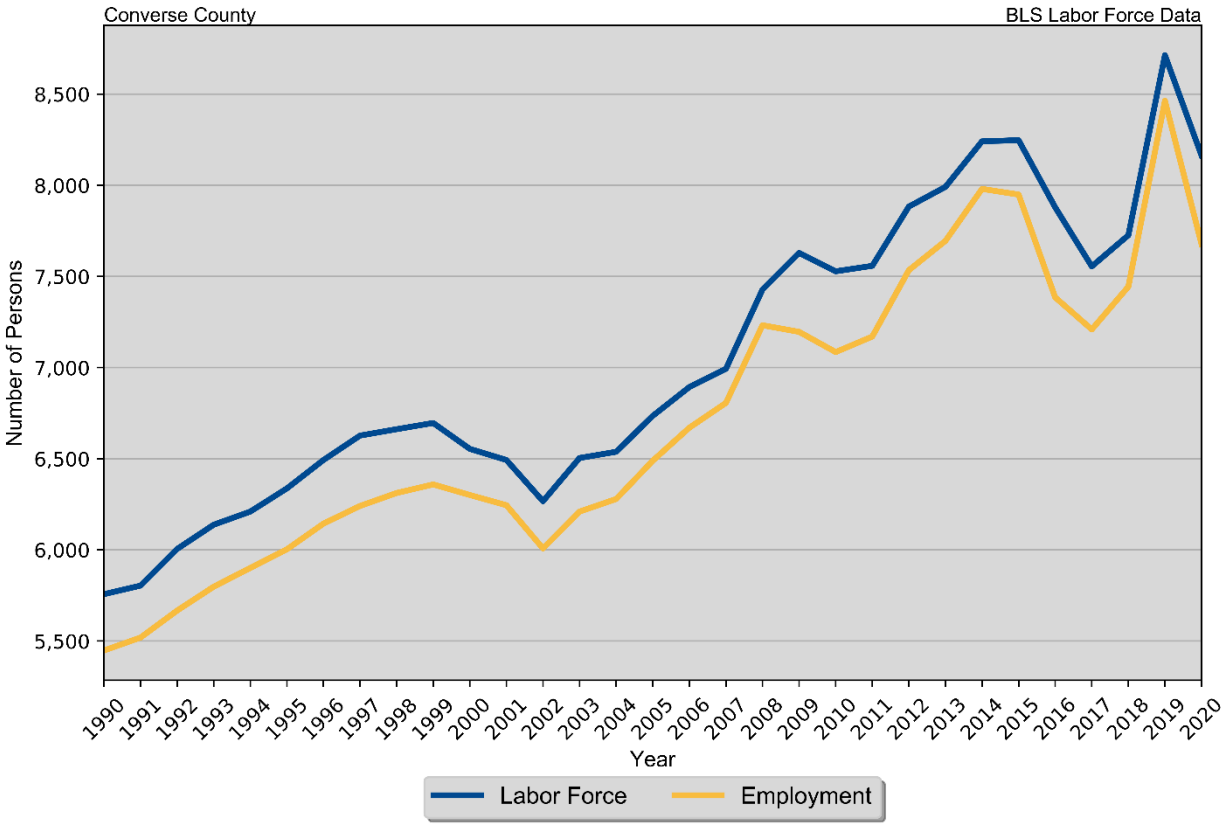
Table III.5.21, shows the labor force statistics for Converse County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2008 with a rate of 2.6 percent. The highest level of unemployment occurred during 2016 rising to a rate of 6.3 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Converse County increased from 2.9 percent in 2019 to 6 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.5.21**
**Labor Force Statistics**
Converse County
1990 - 2020 BLS Data

| Year | Converse County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 309 | 5,448 | 5,757 | 5.4% | 5.1% |
| 1991 | 285 | 5,519 | 5,804 | 4.9% | 5% |
| 1992 | 338 | 5,667 | 6,005 | 5.6% | 5.4% |
| 1993 | 340 | 5,798 | 6,138 | 5.5% | 5.3% |
| 1994 | 309 | 5,901 | 6,210 | 5% | 4.9% |
| 1995 | 334 | 6,003 | 6,337 | 5.3% | 4.8% |
| 1996 | 349 | 6,144 | 6,493 | 5.4% | 5% |
| 1997 | 386 | 6,241 | 6,627 | 5.8% | 4.8% |
| 1998 | 350 | 6,312 | 6,662 | 5.3% | 4.8% |
| 1999 | 337 | 6,359 | 6,696 | 5% | 4.7% |
| 2000 | 253 | 6,301 | 6,554 | 3.9% | 3.8% |
| 2001 | 248 | 6,245 | 6,493 | 3.8% | 3.8% |
| 2002 | 259 | 6,008 | 6,267 | 4.1% | 4% |
| 2003 | 294 | 6,210 | 6,504 | 4.5% | 4.3% |
| 2004 | 259 | 6,279 | 6,538 | 4% | 3.8% |
| 2005 | 246 | 6,489 | 6,735 | 3.7% | 3.6% |
| 2006 | 223 | 6,670 | 6,893 | 3.2% | 3% |
| 2007 | 187 | 6,806 | 6,993 | 2.7% | 2.6% |
| 2008 | 196 | 7,232 | 7,428 | 2.6% | 2.9% |
| 2009 | 433 | 7,196 | 7,629 | 5.7% | 6.3% |
| 2010 | 443 | 7,085 | 7,528 | 5.9% | 6.9% |
| 2011 | 388 | 7,170 | 7,558 | 5.1% | 6.2% |
| 2012 | 349 | 7,534 | 7,883 | 4.4% | 5.5% |
| 2013 | 296 | 7,695 | 7,991 | 3.7% | 4.8% |
| 2014 | 261 | 7,980 | 8,241 | 3.2% | 4.3% |
| 2015 | 298 | 7,949 | 8,247 | 3.6% | 4.2% |
| 2016 | 494 | 7,385 | 7,879 | 6.3% | 5.4% |
| 2017 | 346 | 7,209 | 7,555 | 4.6% | 4.3% |
| 2018 | 282 | 7,444 | 7,726 | 3.7% | 4% |
| 2019 | 250 | 8,463 | 8,713 | 2.9% | 3.7% |
| 2020 | 486 | 7,677 | 8,163 | 6% | 5.8% |

Diagram III.5.6, shows the employment and labor force for Converse County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 7,677 persons, with the labor force reaching 8,163, indicating there were a total of 486 unemployed persons.

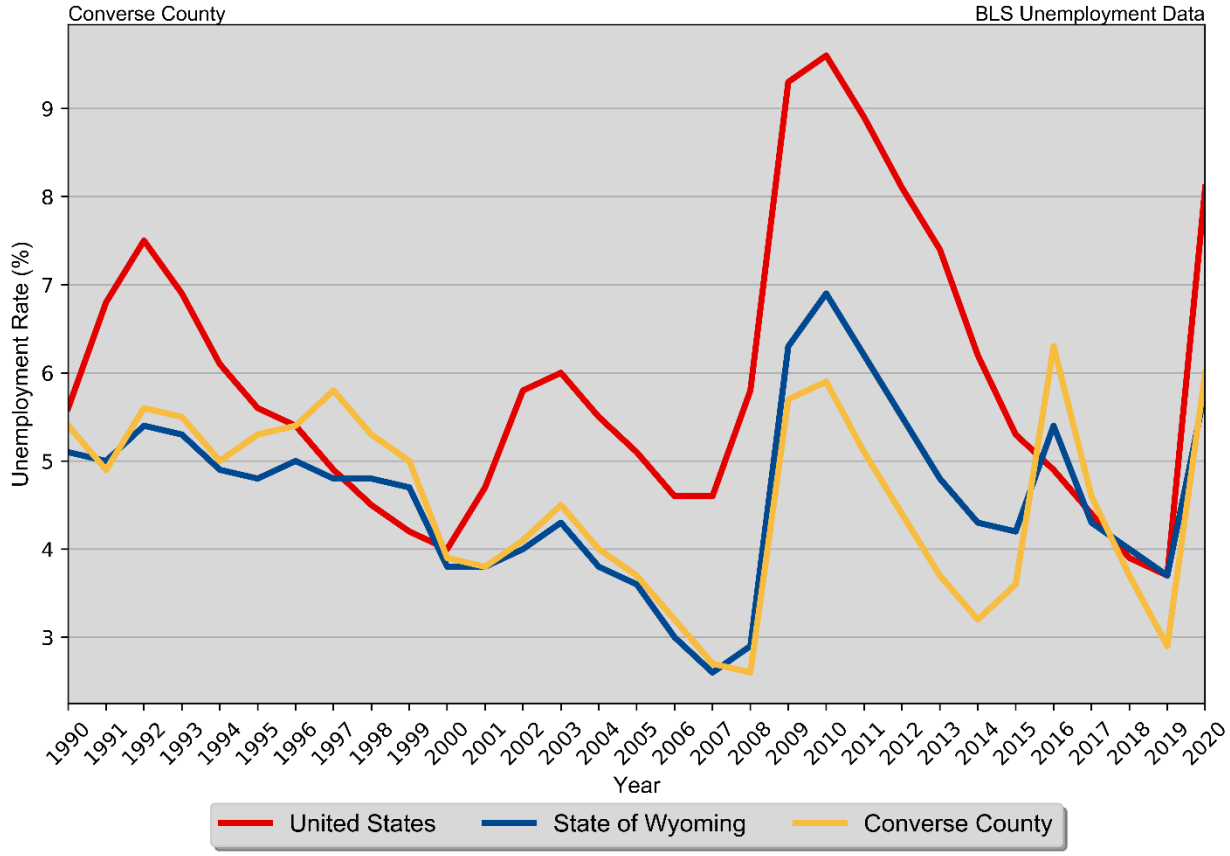
**Diagram III.5.6**
**Employment and Labor Force**



## Unemployment

Diagram III.5.7, shows the unemployment rate for both the State and Converse County. During the 1990's the average rate for Converse County was 5.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.4 percent. Over the course of the entire period the Converse County had an average unemployment rate that lower than the State, 4.5 percent for Converse County, versus 4.6 statewide.

**Diagram III.5.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

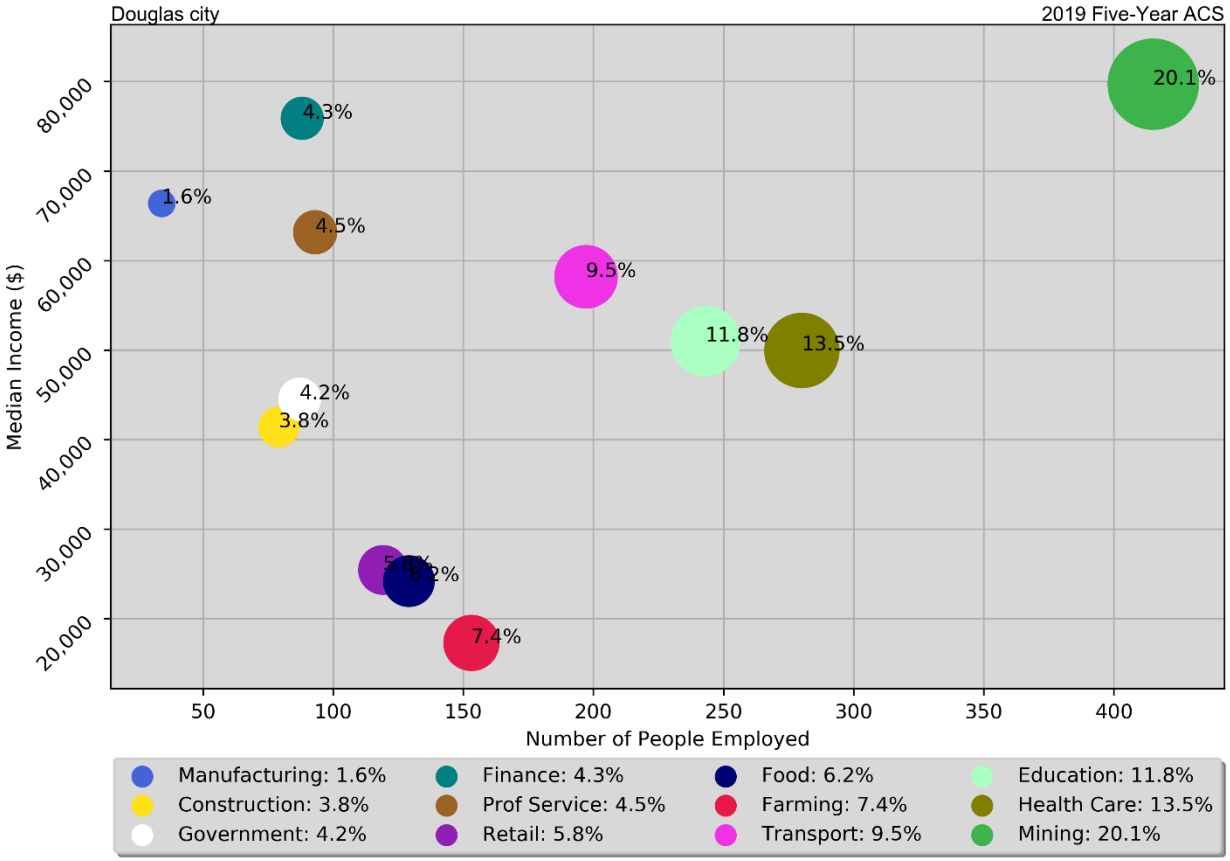
Table III.5.22 shows employment and median earnings by industry for Douglas city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Douglas city was Mining, which employed 415 people and paid a median salary of 79,740 dollars. The highest paying industry in Douglas city was also the Mining industry, which paid a median salary of 79,740 dollars in 2019. This data is also displayed in Diagram III.5.8.

**Table III.5.22**
**City Level Employment by Industry**
Douglas city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 35 | 1.7% | $ |
| Arts, entertainment, and recreation | 0 | 0% | $ |
| Construction | 79 | 3.8% | $41,435 |
| Educational services[10] | 243 | 11.8% | $51,023 |
| Agriculture, forestry, fishing and hunting | 153 | 7.4% | $17,306 |
| Finance and insurance | 88 | 4.3% | $75,906 |
| Accommodation and food services | 129 | 6.2% | $24,233 |
| Health care and social assistance | 280 | 13.5% | $50,000 |
| Information | 16 | 0.8% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 34 | 1.6% | $66,429 |
| Mining, quarrying, and oil and gas extraction | 415 | 20.1% | $79,740 |
| Other services, except public administration | 45 | 2.2% | $ |
| Prof Service | 93 | 4.5% | $63,184 |
| Government | 87 | 4.2% | $44,567 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 119 | 5.8% | $25,461 |
| Transportation and warehousing | 197 | 9.5% | $58,208 |
| Utilities | 41 | 2% | $ |
| Wholesale trade | 14 | 0.7% | $ |

[10] Includes both Public and Private Education

**Diagram III.5.8**
**Earnings and Employment by Industry**



## Earnings: Converse 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.5.23, shows the total employment by industry for the Converse County. The most recent estimates show the mining industry was the largest employer in Converse County, with employment reaching 1,711 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 148.1 percent to 1,660 jobs.

**Table III.5.23**
**Employment by Industry**
Converse County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 499 | 516 | 523 | 543 | 548 | 567 | 546 | 560 | 2.6% |
| Forestry, fishing, related activities, and other | 95 | 98 | 108 | 106 | 121 | 117 | 120 | 124 | 3.3% |
| Mining | 1,297 | 1,771 | 1,862 | 1,763 | 1,472 | 1,457 | 1,495 | 1,711 | 14.4% |
| Utilities | 0 | 0 | 0 | 229 | 242 | 240 | 243 | 0 | -100% |
| Construction | 765 | 654 | 850 | 743 | 540 | 450 | 669 | 1,660 | 148.1% |
| Manufacturing | 127 | 204 | 242 | 216 | 204 | 231 | 191 | 195 | 2.1% |
| Wholesale trade | 0 | 0 | 0 | 143 | 90 | 77 | 60 | 0 | -100% |
| Retail trade | 616 | 650 | 668 | 683 | 667 | 671 | 672 | 695 | 3.4% |
| Transportation and warehousing | 459 | 545 | 560 | 581 | 439 | 428 | 426 | 503 | 18.1% |
| Information | 75 | 69 | 68 | 70 | 64 | 57 | 56 | 54 | -3.6% |
| Finance and insurance | 176 | 201 | 227 | 256 | 269 | 266 | 277 | 285 | 2.9% |
| Real estate and rental and leasing | 346 | 376 | 412 | 416 | 386 | 399 | 405 | 418 | 3.2% |
| Professional and technical services | 248 | 297 | 322 | 352 | 307 | 274 | 323 | 403 | 24.8% |
| Management of companies and enterprises | 0 | 10 | 11 | 12 | 18 | 7 | 17 | 17 | 0% |
| Administrative and waste services | 0 | 186 | 205 | 202 | 257 | 322 | 376 | 481 | 27.9% |
| Educational services | 0 | 13 | 0 | 0 | 0 | 15 | 39 | 39 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 406 | 396 | 400 | 1% |
| Arts, entertainment, and recreation | 105 | 110 | 113 | 119 | 122 | 119 | 120 | 111 | -7.5% |
| Accommodation and food services | 554 | 639 | 608 | 602 | 497 | 478 | 499 | 545 | 9.2% |
| Other services, except public administration | 354 | 419 | 427 | 416 | 380 | 413 | 427 | 413 | -3.3% |
| Government and government enterprises | 1,545 | 1,625 | 1,641 | 1,666 | 1,708 | 1,637 | 1,609 | 1,669 | 3.7% |
| **Total** | **8,203** | **9,089** | **9,601** | **9,513** | **8,743** | **8,631** | **8,966** | **10,589** | **18.1%** |

Table III.5.24, shows the real average earnings per job by industry for Converse County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 106,811 dollars. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 56.5 percent to 55,892 dollars.

**Table III.5.24**
**Real Earnings Per Job by Industry**
Converse County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | -808 | 8,529 | 16,743 | 12,210 | 8,587 | 9,368 | 13,989 | 11,430 | -18.3% |
| Forestry, fishing, related activities, and other | 32,043 | 28,624 | 26,617 | 26,443 | 24,703 | 26,618 | 22,432 | 22,651 | 1% |
| Mining | 87,848 | 92,163 | 88,420 | 85,699 | 78,579 | 81,168 | 97,452 | 96,640 | -0.8% |
| Utilities | 0 | 0 | 0 | 138,654 | 132,703 | 132,016 | 134,433 | 0 | 0% |
| Construction | 78,666 | 79,798 | 86,072 | 85,463 | 73,730 | 63,380 | 67,418 | 79,142 | 17.4% |
| Manufacturing | 41,553 | 57,696 | 62,475 | 58,785 | 58,008 | 52,241 | 55,182 | 49,424 | -10.4% |
| Wholesale trade | 0 | 0 | 0 | 51,096 | 55,830 | 50,803 | 52,059 | 0 | 0% |
| Retail trade | 38,553 | 28,326 | 28,668 | 29,990 | 26,604 | 24,164 | 23,271 | 23,830 | 2.4% |
| Transportation and warehousing | 82,600 | 102,205 | 92,571 | 93,778 | 89,608 | 101,215 | 104,486 | 106,811 | 2.2% |
| Information | 43,031 | 40,395 | 40,050 | 34,721 | 34,427 | 37,960 | 42,679 | 42,416 | -0.6% |
| Finance and insurance | 39,462 | 36,373 | 33,514 | 32,869 | 34,054 | 32,660 | 25,981 | 26,025 | 0.2% |
| Real estate and rental and leasing | 31,126 | 50,925 | 57,166 | 66,646 | 59,153 | 39,216 | 37,204 | 37,428 | 0.6% |
| Professional and technical services | 42,287 | 47,679 | 46,861 | 60,200 | 43,272 | 36,831 | 35,706 | 55,892 | 56.5% |
| Management of companies and enterprises | 0 | 2,233 | 1,096 | 181 | -2,687 | -16,277 | -8,060 | -7,859 | -2.5% |
| Administrative and waste services | 0 | 34,203 | 42,363 | 41,010 | 38,555 | 44,715 | 53,350 | 59,851 | 12.2% |
| Educational services | 0 | 10,652 | 0 | 0 | 0 | 10,128 | 5,441 | 5,580 | 2.5% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 42,022 | 42,542 | 43,011 | 1.1% |
| Arts, entertainment, and recreation | 10,437 | 14,060 | 14,360 | 13,817 | 12,959 | 9,699 | 8,980 | 8,590 | -4.3% |
| Accommodation and food services | 18,326 | 26,822 | 28,634 | 30,892 | 27,065 | 24,399 | 22,069 | 22,665 | 2.7% |
| Other services, except public administration | 34,670 | 37,720 | 37,015 | 35,415 | 33,888 | 36,461 | 35,434 | 34,489 | -2.7% |
| Government and government enterprises | 64,778 | 71,446 | 75,792 | 77,497 | 76,246 | 76,554 | 78,323 | 79,837 | 1.9% |
| **Total** | **56,457** | **62,128** | **63,444** | **63,446** | **57,517** | **56,041** | **59,560** | **63,975** | **7.4%** |

Diagram III.5.9, shows real average earnings per job for Converse County from 1990 to 2019. Over this period the average earning per job for Converse County was 49,681 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.5.9**
**Real Average Earnings Per Job**

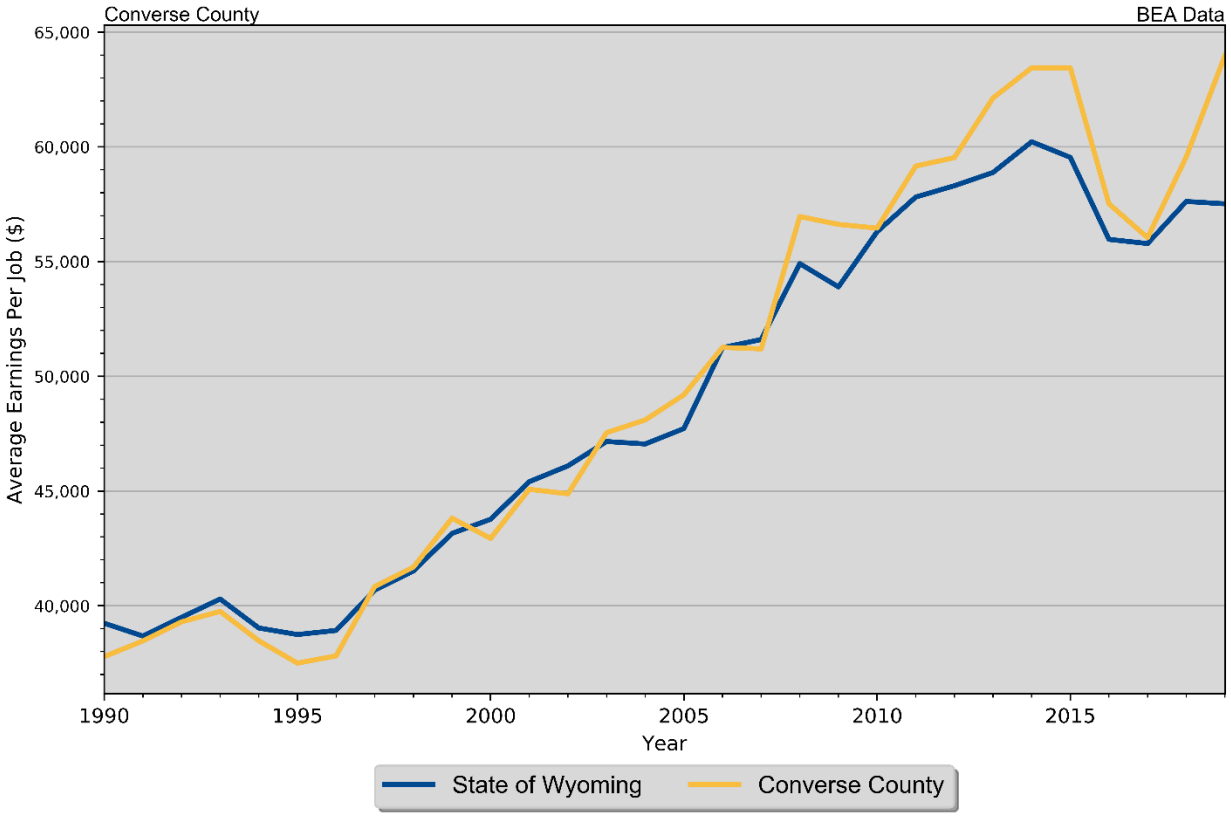
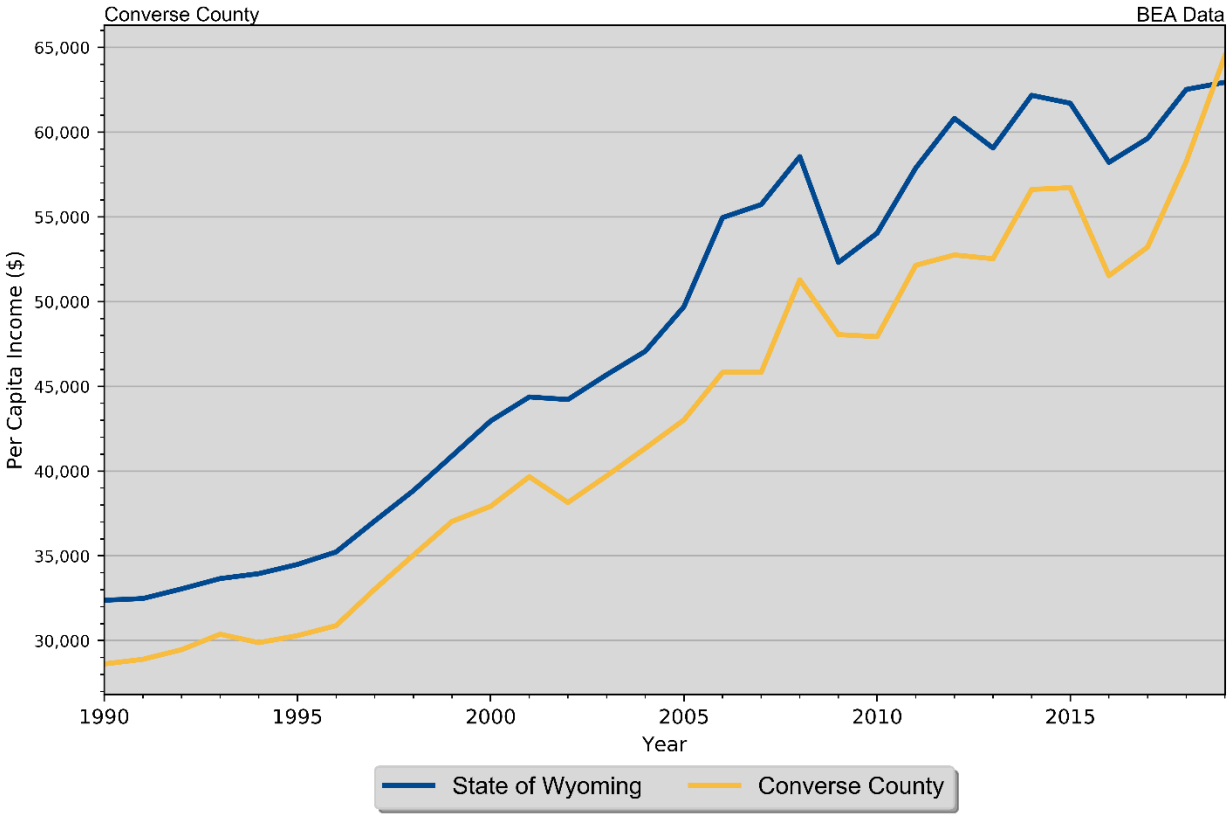


Diagram III.5.10, shows real per capita income for the Converse County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Converse County was 43,020 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.5.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,429 in 2010 to 1,256 in 2019, with the poverty rate reaching 9.2 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.5.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.5.11.

The rate of poverty for Douglas city is shown in Table III.5.26. In 2019, the poverty rate was 9.9 percent meaning there were an estimated 626 people living in poverty, compared to 549 persons living in poverty in 2010. In 2019, some 7.1 percent of those in poverty were under age 6 and 2.2 percent were 65 or older.

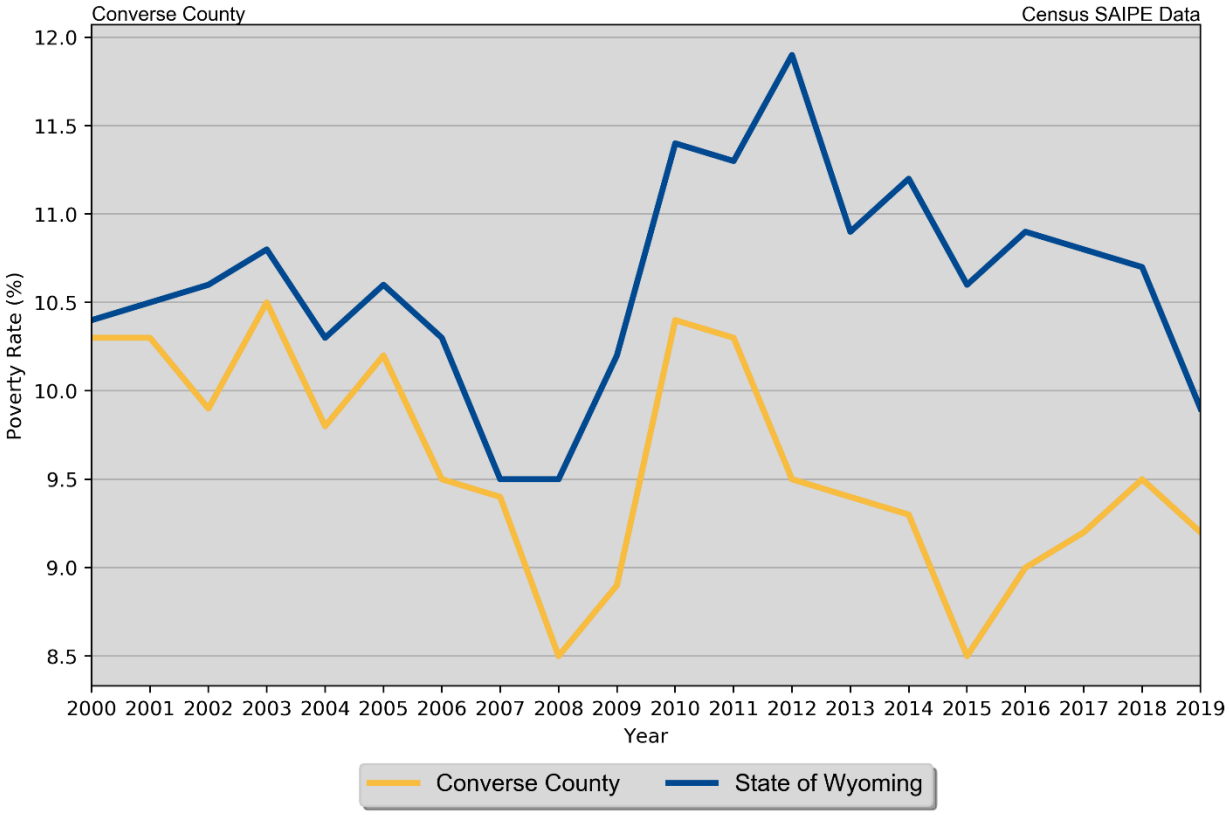
**Table III.5.25**
**Persons in Poverty**
Converse County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,235 | 10.3% |
| 2001 | 1,268 | 10.3% |
| 2002 | 1,222 | 9.9% |
| 2003 | 1,312 | 10.5% |
| 2004 | 1,242 | 9.8% |
| 2005 | 1,288 | 10.2% |
| 2006 | 1,206 | 9.5% |
| 2007 | 1,202 | 9.4% |
| 2008 | 1,122 | 8.5% |
| 2009 | 1,195 | 8.9% |
| 2010 | 1,429 | 10.4% |
| 2011 | 1,404 | 10.3% |
| 2012 | 1,316 | 9.5% |
| 2013 | 1,336 | 9.4% |
| 2014 | 1,299 | 9.3% |
| 2015 | 1,205 | 8.5% |
| 2016 | 1,272 | 9% |
| 2017 | 1,260 | 9.2% |
| 2018 | 1,287 | 9.5% |
| 2019 | 1,256 | 9.2% |

**Table III.5.26**
**Poverty by Age**
Douglas 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 | 81 | 16.2 | 35 | 7.1% |
| 6 to 17 | 68 | 6.6 | 246 | 22.8% |
| 18 to 64 | 344 | 9.5 | 319 | 8.9% |
| 65 or Older | 56 | 7.9 | 26 | 2.2% |
| **Total** | **549** | **100.0%** | **626** | **100.0%** |
| **Poverty Rate** | **9.4%** | . | **9.9%** | . |

**Diagram III.5.11**
**Poverty Rates**



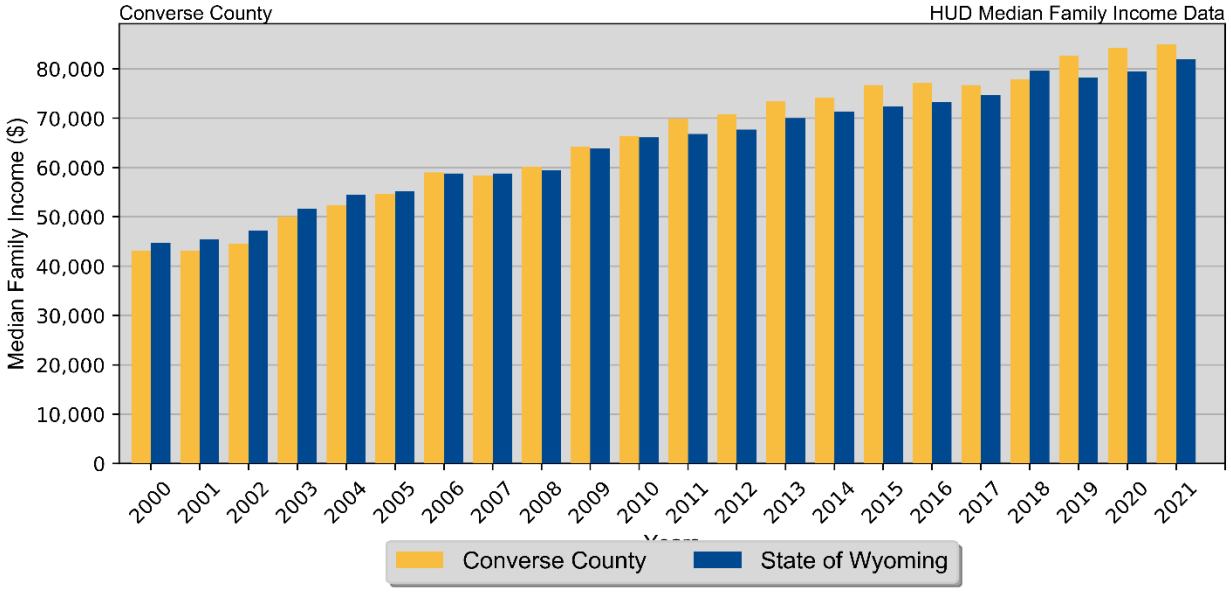
## Household Income

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.5.46 shows that the HUD estimated MFI for Converse County was $84,900 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.5.12, illustrates the estimated MFI for 2000 through 2021 in Converse County.

**Table III.5.27**
**Median Family Income**
Converse County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 43,100 | 44,700 |
| 2001 | 43,100 | 45,500 |
| 2002 | 44,500 | 47,200 |
| 2003 | 50,000 | 51,600 |
| 2004 | 52,400 | 54,500 |
| 2005 | 54,600 | 55,250 |
| 2006 | 59,000 | 58,800 |
| 2007 | 58,300 | 58,800 |
| 2008 | 60,100 | 59,450 |
| 2009 | 64,200 | 63,900 |
| 2010 | 66,400 | 66,100 |
| 2011 | 69,900 | 66,800 |
| 2012 | 70,800 | 67,700 |
| 2013 | 73,400 | 70,000 |
| 2014 | 74,100 | 71,400 |
| 2015 | 76,700 | 72,400 |
| 2016 | 77,200 | 73,300 |
| 2017 | 76,700 | 74,700 |
| 2018 | 77,900 | 79,600 |
| 2019 | 82,700 | 78,200 |
| 2020 | 84,300 | 79,500 |
| 2021 | 84,900 | 81,900 |

**Diagram III.5.12**
**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 Douglas city decreased from 16 authorizations in 2019 to 9 in 2020.

The real value of single-family building permits decreased from 201,477 dollars in 2019 to 187,826 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.5.28.

**Table III.5.28**
**Building Permits and Valuation**
Douglas city
Census Bureau Data, 1980–2020

| 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 | 27 | 2 | 12 | 0 | 41 | 107,343 | 0 |
| 1981 | 33 | 4 | 0 | 46 | 83 | 110,278 | 64,064 |
| 1982 | 14 | 8 | 4 | 0 | 26 | 100,129 | 0 |
| 1983 | 11 | 10 | 0 | 0 | 21 | 87,665 | 0 |
| 1984 | 12 | 2 | 0 | 0 | 14 | 97,656 | 0 |
| 1985 | 2 | 6 | 0 | 0 | 8 | 130,127 | 0 |
| 1986 | 2 | 0 | 0 | 0 | 2 | 147,989 | 0 |
| 1987 | 1 | 0 | 0 | 0 | 1 | 135,431 | 0 |
| 1988 | 0 | 2 | 0 | 0 | 2 | 0 | 0 |
| 1989 | 1 | 0 | 0 | 0 | 1 | 89,983 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | inf | 0 |
| 1991 | 2 | 0 | 0 | 0 | 2 | 73,364 | 0 |
| 1992 | 2 | 0 | 0 | 0 | 2 | 161,181 | 0 |
| 1993 | 9 | 0 | 0 | 0 | 9 | 117,101 | 0 |
| 1994 | 6 | 6 | 0 | 0 | 12 | 151,466 | 0 |
| 1995 | 12 | 0 | 0 | 0 | 12 | 140,250 | 0 |
| 1996 | 14 | 0 | 0 | 0 | 14 | 126,311 | 0 |
| 1997 | 1 | 0 | 0 | 24 | 25 | 91,575 | 83,235 |
| 1998 | 8 | 0 | 0 | 0 | 8 | 174,020 | 0 |
| 1999 | 5 | 0 | 0 | 0 | 5 | 114,269 | 0 |
| 2000 | 0 | 10 | 0 | 0 | 10 | 0 | 0 |
| 2001 | 0 | 8 | 0 | 0 | 8 | 0 | 0 |
| 2002 | 2 | 2 | 4 | 0 | 8 | 135,006 | 0 |
| 2003 | 3 | 0 | 0 | 42 | 45 | 112,396 | 58,411 |
| 2004 | 9 | 0 | 0 | 0 | 9 | 180,941 | 0 |
| 2005 | 33 | 0 | 0 | 0 | 33 | 146,631 | 0 |
| 2006 | 29 | 0 | 0 | 0 | 29 | 143,443 | 0 |
| 2007 | 88 | 0 | 16 | 0 | 104 | 110,565 | 0 |
| 2008 | 49 | 0 | 40 | 0 | 89 | 125,017 | 0 |
| 2009 | 33 | 0 | 0 | 0 | 33 | 133,813 | 0 |
| 2010 | 22 | 0 | 0 | 0 | 22 | 142,811 | 0 |
| 2011 | 26 | 2 | 0 | 18 | 46 | 133,306 | 104,738 |
| 2012 | 35 | 0 | 7 | 6 | 48 | 139,482 | 53,024 |
| 2013 | 36 | 0 | 0 | 10 | 46 | 139,380 | 74,270 |
| 2014 | 40 | 0 | 0 | 0 | 40 | 204,830 | 0 |
| 2015 | 22 | 0 | 0 | 10 | 32 | 236,583 | 84,535 |
| 2016 | 2 | 0 | 0 | 0 | 2 | 354,686 | 0 |
| 2017 | 1 | 0 | 0 | 0 | 1 | 147,695 | 0 |
| 2018 | 11 | 0 | 0 | 0 | 11 | 219,305 | 0 |
| 2019 | 16 | 0 | 0 | 0 | 16 | 201,477 | 0 |
| 2020 | 9 | 0 | 0 | 0 | 9 | 187,826 | 0 |

**Diagram III.5.13**
**Single-Family Permits**

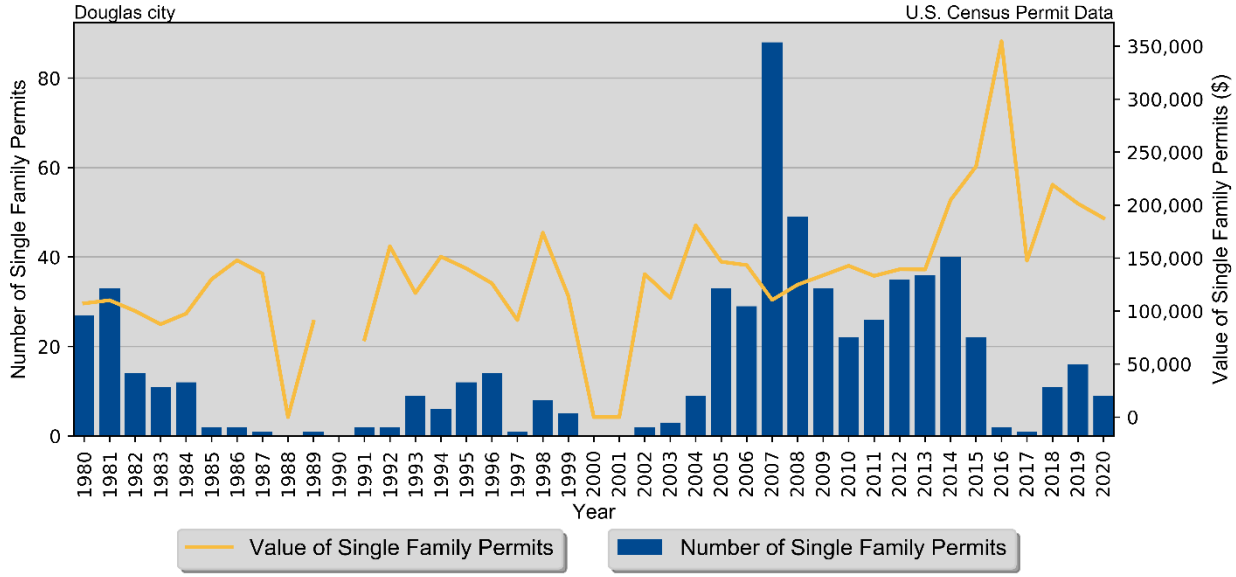
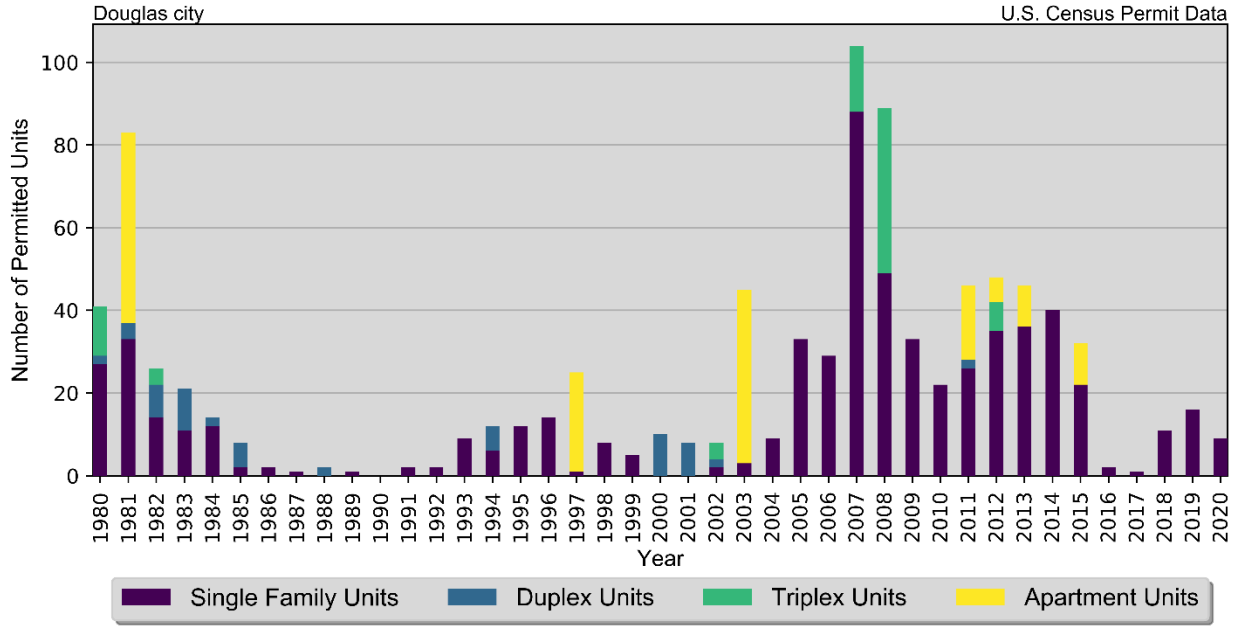



**Diagram III.5.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.5.29. Family households represented 64.8 percent of households, while non-family households accounted for 35.2 percent. These changed from 63.4 and 36.6 percent, respectively.

**Table II.5.29**
**Household Type by Tenure**
Douglas city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,613 | 63.4% | 1,658 | 64.8% |
| Married-Couple Family | 1,214 | 75.3% | 1,378 | 83.1% |
| Owner-Occupied | 999 | 82.3% | 1,160 | 84.2% |
| Renter-Occupied | 215 | 17.7% | 218 | 15.8% |
| Other Family | 399 | 24.7% | 280 | 24.1% |
| Male Householder, No Spouse Present | 137 | 34.3% | 158 | 48.9% |
| Owner-Occupied | 81 | 59.1% | 147 | 93% |
| Renter-Occupied | 56 | 40.9% | 11 | 7% |
| Female Householder, No Spouse Present | 262 | 65.7% | 122 | 93.6% |
| Owner-Occupied | 112 | 42.7% | 39 | 32% |
| Renter-Occupied | 150 | 57.3% | 83 | 68% |
| Non-Family Households | 933 | 36.6% | 902 | 35.2% |
| Owner-Occupied | 460 | 49.3% | 537 | 59.5% |
| Renter-Occupied | 473 | 50.7% | 365 | 40.5% |
| **Total** | **2,546** | **100.0%** | **2,560** | **100.0%** |

Table II.5.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,858 housing units, compared with 3,234 in 2019. Single-family units accounted for 66.3 percent of units in 2019, compared to 64.1 in 2010. Apartment units accounted for 11.2 percent in 2019, compared to 17.8 percent in 2010.

**Table II.5.30**
**Housing Units by Type**
Douglas 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 | 1,833 | 64.1% | **2,143** | 66.3% |
| Duplex | 45 | 1.6% | 38 | 1.2% |
| Tri- or Four-Plex | 52 | 1.8% | 123 | 3.8% |
| Apartment | 509 | 17.8% | 361 | 11.2% |
| Mobile Home | 419 | 14.7% | 552 | 17.1% |
| Boat, RV, Van, Etc. | 0 | 0% | 17 | 0.5% |
| **Total** | **2,858** | **100.0%** | **3,234** | **100.0%** |

Table II.5.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 3,234 housing units. An estimated 73.6 percent were owner-occupied, and 20.8 percent were vacant.

**Table II.5.31**
**Housing Units by Tenure**
Douglas city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 2,546 | 91.3% | 2,560 | 79.2% |
| Owner-Occupied | 1,652 | 64.9% | 1,883 | 73.6% |
| Renter-Occupied | 894 | 35.1% | 677 | 26.4% |
| Vacant Housing Units | 242 | 8.7% | 674 | 20.8% |
| **Total Housing Units** | **2,788** | **100.0%** | **3,234** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.5.32. Households earning more than 100,000 dollars per year represented 18.9 percent of households in 2019, compared to 14.2 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 13.7 percent of households in 2019, compared to 13.3 percent in 2000.

**Table II.5.32**
**Households by Income**
Douglas 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 | 352 | 13.3% | 350 | 13.7% |
| $15,000 to $19,999 | 195 | 7.4% | 27 | 1.1% |
| $20,000 to $24,999 | 108 | 4.1% | 109 | 4.3% |
| $25,000 to $34,999 | 348 | 13.1% | 296 | 11.6% |
| $35,000 to $49,999 | 295 | 11.1% | 240 | 9.4% |
| $50,000 to $74,999 | 571 | 21.6% | 455 | 17.8% |
| $75,000 to $99,999 | 401 | 15.1% | 600 | 23.4% |
| $100,000 or More | 377 | 14.2% | 483 | 18.9% |
| **Total** | **2,647** | **100.0%** | **2,560** | **100.0%** |

Table II.5.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 8.9 percent of households in 2010 and 12.9 percent of households in 2019. Housing units built in 1939 or earlier represented 9.8 percent of households in 2019 and 12.1 percent of households in 2010.

**Table II.5.33**
**Households by Year Home Built**
Douglas 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 | 321 | 12.1% | 251 | 9.8% |
| 1940 to 1949 | 79 | 3% | 145 | 5.7% |
| 1950 to 1959 | 158 | 6% | 114 | 4.5% |
| 1960 to 1969 | 132 | 5% | 41 | 1.6% |
| 1970 to 1979 | 1,048 | 39.6% | 1,035 | 40.4% |
| 1980 to 1989 | 413 | 15.6% | 284 | 11.1% |
| 1990 to 1999 | 260 | 9.8% | 230 | 9% |
| 2000 to 2009 | 236 | 8.9% | 329 | 12.9% |
| 2010 or Later | . | . | 131 | 5.1% |
| **Total** | **2,647** | **100.0%** | **2,560** | **100.0%** |

The distribution of unit types by race are shown in Table II.5.34. An estimated 64.9 percent of white households occupy single-family homes, compared to  percent of black households. Some 11.8 percent of white households occupied apartments, compared to  percent of black households. An estimated  percent of Asian, and 40 percent of American Indian households occupy single-family homes.

**Table II.5.34**
**Distribution of Units in Structure by Race**
Douglas city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 64.9% | % | 40% | % | % | 100% | % |
| Duplex | 1.5% | % | 0% | % | % | 0% | % |
| Tri- or Four-Plex | 1.2% | % | 0% | % | % | 0% | % |
| Apartment | 11.8% | % | 60% | % | % | 0% | % |
| Mobile Home | 20% | % | 0% | % | % | 0% | % |
| Boat, RV, Van, Etc. | 0.7% | % | 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.5.35. An estimated 31 percent of vacant units were for rent in 2010. In addition, some 19.4 percent of vacant units were for sale. "Other" vacant units represented 25.6 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 17.8 percent of vacant units, while for sale units accounted for 12 percent. "Other" vacant units accounted for 41.1 percent of vacant units, representing a total of 277 "other" vacant units.

**Table II.5.35**
**Disposition of Vacant Housing Units**
Douglas city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 75 | 31% | 120 | 17.8% |
| For Sale | 47 | 19.4% | 81 | 12% |
| Rented Not Occupied | 12 | 5% | 75 | 11.1% |
| Sold Not Occupied | 2 | 0.8% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 43 | 17.8% | 73 | 10.8% |
| For Migrant Workers | 1 | 0.4% | 48 | 7.1% |
| Other Vacant | 62 | 25.6% | 277 | 41.1% |
| **Total** | **242** | **100.0%** | **674** | **100.0%** |

Table II.5.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.49 percent of total households in Douglas city. In Douglas city the 1,001 households with three bedrooms accounted for 39.1 percent of all households, and there were 223 five-bedroom or more households, which accounted for 8.71 percent of all households.

**Table II.5.36**
**Households by Number of Bedrooms**
**Douglas city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 10 | 0 | 10 | 0.39% |
| **One** | 7 | 155 | 162 | 6.33% |
| **Two** | 306 | 321 | 627 | 24.49% |
| **Three** | 859 | 142 | 1,001 | 39.1% |
| **Four** | 530 | 7 | 537 | 20.98% |
| **Five or more** | 171 | 52 | 223 | 8.71% |
| **Total** | **1,883** | **677** | **2,560** | **100.0** |

The age of a structure influences its value. As shown in Table II.5.37, structures built in 1939 or earlier had a median value of, 158,400 while structures built between 1950 and 1959 had a median value of 215,400 and those built between 1990 to 1999 had a median value of . 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 195,300 and, respectively. The total median value in Douglas city was, 184,700.

**Table II.5.37**
**Owner Occupied Median Value by Year Structure Built**
**Douglas city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 158,400 |
| 1940 to 1949 | |
| 1950 to 1959 | 215,400 |
| 1960 to 1969 | 221,200 |
| 1970 to 1979 | 184,400 |
| 1980 to 1989 | 251,300 |
| 1990 to 1999 | |
| 2000 to 2009 | 173,500 |
| 2010 to 2013 | 195,300 |
| 2014 or later | |
| **Median Value** | **184,700** |

Household mortgage status is reported in Table II.5.38. In, Douglas city households with a mortgage accounted for 55 percent of all households or 1,035 housing units, and the remaining 51.2 percent or 965 units had no mortgage. Of those units with a mortgage, 70 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 965 or 51.2 percent had no second mortgage or no home equity loan.

**Table II.5.38**
**Mortgage Status**
**Douglas city**
**2019** Five-Year ACS Data

| Mortgage Status | Douglas city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,035 | 55 |
| With either a second mortgage or home equity loan, but not both | 70 | 3.7 |
| Second mortgage only | 19 | 1 |
| Home equity loan only | 51 | 2.7 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 965 | 51.2 |
| Housing units without a mortgage | 848 | 45 |
| **Total** | **1,883** | **100.0%** |

Table II.5.39 lists the Douglas city median rent as $569 and the median home value as $184,700 in 2019.

**Table II.5.39**
**Median Rent**
**Douglas city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $569 |
| Median Home Value | $184,700 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.5.40. In 2019, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.5.40**
**Overcrowding and Severe Overcrowding**
Douglas 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 | 1,727 | 100% | 0 | 0% | 0 | 0% | 1,727 |
| 2019 Five-Year ACS | 1,883 | 100% | 0 | 0% | 0 | 0% | 1,883 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 867 | 94.2% | 53 | 5.8% | 0 | 0% | 920 |
| 2019 Five-Year ACS | 677 | 100% | 0 | 0% | 0 | 0% | 677 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 2,594 | 98% | 53 | 2% | 0 | 0% | 2,647 |
| 2019 Five-Year ACS | 2,560 | 100% | 0 | 0% | 0 | 0% | 2,560 |

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.5.41 and Table II.5.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Douglas city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.5.41**
**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 | 2,647 | 2,560 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **2,647** | **2,560** |
| **Percent Lacking** | **0%** | **0%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 11 households in 2010. This was a change from 0.4 percent of households in 2010 to 0 percent in 2019.

**Table II.5.42**
**Households with Incomplete Kitchen Facilities**
Douglas city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 2,636 | 2,560 |
| Lacking Complete Kitchen Facilities | 11 | 0 |
| **Total Households** | **2,647** | **2,560** |
| **Percent Lacking** | **0.4%** | **0%** |

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.5.43, in Douglas city 16.9 percent of households had a cost burden and 5.3 percent had a severe cost burden. Some 25.7 percent of renters were cost burdened, and 12.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.1 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 20 percent, and severe cost burden at 4.9 percent.

**Table II.5.43**
**Cost Burden and Severe Cost Burden by Tenure**
Douglas city
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 | 876 | 77.4% | 199 | 17.6% | 57 | 5% | 0 | 0% | 1,132 |
| 2019 Five-Year ACS | 777 | 75.1% | 207 | 20% | 51 | 4.9% | 0 | 0% | 1,035 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 567 | 95.3% | 28 | 4.7% | 0 | 0% | 0 | 0% | 595 |
| 2019 Five-Year ACS | 780 | 92% | 52 | 6.1% | 0 | 0% | 16 | 1.9% | 848 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 496 | 53.9% | 215 | 23.4% | 195 | 21.2% | 14 | 1.5% | 920 |
| 2019 Five-Year ACS | 393 | 58.1% | 174 | 25.7% | 85 | 12.6% | 25 | 3.7% | 677 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,939 | 73.3% | 442 | 16.7% | 252 | 9.5% | 14 | 0.5% | 2,647 |
| 2019 Five-Year ACS | 1,950 | 76.2% | 433 | 16.9% | 136 | 5.3% | 41 | 1.6% | 2,560 |

### 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 Converse County. Below is a table showing the MFI breakdown:

| Converse County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $25,470 |
| 30.1 – 50% MFI | $25,471 to $42,450 |
| 50.1 – 80% MFI | $42,451 to $67,920 |
| 80.1 – 100% MFI | $67,921 to $84,900 |
| Above 100% MFI | Above $84,900 |

## Housing Problems by Income, Race, and Tenure

Table III.5.44 through Table III.5.49 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 Douglas city, housing problems are faced by 340 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.5.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Douglas 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 $25,470 | 83.3% | 0% | 0% | 0% | 0% | 0% | 0% | 68.2% |
| $25,471 to $42,450 | 61.5% | 0% | 0% | 0% | 0% | 0% | 0% | 61.5% |
| $42,451 to $67,920 | 22.4% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $67,921 to $84,900 | 7.1% | 0% | 0% | 0% | 0% | 0% | 0% | 5.6% |
| Above $84,900 | 1.7% | 0% | 0% | 0% | 0% | 0% | 0% | 1.4% |
| **Total** | **18.9%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **16.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,470 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 18.2% |
| $25,471 to $42,450 | 38.5% | 0% | 0% | 0% | 0% | 0% | 0% | 38.5% |
| $42,451 to $67,920 | 77.6% | 0% | 0% | 0% | 0% | 0% | 100% | 78.9% |
| $67,921 to $84,900 | 92.9% | 0% | 0% | 0% | 0% | 0% | 100% | 94.4% |
| Above $84,900 | 98.3% | 0% | 0% | 0% | 0% | 0% | 100% | 98.6% |
| **Total** | **80.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **82.6%** |

## Table III.5.45
## Homeowner Households with Housing Problems by Income and Race
Douglas 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 $25,470 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $25,471 to $42,450 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 160 |
| $42,451 to $67,920 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $67,921 to $84,900 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Above $84,900 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **340** | **0** | **0** | **0** | **0** | **0** | **0** | **340** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 |
| $25,471 to $42,450 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| $42,451 to $67,920 | 260 | 0 | 0 | 0 | 0 | 0 | 20 | 280 |
| $67,921 to $84,900 | 195 | 0 | 0 | 0 | 0 | 0 | 60 | 255 |
| Above $84,900 | 890 | 0 | 0 | 0 | 0 | 0 | 145 | 1,035 |
| **Total** | **1,445** | **0** | **0** | **0** | **0** | **0** | **245** | **1,690** |
| **Not Computed** | | | | | | | | |
| $0 to $25,470 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $25,470 | 90 | 0 | 0 | 0 | 0 | 0 | 20 | 110 |
| $25,471 to $42,450 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 260 |
| $42,451 to $67,920 | 335 | 0 | 0 | 0 | 0 | 0 | 20 | 355 |
| $67,921 to $84,900 | 210 | 0 | 0 | 0 | 0 | 0 | 60 | 270 |
| Above $84,900 | 905 | 0 | 0 | 0 | 0 | 0 | 145 | 1,050 |
| **Total** | **1,800** | **0** | **0** | **0** | **0** | **0** | **245** | **2,045** |

In total, some 215 renter households face housing problems in Douglas city. Of these, some 215 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

**Table III.5.46**
**Renter Households with Housing Problems by Income and Race**
Douglas 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 $25,470 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $25,471 to $42,450 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| $42,451 to $67,920 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **Total** | **215** | **0** | **0** | **0** | **0** | **0** | **0** | **215** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,470 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| $25,471 to $42,450 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $42,451 to $67,920 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| $67,921 to $84,900 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $84,900 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| **Total** | **475** | **0** | **0** | **0** | **0** | **0** | **0** | **475** |
| **Not Computed** | | | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $25,470 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| $25,471 to $42,450 | 105 | 0 | 0 | 0 | 0 | 0 | 0 | 105 |
| $42,451 to $67,920 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 190 |
| $67,921 to $84,900 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $84,900 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 180 |
| **Total** | **690** | **0** | **0** | **0** | **0** | **0** | **0** | **690** |

**Table III.5.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Douglas 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 $25,470 | 43.3% | 0% | 0% | 0% | 0% | 0% | 0% | 43.3% |
| $25,471 to $42,450 | 76.2% | 0% | 0% | 0% | 0% | 0% | 0% | 76.2% |
| $42,451 to $67,920 | 21.1% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $67,921 to $84,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,900 | 16.7% | 0% | 0% | 0% | 0% | 0% | 0% | 16.7% |
| **Total** | **31.2%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **31.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,470 | 56.7% | 0% | 0% | 0% | 0% | 0% | 0% | 56.7% |
| $25,471 to $42,450 | 23.8% | 0% | 0% | 0% | 0% | 0% | 0% | 23.8% |
| $42,451 to $67,920 | 78.9% | 0% | 0% | 0% | 0% | 0% | 0% | 78.9% |
| $67,921 to $84,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $84,900 | 83.3% | 0% | 0% | 0% | 0% | 0% | 0% | 83.3% |
| **Total** | **68.8%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **68.8%** |

Overall, there are 555 households, or 20.3 percent of households with housing problems in Douglas city. This includes 555 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 0 Hispanic households with housing problems. This is shown in Table III.5.48 and Table III.5.49.

## Table III.5.48
## Percent of Total Households with Housing Problems by Income and Race
Douglas 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 $25,470 | 58.3% | 0% | 0% | 0% | 0% | 0% | 0% | 53.8% |
| $25,471 to $42,450 | 65.8% | 0% | 0% | 0% | 0% | 0% | 0% | 65.8% |
| $42,451 to $67,920 | 21.9% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $67,921 to $84,900 | 5.5% | 0% | 0% | 0% | 0% | 0% | 0% | 4.5% |
| Above $84,900 | 4.1% | 0% | 0% | 0% | 0% | 0% | 0% | 3.7% |
| **Total** | **22.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **20.3%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,470 | 35.4% | 0% | 0% | 0% | 0% | 0% | 100% | 40.4% |
| $25,471 to $42,450 | 34.2% | 0% | 0% | 0% | 0% | 0% | 0% | 34.2% |
| $42,451 to $67,920 | 78.1% | 0% | 0% | 0% | 0% | 0% | 100% | 78.9% |
| $67,921 to $84,900 | 94.5% | 0% | 0% | 0% | 0% | 0% | 100% | 95.5% |
| Above $84,900 | 95.9% | 0% | 0% | 0% | 0% | 0% | 100% | 96.3% |
| **Total** | **77.1%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **79.2%** |

## Table III.5.49
## Total Households with Housing Problems by Income and Race
Douglas 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 $25,470 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 140 |
| $25,471 to $42,450 | 240 | 0 | 0 | 0 | 0 | 0 | 0 | 240 |
| $42,451 to $67,920 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 115 |
| $67,921 to $84,900 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Above $84,900 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Total** | **555** | **0** | **0** | **0** | **0** | **0** | **0** | **555** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $25,470 | 85 | 0 | 0 | 0 | 0 | 0 | 20 | 105 |
| $25,471 to $42,450 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 125 |
| $42,451 to $67,920 | 410 | 0 | 0 | 0 | 0 | 0 | 20 | 430 |
| $67,921 to $84,900 | 260 | 0 | 0 | 0 | 0 | 0 | 60 | 320 |
| Above $84,900 | 1,040 | 0 | 0 | 0 | 0 | 0 | 145 | 1,185 |
| **Total** | **1,920** | **0** | **0** | **0** | **0** | **0** | **245** | **2,165** |
| **Not Computed** | | | | | | | | |
| $0 to $25,470 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $25,470 | 240 | 0 | 0 | 0 | 0 | 0 | 20 | 260 |
| $25,471 to $42,450 | 365 | 0 | 0 | 0 | 0 | 0 | 0 | 365 |
| $42,451 to $67,920 | 525 | 0 | 0 | 0 | 0 | 0 | 20 | 545 |
| $67,921 to $84,900 | 275 | 0 | 0 | 0 | 0 | 0 | 60 | 335 |
| Above $84,900 | 1,085 | 0 | 0 | 0 | 0 | 0 | 145 | 1,230 |
| **Total** | **2,490** | **0** | **0** | **0** | **0** | **0** | **245** | **2,735** |

Table III.5.50 through Table III.5.53 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 240 white households, 0 black households, 0 Asian households, as well as 0 Hispanic households.

**Table III.5.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Douglas 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 $25,470 | 44.4% | 0% | 0% | 0% | 0% | 0% | 0% | 36.4% |
| $25,471 to $42,450 | 39.2% | 0% | 0% | 0% | 0% | 0% | 0% | 39.2% |
| $42,451 to $67,920 | 7.4% | 0% | 0% | 0% | 0% | 0% | 0% | 6.9% |
| $67,921 to $84,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **9.2%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **8.1%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,470 | 38.9% | 0% | 0% | 0% | 0% | 0% | 100% | 50% |
| $25,471 to $42,450 | 60.8% | 0% | 0% | 0% | 0% | 0% | 0% | 60.8% |
| $42,451 to $67,920 | 92.6% | 0% | 0% | 0% | 0% | 0% | 100% | 93.1% |
| $67,921 to $84,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $84,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **90%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **91.2%** |

## Table III.5.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Douglas 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 $25,470 | 30% | 0% | 0% | 0% | 0% | 0% | 0% | 30% |
| $25,471 to $42,450 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $42,451 to $67,920 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $67,921 to $84,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,900 | 16.7% | 0% | 0% | 0% | 0% | 0% | 0% | 16.7% |
| **Total** | **11%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **11%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,470 | 70% | 0% | 0% | 0% | 0% | 0% | 0% | 70% |
| $25,471 to $42,450 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $42,451 to $67,920 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $67,921 to $84,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $84,900 | 83.3% | 0% | 0% | 0% | 0% | 0% | 0% | **83.3%** |
| **Total** | **89%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **89%** |

## Table III.5.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Douglas 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 $25,470 | 35.4% | 0% | 0% | 0% | 0% | 0% | 0% | 32.7% |
| $25,471 to $42,450 | 28.2% | 0% | 0% | 0% | 0% | 0% | 0% | 28.2% |
| $42,451 to $67,920 | 4.8% | 0% | 0% | 0% | 0% | 0% | 0% | 4.6% |
| $67,921 to $84,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $84,900 | 2.8% | 0% | 0% | 0% | 0% | 0% | 0% | 2.4% |
| **Total** | **9.7**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **8.8**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,470 | 58.3% | 0% | 0% | 0% | 0% | 0% | 100% | 61.5% |
| $25,471 to $42,450 | 71.8% | 0% | 0% | 0% | 0% | 0% | 0% | 71.8% |
| $42,451 to $67,920 | 95.2% | 0% | 0% | 0% | 0% | 0% | 100% | 95.4% |
| $67,921 to $84,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $84,900 | 97.2% | 0% | 0% | 0% | 0% | 0% | 100% | 97.6% |
| **Total** | **89.7**% | **0**% | **0**% | **0**% | **0**% | **0**% | **100**% | **90.6**% |

## Table III.5.53
## Total Households with Severe Housing Problems by Income and Race
Douglas 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 $25,470 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| $25,471 to $42,450 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| $42,451 to $67,920 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **Total** | **240** | **0** | **0** | **0** | **0** | **0** | **0** | **240** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $25,470 | 140 | 0 | 0 | 0 | 0 | 0 | 20 | 160 |
| $25,471 to $42,450 | 255 | 0 | 0 | 0 | 0 | 0 | 0 | 255 |
| $42,451 to $67,920 | 500 | 0 | 0 | 0 | 0 | 0 | 20 | 520 |
| $67,921 to $84,900 | 275 | 0 | 0 | 0 | 0 | 0 | 60 | 335 |
| Above $84,900 | 1,055 | 0 | 0 | 0 | 0 | 0 | 145 | 1,200 |
| **Total** | **2,225** | **0** | **0** | **0** | **0** | **0** | **245** | **2,470** |
| **Not Computed** | | | | | | | | |
| $0 to $25,470 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $25,470 | 240 | 0 | 0 | 0 | 0 | 0 | 20 | 260 |
| $25,471 to $42,450 | 355 | 0 | 0 | 0 | 0 | 0 | 0 | 355 |
| $42,451 to $67,920 | 525 | 0 | 0 | 0 | 0 | 0 | 20 | 545 |
| $67,921 to $84,900 | 275 | 0 | 0 | 0 | 0 | 0 | 60 | 335 |
| Above $84,900 | 1,085 | 0 | 0 | 0 | 0 | 0 | 145 | 1,230 |
| **Total** | **2,480** | **0** | **0** | **0** | **0** | **0** | **245** | **2,725** |

Housing problems are explored by type and income in Table III.5.54 and Table III.5.55. More than 320 households have a cost burden and 190 have a severe cost burden. Some 145 renter households are impacted by cost burdens, and 25 are impacted by severe cost burdens. On the other hand, some 175 owner-occupied households have cost burdens, and 165 have severe cost burdens. Overall, there are 2,165 households without a housing problem.

**Table III.5.54**
**Percent of Housing Problems by Income and Tenure**
Douglas city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $25,470 | $25,471 to $42,450 | $42,451 to $67,920 | $67,921 to $84,900 | Above $84,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 36.4% | 39.2% | 6.9% | 0% | 0% | 8.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 31.8% | 21.6% | 15.3% | 5.6% | 1.4% | 8.6% |
| Zero/negative income (and none of the above problems) | 13.6% | 0% | 0% | 0% | 0% | 0.7% |
| Has none of the 4 housing problems | 18.2% | 39.2% | 77.8% | 94.4% | 98.6% | 82.6% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 12.9% | 0% | 0% | 0% | 0% | 2.9% |
| 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% | 0% | 0% | 16.7% | 4.3% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 16.1% | 0% | 0% | 0% | 0% | 3.6% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 16.1% | 76.2% | 21.1% | 0% | 0% | 20.9% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 54.8% | 23.8% | 78.9% | 100% | 83.3% | 68.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.5.55
## Housing Problems by Income and Tenure
Douglas city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $25,470 | $25,471 to $42,450 | $42,451 to $67,920 | $67,921 to $84,900 | Above $84,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 40 | 100 | 25 | 0 | 0 | 165 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 35 | 55 | 55 | 15 | 15 | 175 |
| Zero/negative income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Has none of the 4 housing problems | 20 | 100 | 280 | 255 | 1,035 | 1,690 |
| **Total** | **110** | **255** | **360** | **270** | **1,050** | **2,045** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 20 | 0 | 0 | 0 | 0 | 20 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 30 | 30 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 25 | 0 | 0 | 0 | 0 | 25 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 25 | 80 | 40 | 0 | 0 | 145 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 85 | 25 | 150 | 65 | 150 | 475 |
| **Total** | **155** | **105** | **190** | **65** | **180** | **695** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 20 | 0 | 0 | 0 | 0 | 20 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 30 | 30 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 65 | 100 | 25 | 0 | 0 | 190 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 60 | 135 | 95 | 15 | 15 | 320 |
| Zero/negative income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Has none of the 4 housing problems | 105 | 125 | 430 | 320 | 1,185 | 2,165 |
| **Total** | **265** | **360** | **550** | **335** | **1,230** | **2,740** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 21.5 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 58.8 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.5.56.

Table III.5.57 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 139 renter occupied households faced cost burdens, compared to 175 owner occupied households. Of these, there are 25 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.5.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Douglas city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 20 | 0 | 20 |
| $25,471 to $42,450 | 35 | 25 | 0 | 15 | 25 | 100 |
| $42,451 to $67,920 | 30 | 120 | 15 | 110 | 10 | 285 |
| $67,921 to $84,900 | 45 | 140 | 10 | 40 | 20 | 255 |
| Above $84,900 | 135 | 620 | 110 | 55 | 105 | 1,025 |
| Total | 245 | 905 | 135 | 240 | 160 | 1,685 |
| **Cost Burden** | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 35 | 0 | 35 |
| $25,471 to $42,450 | 15 | 20 | 0 | 0 | 20 | 55 |
| $42,451 to $67,920 | 0 | 30 | 10 | 0 | 15 | 55 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 15 | 15 |
| Above $84,900 | 0 | 15 | 0 | 0 | 0 | 15 |
| Total | 15 | 65 | 10 | 35 | 50 | 175 |
| **Severe Cost Burden** | | | | | | |
| $0 to $25,470 | 0 | 10 | 15 | 15 | 0 | 40 |
| $25,471 to $42,450 | 0 | 75 | 0 | 20 | 4 | 99 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 25 | 25 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 85 | 15 | 35 | 29 | 164 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 15 | 0 | 15 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 15 | 0 | 15 |
| **Total** | | | | | | |
| $0 to $25,470 | 0 | 10 | 15 | 85 | 0 | 110 |
| $25,471 to $42,450 | 50 | 120 | 0 | 35 | 49 | 254 |
| $42,451 to $67,920 | 30 | 150 | 25 | 110 | 50 | 365 |
| $67,921 to $84,900 | 45 | 140 | 10 | 40 | 35 | 270 |
| Above $84,900 | 135 | 635 | 110 | 55 | 105 | 1,040 |
| **Total** | **260** | **1,055** | **160** | **325** | **239** | **2,039** |

## Table III.5.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Douglas city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $25,470 | 10 | 0 | 0 | 55 | 35 | 100 |
| $25,471 to $42,450 | 0 | 15 | 0 | 0 | 10 | 25 |
| $42,451 to $67,920 | 45 | 25 | 0 | 25 | 55 | 150 |
| $67,921 to $84,900 | 0 | 55 | 0 | 0 | 10 | 65 |
| Above $84,900 | 25 | 80 | 20 | 0 | 50 | 175 |
| Total | 80 | 175 | 20 | 80 | 160 | 515 |
| **Cost Burden** | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 0 | 25 | 25 |
| $25,471 to $42,450 | 0 | 15 | 0 | 0 | 65 | 80 |
| $42,451 to $67,920 | 0 | 30 | 0 | 4 | 0 | 34 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 45 | 0 | 4 | 90 | 139 |
| **Severe Cost Burden** | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 25 | 0 | 25 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 25 | 0 | 25 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $25,470 | 0 | 0 | 0 | 0 | 0 | 0 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $25,470 | 10 | 0 | 0 | 80 | 60 | 150 |
| $25,471 to $42,450 | 0 | 30 | 0 | 0 | 75 | 105 |
| $42,451 to $67,920 | 45 | 55 | 0 | 29 | 55 | 184 |
| $67,921 to $84,900 | 0 | 55 | 0 | 0 | 10 | 65 |
| Above $84,900 | 25 | 80 | 20 | 0 | 50 | 175 |
| **Total** | **80** | **220** | **20** | **109** | **250** | **679** |

In total, some 315 households face cost burdens, and 190 face severe cost burdens. This includes 175 owner households and 140 renter households with a cost burden, as seen in Table III.5.58.

**Table III.5.58**
**Households with Cost Burden by Tenure and Race**
Douglas city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,445 | 175 | 165 | 15 | 1,800 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 245 | 0 | 0 | 0 | 245 |
| **Total** | **1,690** | **175** | **165** | **15** | **2,045** |
| **Renter-Occupied** | | | | | |
| White | 515 | 140 | 25 | 0 | 680 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **515** | **140** | **25** | **0** | **680** |
| **Total** | | | | | |
| White | 1,960 | 315 | 190 | 15 | 2,480 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 245 | 0 | 0 | 0 | 245 |
| **Total** | **2,205** | **315** | **190** | **15** | **2,725** |

## Lead-Based Paint Risks

Table III.5.59 shows the risk of lead-based paint for households with young children present. There are an estimated 170 households built between 1940 and 1979 with young children present, and 0 built prior to 1939.

**Table III.5.59**
**Vintage of Households by Income and Presence of Young Children**
Douglas 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 $25,470 | 0 | 10 | 10 |
| $25,471 to $42,450 | 0 | 50 | 50 |
| $42,451 to $67,920 | 0 | 55 | 55 |
| $67,921 to $84,900 | 0 | 20 | 20 |
| Above $84,900 | 0 | 120 | 120 |
| Total | 0 | 255 | 255 |
| **Built 1940 to 1979** | | | |
| $0 to $25,470 | 0 | 175 | 175 |
| $25,471 to $42,450 | 0 | 105 | 105 |
| $42,451 to $67,920 | 15 | 290 | 305 |
| $67,921 to $84,900 | 100 | 95 | 195 |
| Above $84,900 | 55 | 630 | 685 |
| Total | 170 | 1,295 | 1,465 |
| **Built 1980 or Later** | | | |
| $0 to $25,470 | 35 | 40 | 75 |
| $25,471 to $42,450 | 0 | 210 | 210 |
| $42,451 to $67,920 | 65 | 115 | 180 |
| $67,921 to $84,900 | 0 | 120 | 120 |
| Above $84,900 | 130 | 300 | 430 |
| Total | 230 | 785 | 1,015 |
| **Total** | | | |
| $0 to $25,470 | 35 | 225 | 260 |
| $25,471 to $42,450 | 0 | 365 | 365 |
| $42,451 to $67,920 | 80 | 460 | 540 |
| $67,921 to $84,900 | 100 | 235 | 335 |
| Above $84,900 | 185 | 1,050 | 1,235 |
| **Total** | **400** | **2,335** | **2,735** |

## Elderly Housing Needs

Table III.5.60 shows the rate of housing problems for elderly households. Some 34 elderly and 105 extra-elderly households have housing problems. Of these, some 15 elderly households with housing problems have incomes less than 30 percent HAMFI, and 60 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.5.60**
**Households with Housing Problems by Income and Elderly Status**
Douglas city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $25,470 | 15 | 60 | 70 | 145 |
| $25,471 to $42,450 | 0 | 45 | 190 | 235 |
| $42,451 to $67,920 | 4 | 0 | 105 | 109 |
| $67,921 to $84,900 | 0 | 0 | 15 | 15 |
| Above $84,900 | 15 | 0 | 30 | 45 |
| Total | 34 | 105 | 410 | 549 |
| **Without Housing Problems** | | | | |
| $0 to $25,470 | 10 | 75 | 15 | 100 |
| $25,471 to $42,450 | 0 | 50 | 75 | 125 |
| $42,451 to $67,920 | 165 | 45 | 220 | 430 |
| $67,921 to $84,900 | 90 | 15 | 215 | 320 |
| Above $84,900 | 200 | 70 | 905 | 1,175 |
| Total | 465 | 255 | 1,430 | 2,150 |
| **Not Computed** | | | | |
| $0 to $25,470 | 15 | 0 | 0 | 15 |
| $25,471 to $42,450 | 0 | 0 | 0 | 0 |
| $42,451 to $67,920 | 0 | 0 | 0 | 0 |
| $67,921 to $84,900 | 0 | 0 | 0 | 0 |
| Above $84,900 | 0 | 0 | 0 | 0 |
| Total | 15 | 0 | 0 | 15 |
| **Total** | | | | |
| $0 to $25,470 | 40 | 135 | 85 | 260 |
| $25,471 to $42,450 | 0 | 95 | 265 | 360 |
| $42,451 to $67,920 | 169 | 45 | 325 | 539 |
| $67,921 to $84,900 | 90 | 15 | 230 | 335 |
| Above $84,900 | 215 | 70 | 935 | 1,220 |
| **Total** | 514 | 360 | 1,840 | 2,714 |

## 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.5.61 presents some basic statistics about the completed surveys.

**Table III.5.61**
**Survey of Rental Properties**
Douglas city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 37 | 592 | 2.4 | 14 |
| 2019B | 25 | 392 | 2 | 8 |
| 2020A | 21 | 395 | 11.4 | 45 |
| 2020B | 16 | 280 | 12.1 | 34 |
| 2021A | 23 | 448 | 9.8 | 44 |

Table III.5.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 56 single-family units in Douglas city, with 1 of them available. This translates into a vacancy rate of 1.8 percent in Douglas city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 336 apartment units reported in the survey, with 36 of them available, which resulted in a vacancy rate of 10.7 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.5.62**
**Rental Vacancy Survey by Type**
Douglas city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 56 | 1 | 1.8% |
| Apartments | 336 | 36 | 10.7% |
| Mobile Homes | 12 | 7 | 58.3% |
| "Other" Units | 29 | 0 | 0% |
| Don't Know | 14 | 0 | 0% |
| **Total** | **448** | **44** | **9.8%** |

Table III.5.63, reports units by bedroom size. As can be seen there were 178 two-bedroom apartment units and 16 three-bedroom units. Overall, the 196 two bedroom units accounted for 43.8 percent of all units, and the 55 three bedroom units accounted for 12.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 99 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.5.63**
**Rental Units by Bedroom Size**
Douglas city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 4 | 0 | 0 | · | 4 |
| One | 2 | 84 | 0 | 0 | · | 86 |
| Two | 7 | 178 | 3 | 8 | · | 196 |
| Three | 21 | 16 | 3 | 14 | · | 55 |
| Four | 6 | 0 | 0 | 2 | · | 8 |
| Don't Know | 20 | 54 | 6 | 5 | 14 | 99 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **56** | **336** | **12** | **29** | **14** | **448** |

Table III.5.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 4.8 percent.

Table III.5.65 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 6.2 percent.

**Table III.5.64**
**Single-Family Units by Bedroom Size**
Douglas city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 2 | 0 | 0% |
| Two | 7 | 0 | 0% |
| Three | 21 | 1 | 4.8% |
| Four | 6 | 0 | 0% |
| Don't know | 20 | 0 | 0% |
| **Total** | **56** | **1** | **1.8%** |

**Table III.5.65**
**Apartment Units by Bedroom Size**
Douglas city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 4 | 0 | 0% |
| One | 84 | 3 | 3.6% |
| Two | 178 | 11 | 6.2% |
| Three | 16 | 2 | 12.5% |
| Four | 0 | 0 | 0% |
| Don't know | 54 | 20 | 37% |
| **Total** | **336** | **36** | **10.7%** |

Average market-rate rents by unit type are shown in Table III.5.66. 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.5.66**
**Average Market Rate Rents by Bedroom Size**
Douglas city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $554 | $0 | $0 | $554 |
| One | $0 | $931 | $0 | $0 | $931 |
| Two | $675 | $640 | $600 | $475 | $618 |
| Three | $1,088 | $0 | $800 | $575 | $989 |
| Four | $1,525 | $0 | $0 | $650 | $1,233 |
| **Total** | **$1,088.9** | **$771.7** | **$825** | **$783.3** | **$855** |

Table III.5.67, 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.5.67**
**Average Assisted Rate Rents by Bedroom Size**
Douglas 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 | $775 | $0 | $0 | $775 |
| Three | $0 | $888 | $0 | $0 | $888 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$831.5** | **$0** | **$0** | **$831.5** |

Table III.5.68, shows vacancy rates for single-family units by average rental rates for Douglas 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 3.8 percent.

**Table III.5.68**
**Single-Family Market Rate Rents by Vacancy Status**
Douglas 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 | 2 | 0 | 0% |
| $750 to $999 | 26 | 1 | 3.8% |
| $1,000 to $1,249 | 26 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 2 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **56** | **1** | **1.8%** |

The average rent and availability of apartment units is displayed in Table III.5.69. 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 13.6 percent.

**Table III.5.69**
**Apartment Market Rate Rents by Vacancy Status**
Douglas city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 132 | 18 | 13.6% |
| $750 to $999 | 62 | 9 | 14.5% |
| $1,000 to $1,249 | 48 | 3 | 6.2% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 94 | 6 | 6.4% |
| **Total** | **336** | **36** | **10.7%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.5.70, 12 respondents, or 57.1 percent, included some sort of utility in the rent.

**Table III.5.70**
**Are there any utilities included with the rent?**
Douglas city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 12 |
| No | 9 |
| **% Offering Utilities** | **57.1%** |

The type of utility included in the rent is shown in Table III.5.71. There were 233 respondents who included electricity, 229 respondents who included natural gas, 389 respondents who included water and sewer and 388 respondents included trash collection in the rent.

**Table III.5.71**
**Which utilities are included with the rent?**
Douglas city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 233 |
| Natural Gas | 229 |
| Water/Sewer | 389 |
| Trash Collection | 388 |

## Perceived Need for Housing Units

Table III.5.72, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 10 number of persons on the wait list.

**Table III.5.72**
**Do you keep a waiting list?**
Douglas city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 2 |
| No | 18 |
| **Waitlist Size** | **10** |

Table III.5.73, shows the condition of rental units by unit type for Douglas 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 244 units were in good condition, or 54.5 percent and 6 units, or 1.3 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.5.73**
**Condition by Unit Type**
Douglas city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 45 | 10% |
| Average | 6 | 1.3% |
| Good | 244 | 54.5% |
| Excellent | 139 | 31% |
| Don't Know | 0 | 0% |
| **Total** | **448** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.5.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.5.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Douglas city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.5.75**
**Households with Housing Problems by Income**
Douglas city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 80 | 70 | 150 |
| 30.1-50% HAMFI | 160 | 75 | 235 |
| 50.1-80% HAMFI | 80 | 40 | 120 |
| 80.1-95% HAMFI | 15 | 0 | 15 |
| 95 – 115% HAMFI | 15 | 0 | 15 |
| 115.1% HAMFI or more | 0 | 30 | 30 |
| **Total** | 350 | 215 | 565 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 20 | 80 | 100 |
| 30.1-50% HAMFI | 100 | 25 | 125 |
| 50.1-80% HAMFI | 285 | 150 | 435 |
| 80.1-95% HAMFI | 200 | 65 | 265 |
| 95 – 115% HAMFI | 225 | 55 | 280 |
| 115.1% HAMFI or more | 865 | 90 | 955 |
| **Total** | 1,695 | 465 | 2,160 |
| **Not Computed** | | | |
| 30% HAMFI or less | 15 | 0 | 15 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 15 | 0 | 15 |
| **Total** | | | |
| 30% HAMFI or less | 115 | 150 | 265 |
| 30.1-50% HAMFI | 260 | 100 | 360 |
| 50.1-80% HAMFI | 365 | 190 | 555 |
| 80.1-95% HAMFI | 215 | 65 | 280 |
| 95 – 115% HAMFI | 240 | 55 | 295 |
| 115.1% HAMFI or more | 865 | 120 | 985 |
| **Total** | **2,060** | **680** | **2,740** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.5.75, 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 350 owner occupied and 215 renter occupied households experiencing a housing problem.

Table III.5.76, shows the total estimated housing by tenure for Douglas city. As can be seen, in 2030 there are estimated to be a total of 1,673 owner and 850 renter occupied households or a total of 2,523 households. By 2050 there are estimated to be 1,932 owner, 932 renter for a total of 2,864 households in Douglas city.

**Table III.5.76**
**Total Estimated Housing Forecast**
Douglas city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,541 | 804 | 2,345 |
| 2025 | 1,600 | 824 | 2,424 |
| 2030 | 1,673 | 850 | 2,523 |
| 2035 | 1,743 | 874 | 2,617 |
| 2040 | 1,807 | 895 | 2,702 |
| 2045 | 1,868 | 914 | 2,782 |
| 2050 | 1,932 | 932 | 2,864 |

Table III.5.77, below shows the incremental housing demand for Douglas 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.

As can be seen in 2030 an estimated additional 89 owner-occupied and 50 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 Douglas city will see an additional 480 households, of which 49 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 99 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.5.77**
**Incremental Housing Demand Forecast**
Douglas city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 1 | 5 | 9 | 12 | 16 | 19 |
| % | 0 | 2 | 11 | 20 | 28 | 36 | 44 |
| % | 0 | 3 | 16 | 28 | 40 | 50 | 62 |
| % | 0 | 2 | 9 | 17 | 23 | 30 | 36 |
| 5% | 0 | 2 | 10 | 19 | 26 | 33 | 41 |
| | 0 | 7 | 37 | 67 | 94 | 119 | 146 |
| | **0** | **15** | **89** | **159** | **223** | **284** | **348** |
| | | | | **Renter** | | | |
| | 0 | 5 | 11 | 16 | 21 | 25 | 29 |
| % | 0 | 4 | 7 | 11 | 14 | 17 | 19 |
| % | 0 | 7 | 14 | 21 | 27 | 32 | 37 |
| % | 0 | 2 | 5 | 7 | 9 | 11 | 13 |
| 5% | 0 | 2 | 4 | 6 | 8 | 9 | 11 |
| | 0 | 4 | 9 | 13 | 17 | 20 | 23 |
| | **0** | **24** | **50** | **74** | **95** | **114** | **132** |
| | | | | **Total** | | | |
| | 0 | 6 | 16 | 25 | 33 | 41 | 49 |
| % | 0 | 6 | 19 | 31 | 42 | 53 | 63 |
| % | 0 | 10 | 30 | 49 | 66 | 82 | 99 |
| % | 0 | 4 | 14 | 24 | 32 | 41 | 49 |
| 5% | 0 | 4 | 14 | 25 | 34 | 42 | 51 |
| | 0 | 11 | 46 | 80 | 110 | 139 | 169 |
| | **0** | **39** | **139** | **233** | **318** | **398** | **480** |

Table III.5.78 shows the Incremental Total Housing Need Forecast for Douglas 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 519 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 617 owner and 385 renter occupied households for a total of 1,002 quality households.

| Table III.5.78<br>Incremental Total Housing Need Forecast<br>Douglas city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 60 | 62 | 66 | 70 | 74 | 77 | 81 |
| 30.1-50% | 120 | 125 | 134 | 143 | 151 | 159 | 167 |
| 50.1-80% | 60 | 64 | 77 | 90 | 101 | 112 | 123 |
| 80.1-95% | 11 | 13 | 21 | 28 | 35 | 41 | 48 |
| 95.1-115% | 11 | 13 | 22 | 30 | 38 | 45 | 52 |
| 115+% | 0 | 7 | 37 | 67 | 94 | 119 | 146 |
| **Total** | **262** | **284** | **358** | **428** | **492** | **553** | **617** |
| | | | | **Renter** | | | |
| 0-30% | 83 | 88 | 93 | 99 | 103 | 108 | 111 |
| 30.1-50% | 89 | 92 | 96 | 99 | 102 | 105 | 108 |
| 50.1-80% | 48 | 54 | 61 | 68 | 74 | 79 | 84 |
| 80.1-95% | 0 | 2 | 5 | 7 | 9 | 11 | 13 |
| 95.1-115% | 0 | 2 | 4 | 6 | 8 | 9 | 11 |
| 115+% | 36 | 40 | 44 | 48 | 52 | 55 | 59 |
| **Total** | **257** | **277** | **303** | **327** | **348** | **367** | **385** |
| | | | | **Total** | | | |
| 0-30% | 143 | 150 | 160 | 169 | 177 | 185 | 192 |
| 30.1-50% | 209 | 217 | 230 | 242 | 253 | 264 | 275 |
| 50.1-80% | 108 | 118 | 138 | 157 | 175 | 191 | 207 |
| 80.1-95% | 12 | 15 | 26 | 35 | 44 | 52 | 60 |
| 95.1-115% | 12 | 15 | 26 | 36 | 45 | 54 | 63 |
| 115+% | 36 | 46 | 81 | 115 | 146 | 175 | 205 |
| **Total** | **519** | **561** | **661** | **755** | **840** | **920** | **1,002** |

# Evanston city

# Evanston city

## Demographics

### Population Estimates

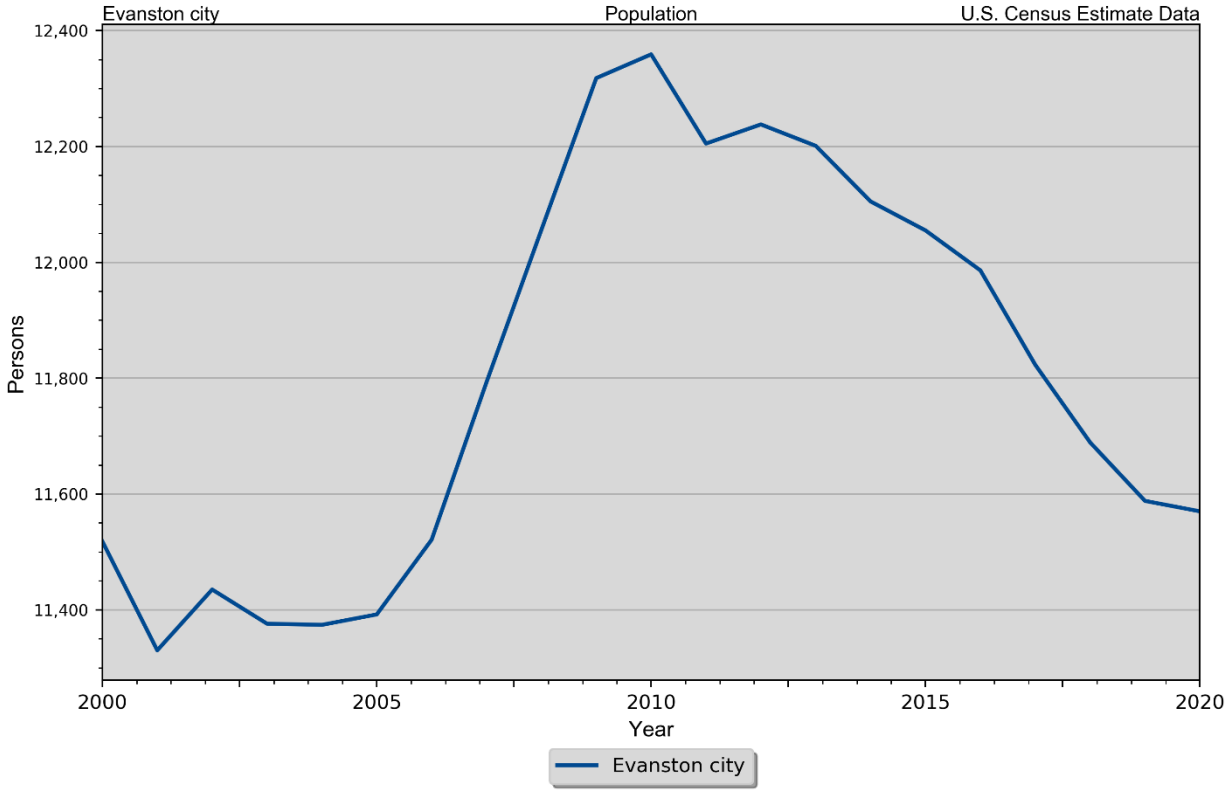
Table III.6.1, at right shows the population for Evanston city. The 2020 estimates indicate that Evanston city's population decreased from 12,359 in 2010 to 11,570 in 2020, or by -6.4 percent.

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 Evanston city. Although a city may span several counties, for the county level data pieces, Uinta County was selected.

**Table III.6.1**
**Population Estimates**
Evanston city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 11,518 | . |
| 2001 | 11,330 | -1.6% |
| 2002 | 11,435 | 0.9% |
| 2003 | 11,376 | -0.5% |
| 2004 | 11,374 | -0% |
| 2005 | 11,392 | 0.2% |
| 2006 | 11,521 | 1.1% |
| 2007 | 11,793 | 2.4% |
| 2008 | 12,056 | 2.2% |
| 2009 | 12,318 | 2.2% |
| 2010 | 12,359 | 0.3% |
| 2011 | 12,205 | -1.2% |
| 2012 | 12,238 | 0.3% |
| 2013 | 12,201 | -0.3% |
| 2014 | 12,105 | -0.8% |
| 2015 | 12,055 | -0.4% |
| 2016 | 11,986 | -0.6% |
| 2017 | 11,823 | -1.4% |
| 2018 | 11,689 | -1.1% |
| 2019 | 11,588 | -0.9% |
| 2020 | 11,570 | -0.2% |

**Diagram III.6.1**
**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.

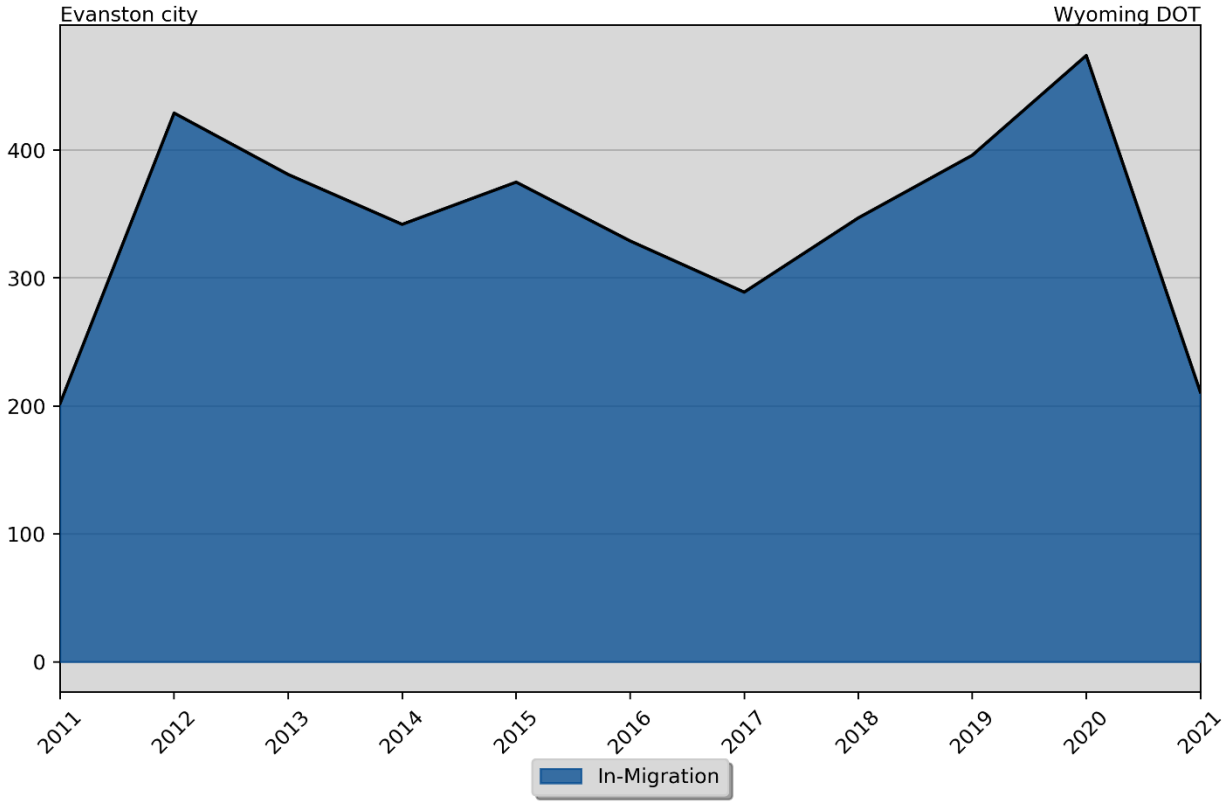
Table III.6.2 shows in-migration between 2011 and the first half of 2021 for Evanston city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Uinta County to display net- and out-migration.

**Table III.6.2**
**In-Migration by Age Cohort**
Evanston city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 4 | 6 | 6 | 6 | 6 | 3 | 1 | 2 | 8 | 9 | 5 |
| 18-22 | 27 | 49 | 47 | 37 | 39 | 25 | 23 | 33 | 34 | 41 | 18 |
| 23-25 | 24 | 46 | 52 | 33 | 27 | 22 | 18 | 28 | 31 | 39 | 17 |
| 26-35 | 57 | 152 | 109 | 100 | 120 | 102 | 75 | 84 | 118 | 129 | 52 |
| 36-45 | 40 | 70 | 93 | 57 | 79 | 64 | 55 | 62 | 71 | 85 | 53 |
| 46-55 | 24 | 56 | 30 | 51 | 47 | 52 | 54 | 55 | 47 | 63 | 25 |
| 56-65 | 16 | 37 | 37 | 36 | 32 | 35 | 35 | 46 | 45 | 64 | 21 |
| 66 + | 10 | 13 | 7 | 22 | 25 | 26 | 28 | 37 | 42 | 44 | 20 |
| **Total** | **202** | **429** | **381** | **342** | **375** | **329** | **289** | **347** | **396** | **474** | **211** |

The shaded area in Diagram III.6.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 474 people entering Evanston city.

**Diagram III.6.2**
**In-Migration**



The driver's license total exchanges since 2000 for Uinta County are presented in Diagram III.6.3, and showed a net migration of -292 persons over the time period. In 2008, there were a total of 658 in-migrations and 504 out-migrations, for a net-migration of 154 people. In the first half of 2021, there were 266 in-migrants, 266 out-migrants for a net out-migration of 0 people. The maximum net migration occurred in 2006 with 286 people entering and the lowest net migration occurred in 2018 with 348 entering Uinta County.

Three of the most recent five years in Uinta County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Since 2017, a net 735 people have left Uinta County, creating an overall negative net-migration trend.Wyoming DOT data indicates that there was no net change in the most recent year.

**Diagram III.6.3**
**Migration Trends**

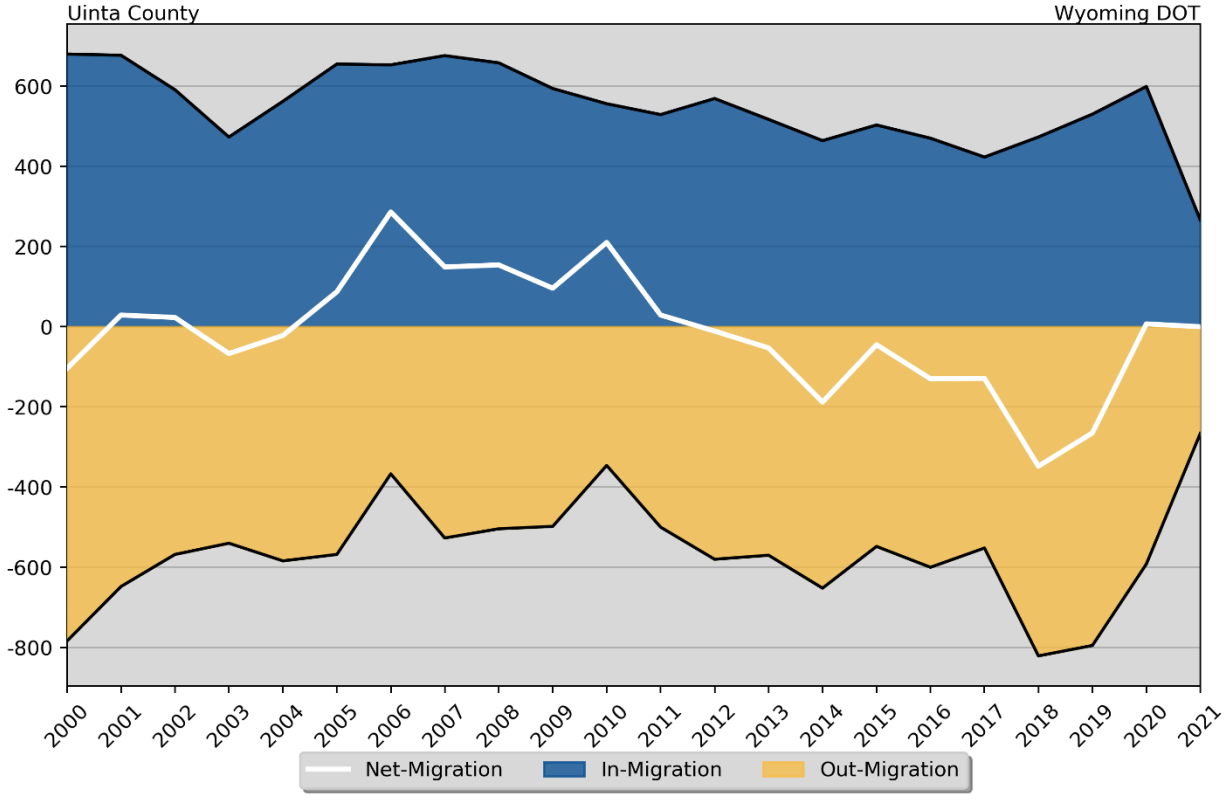


Table III.6.3, shows net-migration for Uinta County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 36 to 45, with 16 persons entering Uinta County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 8 persons leaving Uinta County.

**Table III.6.3**
**Net-Migration by Age Range**
Uinta Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 5 | 3 | 0 | 4 | 1 | 3 | 4 | 0 | 0 | -3 | -8 | -5 | 0 | 5 |
| 18-22 | -12 | -33 | 5 | -20 | -27 | -26 | -49 | -22 | -32 | -38 | -69 | -70 | -26 | -6 |
| 23-25 | 7 | 18 | 27 | -16 | 14 | -1 | -26 | -30 | -12 | -40 | -29 | -36 | -5 | -3 |
| 26-35 | 92 | 51 | 100 | 32 | 48 | -9 | -14 | 15 | -21 | -26 | -98 | -48 | -9 | -8 |
| 36-45 | 54 | 28 | 47 | 37 | 5 | 17 | -35 | 7 | -18 | -22 | -41 | -18 | 5 | 16 |
| 46-55 | 17 | 25 | 30 | 10 | -9 | -16 | -30 | -10 | -1 | 4 | -50 | -27 | 16 | -5 |
| 56-65 | -2 | -2 | -6 | -11 | -30 | -6 | -29 | -14 | -33 | 0 | -34 | -23 | 3 | -4 |
| 66 + | -7 | 6 | 7 | -7 | -13 | -15 | -9 | 9 | -13 | -4 | -19 | -38 | 23 | 5 |
| **Total** | **154** | **96** | **210** | **29** | **-11** | **-53** | **-188** | **-45** | **-130** | **-129** | **-348** | **-265** | **7** | **0** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[11], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Evanston city population by race and ethnicity is shown in Table III.6.4. The white population represented 91.4 percent of the population in 2019, compared with black populations accounting for 0.1 percent of the population in 2019. Hispanic households represented 12.3 percent of the population in 2019.

**Table III.6.4**
**Population by Race and Ethnicity**
Evanston city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 11,095 | 89.8% | 10,828 | 91.4% |
| Black | 39 | 0.3% | 16 | 0.1% |
| American Indian | 119 | 1% | 132 | 1.1% |
| Asian | 36 | 0.3% | 28 | 0.2% |
| Native Hawaiian/ Pacific Islander | 21 | 0.2% | 0 | 0% |
| Other | 735 | 5.9% | 406 | 3.4% |
| Two or More Races | 314 | 2.5% | 438 | 3.7% |
| **Total** | **12,359** | **100.0%** | **11,848** | **100.0%** |
| **Non-Hispanic** | 10,833 | 87.7% | 10,395 | 87.7% |
| **Hispanic** | 1,526 | 12.3% | 1,453 | 12.3% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.6.5. During this time, the total non-Hispanic population was 10,395 persons in 2019, while the Hispanic population was 1,453.

**Table III.6.5**
**Population by Race and Ethnicity**
Evanston city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 10,449 | 96.5% | 10,022 | 96.4% |
| Black | 32 | 0.3% | 16 | 0.2% |
| American Indian | 85 | 0.8% | 121 | 1.2% |
| Asian | 36 | 0.3% | 28 | 0.3% |
| Native Hawaiian/ Pacific Islander | 19 | 0.2% | 0 | 0% |
| Other | 2 | 0% | 0 | 0% |
| Two or More Races | 210 | 1.9% | 208 | 2% |
| **Total Non-Hispanic** | **10,833** | **100.0%** | **10,395** | **100.0%** |
| **Hispanic** | | | | |
| White | 646 | 42.3% | 806 | 55.5% |
| Black | 7 | 0.5% | 0 | 0% |
| American Indian | 34 | 2.2% | 11 | 0.8% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 2 | 0.1% | 0 | 0% |
| Other | 733 | 48% | 406 | 27.9% |
| Two or More Races | 104 | 6.8% | 230 | 15.8% |
| **Total Hispanic** | **1,526** | **100.0** | **1,453** | **100.0%** |
| **Total Population** | **12,359** | **100.0%** | **11,848** | **100.0%** |

## Cohorts

Table III.6.6 shows the population distribution in Evanston city by age. In 2010, children under the age of 5 accounted for 8.8 percent of the total population, which compared to 7.2 percent in 2019.

**Table III.6.6**
**Population Distribution by Age**
Evanston city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 1,088 | 8.8 | 854 | 7.2 |
| 5 to 19 | 2,937 | 23.8 | 2,882 | 24.3 |
| 20 to 24 | 735 | 5.9 | 688 | 5.8 |
| 25 to 34 | 1,792 | 14.5 | 1,416 | 12 |
| 35 to 54 | 3,397 | 27.5 | 2,977 | 25.1 |
| 55 to 64 | 1,353 | 10.9 | 1,528 | 12.9 |
| 65 or Older | 1,057 | 8.6 | 1,503 | 12.7 |
| **Total** | **12,359** | **100%** | **11,848** | **100%** |

Table III.6.7 shows the population in Evanston city by age and gender. In 2010, there were 1,792 people aged 25 to 34, made up of 916 men, and 876 women. In comparison, in 2019, there were 1,416 people in the 25 to 34 age cohort, with 648 men and 768 women.

**Table III.6.7**
**Population by Age and Gender**
Evanston 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 | 564 | 524 | 1,088 | 8.8% | 505 | 349 | 854 | 7.2% |
| 5 to 19 | 1,490 | 1,447 | 2,937 | 23.8% | 1,496 | 1,386 | 2,882 | 24.3% |
| 20 to 24 | 348 | 387 | 735 | 5.9% | 380 | 308 | 688 | 5.8% |
| 25 to 34 | 916 | 876 | 1,792 | 14.5% | 648 | 768 | 1,416 | 12% |
| 35 to 54 | 1,701 | 1,696 | 3,397 | 27.5% | 1,468 | 1,509 | 2,977 | 25.1% |
| 55 to 64 | 677 | 676 | 1,353 | 10.9% | 790 | 738 | 1,528 | 12.9% |
| 65 and Older | 482 | 575 | 1,057 | 8.6% | 670 | 833 | 1,503 | 12.7% |
| **Total** | **6,178** | **6,181** | **12,359** | **100%** | **5,957** | **5,891** | **11,848** | **100%** |

**Diagram III.6.4**
**Population Distribution by Age**
Evanston city
2010 Census and 2019 Five-Year ACS Data

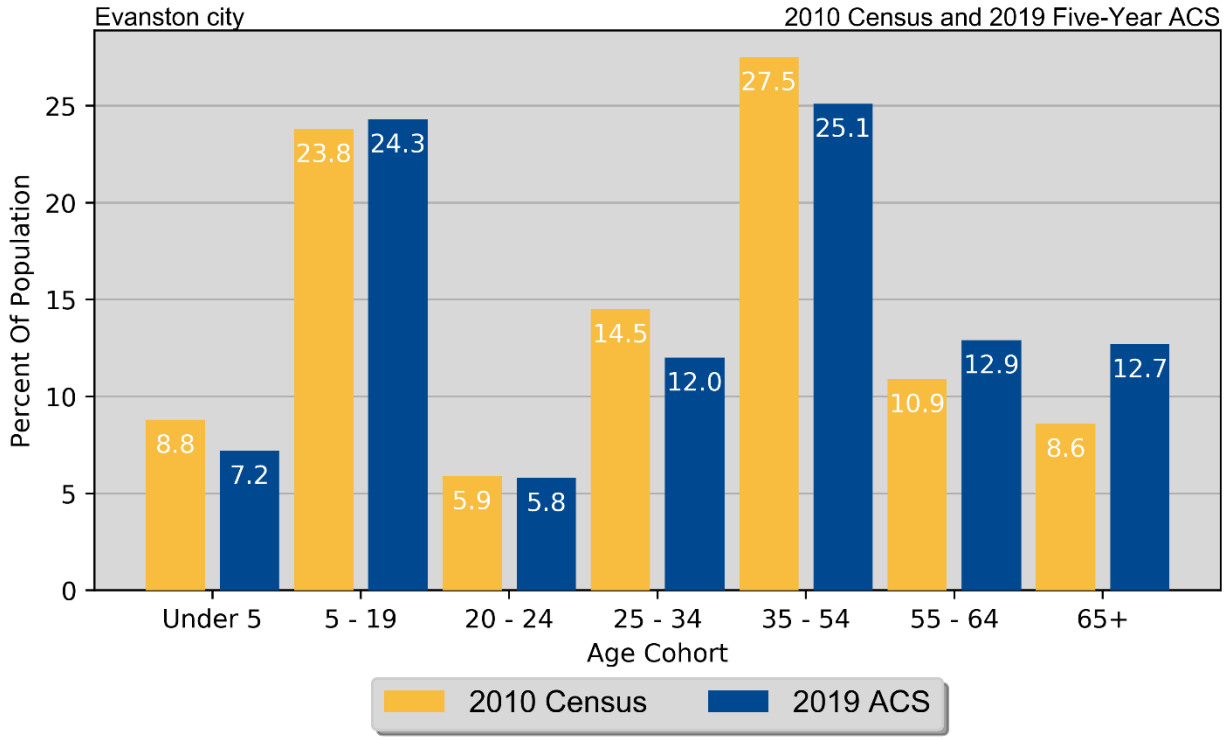
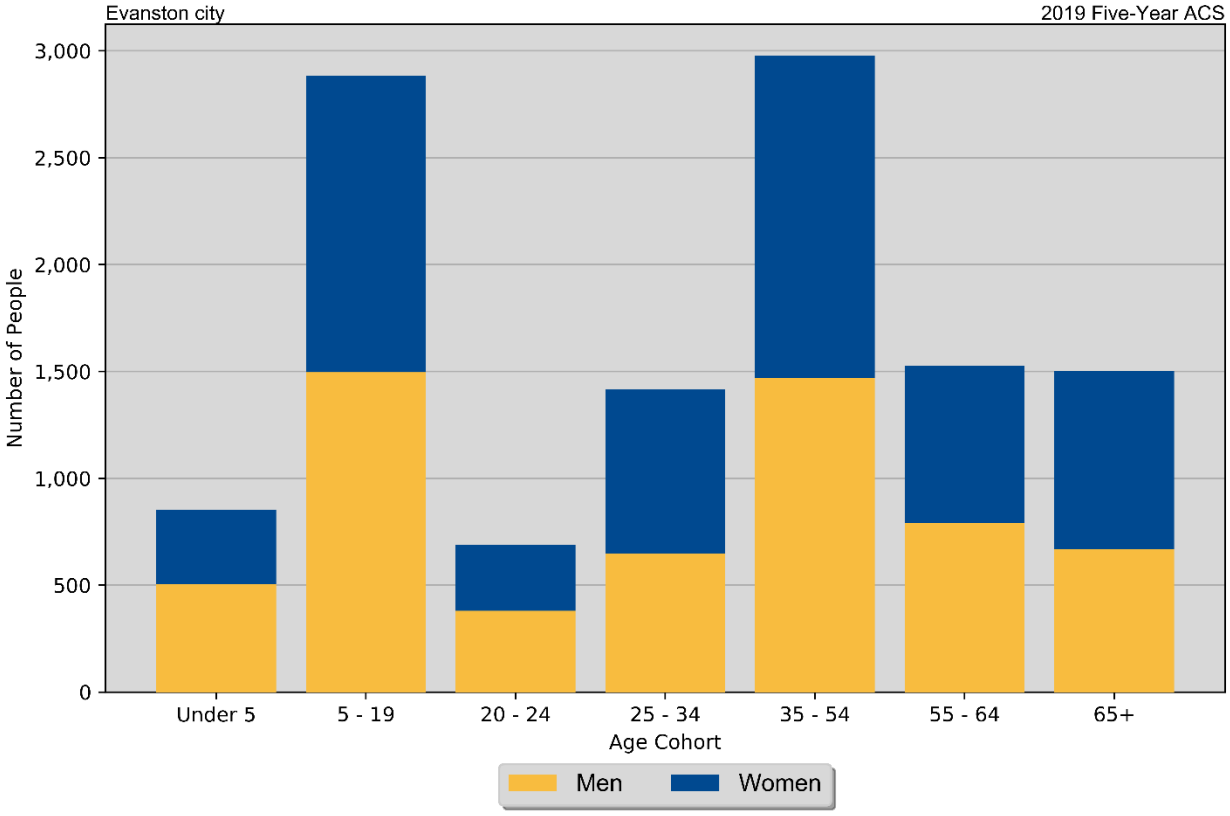


**Diagram III.6.5**
**Population Distribution by Age and Gender**
Evanston city
2019 Five-Year ACS



## 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.6.8, between 2000 and 2010, the institutionalized population changed -56.1 percent in Evanston city, from 198 people in 2000 to 87 in 2010.

**Table III.6.8**
**Group Quarters Population**
Evanston 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 | 0 | 0% | 0 | 0% | % |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 68 | 34.3% | 15 | 17.2% | -77.9% |
| Other Institutions | 130 | 65.7% | 72 | 82.8% | -44.6% |
| Total | **198** | **100.0%** | **87** | **100.0%** | **-56.1%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 60 | 100% | 140 | 100% | 133.3% |
| Total | **60** | **100.0%** | **140** | **100.0%** | **133.3%** |
| Group Quarters Population | **258** | **100.0%** | **227** | **100.0%** | **-12%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.6.9. An estimated 3.3 percent of the population was born in Mexico , some 0.6 percent were born in Germany , and another 0.1 percent were born in Canada .

**Table III.6.9**
**Place of Birth for the Foreign-Born Population**
Evanston city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 392 | 3.3% |
| #2 country of origin | Germany | 70 | 0.6% |
| #3 country of origin | Canada | 9 | 0.1% |
| #4 country of origin | Guatemala | 9 | 0.1% |
| #5 country of origin | Philippines | 9 | 0.1% |
| #6 country of origin | Afghanistan | 0 | 0% |
| #7 country of origin | Africa, n.e.c. | 0 | 0% |
| #8 country of origin | Albania | 0 | 0% |
| #9 country of origin | Argentina | 0 | 0% |
| #10 country of origin | Armenia | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.6.10. An estimated 2.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking German or other West Germanic languages .

**Table III.6.10**
**Limited English Proficiency and Language Spoken at Home**
Evanston city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 260 | 2.4% |
| #2 LEP Language | German or other West Germanic languages | 9 | 0.1% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | Korean | 0 | 0% |
| #7 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #8 LEP Language | Other Indo-European languages | 0 | 0% |
| #9 LEP Language | Other and unspecified languages | 0 | 0% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.6.11, below. The disability rate for females was 18.4 percent, compared to 16.8 percent for males. The disability rate grew precipitously higher with age, with 49.4 percent of those over 75 experiencing a disability.

**Table III.6.11**
**Disability by Age**
Evanston 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 | 197 | 15.1% | 100 | 8.5% | 297 | 12% |
| 18 to 34 | 68 | 5.7% | 143 | 11.4% | 211 | 8.6% |
| 35 to 64 | 428 | 19.1% | 505 | 22.6% | 933 | 20.9% |
| 65 to 74 | 167 | 42% | 189 | 36.8% | 356 | 39% |
| 75 or Older | 129 | 50% | 132 | 48.9% | 261 | 49.4% |
| **Total** | **989** | **16.8%** | **1,069** | **18.4%** | **2,058** | **17.6%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.6.12. Some 6.4 percent have an ambulatory disability, 7.8 have an independent living disability, and 3.2 percent have a self-care disability.

**Table III.6.12**
**Total Disabilities Tallied: Aged 5 and Older**
Evanston city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 603 | 5.2% |
| Vision disability | 300 | 2.6% |
| Cognitive disability | 981 | 9% |
| Ambulatory disability | 698 | 6.4% |
| Self-Care disability | 349 | 3.2% |
| Independent living difficulty | 650 | 7.8% |

## Education and Employment

Education and employment data from the Evanston city 2019 Five-Year ACS is presented in Table III.6.13, Table III.6.14, and Table III.6.15. In 2019, 5,875 people were in the labor force, including 5,434 employed and 441 unemployed people. The unemployment rate for Evanston city was estimated at 7.5 percent in 2019.

**Table III.6.13**
**Employment, Labor Force and Unemployment**
Evanston city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 5,434 |
| Unemployed | 441 |
| **Labor Force** | **5,875** |
| Unemployment Rate | 7.5% |

Table III.6.14 and Table III.6.15 show educational attainment in Evanston city. In 2019, 88.5 percent of households had a high school education or greater, including 41.8 percent with a high school diploma or equivalent, 34.1 percent with some college, 7.8 percent with a Bachelor's Degree, and 4.8 percent with a graduate or professional degree.

**Table III.6.14**
**High School or Greater Education**
Evanston city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 7,497 |
| Total Households | 4,372 |
| **Percent High School or Above** | **88.5%** |

**Table III.6.15**
**Educational Attainment**
Evanston city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 975 | 11.5% |
| High School or Equivalent | 3,543 | 41.8% |
| Some College or Associates Degree | 2,889 | 34.1% |
| Bachelor's Degree | 657 | 7.8% |
| Graduate or Professional Degree | 408 | 4.8% |
| **Total Population Above 18 years** | **8,472** | **100.0%** |

## Commuting Patterns

Table III.6.16 shows the place of work by county of residence. In 2010 90.3 percent of residents worked within the county they reside with 3.8 percent working outside their home county. This compares to 90 percent of residents in 2019 who worked within the county in which they resided and 4.4 percent of residents worked outside their home county but still within the state.

**Table III.6.16**
**Place of Work**
Evanston 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 | 5,458 | 90.3% | 4,891 | 90% |
| Worked outside county of residence | 228 | 3.8% | 239 | 4.4% |
| Worked outside state of residence | 357 | 5.9% | 307 | 5.6% |
| **Total** | **6,043** | **100.0%** | **5,437** | **100.0%** |

Table III.6.17 shows the aggregate travel time to work based on place of work and residence. In Evanston city the total aggregate travel time was 101,675 minutes, with residents working in their home county spending a total of 62,435 minutes traveling.

**Table III.6.17**
**Aggregate Travel Time to Work (in Minutes)**
Evanston 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 | 49,395 | 46.2% | 62,435 | 61.4% |
| Worked outside county of residence | 20,015 | 18.7% | 21,300 | 20.9% |
| Worked outside State of residence | 37,545 | 35.1% | 17,940 | 17.6% |
| **Aggregate travel time to work (in minutes):** | **106,955** | **100.0%** | **101,675** | **100.0%** |

Table III.6.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 106,955 minutes. Residents working within their home county spent an average of 12.8 minutes commuting to work, with those working outside their county of residence spending an average of 89.1 minutes on their commute.

| Table III.6.18<br>Average Travel Time to Work (in Minutes)<br>Evanston city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 9.1 | 12.8 |
| Worked outside county of residence | 87.8 | 89.1 |
| Worked outside State of residence | 105.2 | 58.4 |
| **Average travel time to work (in minutes):** | **17.7** | **18.7** |

Table III.6.19 shows the means of transportation to work. In 2019, 80.6 percent of commuters drove alone in a car, truck, or van. Only 16.9 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 62 persons or 1.1 percent who worked from home.

| Table III.6.19<br>Means of Transportation to Work<br>Evanston city<br>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 | 4,580 | 75.8% | 4,382 | 80.6% |
| Car, truck, or van: Carpooled: | 903 | 14.9% | 921 | 16.9% |
| Public transportation (excluding taxicab): | 45 | 0.7% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 11 | 0.2% | 12 | 0.2% |
| Bicycle | 82 | 1.4% | 0 | 0% |
| Walked | 251 | 4.2% | 47 | 0.9% |
| Other means | 23 | 0.4% | 13 | 0.2% |
| Worked at home | 148 | 2.4% | 62 | 1.1% |
| **Total** | **6,043** | **100.0%** | **5,437** | **100.0%** |

Table III.6.20 shows the breakdown of the means of transportation by tenure. In 2019, 58.1 percent of commuters owned their home and commuted alone by car, which compares to 58.7 percent in 2010. There were also 1,228 renters who drove alone in 2019 and accounted for 22.6 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.6.20**
**Means Of Transportation To Work By Tenure**
Evanston 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 | 3,525 | 58.7% | 3,153 | 58.1% |
| Renter | 1,053 | 17.5% | 1,228 | 22.6% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 526 | 8.8% | 628 | 11.6% |
| Renter | 342 | 5.7% | 284 | 5.2% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 24 | 0.4% | 0 | 0% |
| Renter | 21 | 0.3% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 183 | 3% | 27 | 0.5% |
| Renter | 68 | 1.1% | 20 | 0.4% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 37 | 0.6% | 13 | 0.2% |
| Renter | 79 | 1.3% | 12 | 0.2% |
| **Worked at home:** | | | | |
| Owner | 115 | 1.9% | 43 | 0.8% |
| Renter | 33 | 0.5% | 19 | 0.4% |
| **Total:** | **6,006** | **100.0%** | **5,427** | **100.0%** |

# ECONOMICS

## Labor Force

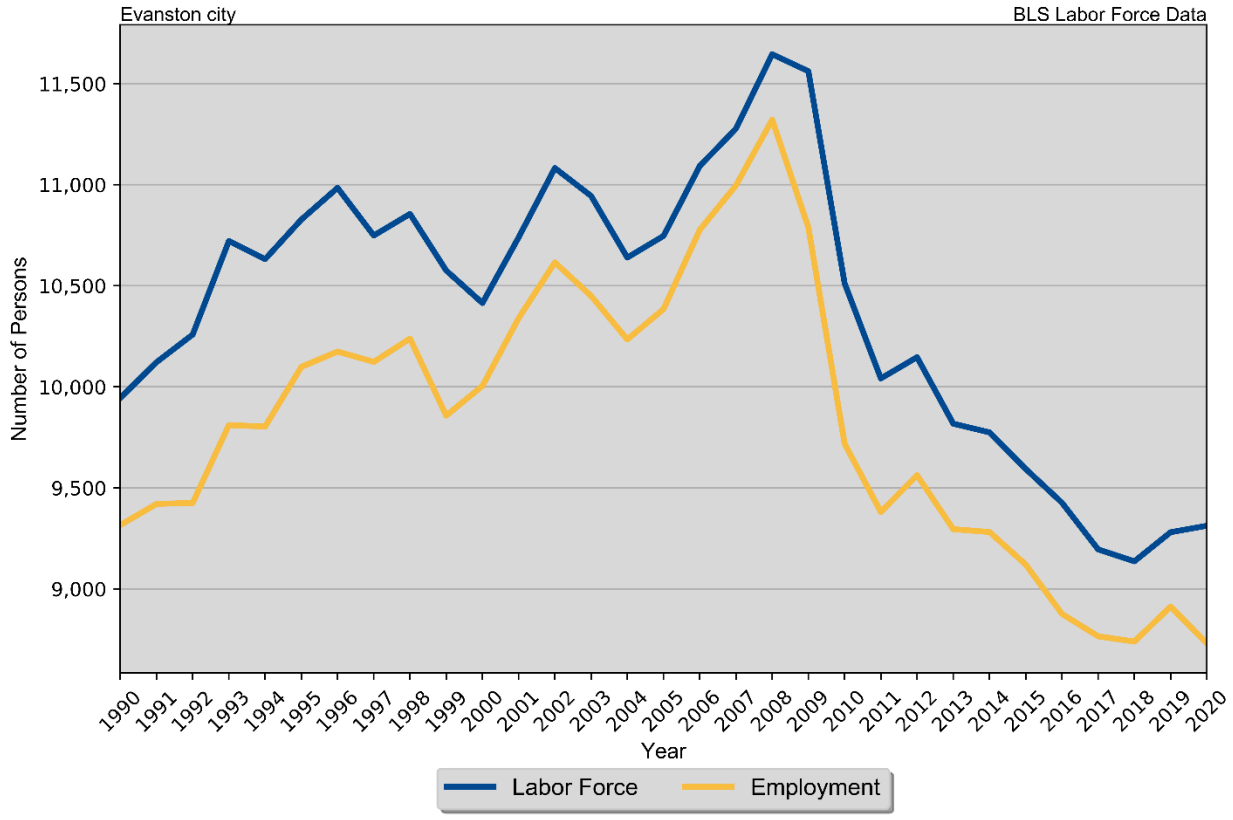
Table III.6.21, shows the labor force statistics for Evanston city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.5 percent. The highest level of unemployment occurred during 1993 rising to a rate of 8.5 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Evanston city increased from 4 percent in 2019 to 6.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.6.21**
**Labor Force Statistics**
Evanston city
1990 - 2020 BLS Data

| Year | Evanston city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 629 | 9,315 | 9,944 | 6.3% | 5.1% |
| 1991 | 701 | 9,420 | 10,121 | 6.9% | 5% |
| 1992 | 833 | 9,425 | 10,258 | 8.1% | 5.4% |
| 1993 | 911 | 9,810 | 10,721 | 8.5% | 5.3% |
| 1994 | 828 | 9,803 | 10,631 | 7.8% | 4.9% |
| 1995 | 729 | 10,098 | 10,827 | 6.7% | 4.8% |
| 1996 | 810 | 10,174 | 10,984 | 7.4% | 5% |
| 1997 | 625 | 10,123 | 10,748 | 5.8% | 4.8% |
| 1998 | 617 | 10,238 | 10,855 | 5.7% | 4.8% |
| 1999 | 718 | 9,857 | 10,575 | 6.8% | 4.7% |
| 2000 | 410 | 10,004 | 10,414 | 3.9% | 3.8% |
| 2001 | 400 | 10,339 | 10,739 | 3.7% | 3.8% |
| 2002 | 467 | 10,615 | 11,082 | 4.2% | 4% |
| 2003 | 495 | 10,449 | 10,944 | 4.5% | 4.3% |
| 2004 | 405 | 10,234 | 10,639 | 3.8% | 3.8% |
| 2005 | 362 | 10,384 | 10,746 | 3.4% | 3.6% |
| 2006 | 316 | 10,776 | 11,092 | 2.8% | 3% |
| 2007 | 281 | 10,996 | 11,277 | 2.5% | 2.6% |
| 2008 | 324 | 11,321 | 11,645 | 2.8% | 2.9% |
| 2009 | 773 | 10,788 | 11,561 | 6.7% | 6.3% |
| 2010 | 794 | 9,718 | 10,512 | 7.6% | 6.9% |
| 2011 | 661 | 9,380 | 10,041 | 6.6% | 6.2% |
| 2012 | 584 | 9,562 | 10,146 | 5.8% | 5.5% |
| 2013 | 522 | 9,295 | 9,817 | 5.3% | 4.8% |
| 2014 | 493 | 9,281 | 9,774 | 5% | 4.3% |
| 2015 | 473 | 9,120 | 9,593 | 4.9% | 4.2% |
| 2016 | 550 | 8,876 | 9,426 | 5.8% | 5.4% |
| 2017 | 430 | 8,765 | 9,195 | 4.7% | 4.3% |
| 2018 | 397 | 8,739 | 9,136 | 4.3% | 4% |
| 2019 | 368 | 8,912 | 9,280 | 4% | 3.7% |
| 2020 | 582 | 8,730 | 9,312 | 6.3% | 5.8% |

Diagram III.6.6, shows the employment and labor force for Evanston city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 8,730 persons, with the labor force reaching 9,312, indicating there were a total of 582 unemployed persons.

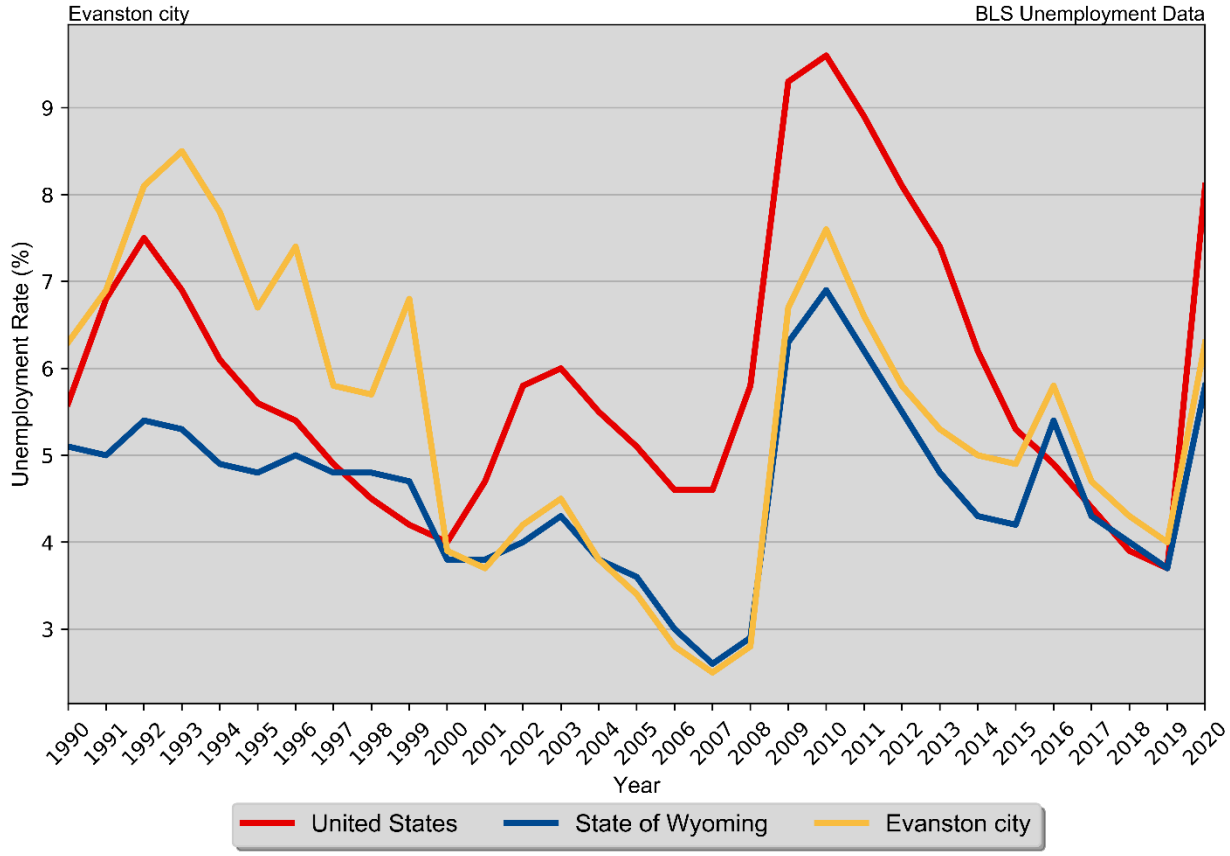
**Diagram III.6.6**
**Employment and Labor Force**



## Unemployment

Diagram III.6.7, shows the unemployment rate for both the State and Evanston city. During the 1990's the average rate for Evanston city was 7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.5 percent. Over the course of the entire period the Evanston city had an average unemployment rate that higher than the State, 5.4 percent for Evanston city, versus 4.6 statewide.

**Diagram III.6.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

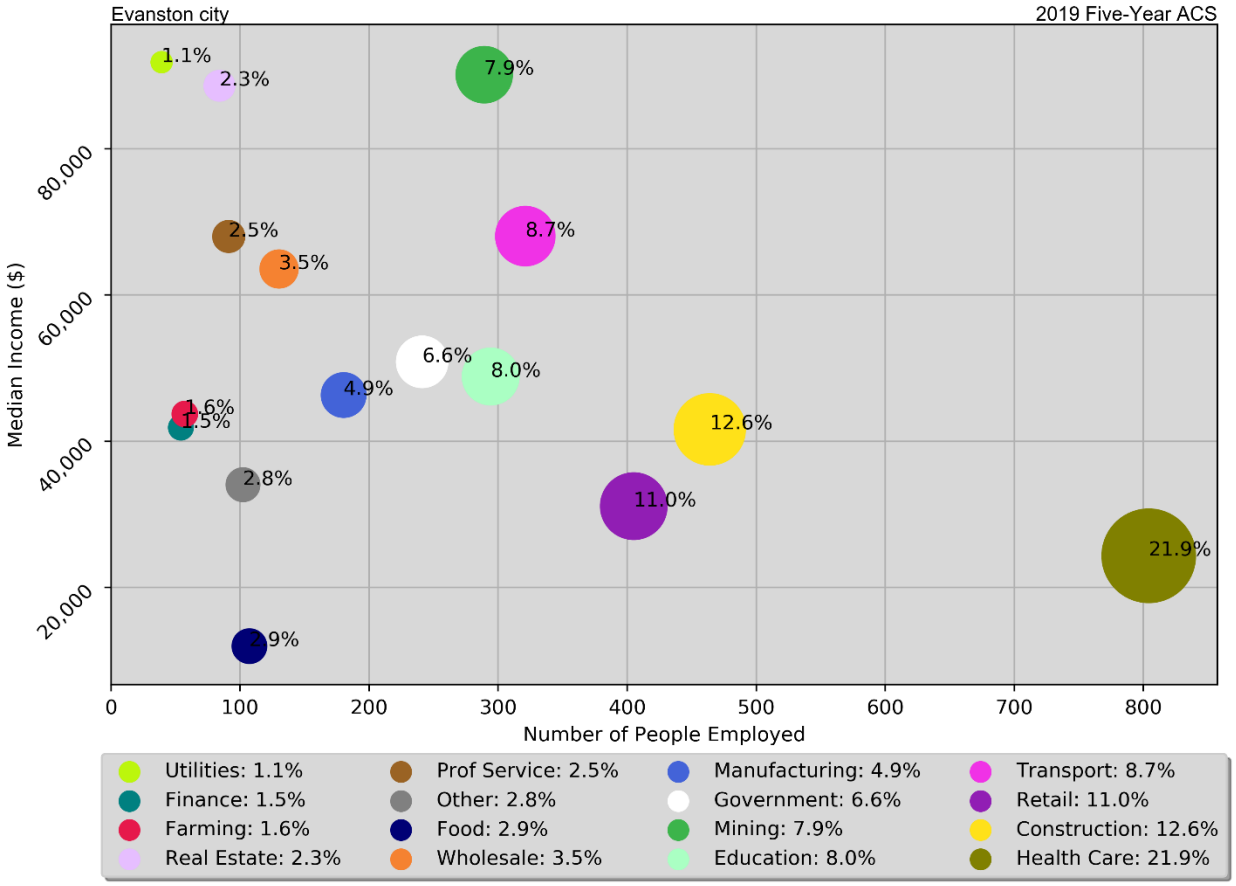
Table III.6.22 shows employment and median earnings by industry for Evanston city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Evanston city was Health Care, which employed 804 people and paid a median salary of 24,366 dollars. The highest paying industry in Evanston city was the Utilities industry, which paid a median salary of 91,875 dollars in 2019. This data is also displayed in Diagram III.6.8.

**Table III.6.22**
**City Level Employment by Industry**
Evanston city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 0 | 0% | $ |
| Arts, entertainment, and recreation | 13 | 0.4% | $ |
| Construction | 464 | 12.6% | $41,667 |
| Educational services[12] | 294 | 8% | $48,882 |
| Agriculture, forestry, fishing and hunting | 57 | 1.6% | $43,750 |
| Finance and insurance | 54 | 1.5% | $41,875 |
| Accommodation and food services | 107 | 2.9% | $12,014 |
| Health care and social assistance | 804 | 21.9% | $24,366 |
| Information | 0 | 0% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 180 | 4.9% | $46,360 |
| Mining, quarrying, and oil and gas extraction | 289 | 7.9% | $90,190 |
| Other services, except public administration | 102 | 2.8% | $34,063 |
| Prof Service | 91 | 2.5% | $68,021 |
| Government | 241 | 6.6% | $50,875 |
| Real estate and rental and leasing | 84 | 2.3% | $88,654 |
| Retail Trade | 405 | 11% | $31,136 |
| Transportation and warehousing | 321 | 8.7% | $68,080 |
| Utilities | 39 | 1.1% | $91,875 |
| Wholesale trade | 130 | 3.5% | $63,571 |

[12] Includes both Public and Private Education

**Diagram III.6.8**
**Earnings and Employment by Industry**



## Earnings: Uinta 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.6.23, shows the total employment by industry for the Uinta County. The most recent estimates show the government and government enterprises industry was the largest employer in Uinta County, with employment reaching 2,306 jobs in 2019. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 9.1 percent to 516 jobs.

**Table III.6.23**
**Employment by Industry**
Uinta County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 373 | 374 | 382 | 393 | 395 | 404 | 393 | 401 | 2% |
| Forestry, fishing, related activities, and other | 64 | 56 | 67 | 72 | 69 | 85 | 90 | 95 | 5.6% |
| Mining | 946 | 809 | 750 | 644 | 574 | 491 | 426 | 373 | -12.4% |
| Utilities | 97 | 91 | 86 | 91 | 97 | 101 | 125 | 127 | 1.6% |
| Construction | 1,699 | 1,244 | 1,279 | 1,201 | 959 | 965 | 1,045 | 1,131 | 8.2% |
| Manufacturing | 314 | 369 | 364 | 355 | 353 | 333 | 346 | 342 | -1.2% |
| Wholesale trade | 304 | 315 | 296 | 256 | 219 | 210 | 212 | 206 | -2.8% |
| Retail trade | 1,424 | 1,420 | 1,424 | 1,451 | 1,472 | 1,463 | 1,452 | 1,427 | -1.7% |
| Transportation and warehousing | 460 | 470 | 487 | 498 | 481 | 487 | 510 | 522 | 2.4% |
| Information | 248 | 253 | 258 | 264 | 289 | 292 | 287 | 293 | 2.1% |
| Finance and insurance | 408 | 411 | 433 | 426 | 441 | 419 | 397 | 402 | 1.3% |
| Real estate and rental and leasing | 553 | 545 | 567 | 596 | 556 | 546 | 554 | 561 | 1.3% |
| Professional and technical services | 502 | 499 | 532 | 480 | 419 | 440 | 473 | 516 | 9.1% |
| Management of companies and enterprises | 32 | 43 | 37 | 62 | 86 | 54 | 71 | 73 | 2.8% |
| Administrative and waste services | 295 | 333 | 356 | 323 | 286 | 285 | 290 | 278 | -4.1% |
| Educational services | 0 | 0 | 0 | 0 | 57 | 71 | 82 | 88 | 7.3% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 1,266 | 1,288 | 1,295 | 1,299 | 0.3% |
| Arts, entertainment, and recreation | 127 | 147 | 203 | 211 | 184 | 203 | 205 | 219 | 6.8% |
| Accommodation and food services | 797 | 736 | 730 | 777 | 775 | 813 | 803 | 807 | 0.5% |
| Other services, except public administration | 498 | 476 | 493 | 503 | 484 | 463 | 493 | 495 | 0.4% |
| Government and government enterprises | 2,280 | 2,254 | 2,273 | 2,323 | 2,330 | 2,283 | 2,257 | 2,306 | 2.2% |
| **Total** | **12,791** | **12,215** | **12,353** | **12,210** | **11,792** | **11,696** | **11,806** | **11,961** | **1.3%** |

Table III.6.24, shows the real average earnings per job by industry for Uinta County. In 2019, the utilities industry had the highest average earnings reaching 122,693 dollars. Between 2018 and 2019 the educational services industry saw the largest percentage increase, rising by 68.9 percent to 16,125 dollars.

**Table III.6.24**
**Real Earnings Per Job by Industry**
Uinta County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 5,153 | 5,106 | 11,919 | 10,542 | 4,218 | 4,525 | 9,704 | 12,386 | 27.6% |
| Forestry, fishing, related activities, and other | 12,265 | 14,836 | 13,173 | 13,862 | 14,191 | 12,436 | 13,473 | 14,394 | 6.8% |
| Mining | 119,923 | 97,115 | 99,053 | 89,174 | 75,326 | 77,371 | 84,110 | 84,521 | 0.5% |
| Utilities | 119,278 | 116,369 | 115,297 | 118,960 | 121,132 | 120,527 | 118,883 | 122,693 | 3.2% |
| Construction | 80,742 | 97,345 | 65,710 | 67,991 | 64,748 | 62,483 | 60,280 | 63,481 | 5.3% |
| Manufacturing | 67,527 | 65,122 | 64,288 | 58,590 | 56,194 | 55,093 | 57,622 | 56,369 | -2.2% |
| Wholesale trade | 81,823 | 72,383 | 80,050 | 67,774 | 67,355 | 67,477 | 65,203 | 64,198 | -1.5% |
| Retail trade | 26,320 | 26,264 | 25,770 | 24,616 | 25,121 | 25,717 | 26,366 | 26,265 | -0.4% |
| Transportation and warehousing | 84,955 | 73,666 | 76,019 | 72,782 | 80,789 | 83,944 | 84,762 | 81,433 | -3.9% |
| Information | 78,238 | 79,409 | 80,341 | 82,331 | 75,504 | 77,518 | 77,034 | 77,942 | 1.2% |
| Finance and insurance | 26,964 | 27,542 | 26,705 | 29,656 | 28,710 | 31,775 | 33,526 | 32,731 | -2.4% |
| Real estate and rental and leasing | 47,930 | 34,068 | 28,950 | 29,698 | 28,548 | 23,885 | 24,630 | 24,162 | -1.9% |
| Professional and technical services | 51,170 | 54,729 | 57,716 | 50,936 | 46,230 | 46,339 | 44,877 | 48,907 | 9% |
| Management of companies and enterprises | 32,140 | 35,319 | 51,529 | 75,145 | 67,475 | 51,420 | 32,487 | 39,820 | 22.6% |
| Administrative and waste services | 87,076 | 32,542 | 31,989 | 32,204 | 27,528 | 29,891 | 29,211 | 27,455 | -6% |
| Educational services | 0 | 0 | 0 | 0 | 14,802 | 15,453 | 9,548 | 16,125 | 68.9% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 44,502 | 44,584 | 45,845 | 44,582 | -2.8% |
| Arts, entertainment, and recreation | 32,701 | 13,150 | 15,733 | 14,859 | 15,859 | 12,150 | 14,458 | 13,883 | -4% |
| Accommodation and food services | 19,114 | 19,896 | 20,047 | 19,885 | 20,351 | 19,350 | 18,997 | 19,388 | 2.1% |
| Other services, except public administration | 30,153 | 32,640 | 31,646 | 29,128 | 25,438 | 25,458 | 24,701 | 23,429 | -5.2% |
| Government and government enterprises | 62,349 | 64,172 | 64,891 | 64,139 | 62,304 | 61,409 | 60,383 | 60,850 | 0.8% |
| **Total** | **56,814** | **53,429** | **50,436** | **48,688** | **46,379** | **45,635** | **45,899** | **46,233** | **0.7%** |

Diagram III.6.9, shows real average earnings per job for Uinta County from 1990 to 2019. Over this period the average earning per job for Uinta County was 44,845 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.6.9**
**Real Average Earnings Per Job**

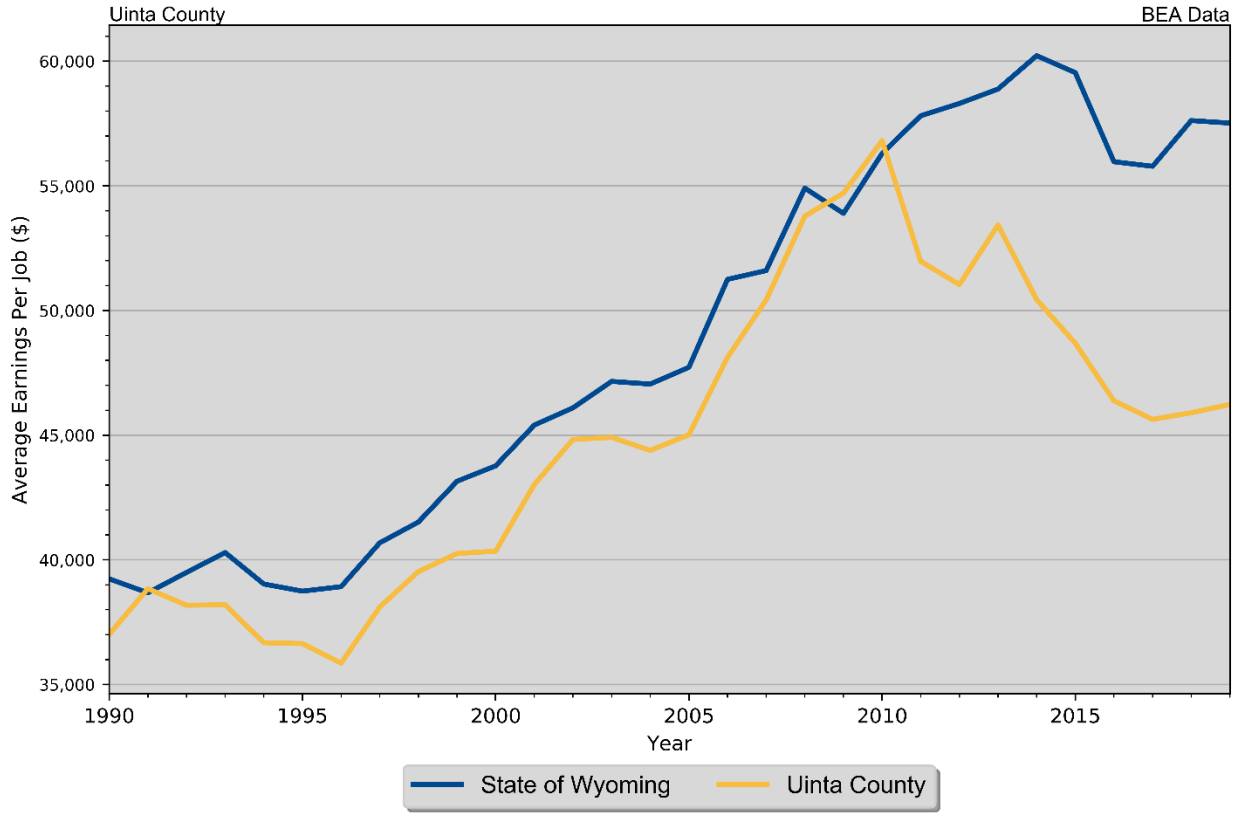
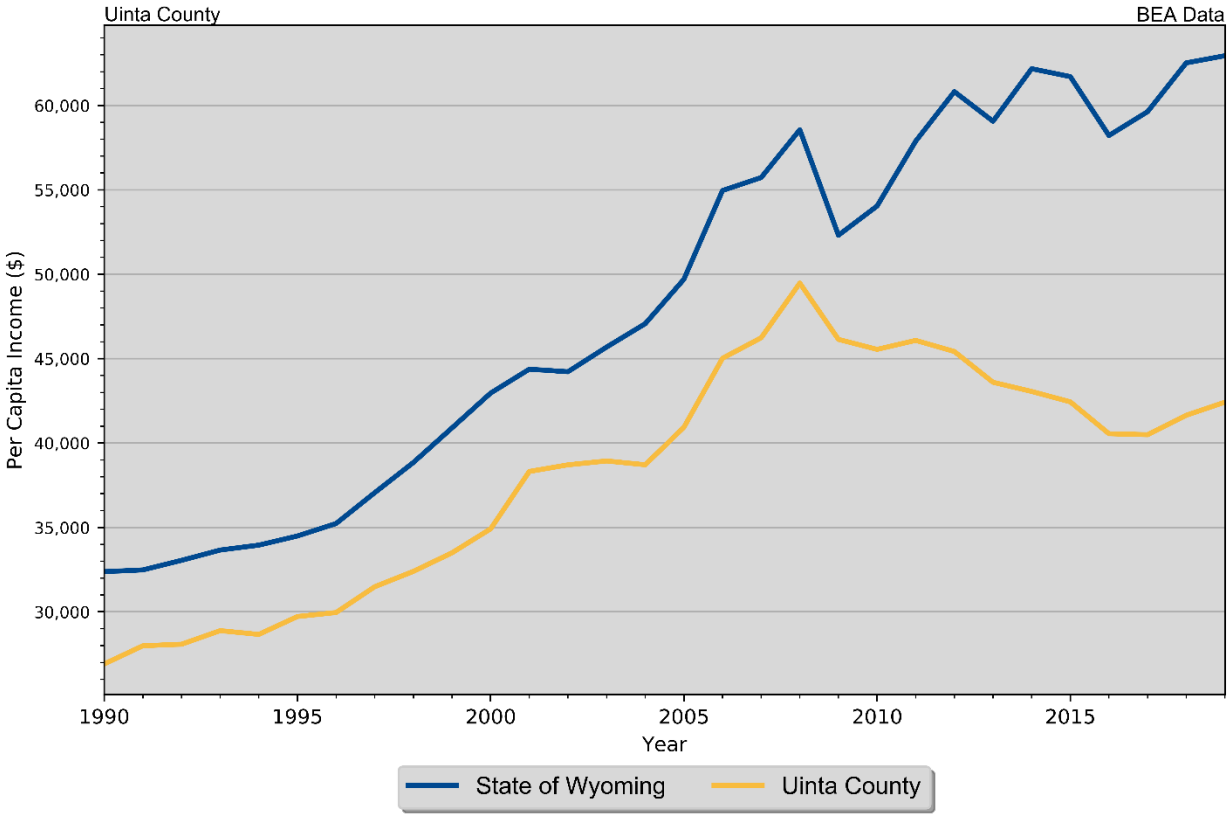


Diagram III.6.10, shows real per capita income for the Uinta County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Uinta County was 38,209 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.6.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,344 in 2010 to 1,699 in 2019, with the poverty rate reaching 8.5 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.6.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.6.11.

The rate of poverty for Evanston city is shown in Table III.6.26. In 2019, the poverty rate was 14.1 percent meaning there were an estimated 1,655 people living in poverty, compared to 1,368 persons living in poverty in 2010. In 2019, some 16.4 percent of those in poverty were under age 6 and 17.6 percent were 65 or older.

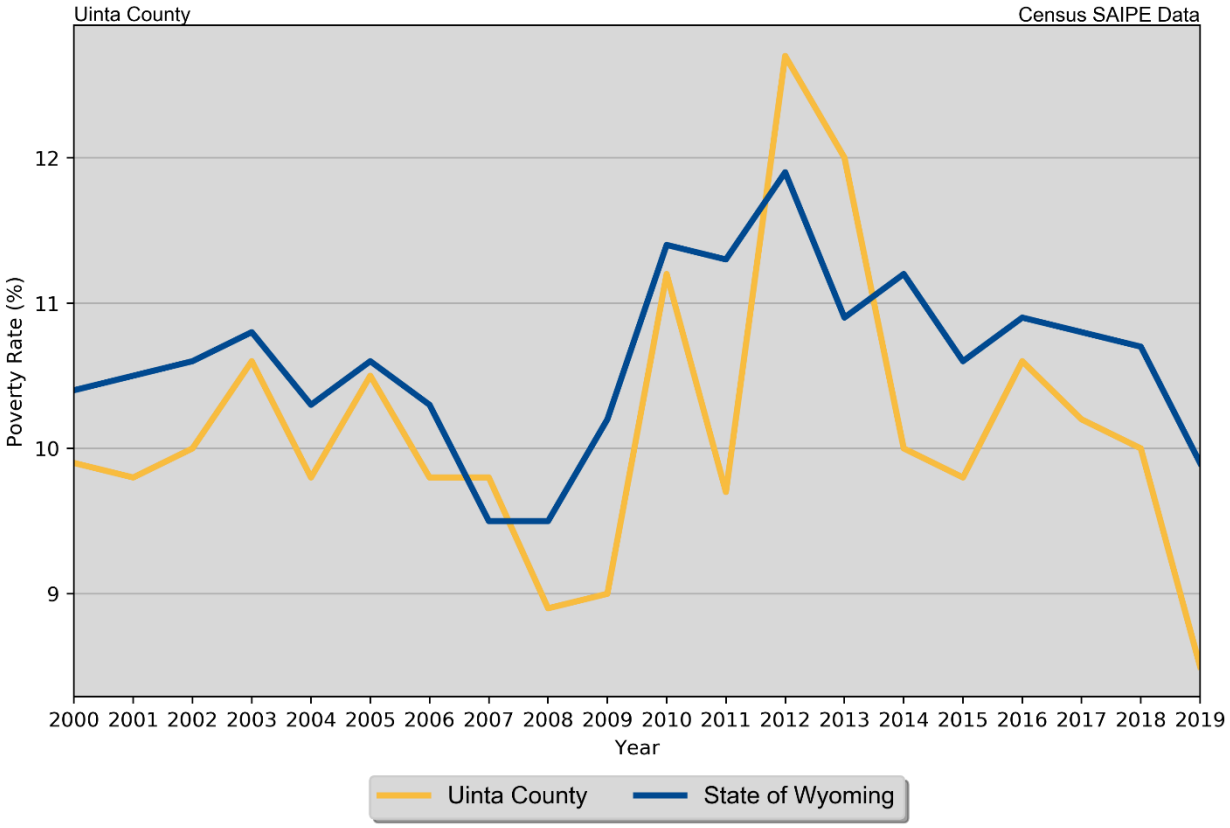
**Table III.6.25**
**Persons in Poverty**
Uinta County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,916 | 9.9% |
| 2001 | 1,918 | 9.8% |
| 2002 | 1,951 | 10% |
| 2003 | 2,063 | 10.6% |
| 2004 | 1,922 | 9.8% |
| 2005 | 2,046 | 10.5% |
| 2006 | 1,944 | 9.8% |
| 2007 | 1,935 | 9.8% |
| 2008 | 1,805 | 8.9% |
| 2009 | 1,853 | 9% |
| 2010 | 2,344 | 11.2% |
| 2011 | 2,013 | 9.7% |
| 2012 | 2,646 | 12.7% |
| 2013 | 2,515 | 12% |
| 2014 | 2,081 | 10% |
| 2015 | 2,030 | 9.8% |
| 2016 | 2,183 | 10.6% |
| 2017 | 2,067 | 10.2% |
| 2018 | 2,010 | 10% |
| 2019 | 1,699 | 8.5% |

**Table III.6.26**
**Poverty by Age**
Evanston 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 | 120 | 10 | 182 | 16.4% |
| 6 to 17 | 255 | 10.9 | 405 | 18.2% |
| 18 to 64 | 935 | 12.5 | 815 | 11.7% |
| 65 or Older | 58 | 6.6 | 253 | 17.6% |
| **Total** | **1,368** | **100.0%** | **1,655** | **100.0%** |
| **Poverty Rate** | **11.5%** | . | **14.1%** | . |

**Diagram III.6.11**
**Poverty Rates**



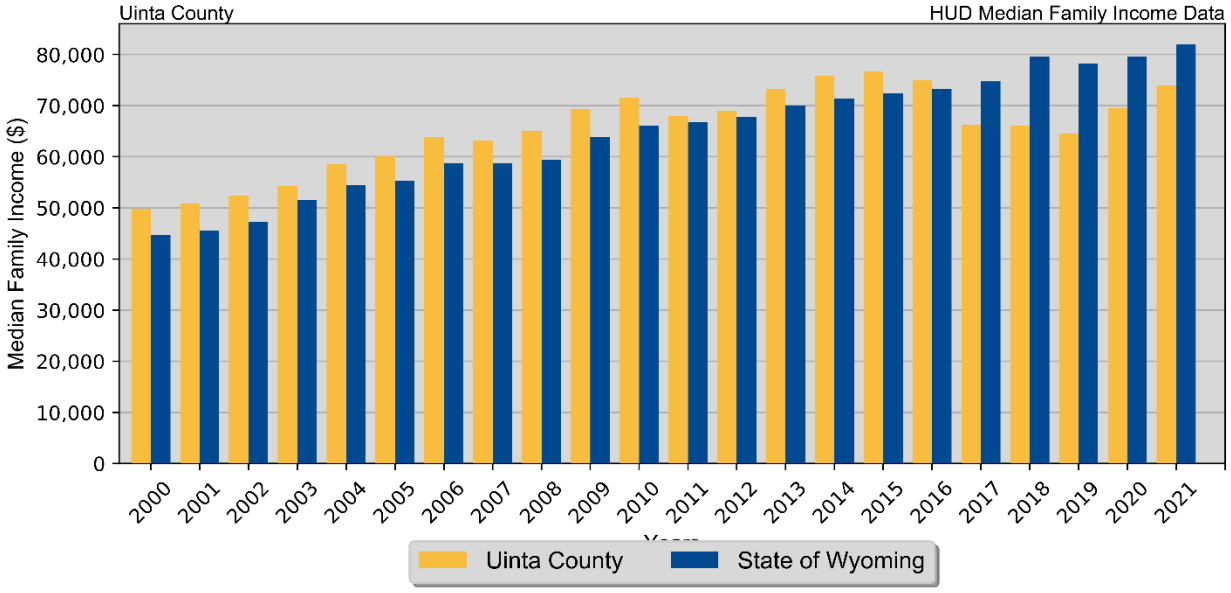
## Household Income

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.6.46 shows that the HUD estimated MFI for Uinta County was $73,900 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.6.12, illustrates the estimated MFI for 2000 through 2021 in Uinta County.

**Table III.6.27**
**Median Family Income**
Uinta County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 49,900 | 44,700 |
| 2001 | 50,900 | 45,500 |
| 2002 | 52,400 | 47,200 |
| 2003 | 54,300 | 51,600 |
| 2004 | 58,500 | 54,500 |
| 2005 | 60,050 | 55,250 |
| 2006 | 63,800 | 58,800 |
| 2007 | 63,100 | 58,800 |
| 2008 | 65,100 | 59,450 |
| 2009 | 69,300 | 63,900 |
| 2010 | 71,600 | 66,100 |
| 2011 | 67,900 | 66,800 |
| 2012 | 68,900 | 67,700 |
| 2013 | 73,300 | 70,000 |
| 2014 | 75,800 | 71,400 |
| 2015 | 76,700 | 72,400 |
| 2016 | 75,000 | 73,300 |
| 2017 | 66,300 | 74,700 |
| 2018 | 66,100 | 79,600 |
| 2019 | 64,500 | 78,200 |
| 2020 | 69,500 | 79,500 |
| 2021 | 73,900 | 81,900 |

**Diagram III.6.12**
**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 Evanston city decreased from 12 authorizations in 2019 to 8 in 2020.

The real value of single-family building permits increased from 248,229 dollars in 2019 to 271,562 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.6.28.

**Table III.6.28**
**Building Permits and Valuation**
Evanston city
Census Bureau Data, 1980–2020

| 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 | 184 | 16 | 0 | 7 | 207 | 148,058 | 92,166 |
| 1981 | 334 | 66 | 0 | 108 | 508 | 108,128 | 50,884 |
| 1982 | 562 | 0 | 0 | 186 | 748 | 85,345 | 63,020 |
| 1983 | 291 | 0 | 32 | 22 | 345 | 98,857 | 49,167 |
| 1984 | 106 | 0 | 3 | 90 | 199 | 91,270 | 39,355 |
| 1985 | 34 | 0 | 0 | 0 | 34 | 98,260 | 0 |
| 1986 | 13 | 0 | 0 | 0 | 13 | 94,975 | 0 |
| 1987 | 4 | 0 | 0 | 0 | 4 | 99,084 | 0 |
| 1988 | 1 | 0 | 0 | 0 | 1 | 125,048 | 0 |
| 1989 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1990 | 1 | 0 | 0 | 0 | 1 | 74,946 | 0 |
| 1991 | 3 | 0 | 0 | 0 | 3 | 132,890 | 0 |
| 1992 | 9 | 0 | 0 | 0 | 9 | 127,340 | 0 |
| 1993 | 11 | 0 | 0 | 0 | 11 | 175,344 | 0 |
| 1994 | 22 | 0 | 0 | 0 | 22 | 165,171 | 0 |
| 1995 | 21 | 0 | 0 | 0 | 21 | 135,125 | 0 |
| 1996 | 22 | 0 | 0 | 0 | 22 | 132,692 | 0 |
| 1997 | 22 | 0 | 0 | 0 | 22 | 130,444 | 0 |
| 1998 | 23 | 0 | 0 | 0 | 23 | 128,987 | 0 |
| 1999 | 24 | 0 | 0 | 0 | 24 | 127,164 | 0 |
| 2000 | 26 | 0 | 0 | 0 | 26 | 124,388 | 0 |
| 2001 | 24 | 0 | 0 | 0 | 24 | 121,713 | 0 |
| 2002 | 26 | 0 | 0 | 0 | 26 | 119,819 | 0 |
| 2003 | 27 | 0 | 0 | 0 | 27 | 117,625 | 0 |
| 2004 | 31 | 0 | 0 | 0 | 31 | 114,551 | 0 |
| 2005 | 34 | 0 | 0 | 0 | 34 | 111,082 | 0 |
| 2006 | 30 | 0 | 0 | 0 | 30 | 107,817 | 0 |
| 2007 | 219 | 0 | 0 | 0 | 219 | 173,726 | 0 |
| 2008 | 15 | 0 | 16 | 0 | 31 | 348,525 | 0 |
| 2009 | 11 | 0 | 0 | 0 | 11 | 286,677 | 0 |
| 2010 | 11 | 0 | 0 | 0 | 11 | 381,354 | 0 |
| 2011 | 12 | 0 | 0 | 0 | 12 | 263,687 | 0 |
| 2012 | 16 | 0 | 0 | 0 | 16 | 245,212 | 0 |
| 2013 | 12 | 0 | 4 | 0 | 16 | 316,265 | 0 |
| 2014 | 11 | 0 | 0 | 6 | 17 | 286,226 | 182,619 |
| 2015 | 12 | 0 | 0 | 0 | 12 | 288,405 | 0 |
| 2016 | 13 | 0 | 0 | 12 | 25 | 310,569 | 85,985 |
| 2017 | 1 | 0 | 0 | 0 | 1 | 263,741 | 0 |
| 2018 | 2 | 0 | 0 | 0 | 2 | 306,480 | 0 |
| 2019 | 12 | 0 | 0 | 0 | 12 | 248,229 | 0 |
| 2020 | 8 | 0 | 0 | 0 | 8 | 271,562 | 0 |

**Diagram III.6.13**
**Single-Family Permits**

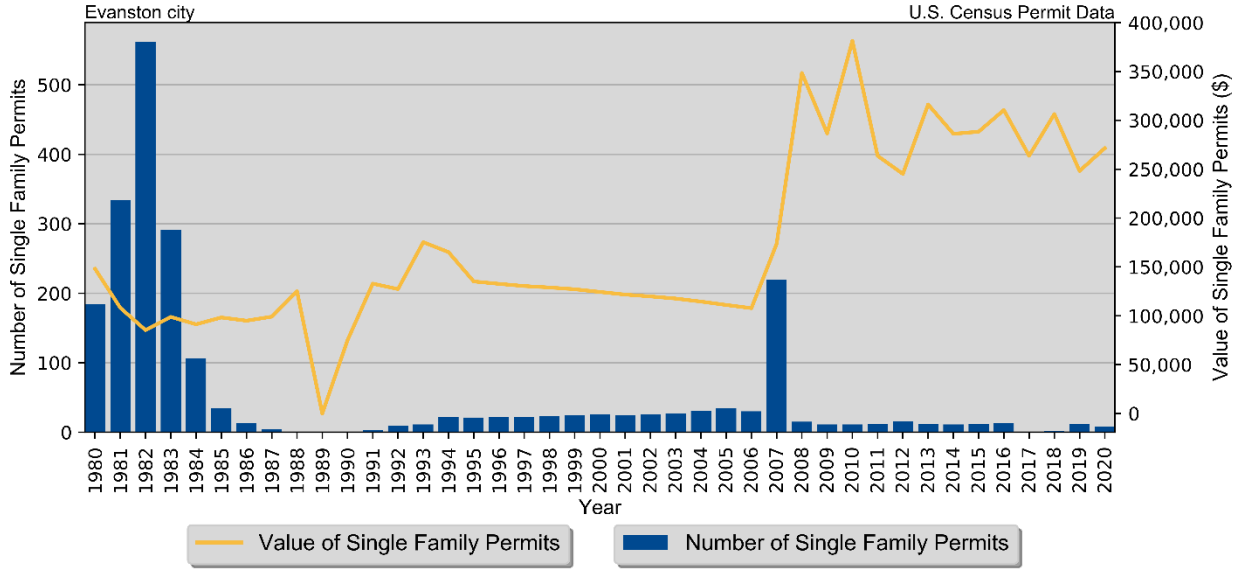
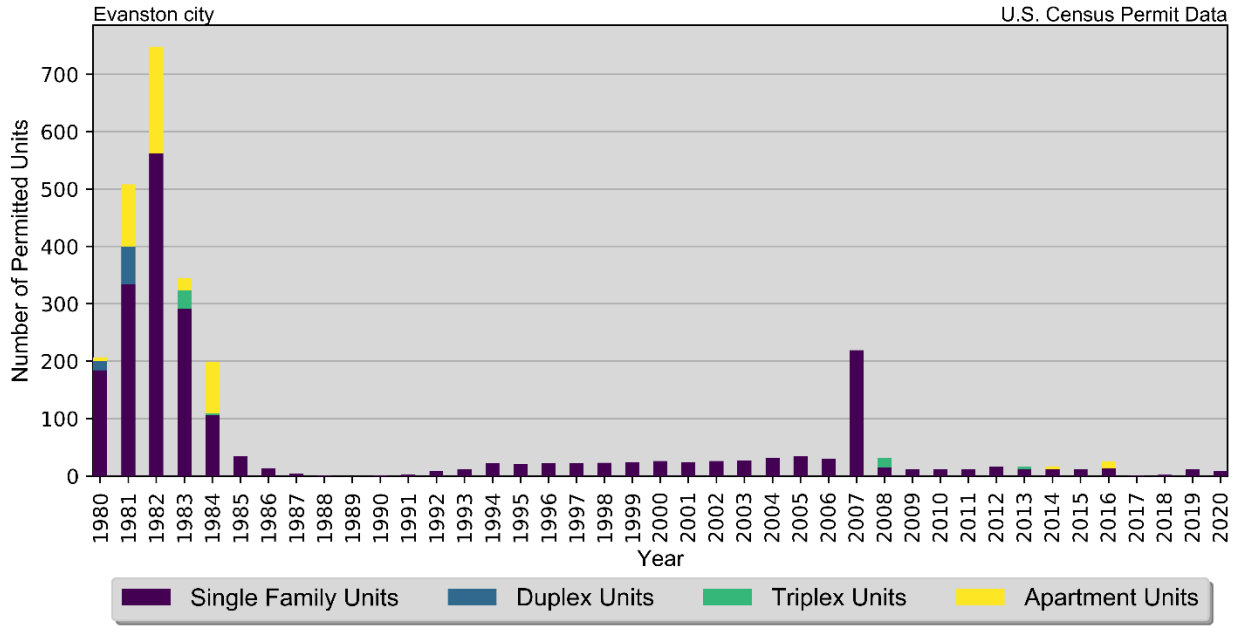



**Diagram III.6.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.6.29. Family households represented 67.6 percent of households, while non-family households accounted for 32.4 percent. These changed from 69.1 and 30.9 percent, respectively.

**Table II.6.29**
**Household Type by Tenure**
Evanston city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 3,135 | 69.1% | 2,957 | 67.6% |
| Married-Couple Family | 2,353 | 75.1% | 2,385 | 80.7% |
| Owner-Occupied | 1,959 | 83.3% | 1,949 | 81.7% |
| Renter-Occupied | 394 | 16.7% | 436 | 18.3% |
| Other Family | 782 | 24.9% | 572 | 26.4% |
| Male Householder, No Spouse Present | 236 | 30.2% | 217 | 41.3% |
| Owner-Occupied | 140 | 59.3% | 120 | 55.3% |
| Renter-Occupied | 96 | 40.7% | 97 | 44.7% |
| Female Householder, No Spouse Present | 546 | 69.8% | 355 | 95.5% |
| Owner-Occupied | 266 | 48.7% | 162 | 45.6% |
| Renter-Occupied | 280 | 51.3% | 193 | 54.4% |
| Non-Family Households | 1,405 | 30.9% | 1,415 | 32.4% |
| Owner-Occupied | 760 | 54.1% | 802 | 56.7% |
| Renter-Occupied | 645 | 45.9% | 613 | 43.3% |
| **Total** | **4,540** | **100.0%** | **4,372** | **100.0%** |

Table II.6.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 5,007 housing units, compared with 5,094 in 2019. Single-family units accounted for 63.8 percent of units in 2019, compared to 61.8 in 2010. Apartment units accounted for 13.8 percent in 2019, compared to 19.9 percent in 2010.

**Table II.6.30**
**Housing Units by Type**
Evanston 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 | 3,093 | 61.8% | **3,249** | 63.8% |
| Duplex | 136 | 2.7% | 35 | 0.7% |
| Tri- or Four-Plex | 242 | 4.8% | 291 | 5.7% |
| Apartment | 997 | 19.9% | 704 | 13.8% |
| Mobile Home | 539 | 10.8% | 769 | 15.1% |
| Boat, RV, Van, Etc. | 0 | 0% | 46 | 0.9% |
| **Total** | **5,007** | **100.0%** | **5,094** | **100.0%** |

Table II.6.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 5,094 housing units. An estimated 69.4 percent were owner-occupied, and 14.2 percent were vacant.

**Table II.6.31**
**Housing Units by Tenure**
Evanston city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 4,540 | 88.8% | 4,372 | 85.8% |
| Owner-Occupied | 3,125 | 68.8% | 3,033 | 69.4% |
| Renter-Occupied | 1,415 | 31.2% | 1,339 | 30.6% |
| Vacant Housing Units | 571 | 11.2% | 722 | 14.2% |
| **Total Housing Units** | **5,111** | **100.0%** | **5,094** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.6.32. Households earning more than 100,000 dollars per year represented 23.6 percent of households in 2019, compared to 21.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.8 percent of households in 2019, compared to 11.9 percent in 2000.

**Table II.6.32**
**Households by Income**
Evanston 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 | 511 | 11.9% | 339 | 7.8% |
| $15,000 to $19,999 | 242 | 5.6% | 139 | 3.2% |
| $20,000 to $24,999 | 256 | 5.9% | 249 | 5.7% |
| $25,000 to $34,999 | 448 | 10.4% | 496 | 11.3% |
| $35,000 to $49,999 | 563 | 13.1% | 557 | 12.7% |
| $50,000 to $74,999 | 913 | 21.2% | 977 | 22.3% |
| $75,000 to $99,999 | 465 | 10.8% | 585 | 13.4% |
| $100,000 or More | 911 | 21.1% | 1,030 | 23.6% |
| **Total** | **4,309** | **100.0%** | **4,372** | **100.0%** |

Table II.6.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 5.2 percent of households in 2010 and 10 percent of households in 2019. Housing units built in 1939 or earlier represented 12.2 percent of households in 2019 and 10.8 percent of households in 2010.

**Table II.6.33**
**Households by Year Home Built**
Evanston 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 | 466 | 10.8% | 533 | 12.2% |
| 1940 to 1949 | 126 | 2.9% | 106 | 2.4% |
| 1950 to 1959 | 93 | 2.2% | 131 | 3% |
| 1960 to 1969 | 210 | 4.9% | 210 | 4.8% |
| 1970 to 1979 | 1,095 | 25.4% | 814 | 18.6% |
| 1980 to 1989 | 1,626 | 37.7% | 1,911 | 43.7% |
| 1990 to 1999 | 469 | 10.9% | 154 | 3.5% |
| 2000 to 2009 | 224 | 5.2% | 437 | 10% |
| 2010 or Later | . | . | 76 | 1.7% |
| **Total** | **4,309** | **100.0%** | **4,372** | **100.0%** |

The distribution of unit types by race are shown in Table II.6.34. An estimated 71.2 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 8.7 percent of white households occupied apartments, compared to 0 percent of black households. An estimated  percent of Asian, and 53.4 percent of American Indian households occupy single-family homes.

**Table II.6.34**
**Distribution of Units in Structure by Race**
Evanston city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 71.2% | 100% | 53.4% | % | % | 61.7% | 29.1% |
| Duplex | 0.9% | 0% | 0% | % | % | 0% | 0% |
| Tri- or Four-Plex | 5.8% | 0% | 0% | % | % | 0% | 30.1% |
| Apartment | 8.7% | 0% | 46.6% | % | % | 15% | 16.8% |
| Mobile Home | 12.6% | 0% | 0% | % | % | 23.4% | 17.9% |
| Boat, RV, Van, Etc. | 0.9% | 0% | 0% | % | % | 0% | 6.1% |
| **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.6.35. An estimated 46.8 percent of vacant units were for rent in 2010. In addition, some 11.6 percent of vacant units were for sale. "Other" vacant units represented 30.5 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 20.4 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 64.1 percent of vacant units, representing a total of 463 "other" vacant units.

**Table II.6.35**
**Disposition of Vacant Housing Units**
Evanston city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 267 | 46.8% | 147 | 20.4% |
| For Sale | 66 | 11.6% | 0 | 0% |
| Rented Not Occupied | 8 | 1.4% | 51 | 7.1% |
| Sold Not Occupied | 10 | 1.8% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 44 | 7.7% | 61 | 8.4% |
| For Migrant Workers | 2 | 0.4% | 0 | 0% |
| Other Vacant | 174 | 30.5% | 463 | 64.1% |
| **Total** | **571** | **100.0%** | **722** | **100.0%** |

Table II.6.36 shows the number of households in the county by number of bedrooms and tenure. There were 17 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.92 percent of total households in Evanston city. In Evanston city the 1,551 households with three bedrooms accounted for 35.48 percent of all households, and there were 500 five-bedroom or more households, which accounted for 11.44 percent of all households.

| Table II.6.36<br>Households by Number of Bedrooms<br>Evanston city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 17 | 17 | 0.39% |
| One | 55 | 155 | 210 | 4.8% |
| Two | 658 | 650 | 1,308 | 29.92% |
| Three | 1,182 | 369 | 1,551 | 35.48% |
| Four | 689 | 97 | 786 | 17.98% |
| Five or more | 449 | 51 | 500 | 11.44% |
| **Total** | **3,033** | **1,339** | **4,372** | **100.0** |

The age of a structure influences its value. As shown in Table II.6.37, structures built in 1939 or earlier had a median value of, 156,700 while structures built between 1950 and 1959 had a median value of 140,100 and those built between 1990 to 1999 had a median value of 167,000. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and,  respectively. The total median value in Evanston city was, 169,400.

| Table II.6.37<br>Owner Occupied Median Value by Year Structure Built<br>Evanston city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 156,700 |
| 1940 to 1949 | 173,000 |
| 1950 to 1959 | 140,100 |
| 1960 to 1969 | 188,100 |
| 1970 to 1979 | |
| 1980 to 1989 | 178,200 |
| 1990 to 1999 | 167,000 |
| 2000 to 2009 | 333,600 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **169,400** |

Household mortgage status is reported in Table II.6.38. In, Evanston city households with a mortgage accounted for 58.3 percent of all households or 1,767 housing units, and the remaining 52.8 percent or 1,601 units had no mortgage. Of those units with a mortgage, 166 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,601 or 52.8 percent had no second mortgage or no home equity loan.

**Table II.6.38**
**Mortgage Status**
**Evanston city**
**2019** Five-Year ACS Data

| Mortgage Status | Evanston city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,767 | 58.3 |
| With either a second mortgage or home equity loan, but not both | 166 | 5.5 |
| Second mortgage only | 28 | 0.9 |
| Home equity loan only | 138 | 4.5 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 1,601 | 52.8 |
| Housing units without a mortgage | 1,266 | 41.7 |
| **Total** | **3,033** | **100.0%** |

Table II.6.39 lists the Evanston city median rent as $569 and the median home value as $169,400 in 2019.

**Table II.6.39**
**Median Rent**
**Evanston city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $569 |
| Median Home Value | $169,400 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.6.40. In 2019, an estimated 2.3 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

**Table II.6.40**
**Overcrowding and Severe Overcrowding**
Evanston 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 | 2,787 | 99.4% | 18 | 0.6% | 0 | 0% | 2,805 |
| 2019 Five-Year ACS | 2,996 | 98.8% | 37 | 1.2% | 0 | 0% | 3,033 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 1,352 | 89.9% | 135 | 9% | 17 | 1.1% | 1,504 |
| 2019 Five-Year ACS | 1,259 | 94% | 63 | 4.7% | 17 | 1.3% | 1,339 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 4,139 | 96.1% | 153 | 3.6% | 17 | 0.4% | 4,309 |
| 2019 Five-Year ACS | 4,255 | 97.3% | 100 | 2.3% | 17 | 0.4% | 4,372 |

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.6.41 and Table II.6.42, below.

There were a total of 26 households with incomplete plumbing facilities in 2019, representing 0.6 percent of households in Evanston city. This is compared to 0.5 percent of households lacking complete plumbing facilities in 2010.

**Table II.6.41**
**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 | 4,289 | 4,346 |
| Lacking Complete Plumbing Facilities | 20 | 26 |
| **Total Households** | **4,309** | **4,372** |
| **Percent Lacking** | **0.5%** | **0.6%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 42 households in 2010. This was a change from 1 percent of households in 2010 to 0 percent in 2019.

**Table II.6.42**
**Households with Incomplete Kitchen Facilities**
Evanston city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 4,267 | 4,372 |
| Lacking Complete Kitchen Facilities | 42 | 0 |
| **Total Households** | **4,309** | **4,372** |
| **Percent Lacking** | **1%** | **0%** |

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.6.43, in Evanston city 12.2 percent of households had a cost burden and 5.3 percent had a severe cost burden. Some 18.1 percent of renters were cost burdened, and 6.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 9.4 percent and a severe cost burden rate of 4.8 percent. Owner occupied households with a mortgage had a cost burden rate of 9.6 percent, and severe cost burden at 4.5 percent.

**Table II.6.43**
**Cost Burden and Severe Cost Burden by Tenure**
Evanston city
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 | 1,571 | 76.4% | 364 | 17.7% | 120 | 5.8% | 0 | 0% | 2,055 |
| 2019 Five-Year ACS | 1,517 | 85.9% | 170 | 9.6% | 80 | 4.5% | 0 | 0% | 1,767 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 695 | 92.7% | 0 | 0% | 47 | 6.3% | 8 | 1.1% | 750 |
| 2019 Five-Year ACS | 1,086 | 85.8% | 119 | 9.4% | 61 | 4.8% | 0 | 0% | 1,266 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 909 | 60.4% | 282 | 18.8% | 168 | 11.2% | 145 | 9.6% | 1,504 |
| 2019 Five-Year ACS | 874 | 65.3% | 243 | 18.1% | 92 | 6.9% | 130 | 9.7% | 1,339 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 3,175 | 73.7% | 646 | 15% | 335 | 7.8% | 153 | 3.6% | 4,309 |
| 2019 Five-Year ACS | 3,477 | 79.5% | 532 | 12.2% | 233 | 5.3% | 130 | 3% | 4,372 |

### 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 Uinta County. Below is a table showing the MFI breakdown:

| Uinta County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $22,170 |
| 30.1 – 50% MFI | $22,171 to $36,950 |
| 50.1 – 80% MFI | $36,951 to $59,120 |
| 80.1 – 100% MFI | $59,121 to $73,900 |
| Above 100% MFI | Above $73,900 |

## Housing Problems by Income, Race, and Tenure

Table III.6.44 through Table III.6.49 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 Evanston city, housing problems are faced by 490 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 55 Hispanic homeowner households.

## Table III.6.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Evanston 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 $22,170 | 79.5% | 0% | 0% | 0% | 0% | 0% | 100% | 73.7% |
| $22,171 to $36,950 | 33.3% | 0% | 0% | 0% | 0% | 0% | 0% | 25.3% |
| $36,951 to $59,120 | 35.2% | 0% | 0% | 0% | 0% | 0% | 0% | 32.2% |
| $59,121 to $73,900 | 11.1% | 0% | 0% | 0% | 0% | 0% | 0% | 10.5% |
| Above $73,900 | 0.8% | 0% | 0% | 0% | 0% | 0% | 0% | 0.7% |
| **Total** | **18.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **21.2%** | **18.1%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 20.5% | 0% | 0% | 0% | 0% | 100% | 0% | 26.3% |
| $22,171 to $36,950 | 66.7% | 0% | 0% | 0% | 0% | 0% | 100% | 74.7% |
| $36,951 to $59,120 | 64.8% | 0% | 0% | 0% | 0% | 0% | 100% | 67.8% |
| $59,121 to $73,900 | 88.9% | 0% | 0% | 0% | 0% | 0% | 100% | 89.5% |
| Above $73,900 | 99.2% | 100% | 100% | 0% | 0% | 100% | 100% | 99.3% |
| **Total** | **81.7%** | **100%** | **100%** | **0%** | **0%** | **100%** | **78.8%** | **81.9%** |

## Table III.6.45
## Homeowner Households with Housing Problems by Income and Race
Evanston 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 $22,170 | 155 | 0 | 0 | 0 | 0 | 0 | 55 | 210 |
| $22,171 to $36,950 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $36,951 to $59,120 | 190 | 0 | 0 | 0 | 0 | 0 | 0 | 190 |
| $59,121 to $73,900 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| Above $73,900 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **490** | **0** | **0** | **0** | **0** | **0** | **55** | **545** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 40 | 0 | 0 | 0 | 0 | 35 | 0 | 75 |
| $22,171 to $36,950 | 190 | 0 | 0 | 0 | 0 | 0 | 90 | 280 |
| $36,951 to $59,120 | 350 | 0 | 0 | 0 | 0 | 0 | 50 | 400 |
| $59,121 to $73,900 | 320 | 0 | 0 | 0 | 0 | 0 | 20 | 340 |
| Above $73,900 | 1,285 | 15 | 15 | 0 | 0 | 10 | 45 | 1,370 |
| **Total** | **2,185** | **15** | **15** | **0** | **0** | **45** | **205** | **2,465** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 195 | 0 | 0 | 0 | 0 | 35 | 55 | 285 |
| $22,171 to $36,950 | 285 | 0 | 0 | 0 | 0 | 0 | 90 | 375 |
| $36,951 to $59,120 | 540 | 0 | 0 | 0 | 0 | 0 | 50 | 590 |
| $59,121 to $73,900 | 360 | 0 | 0 | 0 | 0 | 0 | 20 | 380 |
| Above $73,900 | 1,295 | 15 | 15 | 0 | 0 | 10 | 45 | 1,380 |
| **Total** | **2,675** | **15** | **15** | **0** | **0** | **45** | **260** | **3,010** |

In total, some 540 renter households face housing problems in Evanston city. Of these, some 320 white renter households, 0 black renter households, 0 Asian renter households, and 220 Hispanic renter households face housing problems.

**Table III.6.46**
**Renter Households with Housing Problems by Income and Race**
Evanston 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 $22,170 | 85 | 0 | 0 | 0 | 0 | 0 | 200 | 285 |
| $22,171 to $36,950 | 210 | 0 | 0 | 0 | 0 | 0 | 0 | 210 |
| $36,951 to $59,120 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $59,121 to $73,900 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 |
| **Total** | **320** | **0** | **0** | **0** | **0** | **0** | **220** | **540** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 110 | 0 | 0 | 10 | 0 | 0 | 0 | 120 |
| $22,171 to $36,950 | 250 | 0 | 0 | 0 | 0 | 0 | 40 | 290 |
| $36,951 to $59,120 | 70 | 0 | 0 | 0 | 0 | 0 | 40 | 110 |
| $59,121 to $73,900 | 120 | 0 | 0 | 15 | 0 | 0 | 15 | 150 |
| Above $73,900 | 320 | 0 | 0 | 25 | 0 | 15 | 20 | 380 |
| **Total** | **870** | **0** | **0** | **50** | **0** | **15** | **115** | **1,050** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **20** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 215 | 0 | 0 | 10 | 0 | 0 | 200 | 425 |
| $22,171 to $36,950 | 460 | 0 | 0 | 0 | 0 | 0 | 40 | 500 |
| $36,951 to $59,120 | 85 | 0 | 0 | 0 | 0 | 0 | 40 | 125 |
| $59,121 to $73,900 | 130 | 0 | 0 | 15 | 0 | 0 | 15 | 160 |
| Above $73,900 | 320 | 0 | 0 | 25 | 0 | 15 | 40 | 400 |
| **Total** | **1,210** | **0** | **0** | **50** | **0** | **15** | **335** | **1,610** |

**Table III.6.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Evanston 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 $22,170 | 39.5% | 0% | 0% | 0% | 0% | 0% | 100% | 67.1% |
| $22,171 to $36,950 | 45.7% | 0% | 0% | 0% | 0% | 0% | 0% | 42% |
| $36,951 to $59,120 | 17.6% | 0% | 0% | 0% | 0% | 0% | 0% | 12% |
| $59,121 to $73,900 | 7.7% | 0% | 0% | 0% | 0% | 0% | 0% | 6.2% |
| Above $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 50% | 5% |
| **Total** | **26.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **65.7%** | **33.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 51.2% | 0% | 0% | 100% | 0% | 0% | 0% | 28.2% |
| $22,171 to $36,950 | 54.3% | 0% | 0% | 0% | 0% | 0% | 100% | 58% |
| $36,951 to $59,120 | 82.4% | 0% | 0% | 0% | 0% | 0% | 100% | 88% |
| $59,121 to $73,900 | 92.3% | 0% | 0% | 100% | 0% | 0% | 100% | 93.8% |
| Above $73,900 | 100% | 0% | 0% | 100% | 0% | 100% | 50% | 95% |
| **Total** | **71.9%** | **0%** | **0%** | **100%** | **0%** | **100%** | **34.3%** | **65.2%** |

Overall, there are 1,085 households, or 23.5 percent of households with housing problems in Evanston city. This includes 810 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 275 Hispanic households with housing problems. This is shown in Table III.6.48 and Table III.6.49.

## Table III.6.48
## Percent of Total Households with Housing Problems by Income and Race
Evanston 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 $22,170 | 58.5% | 0% | 0% | 0% | 0% | 0% | 100% | 69.7% |
| $22,171 to $36,950 | 40.9% | 0% | 0% | 0% | 0% | 0% | 0% | 34.9% |
| $36,951 to $59,120 | 32.8% | 0% | 0% | 0% | 0% | 0% | 0% | 28.7% |
| $59,121 to $73,900 | 10.2% | 0% | 0% | 0% | 0% | 0% | 0% | 9.3% |
| Above $73,900 | 0.6% | 0% | 0% | 0% | 0% | 0% | 23.5% | 1.7% |
| **Total** | **20.8%** | **0%** | **0%** | **0%** | **0%** | **0%** | **46.2%** | **23.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 36.6% | 0% | 0% | 100% | 0% | 100% | 0% | 27.5% |
| $22,171 to $36,950 | 59.1% | 0% | 0% | 0% | 0% | 0% | 100% | 65.1% |
| $36,951 to $59,120 | 67.2% | 0% | 0% | 0% | 0% | 0% | 100% | 71.3% |
| $59,121 to $73,900 | 89.8% | 0% | 0% | 100% | 0% | 0% | 100% | 90.7% |
| Above $73,900 | 99.4% | 100% | 100% | 100% | 0% | 100% | 76.5% | 98.3% |
| **Total** | **78.6%** | **100%** | **100%** | **100%** | **0%** | **100%** | **53.8%** | **76.1%** |

## Table III.6.49
## Total Households with Housing Problems by Income and Race
Evanston 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 $22,170 | 240 | 0 | 0 | 0 | 0 | 0 | 255 | 495 |
| $22,171 to $36,950 | 305 | 0 | 0 | 0 | 0 | 0 | 0 | 305 |
| $36,951 to $59,120 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 205 |
| $59,121 to $73,900 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Above $73,900 | 10 | 0 | 0 | 0 | 0 | 0 | 20 | 30 |
| **Total** | **810** | **0** | **0** | **0** | **0** | **0** | **275** | **1,085** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 150 | 0 | 0 | 10 | 0 | 35 | 0 | 195 |
| $22,171 to $36,950 | 440 | 0 | 0 | 0 | 0 | 0 | 130 | 570 |
| $36,951 to $59,120 | 420 | 0 | 0 | 0 | 0 | 0 | 90 | 510 |
| $59,121 to $73,900 | 440 | 0 | 0 | 15 | 0 | 0 | 35 | 490 |
| Above $73,900 | 1,605 | 15 | 15 | 25 | 0 | 25 | 65 | 1,750 |
| **Total** | **3,055** | **15** | **15** | **50** | **0** | **60** | **320** | **3,515** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **20** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 410 | 0 | 0 | 10 | 0 | 35 | 255 | 710 |
| $22,171 to $36,950 | 745 | 0 | 0 | 0 | 0 | 0 | 130 | 875 |
| $36,951 to $59,120 | 625 | 0 | 0 | 0 | 0 | 0 | 90 | 715 |
| $59,121 to $73,900 | 490 | 0 | 0 | 15 | 0 | 0 | 35 | 540 |
| Above $73,900 | 1,615 | 15 | 15 | 25 | 0 | 25 | 85 | 1,780 |
| **Total** | **3,885** | **15** | **15** | **50** | **0** | **60** | **595** | **4,620** |

Table III.6.50 through Table III.6.53 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 350 white households, 0 black households, 0 Asian households, as well as 220 Hispanic households.

**Table III.6.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Evanston 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 $22,170 | 41% | 0% | 0% | 0% | 0% | 0% | 0% | 28.1% |
| $22,171 to $36,950 | 17.9% | 0% | 0% | 0% | 0% | 0% | 0% | 13.5% |
| $36,951 to $59,120 | 2.8% | 0% | 0% | 0% | 0% | 0% | 0% | 2.5% |
| $59,121 to $73,900 | 11.1% | 0% | 0% | 0% | 0% | 0% | 0% | 10.5% |
| Above $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **6.9%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **6.2%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 59% | 0% | 0% | 0% | 0% | 100% | 100% | 71.9% |
| $22,171 to $36,950 | 82.1% | 0% | 0% | 0% | 0% | 0% | 100% | 86.5% |
| $36,951 to $59,120 | 97.2% | 0% | 0% | 0% | 0% | 0% | 100% | 97.5% |
| $59,121 to $73,900 | 88.9% | 0% | 0% | 0% | 0% | 0% | 100% | 89.5% |
| Above $73,900 | 100% | 100% | 100% | 0% | 0% | 100% | 100% | 100% |
| **Total** | **93.1%** | **100%** | **100%** | **0%** | **0%** | **100%** | **100%** | **93.8%** |

## Table III.6.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Evanston 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 $22,170 | 32.6% | 0% | 0% | 0% | 0% | 0% | 100% | 63.5% |
| $22,171 to $36,950 | 20.7% | 0% | 0% | 0% | 0% | 0% | 0% | 19% |
| $36,951 to $59,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 50% | 5% |
| **Total** | **13.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **65.7%** | **23.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 58.1% | 0% | 0% | 100% | 0% | 0% | 0% | 31.8% |
| $22,171 to $36,950 | 79.3% | 0% | 0% | 0% | 0% | 0% | 100% | **81%** |
| $36,951 to $59,120 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | **100%** |
| $59,121 to $73,900 | 100% | 0% | 0% | 100% | 0% | 0% | 100% | **100%** |
| Above $73,900 | 100% | 0% | 0% | 100% | 0% | 100% | 50% | **95%** |
| **Total** | **84.7%** | **0%** | **0%** | **100%** | **0%** | **100%** | **34.3%** | **74.8%** |

## Table III.6.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Evanston 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 $22,170 | 36.6% | 0% | 0% | 0% | 0% | 0% | 78.4% | 49.3% |
| $22,171 to $36,950 | 19.6% | 0% | 0% | 0% | 0% | 0% | 0% | 16.7% |
| $36,951 to $59,120 | 2.4% | 0% | 0% | 0% | 0% | 0% | 0% | 2.1% |
| $59,121 to $73,900 | 8.2% | 0% | 0% | 0% | 0% | 0% | 0% | 7.4% |
| Above $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 23.5% | 1.1% |
| **Total** | **9%** | **0%** | **0%** | **0%** | **0%** | **0%** | **37%** | **12.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 58.5% | 0% | 0% | 100% | 0% | 100% | 21.6% | 47.9% |
| $22,171 to $36,950 | 80.4% | 0% | 0% | 0% | 0% | 0% | 100% | 83.3% |
| $36,951 to $59,120 | 97.6% | 0% | 0% | 0% | 0% | 0% | 100% | 97.9% |
| $59,121 to $73,900 | 91.8% | 0% | 0% | 100% | 0% | 0% | 100% | 92.6% |
| Above $73,900 | 100% | 100% | 100% | 100% | 0% | 100% | 76.5% | 98.9% |
| **Total** | **90.5%** | **100%** | **100%** | **100%** | **0%** | **100%** | **63%** | **87.2%** |

## Table III.6.53
## Total Households with Severe Housing Problems by Income and Race
Evanston 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 $22,170 | 150 | 0 | 0 | 0 | 0 | 0 | 200 | 350 |
| $22,171 to $36,950 | 145 | 0 | 0 | 0 | 0 | 0 | 0 | 145 |
| $36,951 to $59,120 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $59,121 to $73,900 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 20 | 20 |
| **Total** | **350** | **0** | **0** | **0** | **0** | **0** | **220** | **570** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 240 | 0 | 0 | 10 | 0 | 35 | 55 | 340 |
| $22,171 to $36,950 | 595 | 0 | 0 | 0 | 0 | 0 | 130 | 725 |
| $36,951 to $59,120 | 610 | 0 | 0 | 0 | 0 | 0 | 90 | 700 |
| $59,121 to $73,900 | 450 | 0 | 0 | 15 | 0 | 0 | 35 | 500 |
| Above $73,900 | 1,615 | 15 | 15 | 25 | 0 | 25 | 65 | 1,760 |
| **Total** | **3,510** | **15** | **15** | **50** | **0** | **60** | **375** | **4,025** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **20** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 410 | 0 | 0 | 10 | 0 | 35 | 255 | 710 |
| $22,171 to $36,950 | 740 | 0 | 0 | 0 | 0 | 0 | 130 | 870 |
| $36,951 to $59,120 | 625 | 0 | 0 | 0 | 0 | 0 | 90 | 715 |
| $59,121 to $73,900 | 490 | 0 | 0 | 15 | 0 | 0 | 35 | 540 |
| Above $73,900 | 1,615 | 15 | 15 | 25 | 0 | 25 | 85 | 1,780 |
| **Total** | **3,880** | **15** | **15** | **50** | **0** | **60** | **595** | **4,615** |

Housing problems are explored by type and income in Table III.6.54 and Table III.6.55. More than 515 households have a cost burden and 430 have a severe cost burden. Some 155 renter households are impacted by cost burdens, and 275 are impacted by severe cost burdens. On the other hand, some 360 owner-occupied households have cost burdens, and 155 have severe cost burdens. Overall, there are 3,520 households without a housing problem.

**Table III.6.54**
**Percent of Housing Problems by Income and Tenure**
Evanston city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $22,170 | $22,171 to $36,950 | $36,951 to $59,120 | $59,121 to $73,900 | Above $73,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 2.5% | 5.2% | 0% | 1.2% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 27.6% | 13.3% | 0% | 6.5% | 0% | 5.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 44.8% | 12% | 29.7% | 0% | 0.7% | 11.9% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 27.6% | 74.7% | 67.8% | 88.3% | 99.3% | 81.8% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 5% | 1.2% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 6.9% | 0% | 0% | 0% | 2.2% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 4.7% | 7.9% | 0% | 0% | 0% | 3.7% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 59.3% | 4% | 0% | 0% | 0% | 17% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 3.5% | 22.8% | 12% | 6.5% | 0% | 9.6% |
| Zero/negative income (and none of the above problems) | 4.7% | 0% | 0% | 0% | 0% | 1.2% |
| Has none of the 4 housing problems | 27.9% | 58.4% | 88% | 93.5% | 95% | 65% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.6.55
## Housing Problems by Income and Tenure
Evanston city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $22,170 | $22,171 to $36,950 | $36,951 to $59,120 | $59,121 to $73,900 | Above $73,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 15 | 20 | 0 | 35 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 80 | 50 | 0 | 25 | 0 | 155 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 130 | 45 | 175 | 0 | 10 | 360 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 80 | 280 | 400 | 340 | 1,370 | 2,470 |
| **Total** | **290** | **375** | **590** | **385** | **1,380** | **3,020** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 20 | 20 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 35 | 0 | 0 | 0 | 35 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 20 | 40 | 0 | 0 | 0 | 60 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 255 | 20 | 0 | 0 | 0 | 275 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 15 | 115 | 15 | 10 | 0 | 155 |
| Zero/negative income (and none of the above problems) | 20 | 0 | 0 | 0 | 0 | 20 |
| Has none of the 4 housing problems | 120 | 295 | 110 | 145 | 380 | 1,050 |
| **Total** | **430** | **505** | **125** | **155** | **400** | **1,615** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 20 | 20 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 35 | 0 | 0 | 0 | 35 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 20 | 40 | 15 | 20 | 0 | 95 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 335 | 70 | 0 | 25 | 0 | 430 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 145 | 160 | 190 | 10 | 10 | 515 |
| Zero/negative income (and none of the above problems) | 20 | 0 | 0 | 0 | 0 | 20 |
| Has none of the 4 housing problems | 200 | 575 | 510 | 485 | 1,750 | 3,520 |
| **Total** | **720** | **880** | **715** | **540** | **1,780** | **4,635** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 32.6 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 88.5 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.6.56.

Table III.6.57 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 195 renter occupied households faced cost burdens, compared to 355 owner occupied households. Of these, there are 15 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.6.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Evanston city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $22,170 | 35 | 30 | 0 | 15 | 0 | 80 |
| $22,171 to $36,950 | 25 | 85 | 40 | 115 | 15 | 280 |
| $36,951 to $59,120 | 145 | 160 | 15 | 40 | 55 | 415 |
| $59,121 to $73,900 | 30 | 185 | 65 | 25 | 50 | 355 |
| Above $73,900 | 275 | 655 | 175 | 105 | 165 | 1,375 |
| Total | 510 | 1,115 | 295 | 300 | 285 | 2,505 |
| **Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 20 | 15 | 80 | 15 | 130 |
| $22,171 to $36,950 | 0 | 45 | 0 | 0 | 0 | 45 |
| $36,951 to $59,120 | 0 | 160 | 0 | 10 | 0 | 170 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 10 | 0 | 0 | 10 |
| Total | 0 | 225 | 25 | 90 | 15 | 355 |
| **Severe Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 45 | 0 | 35 | 0 | 80 |
| $22,171 to $36,950 | 0 | 0 | 0 | 20 | 35 | 55 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 25 | 25 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 45 | 0 | 55 | 60 | 160 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 0 | 0 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $22,170 | 35 | 95 | 15 | 130 | 15 | 290 |
| $22,171 to $36,950 | 25 | 130 | 40 | 135 | 50 | 380 |
| $36,951 to $59,120 | 145 | 320 | 15 | 50 | 55 | 585 |
| $59,121 to $73,900 | 30 | 185 | 65 | 25 | 75 | 380 |
| Above $73,900 | 275 | 655 | 185 | 105 | 165 | 1,385 |
| **Total** | **510** | **1,385** | **320** | **445** | **360** | **3,020** |

## Table III.6.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Evanston city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 15 | 60 | 0 | 45 | 120 |
| $22,171 to $36,950 | 20 | 135 | 35 | 40 | 100 | 330 |
| $36,951 to $59,120 | 10 | 40 | 0 | 0 | 60 | 110 |
| $59,121 to $73,900 | 50 | 45 | 0 | 4 | 45 | 144 |
| Above $73,900 | 20 | 175 | 10 | 0 | 200 | 405 |
| Total | 100 | 410 | 105 | 44 | 450 | 1,109 |
| **Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 15 | 15 |
| $22,171 to $36,950 | 0 | 80 | 40 | 35 | 0 | 155 |
| $36,951 to $59,120 | 0 | 0 | 15 | 0 | 0 | 15 |
| $59,121 to $73,900 | 0 | 10 | 0 | 0 | 0 | 10 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 90 | 55 | 35 | 15 | 195 |
| **Severe Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 250 | 0 | 0 | 20 | 270 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 20 | 20 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 250 | 0 | 0 | 40 | 290 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 20 | 20 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 20 | 20 |
| **Total** | | | | | | |
| $0 to $22,170 | 0 | 265 | 60 | 0 | 100 | 425 |
| $22,171 to $36,950 | 20 | 215 | 75 | 75 | 120 | 505 |
| $36,951 to $59,120 | 10 | 40 | 15 | 0 | 60 | 125 |
| $59,121 to $73,900 | 50 | 55 | 0 | 4 | 45 | 154 |
| Above $73,900 | 20 | 175 | 10 | 0 | 200 | 405 |
| **Total** | **100** | **750** | **160** | **79** | **525** | **1,614** |

In total, some 550 households face cost burdens, and 445 face severe cost burdens. This includes 355 owner households and 195 renter households with a cost burden, as seen in Table III.6.58.

**Table III.6.58**
**Households with Cost Burden by Tenure and Race**
Evanston city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 2,215 | 300 | 155 | 0 | 2,670 |
| Black | 15 | 0 | 0 | 0 | 15 |
| Asian | 15 | 0 | 0 | 0 | 15 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 50 | 0 | 0 | 0 | 50 |
| Hispanic | 205 | 55 | 0 | 0 | 260 |
| **Total** | **2,500** | **355** | **155** | **0** | **3,010** |
| **Renter-Occupied** | | | | | |
| White | 905 | 195 | 90 | 20 | 1,210 |
| 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 | 15 | 0 | 0 | 0 | 15 |
| Hispanic | 140 | 0 | 200 | 0 | 340 |
| **Total** | **1,110** | **195** | **290** | **20** | **1,615** |
| **Total** | | | | | |
| White | 3,120 | 495 | 245 | 20 | 3,880 |
| Black | 15 | 0 | 0 | 0 | 15 |
| Asian | 15 | 0 | 0 | 0 | 15 |
| American Indian | 50 | 0 | 0 | 0 | 50 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 65 | 0 | 0 | 0 | 65 |
| Hispanic | 345 | 55 | 200 | 0 | 600 |
| **Total** | **3,610** | **550** | **445** | **20** | **4,625** |

## Lead-Based Paint Risks

Table III.6.59 shows the risk of lead-based paint for households with young children present. There are an estimated 175 households built between 1940 and 1979 with young children present, and 40 built prior to 1939.

**Table III.6.59**
**Vintage of Households by Income and Presence of Young Children**
Evanston 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 $22,170 | 15 | 50 | 65 |
| $22,171 to $36,950 | 0 | 105 | 105 |
| $36,951 to $59,120 | 0 | 75 | 75 |
| $59,121 to $73,900 | 0 | 100 | 100 |
| Above $73,900 | 25 | 215 | 240 |
| Total | 40 | 545 | 585 |
| **Built 1940 to 1979** | | | |
| $0 to $22,170 | 80 | 310 | 390 |
| $22,171 to $36,950 | 45 | 280 | 325 |
| $36,951 to $59,120 | 25 | 270 | 295 |
| $59,121 to $73,900 | 0 | 55 | 55 |
| Above $73,900 | 25 | 330 | 355 |
| Total | 175 | 1,245 | 1,420 |
| **Built 1980 or Later** | | | |
| $0 to $22,170 | 45 | 210 | 255 |
| $22,171 to $36,950 | 180 | 260 | 440 |
| $36,951 to $59,120 | 85 | 260 | 345 |
| $59,121 to $73,900 | 85 | 295 | 380 |
| Above $73,900 | 145 | 1,040 | 1,185 |
| Total | 540 | 2,065 | 2,605 |
| **Total** | | | |
| $0 to $22,170 | 140 | 570 | 710 |
| $22,171 to $36,950 | 225 | 645 | 870 |
| $36,951 to $59,120 | 110 | 605 | 715 |
| $59,121 to $73,900 | 85 | 450 | 535 |
| Above $73,900 | 195 | 1,585 | 1,780 |
| **Total** | **755** | **3,855** | **4,610** |

## Elderly Housing Needs

Table III.6.60 shows the rate of housing problems for elderly households. Some 165 elderly and 75 extra-elderly households have housing problems. Of these, some 70 elderly households with housing problems have incomes less than 30 percent HAMFI, and 65 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.6.60**
**Households with Housing Problems by Income and Elderly Status**
Evanston city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $22,170 | 70 | 65 | 365 | 500 |
| $22,171 to $36,950 | 95 | 0 | 210 | 305 |
| $36,951 to $59,120 | 0 | 10 | 190 | 200 |
| $59,121 to $73,900 | 0 | 0 | 50 | 50 |
| Above $73,900 | 0 | 0 | 30 | 30 |
| Total | 165 | 75 | 845 | 1,085 |
| **Without Housing Problems** | | | | |
| $0 to $22,170 | 35 | 15 | 150 | 200 |
| $22,171 to $36,950 | 110 | 90 | 375 | 575 |
| $36,951 to $59,120 | 95 | 120 | 295 | 510 |
| $59,121 to $73,900 | 110 | 60 | 315 | 485 |
| Above $73,900 | 450 | 55 | 1,245 | 1,750 |
| Total | 800 | 340 | 2,380 | 3,520 |
| **Not Computed** | | | | |
| $0 to $22,170 | 0 | 0 | 20 | 20 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 20 | 20 |
| **Total** | | | | |
| $0 to $22,170 | 105 | 80 | 535 | 720 |
| $22,171 to $36,950 | 205 | 90 | 585 | 880 |
| $36,951 to $59,120 | 95 | 130 | 485 | 710 |
| $59,121 to $73,900 | 110 | 60 | 365 | 535 |
| Above $73,900 | 450 | 55 | 1,275 | 1,780 |
| **Total** | 965 | 415 | 3,245 | 4,625 |

## 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.6.61 presents some basic statistics about the completed surveys.

**Table III.6.61**
**Survey of Rental Properties**
Evanston city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 24 | 940 | 11.7 | 110 |
| 2019B | 15 | 663 | 24 | 159 |
| 2020A | 18 | 585 | 3.1 | 18 |
| 2020B | 5 | 116 | 2.6 | 3 |
| 2021A | 6 | 278 | 1.4 | 4 |

Table III.6.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 3 single-family units in Evanston city, with 0 of them available. This translates into a vacancy rate of 0 percent in Evanston city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 216 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 1.9 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.6.62**
**Rental Vacancy Survey by Type**
Evanston city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 3 | 0 | 0% |
| Apartments | 216 | 4 | 1.9% |
| Mobile Homes | 42 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **278** | **4** | **1.4%** |

Table III.6.63, reports units by bedroom size. As can be seen there were 32 two-bedroom apartment units and 60 three-bedroom units. Overall, the 40 two bedroom units accounted for 14.4 percent of all units, and the 73 three bedroom units accounted for 26.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 159 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.6.63**
**Rental Units by Bedroom Size**
Evanston 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 | 4 | 0 | 0 | · | 4 |
| Two | 2 | 32 | 2 | 0 | · | 40 |
| Three | 1 | 60 | 3 | 0 | · | 73 |
| Four | 0 | 0 | 0 | 0 | · | 2 |
| Don't Know | 0 | 120 | 37 | 0 | 0 | 159 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **3** | **216** | **42** | **0** | **0** | **278** |

Table III.6.64 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 0 percent.

Table III.6.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Three-bedroom units, which had a vacancy rate of 0 percent.

**Table III.6.64**
**Single-Family Units by Bedroom Size**
Evanston city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 2 | 0 | 0% |
| Three | 1 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **3** | **0** | **0%** |

**Table III.6.65**
**Apartment Units by Bedroom Size**
Evanston city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 4 | 0 | 0% |
| Two | 32 | 0 | 0% |
| Three | 60 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 120 | 4 | 3.3% |
| **Total** | **216** | **4** | **1.9%** |

Average market-rate rents by unit type are shown in Table III.6.66. 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.6.66**
**Average Market Rate Rents by Bedroom Size**
Evanston 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 | $600 | $0 | $0 | $600 |
| Two | $750 | $700 | $650 | $0 | $675 |
| Three | $900 | $655 | $688 | $0 | $714 |
| Four | $0 | $0 | $0 | $0 | $750 |
| **Total** | **$825** | **$651.7** | **$668.8** | **$0** | **$703.5** |

Table III.6.67, 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.6.67**
**Average Assisted Rate Rents by Bedroom Size**
Evanston 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 | $555 | $0 | $0 | $0 | $555 |
| Two | $640 | $652 | $0 | $0 | $646 |
| Three | $750 | $750 | $0 | $0 | $750 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$648.3** | **$701** | **$0** | **$0** | **$674.7** |

Table III.6.68, shows vacancy rates for single-family units by average rental rates for Evanston 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 0 percent.

**Table III.6.68**
**Single-Family Market Rate Rents by Vacancy Status**
Evanston 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 | 3 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **3** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.6.69. 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 3.3 percent.

**Table III.6.69**
**Apartment Market Rate Rents by Vacancy Status**
Evanston city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 120 | 4 | 3.3% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 96 | 0 | 0% |
| **Total** | **216** | **4** | **1.9%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.6.70, 4 respondents, or 66.7 percent, included some sort of utility in the rent.

**Table III.6.70**
**Are there any utilities included with the rent?**
Evanston city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 4 |
| No | 2 |
| **% Offering Utilities** | **66.7%** |

The type of utility included in the rent is shown in Table III.6.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 253 respondents who included water and sewer and 253 respondents included trash collection in the rent.

**Table III.6.71**
**Which utilities are included with the rent?**
Evanston city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 0 |
| Water/Sewer | 253 |
| Trash Collection | 253 |

## Perceived Need for Housing Units

Table III.6.72, 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 19 number of persons on the wait list.

**Table III.6.72**
**Do you keep a waiting list?**
Evanston city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 4 |
| No | 2 |
| **Waitlist Size** | **19** |

Table III.6.73, shows the condition of rental units by unit type for Evanston 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 221 units were in good condition, or 79.5 percent and 37 units, or 13.3 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.6.73**
**Condition by Unit Type**
Evanston city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 37 | 13.3% |
| Good | 221 | 79.5% |
| Excellent | 20 | 7.2% |
| Don't Know | 0 | 0% |
| **Total** | **278** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.6.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.6.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Evanston city
2021A Survey of Rental Properties

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

## 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).

**Table III.6.75**
**Households with Housing Problems by Income**
Evanston city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 210 | 290 | 500 |
| 30.1-50% HAMFI | 95 | 210 | 305 |
| 50.1-80% HAMFI | 190 | 15 | 205 |
| 80.1-95% HAMFI | 40 | 0 | 40 |
| 95 – 115% HAMFI | 10 | 10 | 20 |
| 115.1% HAMFI or more | 0 | 20 | 20 |
| **Total** | 545 | 545 | 1,090 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 80 | 125 | 205 |
| 30.1-50% HAMFI | 280 | 295 | 575 |
| 50.1-80% HAMFI | 400 | 110 | 510 |
| 80.1-95% HAMFI | 265 | 135 | 400 |
| 95 – 115% HAMFI | 395 | 85 | 480 |
| 115.1% HAMFI or more | 1,045 | 305 | 1,350 |
| **Total** | 2,465 | 1,055 | 3,520 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 20 | 20 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 20 | 20 |
| **Total** | | | |
| 30% HAMFI or less | 290 | 435 | 725 |
| 30.1-50% HAMFI | 375 | 505 | 880 |
| 50.1-80% HAMFI | 590 | 125 | 715 |
| 80.1-95% HAMFI | 305 | 135 | 440 |
| 95 – 115% HAMFI | 405 | 95 | 500 |
| 115.1% HAMFI or more | 1,045 | 325 | 1,370 |
| **Total** | **3,010** | **1,620** | **4,630** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.6.75, 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 545 owner occupied and 545 renter occupied households experiencing a housing problem.

Table III.6.76, shows the total estimated housing by tenure for Evanston city. As can be seen, in 2030 there are estimated to be a total of 2,977 owner and 1,391 renter occupied households or a total of 4,368 households. By 2050 there are estimated to be 3,254 owner, 1,459 renter for a total of 4,713 households in Evanston city.

**Table III.6.76**
**Total Estimated Housing Forecast**
Evanston city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 2,796 | 1,325 | 4,121 |
| 2025 | 2,889 | 1,360 | 4,249 |
| 2030 | 2,977 | 1,391 | 4,368 |
| 2035 | 3,057 | 1,416 | 4,473 |
| 2040 | 3,128 | 1,433 | 4,561 |
| 2045 | 3,191 | 1,446 | 4,637 |
| 2050 | 3,254 | 1,459 | 4,713 |

Table III.6.77, below shows the incremental housing demand for Evanston 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 61 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 Evanston city will see an additional 186 households, of which 40 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 21 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.6.77**
**Incremental Housing Demand Forecast**
Evanston city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **57** |
| | | | | **Renter** | | | |
| | 0 | 8 | 16 | 23 | 28 | 31 | 35 |
| % | 0 | 9 | 19 | 27 | 32 | 36 | 40 |
| % | 0 | 2 | 5 | 7 | 8 | 9 | 10 |
| % | 0 | 3 | 5 | 7 | 9 | 10 | 11 |
| 5% | 0 | 2 | 4 | 5 | 6 | 7 | 8 |
| | 0 | 6 | 12 | 17 | 21 | 23 | 26 |
| | **0** | **30** | **61** | **86** | **103** | **116** | **129** |
| | | | | **Total** | | | |
| | 0 | 8 | 16 | 23 | 28 | 31 | 40 |
| % | 0 | 9 | 19 | 27 | 32 | 36 | 47 |
| % | 0 | 2 | 5 | 7 | 8 | 9 | 21 |
| % | 0 | 3 | 5 | 7 | 9 | 10 | 17 |
| 5% | 0 | 2 | 4 | 5 | 6 | 7 | 15 |
| | 0 | 6 | 12 | 17 | 21 | 23 | 46 |
| | **0** | **30** | **61** | **86** | **103** | **116** | **186** |

Table III.6.78 shows the Incremental Total Housing Need Forecast for Evanston 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 952 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 636 owner and 576 renter occupied households for a total of 1,212 quality households.

**Table III.6.78**
**Incremental Total Housing Need Forecast**
Evanston city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 195 | 202 | 208 | 213 | 218 | 223 | 229 |
| 30.1-50% | 88 | 91 | 94 | 96 | 99 | 101 | 108 |
| 50.1-80% | 176 | 182 | 188 | 193 | 197 | 201 | 213 |
| 80.1-95% | 37 | 38 | 40 | 41 | 42 | 42 | 48 |
| 95.1-115% | 9 | 10 | 10 | 10 | 10 | 11 | 18 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **506** | **523** | **539** | **554** | **566** | **578** | **636** |
| **Renter** | | | | | | | |
| 0-30% | 237 | 246 | 254 | 261 | 266 | 269 | 273 |
| 30.1-50% | 172 | 182 | 191 | 199 | 205 | 209 | 213 |
| 50.1-80% | 12 | 15 | 17 | 19 | 20 | 21 | 22 |
| 80.1-95% | 0 | 3 | 5 | 7 | 9 | 10 | 11 |
| 95.1-115% | 8 | 10 | 12 | 13 | 14 | 15 | 16 |
| 115+% | 16 | 22 | 29 | 34 | 37 | 40 | 42 |
| **Total** | **446** | **477** | **508** | **533** | **550** | **563** | **576** |
| **Total** | | | | | | | |
| 0-30% | 432 | 448 | 462 | 474 | 484 | 492 | 501 |
| 30.1-50% | 260 | 273 | 285 | 296 | 303 | 309 | 321 |
| 50.1-80% | 189 | 197 | 205 | 212 | 218 | 223 | 235 |
| 80.1-95% | 37 | 41 | 45 | 48 | 50 | 52 | 59 |
| 95.1-115% | 17 | 20 | 22 | 23 | 25 | 26 | 34 |
| 115+% | 16 | 22 | 29 | 34 | 37 | 40 | 62 |
| **Total** | **952** | **1,001** | **1,047** | **1,087** | **1,117** | **1,141** | **1,212** |

# Gillette city

# Gillette city

## Demographics

### Population Estimates

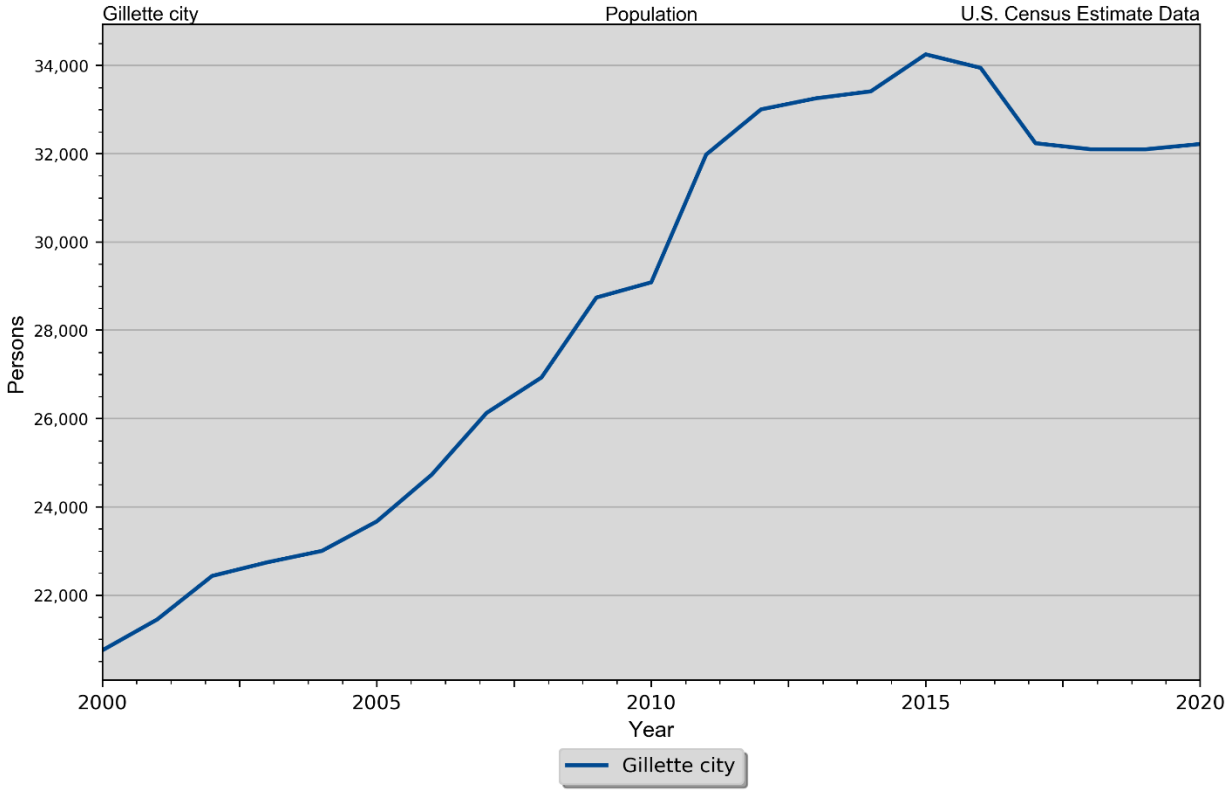
Table III.7.1, at right shows the population for Gillette city. The 2020 estimates indicate that Gillette city's population increased from 29,087 in 2010 to 32,220 in 2020, or by 10.8 percent.

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 Gillette city. Although a city may span several counties, for the county level data pieces, Campbell County was selected.

**Table III.7.1**
**Population Estimates**
Gillette city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 20,749 | . |
| 2001 | 21,449 | 3.4% |
| 2002 | 22,435 | 4.6% |
| 2003 | 22,742 | 1.4% |
| 2004 | 23,002 | 1.1% |
| 2005 | 23,670 | 2.9% |
| 2006 | 24,728 | 4.5% |
| 2007 | 26,128 | 5.7% |
| 2008 | 26,931 | 3.1% |
| 2009 | 28,742 | 6.7% |
| 2010 | 29,087 | 1.2% |
| 2011 | 31,981 | 9.9% |
| 2012 | 33,005 | 3.2% |
| 2013 | 33,256 | 0.8% |
| 2014 | 33,414 | 0.5% |
| 2015 | 34,252 | 2.5% |
| 2016 | 33,946 | -0.9% |
| 2017 | 32,238 | -5% |
| 2018 | 32,102 | -0.4% |
| 2019 | 32,100 | -0% |
| 2020 | 32,220 | 0.4% |

**Diagram III.7.1**
**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.

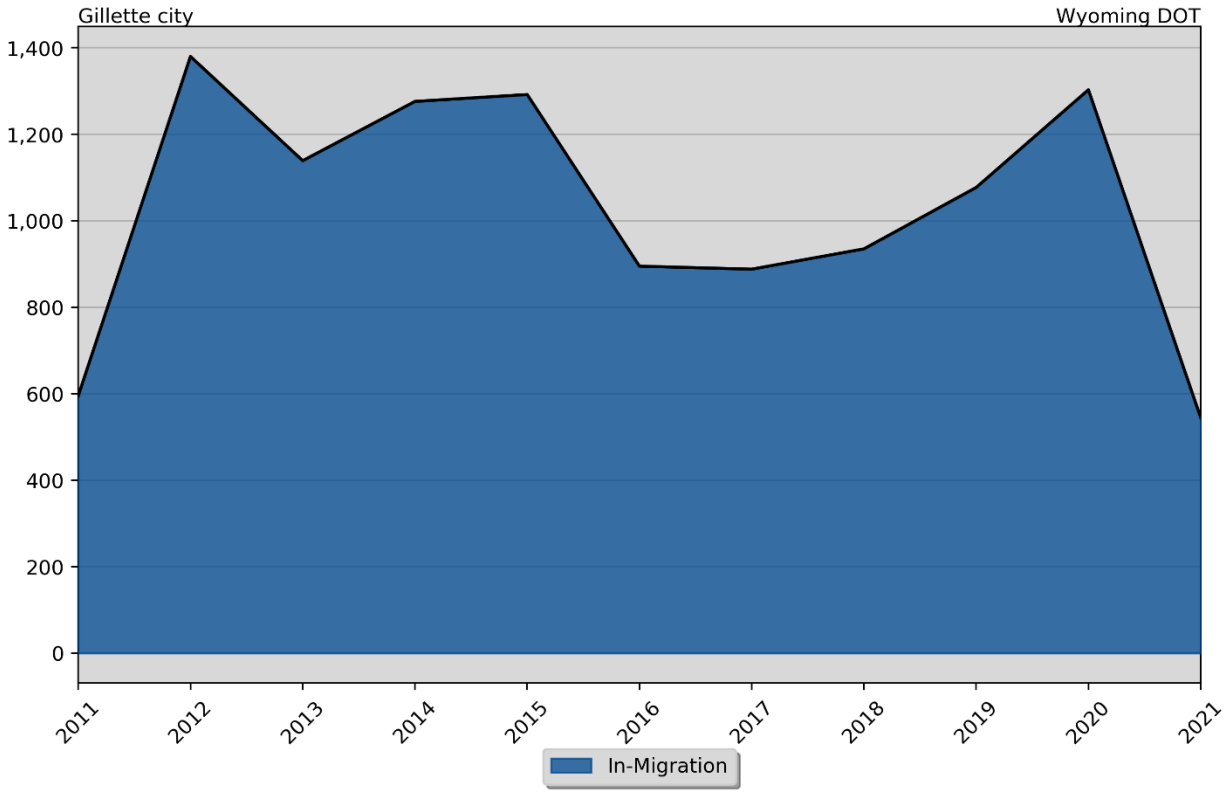
Table III.7.2 shows in-migration between 2011 and the first half of 2021 for Gillette city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Campbell County to display net- and out-migration.

**Table III.7.2**
**In-Migration by Age Cohort**
Gillette city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 4 | 13 | 14 | 17 | 25 | 12 | 11 | 15 | 20 | 19 | 17 |
| 18-22 | 81 | 184 | 161 | 156 | 155 | 90 | 97 | 107 | 137 | 131 | 46 |
| 23-25 | 70 | 191 | 123 | 157 | 153 | 98 | 71 | 88 | 95 | 115 | 58 |
| 26-35 | 203 | 460 | 368 | 413 | 431 | 283 | 302 | 283 | 324 | 398 | 134 |
| 36-45 | 102 | 235 | 176 | 263 | 237 | 151 | 137 | 180 | 188 | 222 | 84 |
| 46-55 | 78 | 179 | 191 | 152 | 163 | 133 | 100 | 118 | 150 | 167 | 77 |
| 56-65 | 41 | 93 | 79 | 89 | 92 | 82 | 101 | 92 | 93 | 167 | 88 |
| 66 + | 16 | 25 | 27 | 29 | 36 | 46 | 69 | 52 | 70 | 84 | 41 |
| **Total** | **595** | **1,380** | **1,139** | **1,276** | **1,292** | **895** | **888** | **935** | **1,077** | **1,303** | **545** |

The shaded area in Diagram III.7.2 represents in-migration, as seen, the maximum net migration occurred in 2012 with 1,380 people entering Gillette city.

**Diagram III.7.2**
**In-Migration**



The driver's license total exchanges since 2000 for Campbell County are presented in Diagram III.7.3, and showed a net migration of 4,214 persons over the time period. In 2008, there were a total of 1,983 in-migrations and 985 out-migrations, for a net-migration of 998 people. In the first half of 2021, there were 580 in-migrants, 1,125 out-migrants for a net out-migration of -545 people. The maximum net migration occurred in 2009 with 1,124 people entering and the lowest net migration occurred in 2018 with 882 entering Campbell County.

During the past five years, there have been zero years of positive net-migration. This means that Campbell County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 2,474 persons leaving Campbell County since 2017.Wyoming DOT data indicates that there was a net decrease of 545 people in the most recent year.

**Diagram III.7.3**
**Migration Trends**

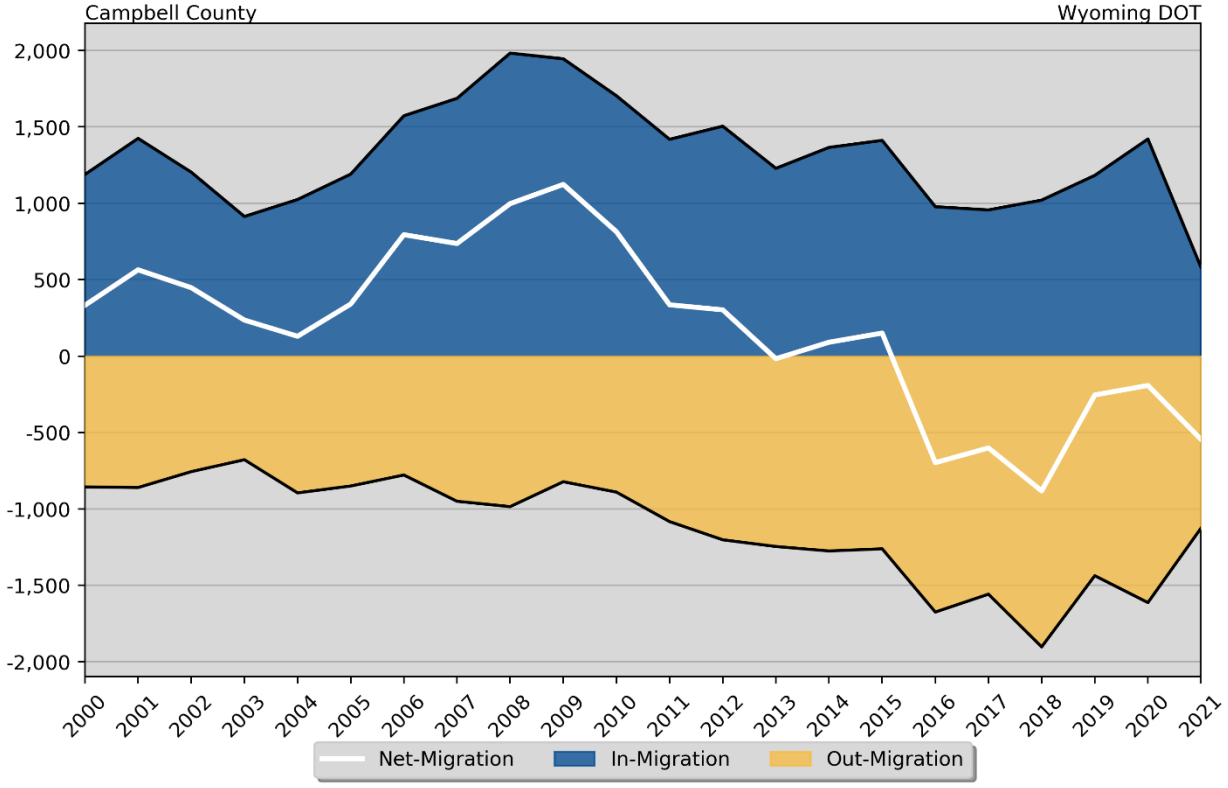


Table III.7.3, shows net-migration for Campbell County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 7 persons entering Campbell County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 204 persons leaving Campbell County.

**Table III.7.3**
**Net-Migration by Age Range**
Campbell Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 3 | 12 | 9 | -10 | 0 | 3 | 7 | 7 | -14 | -13 | -8 | 4 | -7 | 7 |
| 18-22 | 153 | 168 | 108 | 66 | 67 | 44 | 44 | 56 | -55 | -47 | -92 | 0 | 6 | -45 |
| 23-25 | 123 | 131 | 114 | 25 | 70 | 0 | 44 | 52 | -24 | -92 | -59 | -13 | -12 | -36 |
| 26-35 | 379 | 357 | 275 | 171 | 137 | 9 | 55 | 93 | -227 | -109 | -218 | -90 | -44 | -204 |
| 36-45 | 221 | 237 | 174 | 50 | 45 | -17 | 36 | 14 | -134 | -167 | -164 | -62 | -81 | -132 |
| 46-55 | 125 | 194 | 106 | 65 | 0 | 27 | -31 | 18 | -101 | -107 | -160 | -23 | -61 | -47 |
| 56-65 | -5 | 19 | 15 | -25 | -16 | -51 | -33 | -62 | -121 | -74 | -125 | -70 | -8 | -43 |
| 66 + | -1 | 6 | 13 | -6 | 0 | -32 | -31 | -27 | -21 | 8 | -56 | 0 | 15 | -45 |
| **Total** | **998** | **1,124** | **814** | **336** | **303** | **-17** | **91** | **151** | **-697** | **-601** | **-882** | **-254** | **-192** | **-545** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[13], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Gillette city population by race and ethnicity is shown in Table III.7.4. The white population represented 93 percent of the population in 2019, compared with black populations accounting for 0.5 percent of the population in 2019. Hispanic households represented 11 percent of the population in 2019.

**Table III.7.4**
**Population by Race and Ethnicity**
Gillette city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 26,831 | 92.2% | 30,547 | 93% |
| Black | 123 | 0.4% | 153 | 0.5% |
| American Indian | 356 | 1.2% | 596 | 1.8% |
| Asian | 200 | 0.7% | 202 | 0.6% |
| Native Hawaiian/ Pacific Islander | 13 | 0% | 76 | 0.2% |
| Other | 919 | 3.2% | 237 | 0.7% |
| Two or More Races | 645 | 2.2% | 1,046 | 3.2% |
| **Total** | **29,087** | **100.0%** | **32,857** | **100.0%** |
| **Non-Hispanic** | 26,323 | 90.5% | 29,243 | 89% |
| **Hispanic** | 2,764 | 9.5% | 3,614 | 11% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.7.5. During this time, the total non-Hispanic population was 29,243 persons in 2019, while the Hispanic population was 3,614.

**Table III.7.5**
**Population by Race and Ethnicity**
Gillette city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 25,327 | 96.2% | 27,720 | 94.8% |
| Black | 105 | 0.4% | 152 | 0.5% |
| American Indian | 268 | 1% | 290 | 1% |
| Asian | 195 | 0.7% | 202 | 0.7% |
| Native Hawaiian/ Pacific Islander | 10 | 0% | 76 | 0.3% |
| Other | 9 | 0% | 0 | 0% |
| Two or More Races | 409 | 1.6% | 803 | 2.7% |
| **Total Non-Hispanic** | **26,323** | **100.0%** | **29,243** | **100.0%** |
| **Hispanic** | | | | |
| White | 1,504 | 54.4% | 2,827 | 78.2% |
| Black | 18 | 0.7% | 1 | 0% |
| American Indian | 88 | 3.2% | 306 | 8.5% |
| Asian | 5 | 0.2% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 3 | 0.1% | 0 | 0% |
| Other | 910 | 32.9% | 237 | 6.6% |
| Two or More Races | 236 | 8.5% | 243 | 6.7% |
| **Total Hispanic** | **2,764** | **100.0** | **3,614** | **100.0%** |
| **Total Population** | **29,087** | **100.0%** | **32,857** | **100.0%** |

## Cohorts

Table III.7.6 shows the population distribution in Gillette city by age. In 2010, children under the age of 5 accounted for 9.2 percent of the total population, which compared to 8.6 percent in 2019.

**Table III.7.6**
**Population Distribution by Age**
Gillette city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 2,677 | 9.2 | 2,832 | 8.6 |
| 5 to 19 | 6,268 | 21.5 | 7,586 | 23.1 |
| 20 to 24 | 2,393 | 8.2 | 2,226 | 6.8 |
| 25 to 34 | 5,258 | 18.1 | 5,915 | 18 |
| 35 to 54 | 7,977 | 27.4 | 7,673 | 23.4 |
| 55 to 64 | 2,835 | 9.7 | 3,920 | 11.9 |
| 65 or Older | 1,679 | 5.8 | 2,705 | 8.2 |
| **Total** | **29,087** | **100%** | **32,857** | **100%** |

Table III.7.7 shows the population in Gillette city by age and gender. In 2010, there were 5,258 people aged 25 to 34, made up of 2,860 men, and 2,398 women. In comparison, in 2019, there were 5,915 people in the 25 to 34 age cohort, with 3,029 men and 2,886 women.

**Table III.7.7**
**Population by Age and Gender**
Gillette 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 | 1,335 | 1,342 | 2,677 | 9.2% | 1,505 | 1,327 | 2,832 | 8.6% |
| 5 to 19 | 3,298 | 2,970 | 6,268 | 21.5% | 3,729 | 3,857 | 7,586 | 23.1% |
| 20 to 24 | 1,285 | 1,108 | 2,393 | 8.2% | 1,177 | 1,049 | 2,226 | 6.8% |
| 25 to 34 | 2,860 | 2,398 | 5,258 | 18.1% | 3,029 | 2,886 | 5,915 | 18% |
| 35 to 54 | 4,215 | 3,762 | 7,977 | 27.4% | 3,820 | 3,853 | 7,673 | 23.4% |
| 55 to 64 | 1,507 | 1,328 | 2,835 | 9.7% | 2,060 | 1,860 | 3,920 | 11.9% |
| 65 and Older | 710 | 969 | 1,679 | 5.8% | 1,227 | 1,478 | 2,705 | 8.2% |
| **Total** | **15,210** | **13,877** | **29,087** | **100%** | **16,547** | **16,310** | **32,857** | **100%** |

**Diagram III.7.4**
**Population Distribution by Age**
Gillette city
2010 Census and 2019 Five-Year ACS Data

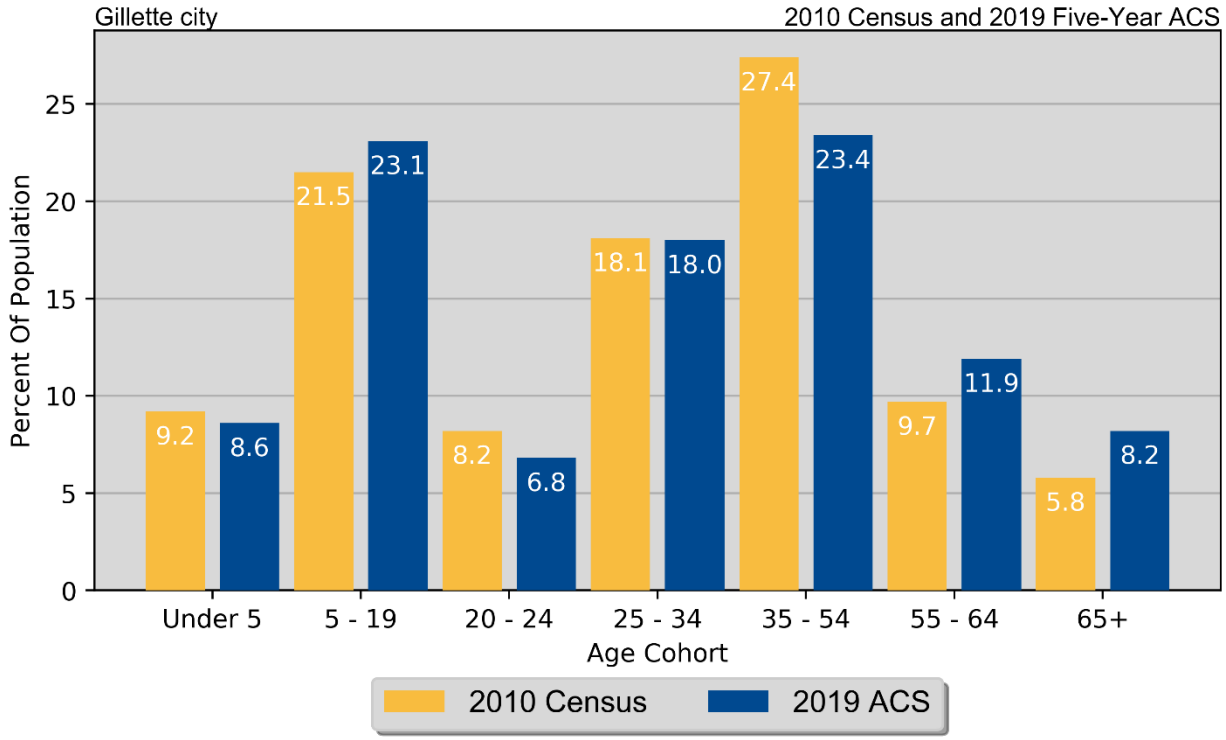
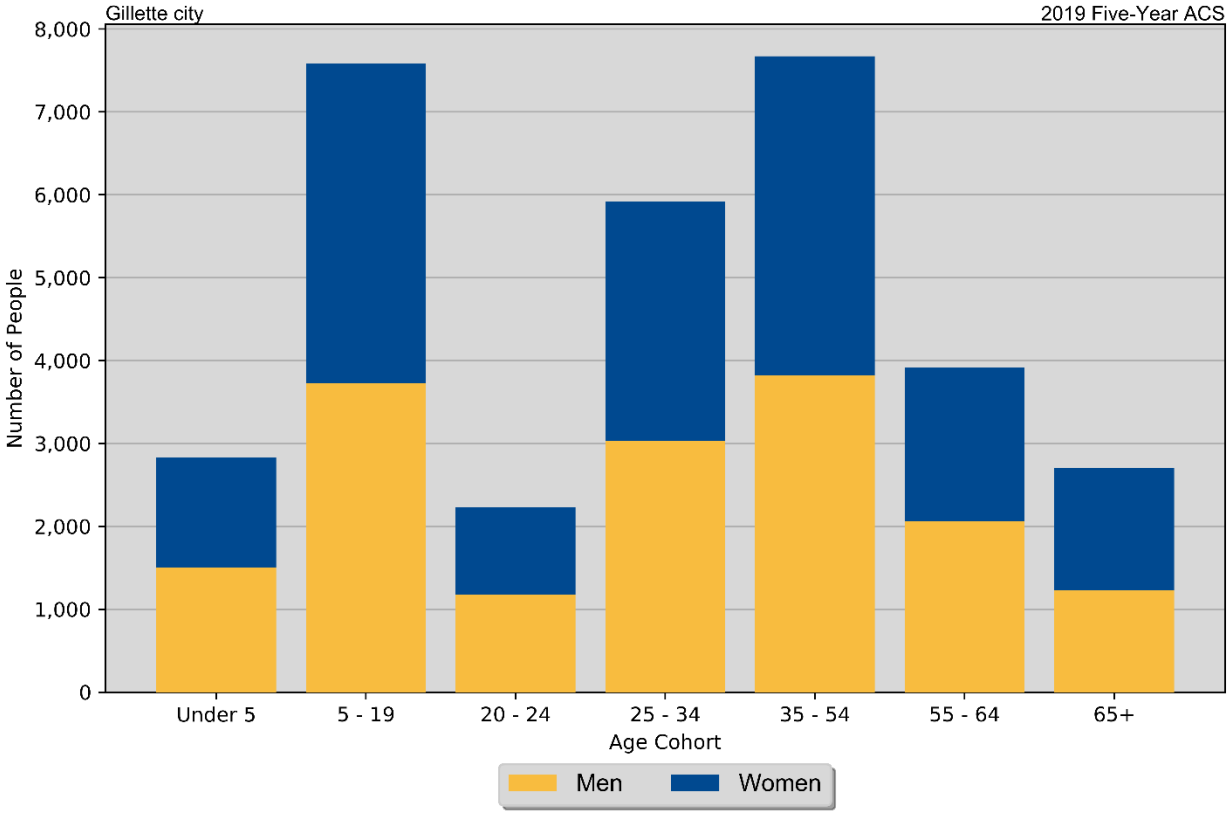


**Diagram III.7.5**
**Population Distribution by Age and Gender**
Gillette city
2019 Five-Year ACS



## 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.7.8, between 2000 and 2010, the institutionalized population changed 120.3 percent in Gillette city, from 118 people in 2000 to 260 in 2010.

**Table III.7.8**
**Group Quarters Population**
Gillette 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 | 112 | 94.9% | 107 | 41.2% | -4.5% |
| Juvenile Facilities | . | . | 25 | 9.6% | . |
| Nursing Homes | 6 | 5.1% | 123 | 47.3% | 1,950% |
| Other Institutions | 0 | 0% | 5 | 1.9% | inf% |
| Total | **118** | **100.0%** | **260** | **100.0%** | **120.3%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 78 | 48.1% | inf% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 188 | 100% | 84 | 51.9% | -55.3% |
| Total | **188** | **100.0%** | **162** | **100.0%** | **-13.8%** |
| Group Quarters Population | **306** | **100.0%** | **422** | **100.0%** | **37.9%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.7.9. An estimated 1.9 percent of the population was born in Mexico , some 0.6 percent were born in Guatemala , and another 0.3 percent were born in Philippines .

**Table III.7.9**
**Place of Birth for the Foreign-Born Population**
Gillette city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 612 | 1.9% |
| #2 country of origin | Guatemala | 181 | 0.6% |
| #3 country of origin | Philippines | 87 | 0.3% |
| #4 country of origin | El Salvador | 84 | 0.3% |
| #5 country of origin | Thailand | 58 | 0.2% |
| #6 country of origin | China, excluding Hong Kong and Taiwan | 57 | 0.2% |
| #7 country of origin | Chile | 50 | 0.2% |
| #8 country of origin | Belize | 42 | 0.1% |
| #9 country of origin | Canada | 35 | 0.1% |
| #10 country of origin | Romania | 24 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.7.10. An estimated 2.2 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Tagalog .

**Table III.7.10**
**Limited English Proficiency and Language Spoken at Home**
Gillette city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 663 | 2.2% |
| #2 LEP Language | Tagalog | 87 | 0.3% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | German or other West Germanic languages | 0 | 0% |
| #7 LEP Language | Korean | 0 | 0% |
| #8 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #9 LEP Language | Other Indo-European languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.7.11, below. The disability rate for females was 8.8 percent, compared to 9.7 percent for males. The disability rate grew precipitously higher with age, with 52.2 percent of those over 75 experiencing a disability.

**Table III.7.11**
**Disability by Age**
Gillette 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 | 216 | 6.7% | 149 | 4.1% | 365 | 5.3% |
| 18 to 34 | 217 | 4.7% | 160 | 3.9% | 377 | 4.3% |
| 35 to 64 | 709 | 12.2% | 639 | 11.2% | 1,348 | 11.7% |
| 65 to 74 | 210 | 27.6% | 127 | 17.3% | 337 | 22.6% |
| 75 or Older | 241 | 54.3% | 347 | 50.8% | 588 | 52.2% |
| **Total** | **1,593** | **9.7%** | **1,422** | **8.8%** | **3,015** | **9.3%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.7.12. Some 5.2 percent have an ambulatory disability, 2.6 have an independent living disability, and 1.6 percent have a self-care disability.

**Table III.7.12**
**Total Disabilities Tallied: Aged 5 and Older**
Gillette city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 896 | 2.8% |
| Vision disability | 525 | 1.6% |
| Cognitive disability | 962 | 3.2% |
| Ambulatory disability | 1,540 | 5.2% |
| Self-Care disability | 462 | 1.6% |
| Independent living difficulty | 588 | 2.6% |

## Education and Employment

Education and employment data from the Gillette city 2019 Five-Year ACS is presented in Table III.7.13, Table III.7.14, and Table III.7.15. In 2019, 17,293 people were in the labor force, including 16,718 employed and 575 unemployed people. The unemployment rate for Gillette city was estimated at 3.3 percent in 2019.

**Table III.7.13**
**Employment, Labor Force and Unemployment**
Gillette city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 16,718 |
| Unemployed | 575 |
| **Labor Force** | **17,293** |
| Unemployment Rate | 3.3% |

Table III.7.14 and Table III.7.15 show educational attainment in Gillette city. In 2019, 91.5 percent of households had a high school education or greater, including 36.1 percent with a high school diploma or equivalent, 38.3 percent with some college, 11.6 percent with a Bachelor's Degree, and 5.4 percent with a graduate or professional degree.

**Table III.7.14**
**High School or Greater Education**
Gillette city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 21,147 |
| Total Households | 11,967 |
| **Percent High School or Above** | **91.5%** |

**Table III.7.15**
**Educational Attainment**
Gillette city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 1,952 | 8.5% |
| High School or Equivalent | 8,350 | 36.1% |
| Some College or Associates Degree | 8,858 | 38.3% |
| Bachelor's Degree | 2,681 | 11.6% |
| Graduate or Professional Degree | 1,258 | 5.4% |
| **Total Population Above 18 years** | **23,099** | **100.0%** |

## Commuting Patterns

Table III.7.16 shows the place of work by county of residence. In 2010 98.2 percent of residents worked within the county they reside with 1.4 percent working outside their home county. This compares to 97.4 percent of residents in 2019 who worked within the county in which they resided and 1.6 percent of residents worked outside their home county but still within the state.

**Table III.7.16**
**Place of Work**
Gillette 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 | 14,974 | 98.2% | 15,922 | 97.4% |
| Worked outside county of residence | 219 | 1.4% | 257 | 1.6% |
| Worked outside state of residence | 59 | 0.4% | 161 | 1% |
| **Total** | **15,252** | **100.0%** | **16,340** | **100.0%** |

Table III.7.17 shows the aggregate travel time to work based on place of work and residence. In Gillette city the total aggregate travel time was 312,240 minutes, with residents working in their home county spending a total of 291,585 minutes traveling.

**Table III.7.17**
**Aggregate Travel Time to Work (in Minutes)**
Gillette 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 | 274,680 | 94.9% | 291,585 | 93.4% |
| Worked outside county of residence | 13,100 | 4.5% | 15,435 | 4.9% |
| Worked outside State of residence | 1,590 | 0.5% | 5,220 | 1.7% |
| **Aggregate travel time to work (in minutes):** | **289,370** | **100.0%** | **312,240** | **100.0%** |

Table III.7.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 289,370 minutes. Residents working within their home county spent an average of 18.3 minutes commuting to work, with those working outside their county of residence spending an average of 60.1 minutes on their commute.

| Table III.7.18<br>Average Travel Time to Work (in Minutes)<br>Gillette city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 18.3 | 18.3 |
| Worked outside county of residence | 59.8 | 60.1 |
| Worked outside State of residence | 26.9 | 32.4 |
| **Average travel time to work (in minutes):** | **19** | **19.1** |

Table III.7.19 shows the means of transportation to work. In 2019, 79.6 percent of commuters drove alone in a car, truck, or van. Only 11.7 percent carpooled, with an additional 2.6 percent taking public transportation. Also, there were 595 persons or 3.6 percent who worked from home.

| Table III.7.19<br>Means of Transportation to Work<br>Gillette city<br>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 | 11,953 | 78.4% | 13,006 | 79.6% |
| Car, truck, or van: Carpooled: | 1,981 | 13% | 1,911 | 11.7% |
| Public transportation (excluding taxicab): | 460 | 3% | 427 | 2.6% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 65 | 0.4% | 0 | 0% |
| Bicycle | 60 | 0.4% | 44 | 0.3% |
| Walked | 272 | 1.8% | 273 | 1.7% |
| Other means | 178 | 1.2% | 84 | 0.5% |
| Worked at home | 283 | 1.9% | 595 | 3.6% |
| **Total** | **15,252** | **100.0%** | **16,340** | **100.0%** |

Table III.7.20 shows the breakdown of the means of transportation by tenure. In 2019, 59.1 percent of commuters owned their home and commuted alone by car, which compares to 57.8 percent in 2010. There were also 3,368 renters who drove alone in 2019 and accounted for 20.7 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.3 percent of the population, which compares to 47 renters, or 0.3 percent taking public transportation.

**Table III.7.20**
**Means Of Transportation To Work By Tenure**
Gillette 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 | 8,823 | 57.8% | 9,624 | 59.1% |
| Renter | 3,130 | 20.5% | 3,368 | 20.7% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 1,312 | 8.6% | 1,331 | 8.2% |
| Renter | 669 | 4.4% | 571 | 3.5% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 358 | 2.3% | 371 | 2.3% |
| Renter | 102 | 0.7% | 47 | 0.3% |
| **Walked:** | | | | |
| Owner | 92 | 0.6% | 116 | 0.7% |
| Renter | 180 | 1.2% | 147 | 0.9% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 224 | 1.5% | 119 | 0.7% |
| Renter | 79 | 0.5% | 8 | 0% |
| **Worked at home:** | | | | |
| Owner | 228 | 1.5% | 449 | 2.8% |
| Renter | 55 | 0.4% | 133 | 0.8% |
| **Total:** | **15,252** | **100.0%** | **16,284** | **100.0%** |

# ECONOMICS

## Labor Force

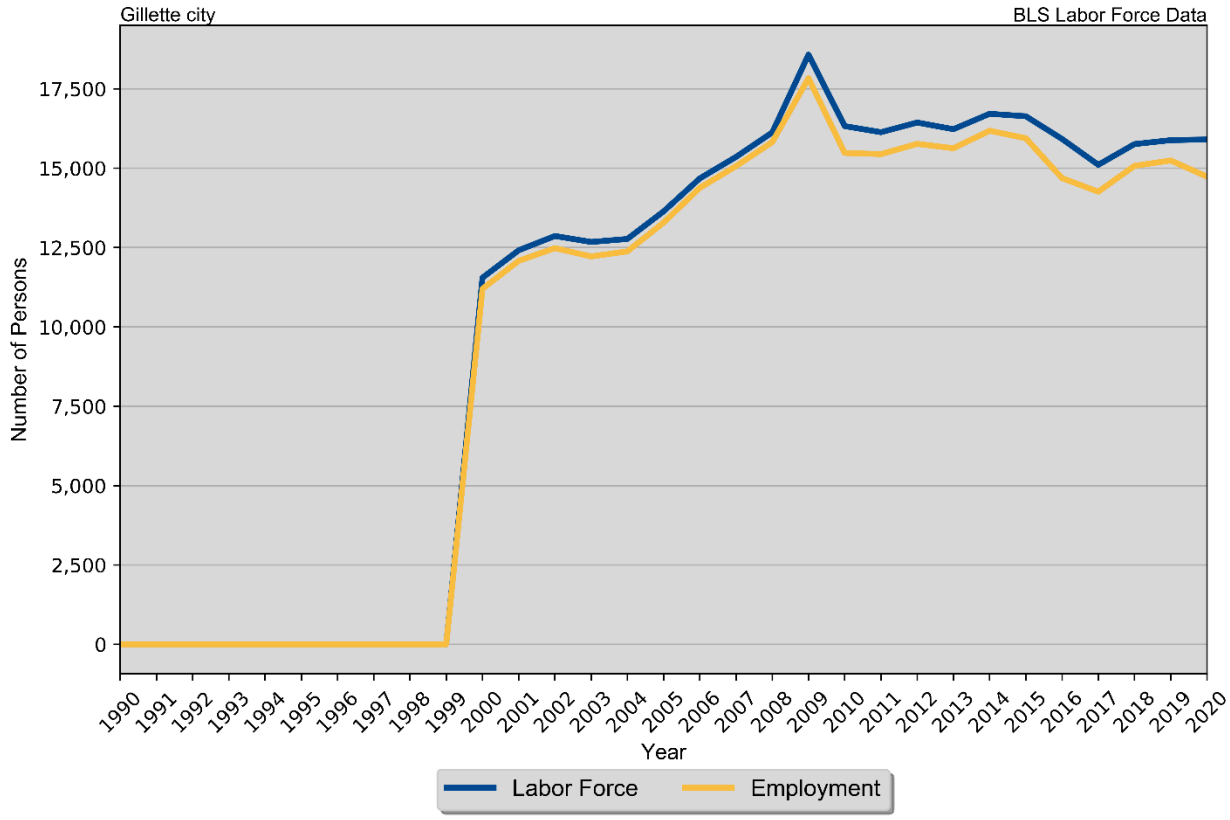
Table III.7.21, shows the labor force statistics for Gillette city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1990 with a rate of 0 percent. The highest level of unemployment occurred during 2016 rising to a rate of 7.8 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Gillette city increased from 4 percent in 2019 to 7.4 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.7.21**
**Labor Force Statistics**
Gillette city
1990 - 2020 BLS Data

| Year | Gillette city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 0 | 0 | 0 | 0% | 5.1% |
| 1991 | 0 | 0 | 0 | 0% | 5% |
| 1992 | 0 | 0 | 0 | 0% | 5.4% |
| 1993 | 0 | 0 | 0 | 0% | 5.3% |
| 1994 | 0 | 0 | 0 | 0% | 4.9% |
| 1995 | 0 | 0 | 0 | 0% | 4.8% |
| 1996 | 0 | 0 | 0 | 0% | 5% |
| 1997 | 0 | 0 | 0 | 0% | 4.8% |
| 1998 | 0 | 0 | 0 | 0% | 4.8% |
| 1999 | 0 | 0 | 0 | 0% | 4.7% |
| 2000 | 349 | 11,200 | 11,549 | 3% | 3.8% |
| 2001 | 332 | 12,081 | 12,413 | 2.7% | 3.8% |
| 2002 | 382 | 12,481 | 12,863 | 3% | 4% |
| 2003 | 456 | 12,219 | 12,675 | 3.6% | 4.3% |
| 2004 | 391 | 12,379 | 12,770 | 3.1% | 3.8% |
| 2005 | 353 | 13,286 | 13,639 | 2.6% | 3.6% |
| 2006 | 297 | 14,381 | 14,678 | 2% | 3% |
| 2007 | 292 | 15,063 | 15,355 | 1.9% | 2.6% |
| 2008 | 305 | 15,821 | 16,126 | 1.9% | 2.9% |
| 2009 | 743 | 17,833 | 18,576 | 4% | 6.3% |
| 2010 | 846 | 15,479 | 16,325 | 5.2% | 6.9% |
| 2011 | 690 | 15,443 | 16,133 | 4.3% | 6.2% |
| 2012 | 672 | 15,766 | 16,438 | 4.1% | 5.5% |
| 2013 | 600 | 15,628 | 16,228 | 3.7% | 4.8% |
| 2014 | 535 | 16,179 | 16,714 | 3.2% | 4.3% |
| 2015 | 693 | 15,943 | 16,636 | 4.2% | 4.2% |
| 2016 | 1,235 | 14,685 | 15,920 | 7.8% | 5.4% |
| 2017 | 847 | 14,259 | 15,106 | 5.6% | 4.3% |
| 2018 | 686 | 15,073 | 15,759 | 4.4% | 4% |
| 2019 | 640 | 15,242 | 15,882 | 4% | 3.7% |
| 2020 | 1,171 | 14,733 | 15,904 | 7.4% | 5.8% |

Diagram III.7.6, shows the employment and labor force for Gillette city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 14,733 persons, with the labor force reaching 15,904, indicating there were a total of 1,171 unemployed persons.

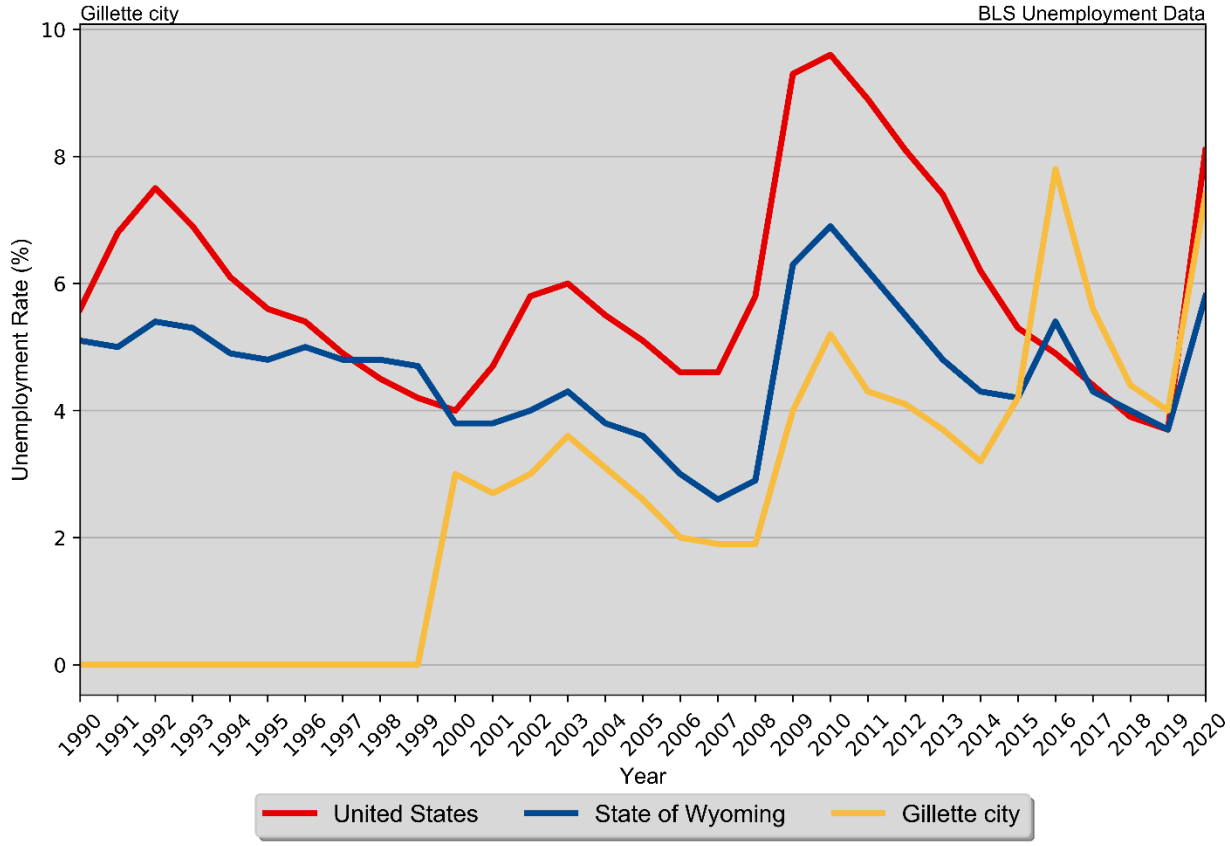
**Diagram III.7.6**
**Employment and Labor Force**



## Unemployment

Diagram III.7.7, shows the unemployment rate for both the State and Gillette city. During the 1990's the average rate for Gillette city was 0 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.8 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Gillette city had an average unemployment rate that lower than the State, 3.9 percent for Gillette city, versus 4.6 statewide.

**Diagram III.7.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

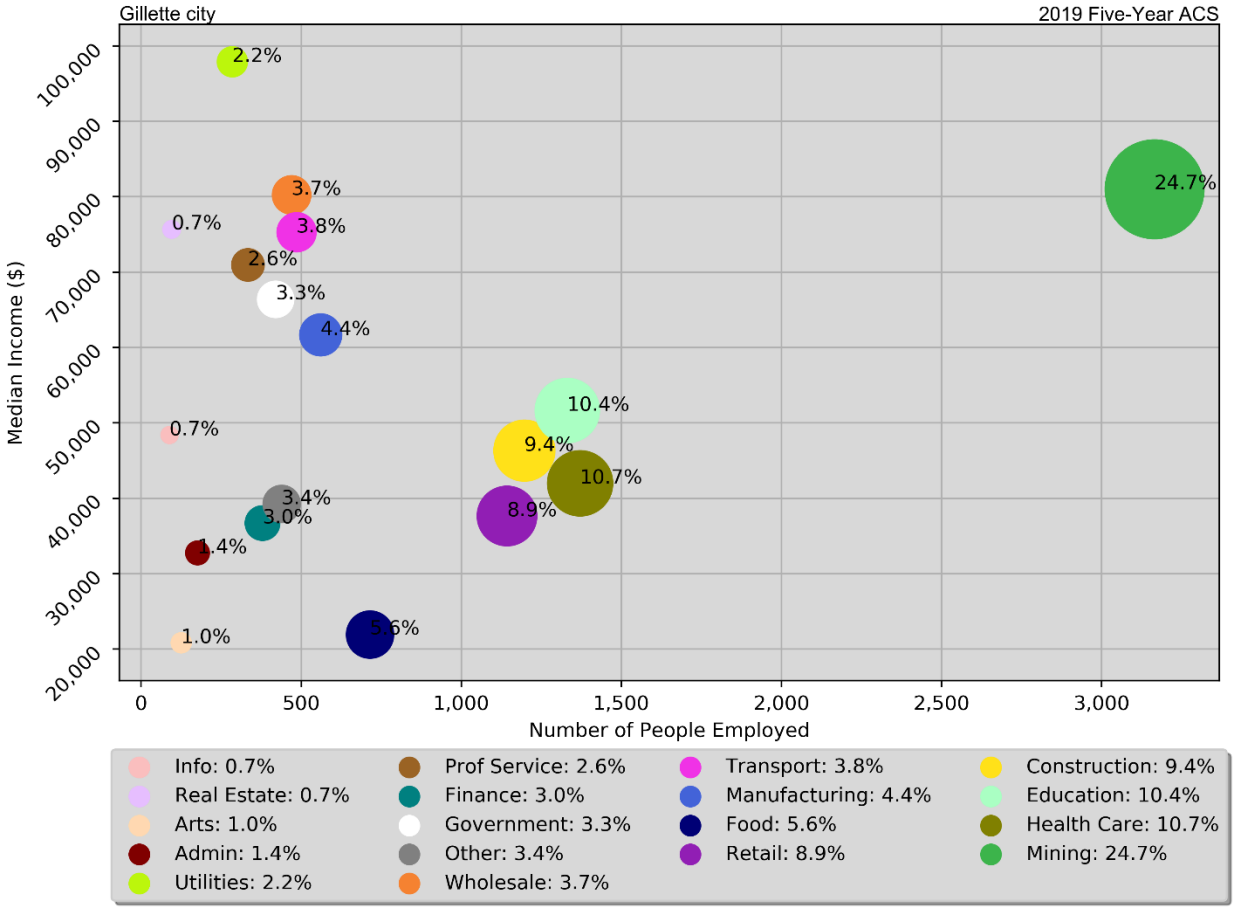
Table III.7.22 shows employment and median earnings by industry for Gillette city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Gillette city was Mining, which employed 3,165 people and paid a median salary of 81,016 dollars. The highest paying industry in Gillette city was the Utilities industry, which paid a median salary of 97,903 dollars in 2019. This data is also displayed in Diagram III.7.8.

**Table III.7.22**
**City Level Employment by Industry**
Gillette city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 176 | 1.4% | $32,778 |
| Arts, entertainment, and recreation | 125 | 1% | $20,848 |
| Construction | 1,196 | 9.4% | $46,343 |
| Educational services[14] | 1,331 | 10.4% | $51,650 |
| Agriculture, forestry, fishing and hunting | 20 | 0.2% | $ |
| Finance and insurance | 379 | 3% | $36,726 |
| Accommodation and food services | 714 | 5.6% | $21,970 |
| Health care and social assistance | 1,371 | 10.7% | $42,011 |
| Information | 88 | 0.7% | $48,409 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 560 | 4.4% | $61,694 |
| Mining, quarrying, and oil and gas extraction | 3,165 | 24.7% | $81,016 |
| Other services, except public administration | 438 | 3.4% | $39,269 |
| Prof Service | 333 | 2.6% | $70,956 |
| Government | 420 | 3.3% | $66,413 |
| Real estate and rental and leasing | 95 | 0.7% | $75,703 |
| Retail Trade | 1,142 | 8.9% | $37,688 |
| Transportation and warehousing | 485 | 3.8% | $75,313 |
| Utilities | 284 | 2.2% | $97,903 |
| Wholesale trade | 469 | 3.7% | $80,271 |

[14] Includes both Public and Private Education

## Diagram III.7.8
## Earnings and Employment by Industry



## Earnings: Campbell 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.7.23, shows the total employment by industry for the Campbell County. The most recent estimates show the mining industry was the largest employer in Campbell County, with employment reaching 6,832 jobs in 2019. Between 2018 and 2019 the manufacturing industry saw the largest percentage increase, rising by 12.3 percent to 657 jobs.

**Table III.7.23**
**Employment by Industry**
Campbell County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 793 | 882 | 902 | 923 | 932 | 950 | 926 | 942 | 1.7% |
| Forestry, fishing, related activities, and other | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 8,978 | 9,262 | 9,482 | 8,884 | 7,337 | 7,155 | 6,999 | 6,832 | -2.4% |
| Utilities | 273 | 377 | 385 | 381 | 382 | 361 | 341 | 333 | -2.3% |
| Construction | 4,288 | 2,841 | 3,373 | 3,192 | 2,675 | 2,471 | 2,620 | 2,688 | 2.6% |
| Manufacturing | 588 | 650 | 686 | 733 | 585 | 565 | 585 | 657 | 12.3% |
| Wholesale trade | 1,697 | 1,779 | 1,949 | 1,915 | 1,615 | 1,487 | 1,576 | 1,657 | 5.1% |
| Retail trade | 3,066 | 3,174 | 3,155 | 3,344 | 3,208 | 3,130 | 3,120 | 3,156 | 1.2% |
| Transportation and warehousing | 1,491 | 1,477 | 1,649 | 1,563 | 1,393 | 1,310 | 1,426 | 1,528 | 7.2% |
| Information | 240 | 256 | 242 | 237 | 268 | 273 | 290 | 296 | 2.1% |
| Finance and insurance | 752 | 796 | 721 | 749 | 854 | 853 | 833 | 836 | 0.4% |
| Real estate and rental and leasing | 1,500 | 1,595 | 1,672 | 1,700 | 1,645 | 1,624 | 1,726 | 1,785 | 3.4% |
| Professional and technical services | 1,249 | 1,217 | 1,251 | 1,148 | 1,080 | 1,060 | 1,089 | 1,116 | 2.5% |
| Management of companies and enterprises | 265 | 297 | 295 | 295 | 264 | 249 | 268 | 241 | -10.1% |
| Administrative and waste services | 1,051 | 1,049 | 1,058 | 1,091 | 1,096 | 1,165 | 1,128 | 1,188 | 5.3% |
| Educational services | 161 | 197 | 186 | 211 | 209 | 202 | 223 | 227 | 1.8% |
| Health care and social assistance | 1,293 | 1,456 | 1,366 | 1,357 | 1,349 | 1,336 | 1,338 | 1,363 | 1.9% |
| Arts, entertainment, and recreation | 293 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Accommodation and food services | 2,076 | 2,243 | 2,394 | 2,432 | 2,274 | 2,296 | 2,284 | 2,370 | 3.8% |
| Other services, except public administration | 1,583 | 1,594 | 1,520 | 1,492 | 1,431 | 1,412 | 1,478 | 1,531 | 3.6% |
| Government and government enterprises | 4,587 | 5,055 | 5,215 | 5,332 | 5,361 | 5,167 | 5,135 | 5,125 | -0.2% |
| **Total** | **36,344** | **36,682** | **38,020** | **37,496** | **34,497** | **33,624** | **33,972** | **34,503** | **1.6%** |

Table III.7.24, shows the real average earnings per job by industry for Campbell County. In 2019, the utilities industry had the highest average earnings reaching 148,512 dollars. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 4.2 percent to 55,992 dollars.

**Table III.7.24**
**Real Earnings Per Job by Industry**
Campbell County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | -9,089 | -6,453 | 11,889 | 8,754 | 3,622 | 8,964 | 6,930 | 4,276 | -38.3% |
| Forestry, fishing, related activities, and other | 14,048 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 129,362 | 127,970 | 132,310 | 121,928 | 109,691 | 110,413 | 119,882 | 121,846 | 1.6% |
| Utilities | 134,854 | 134,267 | 133,228 | 137,502 | 141,061 | 138,019 | 143,465 | 148,512 | 3.5% |
| Construction | 77,400 | 73,592 | 76,679 | 72,261 | 67,661 | 67,449 | 68,210 | 69,717 | 2.2% |
| Manufacturing | 88,494 | 81,445 | 79,330 | 76,827 | 71,483 | 72,957 | 81,768 | 84,729 | 3.6% |
| Wholesale trade | 92,355 | 97,385 | 91,281 | 90,113 | 93,581 | 98,489 | 97,103 | 97,632 | 0.5% |
| Retail trade | 38,015 | 40,192 | 41,441 | 40,068 | 36,287 | 34,136 | 34,141 | 34,373 | 0.7% |
| Transportation and warehousing | 81,756 | 92,227 | 93,363 | 99,145 | 93,738 | 87,353 | 95,703 | 95,894 | 0.2% |
| Information | 56,616 | 51,412 | 46,745 | 51,372 | 54,494 | 58,263 | 64,923 | 65,499 | 0.9% |
| Finance and insurance | 45,195 | 44,633 | 49,916 | 50,119 | 42,641 | 44,964 | 41,552 | 39,964 | -3.8% |
| Real estate and rental and leasing | 49,001 | 42,239 | 33,750 | 35,216 | 30,348 | 24,922 | 21,819 | 21,721 | -0.5% |
| Professional and technical services | 71,890 | 65,022 | 64,772 | 61,031 | 55,769 | 53,880 | 53,759 | 55,992 | 4.2% |
| Management of companies and enterprises | 172,388 | 140,015 | 141,465 | 137,982 | 120,557 | 131,921 | 126,155 | 120,076 | -4.8% |
| Administrative and waste services | 29,470 | 39,178 | 38,019 | 39,325 | 36,325 | 37,310 | 38,790 | 36,819 | -5.1% |
| Educational services | 22,314 | 28,178 | 32,225 | 28,627 | 32,121 | 34,944 | 30,818 | 31,675 | 2.8% |
| Health care and social assistance | 63,899 | 54,832 | 56,415 | 57,053 | 53,192 | 52,134 | 49,800 | 50,548 | 1.5% |
| Arts, entertainment, and recreation | 8,715 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Accommodation and food services | 22,281 | 22,696 | 23,405 | 23,620 | 23,445 | 23,791 | 23,108 | 23,230 | 0.5% |
| Other services, except public administration | 56,583 | 51,116 | 48,333 | 48,194 | 44,180 | 44,218 | 48,045 | 49,232 | 2.5% |
| Government and government enterprises | 75,604 | 76,860 | 76,738 | 77,401 | 75,088 | 74,297 | 76,009 | 75,403 | -0.8% |
| **Total** | **77,887** | **76,832** | **78,325** | **74,349** | **67,278** | **66,536** | **68,850** | **68,783** | **-0.1%** |

Diagram III.7.9, shows real average earnings per job for Campbell County from 1990 to 2019. Over this period the average earning per job for Campbell County was 62,962 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.7.9**
**Real Average Earnings Per Job**

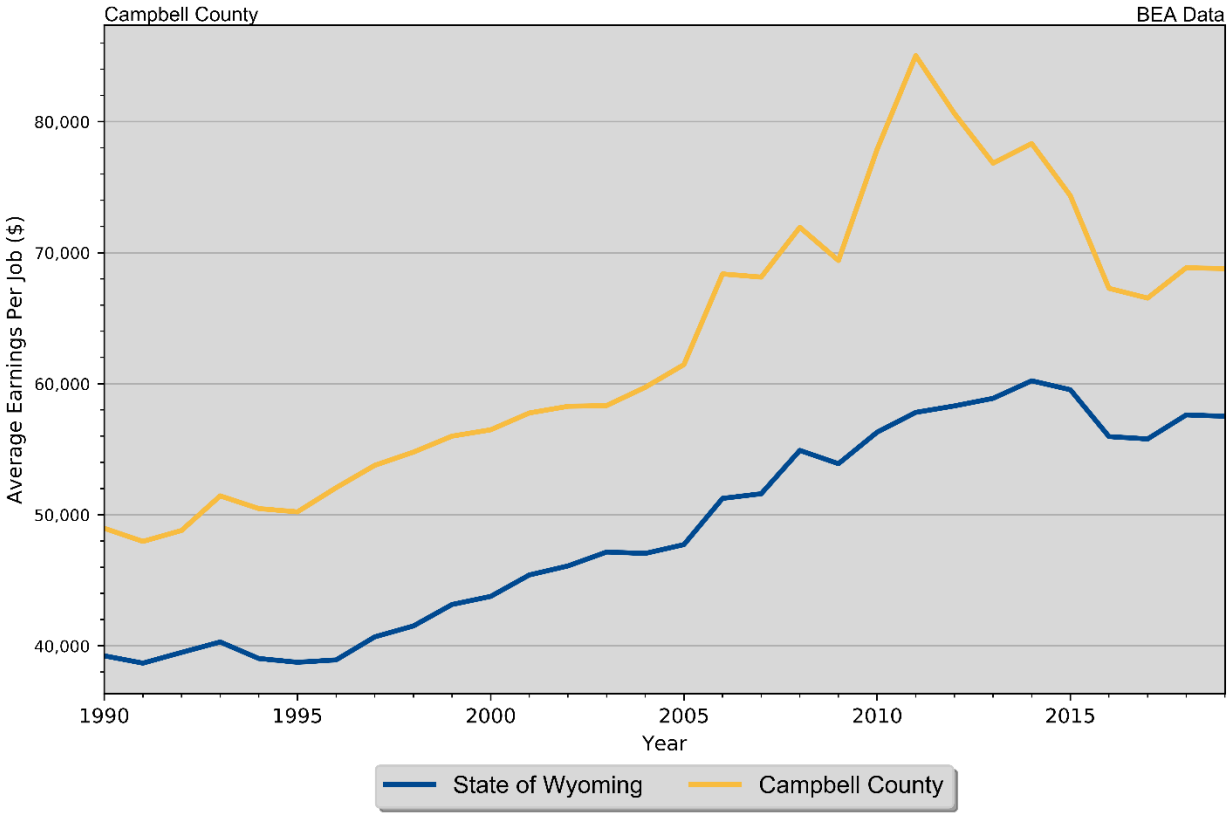
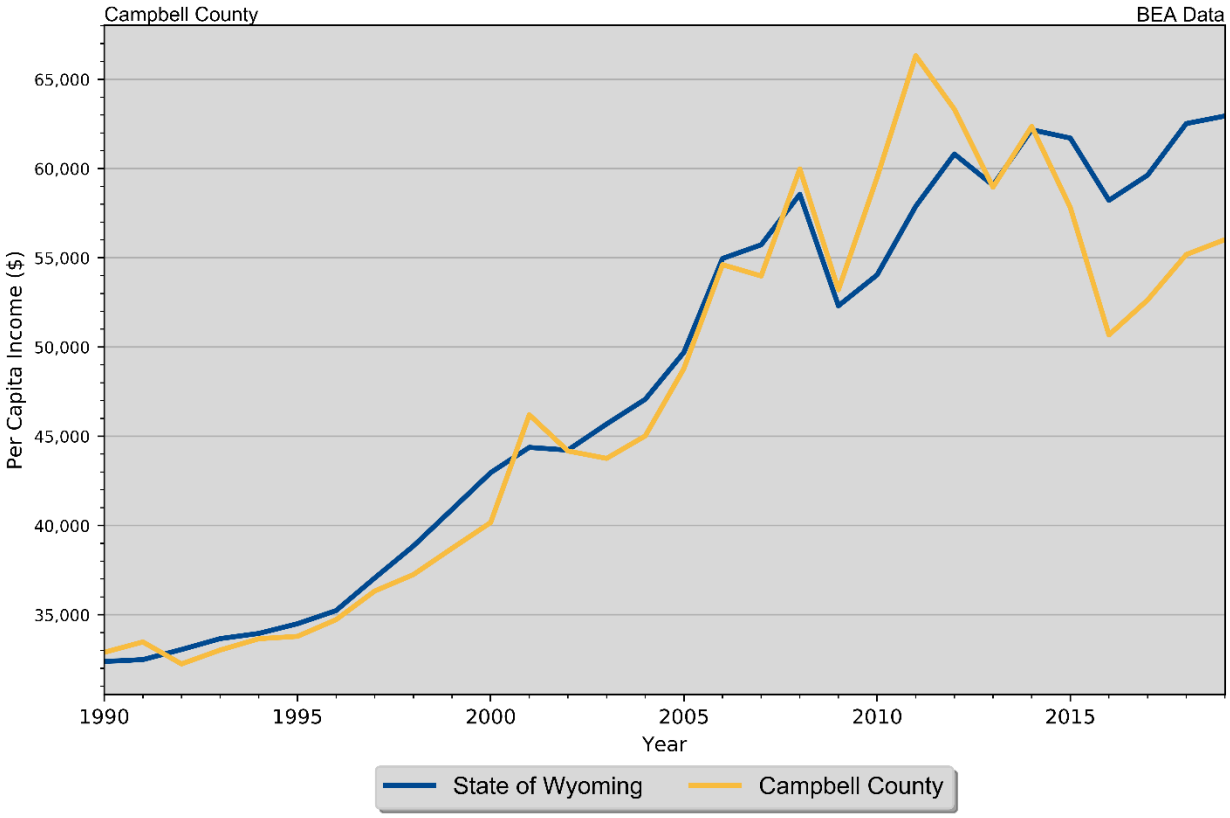


Diagram III.7.10, shows real per capita income for the Campbell County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Campbell County was 47,293 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.7.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 3,117 in 2010 to 3,506 in 2019, with the poverty rate reaching 7.7 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.7.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.7.11.

The rate of poverty for Gillette city is shown in Table III.7.26. In 2019, the poverty rate was 14.3 percent meaning there were an estimated 4,613 people living in poverty, compared to 2,178 persons living in poverty in 2010. In 2019, some 30.5 percent of those in poverty were under age 6 and 9.8 percent were 65 or older.

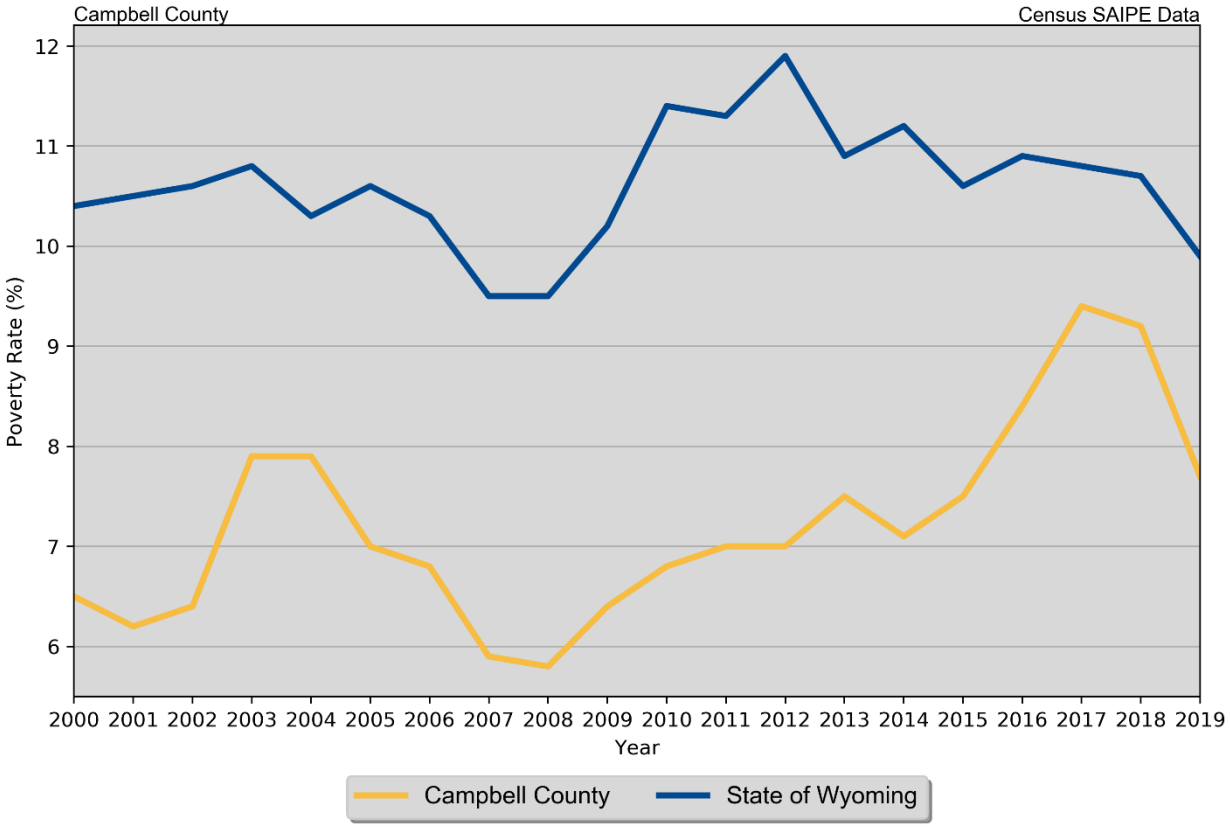
**Table III.7.25**
**Persons in Poverty**
Campbell County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 2,239 | 6.5% |
| 2001 | 2,234 | 6.2% |
| 2002 | 2,312 | 6.4% |
| 2003 | 2,893 | 7.9% |
| 2004 | 2,936 | 7.9% |
| 2005 | 2,585 | 7% |
| 2006 | 2,629 | 6.8% |
| 2007 | 2,387 | 5.9% |
| 2008 | 2,376 | 5.8% |
| 2009 | 2,817 | 6.4% |
| 2010 | 3,117 | 6.8% |
| 2011 | 3,205 | 7% |
| 2012 | 3,292 | 7% |
| 2013 | 3,554 | 7.5% |
| 2014 | 3,391 | 7.1% |
| 2015 | 3,668 | 7.5% |
| 2016 | 4,067 | 8.4% |
| 2017 | 4,271 | 9.4% |
| 2018 | 4,200 | 9.2% |
| 2019 | 3,506 | 7.7% |

**Table III.7.26**
**Poverty by Age**
Gillette 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 | 425 | 14.6 | 1,083 | 30.5% |
| 6 to 17 | 504 | 10.6 | 826 | 13.7% |
| 18 to 64 | 1,218 | 6.8 | 2,446 | 12.2% |
| 65 or Older | 31 | 2.3 | 258 | 9.8% |
| **Total** | **2,178** | **100.0%** | **4,613** | **100.0%** |
| **Poverty Rate** | **8.1%** | . | **14.3%** | . |

**Diagram III.7.11**
**Poverty Rates**



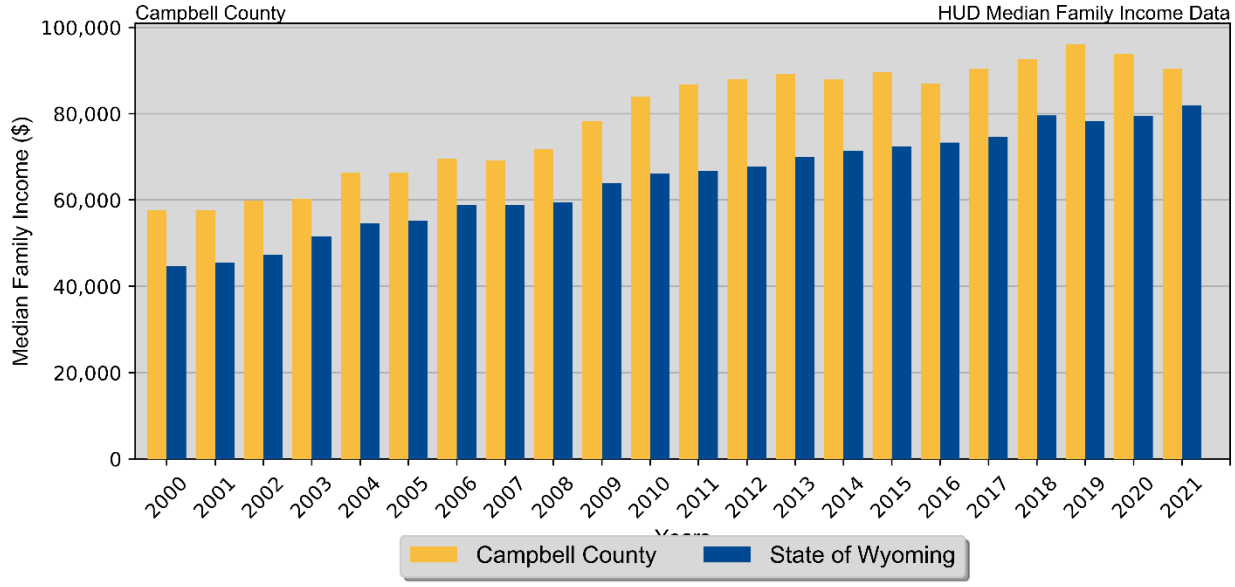
## Household Income

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.7.46 shows that the HUD estimated MFI for Campbell County was $90,400 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.7.12, illustrates the estimated MFI for 2000 through 2021 in Campbell County.

**Table III.7.27**
**Median Family Income**
Campbell County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 57,600 | 44,700 |
| 2001 | 57,600 | 45,500 |
| 2002 | 59,900 | 47,200 |
| 2003 | 60,300 | 51,600 |
| 2004 | 66,300 | 54,500 |
| 2005 | 66,300 | 55,250 |
| 2006 | 69,600 | 58,800 |
| 2007 | 69,200 | 58,800 |
| 2008 | 71,800 | 59,450 |
| 2009 | 78,300 | 63,900 |
| 2010 | 84,000 | 66,100 |
| 2011 | 86,800 | 66,800 |
| 2012 | 88,000 | 67,700 |
| 2013 | 89,200 | 70,000 |
| 2014 | 87,900 | 71,400 |
| 2015 | 89,700 | 72,400 |
| 2016 | 87,000 | 73,300 |
| 2017 | 90,400 | 74,700 |
| 2018 | 92,600 | 79,600 |
| 2019 | 96,100 | 78,200 |
| 2020 | 93,900 | 79,500 |
| 2021 | 90,400 | 81,900 |

**Diagram III.7.12**
**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 Gillette city increased from 20 authorizations in 2019 to 27 in 2020.

The real value of single-family building permits decreased from 306,103 dollars in 2019 to 301,808 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.7.28.

**Table III.7.28**
**Building Permits and Valuation**
Gillette city
Census Bureau Data, 1980–2020

| 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 | 123 | 60 | 92 | 95 | 370 | 134,634 | 56,921 |
| 1981 | 198 | 164 | 50 | 182 | 594 | 118,140 | 50,921 |
| 1982 | 24 | 18 | 16 | 0 | 58 | 191,049 | 0 |
| 1983 | 115 | 8 | 0 | 60 | 183 | 155,199 | 51,283 |
| 1984 | 100 | 2 | 0 | 0 | 102 | 116,055 | 0 |
| 1985 | 95 | 0 | 4 | 48 | 147 | 133,615 | 53,959 |
| 1986 | 31 | 0 | 0 | 0 | 31 | 154,014 | 0 |
| 1987 | 15 | 0 | 0 | 0 | 15 | 203,147 | 0 |
| 1988 | 11 | 0 | 0 | 0 | 11 | 175,067 | 0 |
| 1989 | 9 | 0 | 0 | 0 | 9 | 249,671 | 0 |
| 1990 | 15 | 0 | 0 | 0 | 15 | 204,610 | 0 |
| 1991 | 20 | 0 | 0 | 0 | 20 | 208,625 | 0 |
| 1992 | 35 | 0 | 0 | 0 | 35 | 213,681 | 0 |
| 1993 | 41 | 0 | 0 | 0 | 41 | 227,968 | 0 |
| 1994 | 48 | 0 | 0 | 0 | 48 | 220,423 | 0 |
| 1995 | 48 | 0 | 0 | 0 | 48 | 200,532 | 0 |
| 1996 | 66 | 0 | 0 | 0 | 66 | 191,341 | 0 |
| 1997 | 38 | 0 | 0 | 0 | 38 | 213,735 | 0 |
| 1998 | 50 | 0 | 0 | 0 | 50 | 188,602 | 0 |
| 1999 | 37 | 0 | 0 | 0 | 37 | 206,199 | 0 |
| 2000 | 61 | 0 | 0 | 0 | 61 | 185,352 | 0 |
| 2001 | 105 | 0 | 0 | 0 | 105 | 184,724 | 0 |
| 2002 | 144 | 0 | 0 | 0 | 144 | 195,107 | 0 |
| 2003 | 156 | 0 | 0 | 0 | 156 | 196,848 | 0 |
| 2004 | 127 | 0 | 0 | 0 | 127 | 209,856 | 0 |
| 2005 | 190 | 0 | 0 | 73 | 263 | 270,076 | 81,917 |
| 2006 | 158 | 0 | 0 | 61 | 219 | 250,686 | 79,509 |
| 2007 | 393 | 0 | 0 | 604 | 997 | 274,774 | 45,815 |
| 2008 | 270 | 0 | 0 | 72 | 342 | 240,218 | 11,214 |
| 2009 | 241 | 0 | 100 | 0 | 341 | 325,610 | 0 |
| 2010 | 261 | 0 | 0 | 48 | 309 | 395,220 | 164,510 |
| 2011 | 194 | 0 | 0 | 0 | 194 | 438,798 | 0 |
| 2012 | 178 | 0 | 0 | 0 | 178 | 468,096 | 0 |
| 2013 | 122 | 0 | 0 | 0 | 122 | 494,356 | 0 |
| 2014 | 163 | 0 | 0 | 0 | 163 | 446,736 | 0 |
| 2015 | 77 | 0 | 0 | 0 | 77 | 486,439 | 0 |
| 2016 | 18 | 0 | 0 | 0 | 18 | 417,165 | 0 |
| 2017 | 17 | 0 | 0 | 0 | 17 | 296,834 | 0 |
| 2018 | 37 | 0 | 0 | 0 | 37 | 279,806 | 0 |
| 2019 | 20 | 4 | 0 | 0 | 24 | 306,103 | 0 |
| 2020 | 27 | 2 | 0 | 0 | 29 | 301,808 | 0 |

**Diagram III.7.13**
**Single-Family Permits**

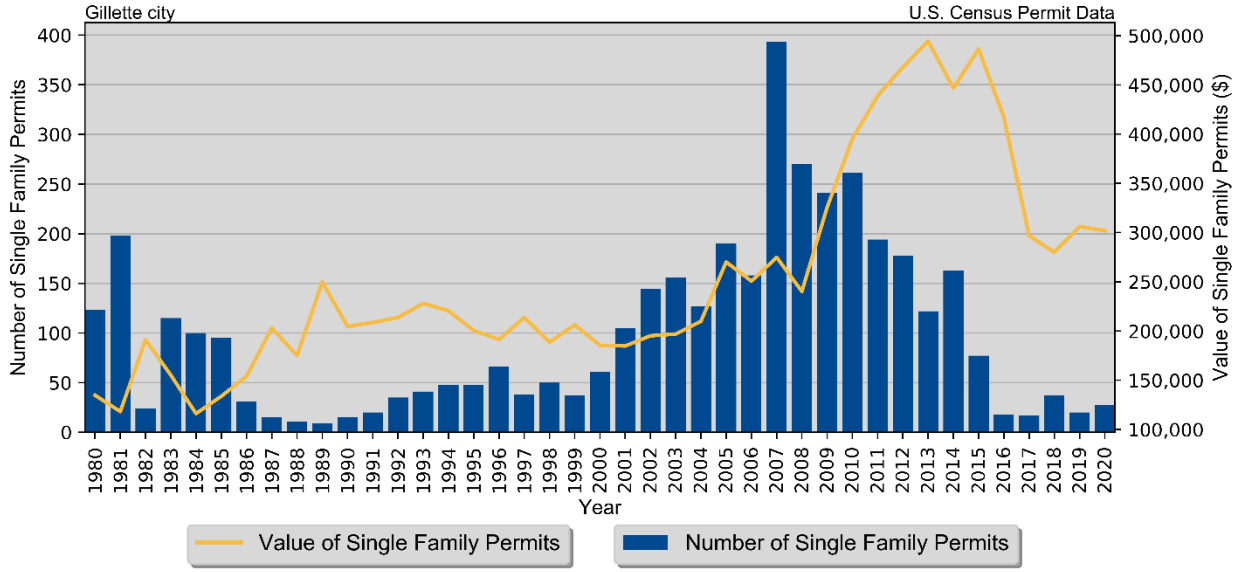
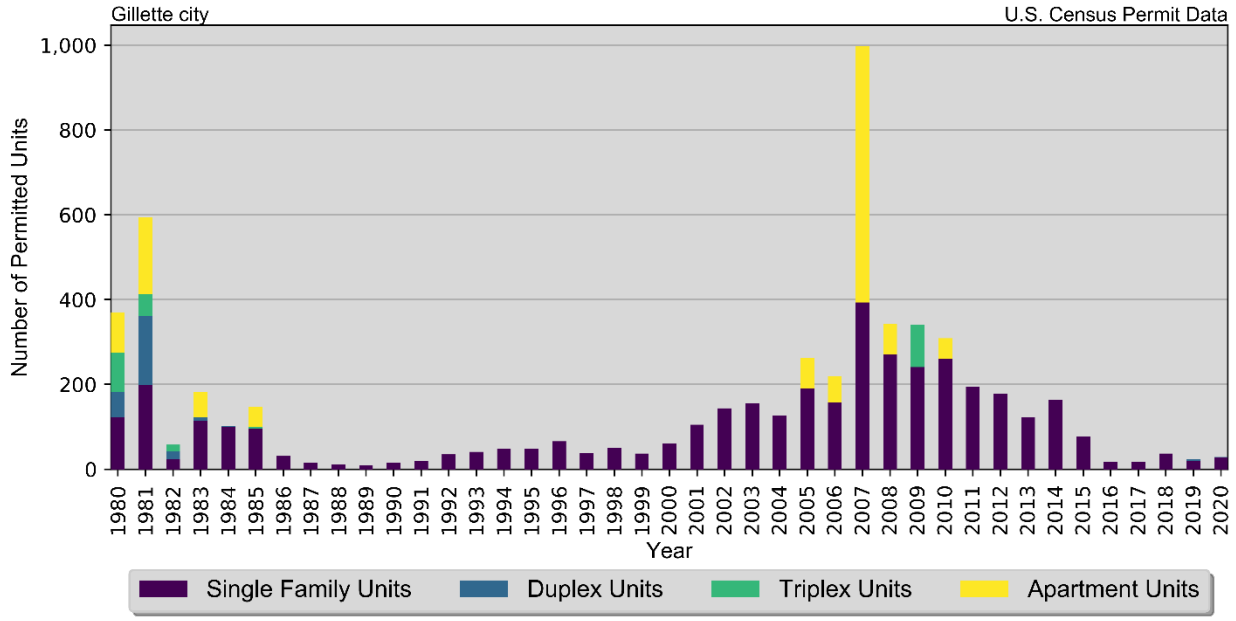



**Diagram III.7.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.7.29. Family households represented 69.2 percent of households, while non-family households accounted for 30.8 percent. These changed from 66.5 and 33.5 percent, respectively.

**Table II.7.29**
**Household Type by Tenure**
Gillette city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 7,299 | 66.5% | 8,284 | 69.2% |
| Married-Couple Family | 5,400 | 74% | 6,510 | 78.6% |
| Owner-Occupied | 4,468 | 82.7% | 5,499 | 84.5% |
| Renter-Occupied | 932 | 17.3% | 1,011 | 15.5% |
| Other Family | 1,899 | 26% | 1,774 | 22.9% |
| Male Householder, No Spouse Present | 764 | 40.2% | 803 | 43.1% |
| Owner-Occupied | 472 | 61.8% | 518 | 64.5% |
| Renter-Occupied | 292 | 38.2% | 285 | 35.5% |
| Female Householder, No Spouse Present | 1,135 | 59.8% | 971 | 64% |
| Owner-Occupied | 572 | 50.4% | 363 | 37.4% |
| Renter-Occupied | 563 | 49.6% | 608 | 62.6% |
| Non-Family Households | 3,676 | 33.5% | 3,683 | 30.8% |
| Owner-Occupied | 1,923 | 52.3% | 1,980 | 53.8% |
| Renter-Occupied | 1,753 | 47.7% | 1,703 | 46.2% |
| **Total** | **10,975** | **100.0%** | **11,967** | **100.0%** |

Table II.7.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 11,291 housing units, compared with 13,858 in 2019. Single-family units accounted for 59.4 percent of units in 2019, compared to 52.4 in 2010. Apartment units accounted for 17.6 percent in 2019, compared to 18.4 percent in 2010.

**Table II.7.30**
**Housing Units by Type**
Gillette 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 | 5,915 | 52.4% | **8,232** | 59.4% |
| Duplex | 374 | 3.3% | 243 | 1.8% |
| Tri- or Four-Plex | 634 | 5.6% | 731 | 5.3% |
| Apartment | 2,083 | 18.4% | 2,439 | 17.6% |
| Mobile Home | 2,235 | 19.8% | 2,213 | 16% |
| Boat, RV, Van, Etc. | 50 | 0.4% | 0 | 0% |
| **Total** | **11,291** | **100.0%** | **13,858** | **100.0%** |

Table II.7.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 13,858 housing units. An estimated 69.9 percent were owner-occupied, and 13.6 percent were vacant.

**Table II.7.31**
**Housing Units by Tenure**
Gillette city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 10,975 | 90.3% | 11,967 | 86.4% |
| Owner-Occupied | 7,435 | 67.7% | 8,360 | 69.9% |
| Renter-Occupied | 3,540 | 32.3% | 3,607 | 30.1% |
| Vacant Housing Units | 1,178 | 9.7% | 1,891 | 13.6% |
| **Total Housing Units** | **12,153** | **100.0%** | **13,858** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.7.32. Households earning more than 100,000 dollars per year represented 36.9 percent of households in 2019, compared to 32.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.1 percent of households in 2019, compared to 5.7 percent in 2000.

**Table II.7.32**
**Households by Income**
Gillette 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 | 585 | 5.7% | 1,092 | 9.1% |
| $15,000 to $19,999 | 275 | 2.7% | 374 | 3.1% |
| $20,000 to $24,999 | 438 | 4.2% | 563 | 4.7% |
| $25,000 to $34,999 | 498 | 4.8% | 885 | 7.4% |
| $35,000 to $49,999 | 1,364 | 13.2% | 1,002 | 8.4% |
| $50,000 to $74,999 | 2,079 | 20.2% | 1,706 | 14.3% |
| $75,000 to $99,999 | 1,730 | 16.8% | 1,924 | 16.1% |
| $100,000 or More | 3,345 | 32.4% | 4,421 | 36.9% |
| **Total** | **10,314** | **100.0%** | **11,967** | **100.0%** |

Table II.7.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 22.7 percent of households in 2010 and 24.6 percent of households in 2019. Housing units built in 1939 or earlier represented 2.1 percent of households in 2019 and 2.3 percent of households in 2010.

**Table II.7.33**
**Households by Year Home Built**
Gillette 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 | 240 | 2.3% | 248 | 2.1% |
| 1940 to 1949 | 146 | 1.4% | 136 | 1.1% |
| 1950 to 1959 | 252 | 2.4% | 314 | 2.6% |
| 1960 to 1969 | 730 | 7.1% | 578 | 4.8% |
| 1970 to 1979 | 3,299 | 32% | 2,277 | 19% |
| 1980 to 1989 | 2,285 | 22.2% | 2,770 | 23.1% |
| 1990 to 1999 | 1,016 | 9.9% | 1,381 | 11.5% |
| 2000 to 2009 | 2,346 | 22.7% | 2,946 | 24.6% |
| 2010 or Later | . | . | 1,317 | 11% |
| **Total** | **10,314** | **100.0%** | **11,967** | **100.0%** |

The distribution of unit types by race are shown in Table II.7.34. An estimated 64.9 percent of white households occupy single-family homes, compared to 67.9 percent of black households. Some 13.5 percent of white households occupied apartments, compared to 32.1 percent of black households. An estimated  percent of Asian, and 74 percent of American Indian households occupy single-family homes.

**Table II.7.34**
**Distribution of Units in Structure by Race**
Gillette city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 64.9% | 67.9% | 74% | % | % | 12.5% | 30.9% |
| Duplex | 1.7% | 0% | 0% | % | % | 0% | 0% |
| Tri- or Four-Plex | 3.6% | 0% | 0% | % | % | 0% | 26.5% |
| Apartment | 13.5% | 32.1% | 26% | % | % | 8.7% | 42.6% |
| Mobile Home | 16.3% | 0% | 0% | % | % | 78.8% | 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.7.35. An estimated 47.6 percent of vacant units were for rent in 2010. In addition, some 15.5 percent of vacant units were for sale. "Other" vacant units represented 15.2 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 59.2 percent of vacant units, while for sale units accounted for 10.3 percent. "Other" vacant units accounted for 15.2 percent of vacant units, representing a total of 287 "other" vacant units.

**Table II.7.35**
**Disposition of Vacant Housing Units**
Gillette city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 561 | 47.6% | 1,119 | 59.2% |
| For Sale | 183 | 15.5% | 195 | 10.3% |
| Rented Not Occupied | 37 | 3.1% | 52 | 2.7% |
| Sold Not Occupied | 25 | 2.1% | 43 | 2.3% |
| For Seasonal, Recreational, or Occasional Use | 158 | 13.4% | 183 | 9.7% |
| For Migrant Workers | 35 | 3% | 12 | 0.6% |
| Other Vacant | 179 | 15.2% | 287 | 15.2% |
| **Total** | **1,178** | **100.0%** | **1,891** | **100.0%** |

Table II.7.36 shows the number of households in the county by number of bedrooms and tenure. There were 19 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 20.16 percent of total households in Gillette city. In Gillette city the 5,465 households with three bedrooms accounted for 45.67 percent of all households, and there were 902 five-bedroom or more households, which accounted for 7.54 percent of all households.

| Table II.7.36<br>Households by Number of Bedrooms<br>Gillette city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 31 | 19 | 50 | 0.42% |
| One | 57 | 466 | 523 | 4.37% |
| Two | 746 | 1,667 | 2,413 | 20.16% |
| Three | 4,294 | 1,171 | 5,465 | 45.67% |
| Four | 2,338 | 276 | 2,614 | 21.84% |
| Five or more | 894 | 8 | 902 | 7.54% |
| **Total** | **8,360** | **3,607** | **11,967** | **100.0** |

The age of a structure influences its value. As shown in Table II.7.37, structures built in 1939 or earlier had a median value of, 212,800 while structures built between 1950 and 1959 had a median value of 211,500 and those built between 1990 to 1999 had a median value of 203,800. 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 255,800 and, 199,100 respectively. The total median value in Gillette city was, 216,400.

| Table II.7.37<br>Owner Occupied Median Value by Year Structure Built<br>Gillette city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 212,800 |
| 1940 to 1949 | 214,600 |
| 1950 to 1959 | 211,500 |
| 1960 to 1969 | 185,000 |
| 1970 to 1979 | 195,800 |
| 1980 to 1989 | 221,200 |
| 1990 to 1999 | 203,800 |
| 2000 to 2009 | 220,800 |
| 2010 to 2013 | 255,800 |
| 2014 or later | 199,100 |
| **Median Value** | **216,400** |

Household mortgage status is reported in Table II.7.38. In, Gillette city households with a mortgage accounted for 72.1 percent of all households or 6,028 housing units, and the remaining 68.8 percent or 5,751 units had no mortgage. Of those units with a mortgage, 277 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 5,751 or 68.8 percent had no second mortgage or no home equity loan.

**Table II.7.38**
**Mortgage Status**
**Gillette city**
**2019** Five-Year ACS Data

| Mortgage Status | Gillette city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 6,028 | 72.1 |
| With either a second mortgage or home equity loan, but not both | 277 | 3.3 |
| Second mortgage only | 83 | 1 |
| Home equity loan only | 194 | 2.3 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 5,751 | 68.8 |
| Housing units without a mortgage | 2,332 | 27.9 |
| **Total** | **8,360** | **100.0%** |

Table II.7.39 lists the Gillette city median rent as $769 and the median home value as $216,400 in 2019.

**Table II.7.39**
**Median Rent**
**Gillette city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $769 |
| Median Home Value | $216,400 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.7.40. In 2019, an estimated 3.7 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

**Table II.7.40**
**Overcrowding and Severe Overcrowding**
Gillette 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 | 6,868 | 97.1% | 177 | 2.5% | 28 | 0.4% | 7,073 |
| 2019 Five-Year ACS | 8,172 | 97.8% | 176 | 2.1% | 12 | 0.1% | 8,360 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 3,050 | 94.1% | 161 | 5% | 30 | 0.9% | 3,241 |
| 2019 Five-Year ACS | 3,332 | 92.4% | 266 | 7.4% | 9 | 0.2% | 3,607 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 9,918 | 96.2% | 338 | 3.3% | 58 | 0.6% | 10,314 |
| 2019 Five-Year ACS | 11,504 | 96.1% | 442 | 3.7% | 21 | 0.2% | 11,967 |

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.7.41 and Table II.7.42, below.

There were a total of 8 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Gillette city. This is compared to 1.6 percent of households lacking complete plumbing facilities in 2010.

**Table II.7.41**
**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 | 10,146 | 11,959 |
| Lacking Complete Plumbing Facilities | 168 | 8 |
| **Total Households** | **10,314** | **11,967** |
| **Percent Lacking** | **1.6%** | **0.1%** |

There were 8 households lacking complete kitchen facilities in 2019, compared to 185 households in 2010. This was a change from 1.8 percent of households in 2010 to 0.1 percent in 2019.

**Table II.7.42**
**Households with Incomplete Kitchen Facilities**
Gillette city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 10,129 | 11,959 |
| Lacking Complete Kitchen Facilities | 185 | 8 |
| **Total Households** | **10,314** | **11,967** |
| **Percent Lacking** | **1.8%** | **0.1%** |

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.7.43, in Gillette city 12.3 percent of households had a cost burden and 10.8 percent had a severe cost burden. Some 22.3 percent of renters were cost burdened, and 15.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.1 percent and a severe cost burden rate of 8 percent. Owner occupied households with a mortgage had a cost burden rate of 8.6 percent, and severe cost burden at 8.9 percent.

**Table II.7.43**
**Cost Burden and Severe Cost Burden by Tenure**
Gillette city
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 | 4,285 | 83.4% | 596 | 11.6% | 257 | 5% | 0 | 0% | 5,138 |
| 2019 Five-Year ACS | 4,886 | 81.1% | 519 | 8.6% | 535 | 8.9% | 88 | 1.5% | 6,028 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 1,892 | 97.8% | 32 | 1.7% | 11 | 0.6% | 0 | 0% | 1,935 |
| 2019 Five-Year ACS | 1,989 | 85.3% | 142 | 6.1% | 187 | 8% | 14 | 0.6% | 2,332 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 2,486 | 76.7% | 439 | 13.5% | 252 | 7.8% | 64 | 2% | 3,241 |
| 2019 Five-Year ACS | 2,047 | 56.8% | 806 | 22.3% | 575 | 15.9% | 179 | 5% | 3,607 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 8,663 | 84% | 1,067 | 10.3% | 520 | 5% | 64 | 0.6% | 10,314 |
| 2019 Five-Year ACS | 8,922 | 74.6% | 1,467 | 12.3% | 1,297 | 10.8% | 281 | 2.3% | 11,967 |

### 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 Campbell County. Below is a table showing the MFI breakdown:

| Campbell County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $27,120 |
| 30.1 – 50% MFI | $27,121 to $45,200 |
| 50.1 – 80% MFI | $45,201 to $72,320 |
| 80.1 – 100% MFI | $72,321 to $90,400 |
| Above 100% MFI | Above $90,400 |

## Housing Problems by Income, Race, and Tenure

Table III.7.44 through Table III.7.49 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 Gillette city, housing problems are faced by 1,370 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 119 Hispanic homeowner households.

## Table III.7.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Gillette 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 $27,120 | 86.7% | 0% | 0% | 0% | 0% | 0% | 100% | 81.9% |
| $27,121 to $45,200 | 53.5% | 0% | 0% | 0% | 0% | 0% | 100% | 55.3% |
| $45,201 to $72,320 | 41% | 0% | 0% | 0% | 0% | 100% | 7.4% | 40.6% |
| $72,321 to $90,400 | 15.6% | 0% | 0% | 0% | 0% | 0% | 0% | 14% |
| Above $90,400 | 2.7% | 0% | 0% | 0% | 0% | 0% | 17.3% | 3.6% |
| **Total** | **19.6**% | **0**% | **0**% | **0**% | **0**% | **100**% | **29.1**% | **20.1**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,120 | 7.8% | 0% | 0% | 0% | 0% | 0% | 0% | 6.7% |
| $27,121 to $45,200 | 46.5% | 0% | 0% | 0% | 0% | 0% | 0% | 44.7% |
| $45,201 to $72,320 | 59% | 100% | 0% | 0% | 0% | 0% | 92.6% | 59.4% |
| $72,321 to $90,400 | 84.4% | 0% | 0% | 100% | 0% | 0% | 100% | 86% |
| Above $90,400 | 97.3% | 0% | 0% | 0% | 0% | 0% | 82.7% | 96.4% |
| **Total** | **80.1**% | **100**% | **0**% | **65**% | **0**% | **0**% | **70.9**% | **79.1**% |

## Table III.7.45
## Homeowner Households with Housing Problems by Income and Race
Gillette 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 $27,120 | 390 | 0 | 0 | 0 | 0 | 0 | 40 | 430 |
| $27,121 to $45,200 | 415 | 0 | 0 | 0 | 0 | 0 | 30 | 445 |
| $45,201 to $72,320 | 330 | 0 | 0 | 0 | 0 | 35 | 4 | 369 |
| $72,321 to $90,400 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 120 |
| Above $90,400 | 115 | 0 | 0 | 0 | 0 | 0 | 45 | 160 |
| **Total** | **1,370** | **0** | **0** | **0** | **0** | **35** | **119** | **1,524** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,120 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $27,121 to $45,200 | 360 | 0 | 0 | 0 | 0 | 0 | 0 | 360 |
| $45,201 to $72,320 | 475 | 15 | 0 | 0 | 0 | 0 | 50 | 540 |
| $72,321 to $90,400 | 650 | 0 | 0 | 65 | 0 | 0 | 25 | 740 |
| Above $90,400 | 4,090 | 0 | 0 | 0 | 0 | 0 | 215 | 4,305 |
| **Total** | **5,610** | **15** | **0** | **65** | **0** | **0** | **290** | **5,980** |
| **Not Computed** | | | | | | | | |
| $0 to $27,120 | 25 | 0 | 0 | 35 | 0 | 0 | 0 | 60 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **25** | **0** | **0** | **35** | **0** | **0** | **0** | **60** |
| **Total** | | | | | | | | |
| $0 to $27,120 | 450 | 0 | 0 | 35 | 0 | 0 | 40 | 525 |
| $27,121 to $45,200 | 775 | 0 | 0 | 0 | 0 | 0 | 30 | 805 |
| $45,201 to $72,320 | 805 | 15 | 0 | 0 | 0 | 35 | 54 | 909 |
| $72,321 to $90,400 | 770 | 0 | 0 | 65 | 0 | 0 | 25 | 860 |
| Above $90,400 | 4,205 | 0 | 0 | 0 | 0 | 0 | 260 | 4,465 |
| **Total** | **7,005** | **15** | **0** | **100** | **0** | **35** | **409** | **7,564** |

In total, some 1,520 renter households face housing problems in Gillette city. Of these, some 1,295 white renter households, 10 black renter households, 20 Asian renter households, and 80 Hispanic renter households face housing problems.

**Table III.7.46**
**Renter Households with Housing Problems by Income and Race**
Gillette 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 $27,120 | 545 | 0 | 0 | 35 | 0 | 65 | 40 | 685 |
| $27,121 to $45,200 | 580 | 0 | 20 | 15 | 0 | 0 | 0 | 615 |
| $45,201 to $72,320 | 85 | 0 | 0 | 0 | 0 | 0 | 40 | 125 |
| $72,321 to $90,400 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $90,400 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| **Total** | **1,295** | **10** | **20** | **50** | **0** | **65** | **80** | **1,520** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,120 | 130 | 0 | 0 | 0 | 0 | 10 | 4 | 144 |
| $27,121 to $45,200 | 135 | 0 | 0 | 0 | 0 | 0 | 100 | 235 |
| $45,201 to $72,320 | 525 | 0 | 0 | 0 | 0 | 35 | 110 | 670 |
| $72,321 to $90,400 | 210 | 0 | 0 | 0 | 0 | 0 | 0 | 210 |
| Above $90,400 | 910 | 0 | 0 | 0 | 0 | 0 | 85 | 995 |
| **Total** | **1,910** | **0** | **0** | **0** | **0** | **45** | **299** | **2,254** |
| **Not Computed** | | | | | | | | |
| $0 to $27,120 | 20 | 0 | 0 | 0 | 0 | 45 | 0 | 65 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **45** | **0** | **65** |
| **Total** | | | | | | | | |
| $0 to $27,120 | 695 | 0 | 0 | 35 | 0 | 120 | 44 | 894 |
| $27,121 to $45,200 | 715 | 0 | 20 | 15 | 0 | 0 | 100 | 850 |
| $45,201 to $72,320 | 610 | 0 | 0 | 0 | 0 | 35 | 150 | 795 |
| $72,321 to $90,400 | 210 | 10 | 0 | 0 | 0 | 0 | 0 | 220 |
| Above $90,400 | 995 | 0 | 0 | 0 | 0 | 0 | 85 | 1,080 |
| **Total** | **3,225** | **10** | **20** | **50** | **0** | **155** | **379** | **3,839** |

**Table III.7.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Gillette 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 $27,120 | 78.4% | 0% | 0% | 100% | 0% | 54.2% | 90.9% | 76.6% |
| $27,121 to $45,200 | 81.1% | 0% | 100% | 100% | 0% | 0% | 0% | 72.4% |
| $45,201 to $72,320 | 13.9% | 0% | 0% | 0% | 0% | 0% | 26.7% | 15.7% |
| $72,321 to $90,400 | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 4.5% |
| Above $90,400 | 8.5% | 0% | 0% | 0% | 0% | 0% | 0% | 7.9% |
| **Total** | **40.2%** | **100%** | **100%** | **100%** | **0%** | **41.9%** | **21.1%** | **39.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,120 | 18.7% | 0% | 0% | 0% | 0% | 8.3% | 9.1% | 16.1% |
| $27,121 to $45,200 | 18.9% | 0% | 0% | 0% | 0% | 0% | 100% | 27.6% |
| $45,201 to $72,320 | 86.1% | 0% | 0% | 0% | 0% | 100% | 73.3% | 84.3% |
| $72,321 to $90,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 95.5% |
| Above $90,400 | 91.5% | 0% | 0% | 0% | 0% | 0% | 100% | 92.1% |
| **Total** | **59.2%** | **0%** | **0%** | **0%** | **0%** | **29%** | **78.9%** | **58.7%** |

Overall, there are 3,044 households, or 26.7 percent of households with housing problems in Gillette city. This includes 2,665 white households, 10 black households, 20 Asian households, 50 American Indian, 0 Pacific Islander, and 100 "other" race households with housing problems. In addition, there are 199 Hispanic households with housing problems. This is shown in Table III.7.48 and Table III.7.49.

## Table III.7.48
## Percent of Total Households with Housing Problems by Income and Race
Gillette 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 $27,120 | 81.7% | 0% | 0% | 50% | 0% | 54.2% | 95.2% | 78.6% |
| $27,121 to $45,200 | 66.8% | 0% | 100% | 100% | 0% | 0% | 23.1% | 64% |
| $45,201 to $72,320 | 29.3% | 0% | 0% | 0% | 0% | 50% | 21.6% | 29% |
| $72,321 to $90,400 | 12.2% | 100% | 0% | 0% | 0% | 0% | 0% | 12% |
| Above $90,400 | 3.8% | 0% | 0% | 0% | 0% | 0% | 13% | 4.4% |
| **Total** | **26.1%** | **40%** | **100%** | **33.3%** | **0%** | **52.6%** | **25.3%** | **26.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,120 | 14.4% | 0% | 0% | 0% | 0% | 8.3% | 4.8% | 12.6% |
| $27,121 to $45,200 | 33.2% | 0% | 0% | 0% | 0% | 0% | 76.9% | 36% |
| $45,201 to $72,320 | 70.7% | 100% | 0% | 0% | 0% | 50% | 78.4% | 71% |
| $72,321 to $90,400 | 87.8% | 0% | 0% | 100% | 0% | 0% | 100% | 88% |
| Above $90,400 | 96.2% | 0% | 0% | 0% | 0% | 0% | 87% | 95.6% |
| **Total** | **73.5%** | **60%** | **0%** | **43.3%** | **0%** | **23.7%** | **74.7%** | **72.2%** |

## Table III.7.49
## Total Households with Housing Problems by Income and Race
Gillette 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 $27,120 | 935 | 0 | 0 | 35 | 0 | 65 | 80 | 1,115 |
| $27,121 to $45,200 | 995 | 0 | 20 | 15 | 0 | 0 | 30 | 1,060 |
| $45,201 to $72,320 | 415 | 0 | 0 | 0 | 0 | 35 | 44 | 494 |
| $72,321 to $90,400 | 120 | 10 | 0 | 0 | 0 | 0 | 0 | 130 |
| Above $90,400 | 200 | 0 | 0 | 0 | 0 | 0 | 45 | 245 |
| **Total** | **2,665** | **10** | **20** | **50** | **0** | **100** | **199** | **3,044** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,120 | 165 | 0 | 0 | 0 | 0 | 10 | 4 | 179 |
| $27,121 to $45,200 | 495 | 0 | 0 | 0 | 0 | 0 | 100 | 595 |
| $45,201 to $72,320 | 1,000 | 15 | 0 | 0 | 0 | 35 | 160 | 1,210 |
| $72,321 to $90,400 | 860 | 0 | 0 | 65 | 0 | 0 | 25 | 950 |
| Above $90,400 | 5,000 | 0 | 0 | 0 | 0 | 0 | 300 | 5,300 |
| **Total** | **7,520** | **15** | **0** | **65** | **0** | **45** | **589** | **8,234** |
| **Not Computed** | | | | | | | | |
| $0 to $27,120 | 45 | 0 | 0 | 35 | 0 | 45 | 0 | 125 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **45** | **0** | **0** | **35** | **0** | **45** | **0** | **125** |
| **Total** | | | | | | | | |
| $0 to $27,120 | 1,145 | 0 | 0 | 70 | 0 | 120 | 84 | 1,419 |
| $27,121 to $45,200 | 1,490 | 0 | 20 | 15 | 0 | 0 | 130 | 1,655 |
| $45,201 to $72,320 | 1,415 | 15 | 0 | 0 | 0 | 70 | 204 | 1,704 |
| $72,321 to $90,400 | 980 | 10 | 0 | 65 | 0 | 0 | 25 | 1,080 |
| Above $90,400 | 5,200 | 0 | 0 | 0 | 0 | 0 | 345 | 5,545 |
| **Total** | **10,230** | **25** | **20** | **150** | **0** | **190** | **788** | **11,403** |

Table III.7.50 through Table III.7.53 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 1,110 white households, 10 black households, 0 Asian households, as well as 125 Hispanic households.

**Table III.7.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Gillette 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 $27,120 | 67.8% | 0% | 0% | 0% | 0% | 0% | 100% | 65.7% |
| $27,121 to $45,200 | 12.8% | 0% | 0% | 0% | 0% | 0% | 100% | 16% |
| $45,201 to $72,320 | 4.3% | 0% | 0% | 0% | 0% | 0% | 0% | 3.9% |
| $72,321 to $90,400 | 3.9% | 0% | 0% | 0% | 0% | 0% | 0% | 3.5% |
| Above $90,400 | 1.1% | 0% | 0% | 0% | 0% | 0% | 0% | 1% |
| **Total** | **7.4%** | **0** | **0%** | **0%** | **0%** | **0%** | **17.1%** | **7.7%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,120 | 26.7% | 0% | 0% | 0% | 0% | 0% | 0% | 22.9% |
| $27,121 to $45,200 | 87.2% | 0% | 0% | 0% | 0% | 0% | 0% | 84% |
| $45,201 to $72,320 | 95.7% | 100% | 0% | 0% | 0% | 100% | 100% | 96.1% |
| $72,321 to $90,400 | 96.1% | 0% | 0% | 100% | 0% | 0% | 100% | 96.5% |
| Above $90,400 | 98.9% | 0% | 0% | 0% | 0% | 0% | 100% | 99% |
| **Total** | **92.3%** | **100%** | **0%** | **65%** | **0%** | **100%** | **82.9%** | **91.5%** |

## Table III.7.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Gillette 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 $27,120 | 50% | 0% | 0% | 100% | 0% | 54.2% | 33.3% | 51.7% |
| $27,121 to $45,200 | 17.5% | 0% | 0% | 0% | 0% | 0% | 0% | 14.7% |
| $45,201 to $72,320 | 5.7% | 0% | 0% | 0% | 0% | 0% | 26.7% | 9.4% |
| $72,321 to $90,400 | 0% | 100% | 0% | 0% | 0% | 0% | 0% | 4.5% |
| Above $90,400 | 8.5% | 0% | 0% | 0% | 0% | 0% | 0% | 7.9% |
| **Total** | **18.4%** | **100%** | **0%** | **70%** | **0%** | **41.9%** | **14.5%** | **19.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,120 | 47.1% | 0% | 0% | 0% | 0% | 8.3% | 66.7% | 41.1% |
| $27,121 to $45,200 | 82.5% | 0% | 100% | 100% | 0% | 0% | 100% | **85.3%** |
| $45,201 to $72,320 | 94.3% | 0% | 0% | 0% | 0% | 100% | 73.3% | **90.6%** |
| $72,321 to $90,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **95.5%** |
| Above $90,400 | 91.5% | 0% | 0% | 0% | 0% | 0% | 100% | **92.1%** |
| **Total** | **81%** | **0%** | **100%** | **30%** | **0%** | **29%** | **85.5%** | **78.5%** |

## Table III.7.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Gillette 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 $27,120 | 57% | 0% | 0% | 50% | 0% | 54.2% | 64.7% | 56.8% |
| $27,121 to $45,200 | 15.1% | 0% | 0% | 0% | 0% | 0% | 23.1% | 15.4% |
| $45,201 to $72,320 | 4.9% | 0% | 0% | 0% | 0% | 0% | 20% | 6.5% |
| $72,321 to $90,400 | 3.1% | 100% | 0% | 0% | 0% | 0% | 0% | 3.7% |
| Above $90,400 | 2.5% | 0% | 0% | 0% | 0% | 0% | 0% | 2.3% |
| **Total** | **10.8%** | **40%** | **0%** | **23.3%** | **0%** | **34.2%** | **15.8%** | **11.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,120 | 39.1% | 0% | 0% | 0% | 0% | 8.3% | 35.3% | 34.4% |
| $27,121 to $45,200 | 84.9% | 0% | 100% | 100% | 0% | 0% | 76.9% | 84.6% |
| $45,201 to $72,320 | 95.1% | 100% | 0% | 0% | 0% | 100% | 80% | 93.5% |
| $72,321 to $90,400 | 96.9% | 0% | 0% | 100% | 0% | 0% | 100% | 96.3% |
| Above $90,400 | 97.5% | 0% | 0% | 0% | 0% | 0% | 100% | 97.7% |
| **Total** | **88.7%** | **60%** | **100%** | **53.3%** | **0%** | **42.1%** | **84.2%** | **87.1%** |

## Table III.7.53
## Total Households with Severe Housing Problems by Income and Race
Gillette 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 $27,120 | 655 | 0 | 0 | 35 | 0 | 65 | 55 | 810 |
| $27,121 to $45,200 | 225 | 0 | 0 | 0 | 0 | 0 | 30 | 255 |
| $45,201 to $72,320 | 70 | 0 | 0 | 0 | 0 | 0 | 40 | 110 |
| $72,321 to $90,400 | 30 | 10 | 0 | 0 | 0 | 0 | 0 | 40 |
| Above $90,400 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| **Total** | **1,110** | **10** | **0** | **35** | **0** | **65** | **125** | **1,345** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,120 | 450 | 0 | 0 | 0 | 0 | 10 | 30 | 490 |
| $27,121 to $45,200 | 1,270 | 0 | 20 | 15 | 0 | 0 | 100 | 1,405 |
| $45,201 to $72,320 | 1,345 | 15 | 0 | 0 | 0 | 70 | 160 | 1,590 |
| $72,321 to $90,400 | 945 | 0 | 0 | 65 | 0 | 0 | 25 | 1,035 |
| Above $90,400 | 5,070 | 0 | 0 | 0 | 0 | 0 | 350 | 5,420 |
| **Total** | **9,080** | **15** | **20** | **80** | **0** | **80** | **665** | **9,940** |
| **Not Computed** | | | | | | | | |
| $0 to $27,120 | 45 | 0 | 0 | 35 | 0 | 45 | 0 | 125 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **45** | **0** | **0** | **35** | **0** | **45** | **0** | **125** |
| **Total** | | | | | | | | |
| $0 to $27,120 | 1,150 | 0 | 0 | 70 | 0 | 120 | 85 | 1,425 |
| $27,121 to $45,200 | 1,495 | 0 | 20 | 15 | 0 | 0 | 130 | 1,660 |
| $45,201 to $72,320 | 1,415 | 15 | 0 | 0 | 0 | 70 | 200 | 1,700 |
| $72,321 to $90,400 | 975 | 10 | 0 | 65 | 0 | 0 | 25 | 1,075 |
| Above $90,400 | 5,200 | 0 | 0 | 0 | 0 | 0 | 350 | 5,550 |
| **Total** | **10,235** | **25** | **20** | **150** | **0** | **190** | **790** | **11,410** |

Housing problems are explored by type and income in Table III.7.54 and Table III.7.55. More than 1,700 households have a cost burden and 875 have a severe cost burden. Some 760 renter households are impacted by cost burdens, and 405 are impacted by severe cost burdens. On the other hand, some 940 owner-occupied households have cost burdens, and 470 have severe cost burdens. Overall, there are 8,240 households without a housing problem.

**Table III.7.54**
**Percent of Housing Problems by Income and Tenure**
Gillette city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $27,120 | $27,121 to $45,200 | $45,201 to $72,320 | $72,321 to $90,400 | Above $90,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0.3% | 0.2% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 3.8% | 3.7% | 1.7% | 1.2% | 0.7% | 1.4% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 62.3% | 12.4% | 2.2% | 2.3% | 0% | 6.2% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 16% | 39.1% | 36.5% | 10.5% | 2.7% | 12.4% |
| Zero/negative income (and none of the above problems) | 11.3% | 0% | 0% | 0% | 0% | 0.8% |
| Has none of the 4 housing problems | 6.6% | 44.7% | 59.7% | 86% | 96.3% | 79% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 1.7% | 6.5% | 1.9% | 0% | 0% | 2.2% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 4.5% | 0% | 0.3% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 7.7% | 5.9% | 7% | 0% | 7.9% | 6.8% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 42.5% | 2.4% | 0% | 0% | 0% | 10.5% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 24.3% | 57.6% | 6.3% | 0% | 0% | 19.8% |
| Zero/negative income (and none of the above problems) | 7.2% | 0% | 0% | 0% | 0% | 1.7% |
| Has none of the 4 housing problems | 16.6% | 27.6% | 84.8% | 95.5% | 92.1% | 58.8% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.7.55
## Housing Problems by Income and Tenure
Gillette city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $27,120 | $27,121 to $45,200 | $45,201 to $72,320 | $72,321 to $90,400 | Above $90,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 15 | 15 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 20 | 30 | 15 | 10 | 30 | 105 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 330 | 100 | 20 | 20 | 0 | 470 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 85 | 315 | 330 | 90 | 120 | 940 |
| Zero/negative income (and none of the above problems) | 60 | 0 | 0 | 0 | 0 | 60 |
| Has none of the 4 housing problems | 35 | 360 | 540 | 740 | 4,305 | 5,980 |
| **Total** | **530** | **805** | **905** | **860** | **4,470** | **7,570** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 15 | 55 | 15 | 0 | 0 | 85 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 10 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 70 | 50 | 55 | 0 | 85 | 260 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 385 | 20 | 0 | 0 | 0 | 405 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 220 | 490 | 50 | 0 | 0 | 760 |
| Zero/negative income (and none of the above problems) | 65 | 0 | 0 | 0 | 0 | 65 |
| Has none of the 4 housing problems | 150 | 235 | 670 | 210 | 995 | 2,260 |
| **Total** | **905** | **850** | **790** | **220** | **1,080** | **3,845** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 15 | 55 | 15 | 0 | 0 | 85 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 10 | 15 | 25 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 90 | 80 | 70 | 10 | 115 | 365 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 715 | 120 | 20 | 20 | 0 | 875 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 305 | 805 | 380 | 90 | 120 | 1,700 |
| Zero/negative income (and none of the above problems) | 125 | 0 | 0 | 0 | 0 | 125 |
| Has none of the 4 housing problems | 185 | 595 | 1,210 | 950 | 5,300 | 8,240 |
| **Total** | **1,435** | **1,655** | **1,695** | **1,080** | **5,550** | **11,415** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 35.1 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 81.2 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.7.56.

Table III.7.57 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 859 renter occupied households faced cost burdens, compared to 923 owner occupied households. Of these, there are 224 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.7.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Gillette city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $27,120 | 20 | 0 | 0 | 15 | 0 | 35 |
| $27,121 to $45,200 | 65 | 100 | 90 | 125 | 15 | 395 |
| $45,201 to $72,320 | 135 | 180 | 55 | 95 | 90 | 555 |
| $72,321 to $90,400 | 45 | 450 | 85 | 30 | 140 | 750 |
| Above $90,400 | 485 | 2,695 | 340 | 85 | 745 | 4,350 |
| Total | 750 | 3,425 | 570 | 350 | 990 | 6,085 |
| **Cost Burden** | | | | | | |
| $0 to $27,120 | 0 | 0 | 0 | 50 | 30 | 80 |
| $27,121 to $45,200 | 0 | 105 | 90 | 20 | 100 | 315 |
| $45,201 to $72,320 | 0 | 60 | 45 | 50 | 175 | 330 |
| $72,321 to $90,400 | 10 | 60 | 4 | 0 | 10 | 84 |
| Above $90,400 | 0 | 90 | 0 | 4 | 20 | 114 |
| Total | 10 | 315 | 139 | 124 | 335 | 923 |
| **Severe Cost Burden** | | | | | | |
| $0 to $27,120 | 40 | 140 | 25 | 15 | 120 | 340 |
| $27,121 to $45,200 | 0 | 45 | 20 | 30 | 0 | 95 |
| $45,201 to $72,320 | 0 | 0 | 0 | 20 | 0 | 20 |
| $72,321 to $90,400 | 0 | 20 | 0 | 0 | 0 | 20 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 40 | 205 | 45 | 65 | 120 | 475 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $27,120 | 0 | 35 | 0 | 0 | 25 | 60 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 35 | 0 | 0 | 25 | 60 |
| **Total** | | | | | | |
| $0 to $27,120 | 60 | 175 | 25 | 80 | 175 | 515 |
| $27,121 to $45,200 | 65 | 250 | 200 | 175 | 115 | 805 |
| $45,201 to $72,320 | 135 | 240 | 100 | 165 | 265 | 905 |
| $72,321 to $90,400 | 55 | 530 | 89 | 30 | 150 | 854 |
| Above $90,400 | 485 | 2,785 | 340 | 89 | 765 | 4,464 |
| **Total** | **800** | **3,980** | **754** | **539** | **1,470** | **7,543** |

## Table III.7.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Gillette city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $27,120 | 4 | 55 | 0 | 20 | 65 | 144 |
| $27,121 to $45,200 | 10 | 110 | 20 | 15 | 95 | 250 |
| $45,201 to $72,320 | 10 | 315 | 165 | 45 | 205 | 740 |
| $72,321 to $90,400 | 0 | 125 | 4 | 0 | 90 | 219 |
| Above $90,400 | 35 | 440 | 115 | 40 | 445 | 1,075 |
| Total | 59 | 1,045 | 304 | 120 | 900 | 2,428 |
| **Cost Burden** | | | | | | |
| $0 to $27,120 | 0 | 120 | 4 | 65 | 35 | 224 |
| $27,121 to $45,200 | 0 | 165 | 0 | 75 | 345 | 585 |
| $45,201 to $72,320 | 0 | 50 | 0 | 0 | 0 | 50 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 335 | 4 | 140 | 380 | 859 |
| **Severe Cost Burden** | | | | | | |
| $0 to $27,120 | 0 | 195 | 90 | 60 | 115 | 460 |
| $27,121 to $45,200 | 0 | 10 | 0 | 0 | 10 | 20 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 205 | 90 | 60 | 125 | 480 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $27,120 | 0 | 65 | 0 | 0 | 0 | 65 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 65 | 0 | 0 | 0 | 65 |
| **Total** | | | | | | |
| $0 to $27,120 | 4 | 435 | 94 | 145 | 215 | 893 |
| $27,121 to $45,200 | 10 | 285 | 20 | 90 | 450 | 855 |
| $45,201 to $72,320 | 10 | 365 | 165 | 45 | 205 | 790 |
| $72,321 to $90,400 | 0 | 125 | 4 | 0 | 90 | 219 |
| Above $90,400 | 35 | 440 | 115 | 40 | 445 | 1,075 |
| **Total** | **59** | **1,650** | **398** | **320** | **1,405** | **3,832** |

In total, some 1,795 households face cost burdens, and 965 face severe cost burdens. This includes 940 owner households and 855 renter households with a cost burden, as seen in Table III.7.58.

**Table III.7.58**
**Households with Cost Burden by Tenure and Race**
Gillette city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 5,680 | 855 | 445 | 25 | 7,005 |
| Black | 15 | 0 | 0 | 0 | 15 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 65 | 0 | 0 | 35 | 100 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 35 | 0 | 0 | 35 |
| Hispanic | 325 | 50 | 40 | 0 | 415 |
| **Total** | **6,085** | **940** | **485** | **60** | **7,570** |
| **Renter-Occupied** | | | | | |
| White | 2,040 | 790 | 370 | 20 | 3,220 |
| Black | 10 | 0 | 0 | 0 | 10 |
| Asian | 0 | 20 | 0 | 0 | 20 |
| American Indian | 0 | 15 | 35 | 0 | 50 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 45 | 0 | 65 | 45 | 155 |
| Hispanic | 340 | 30 | 10 | 0 | 380 |
| **Total** | **2,435** | **855** | **480** | **65** | **3,835** |
| **Total** | | | | | |
| White | 7,720 | 1,645 | 815 | 45 | 10,225 |
| Black | 25 | 0 | 0 | 0 | 25 |
| Asian | 0 | 20 | 0 | 0 | 20 |
| American Indian | 65 | 15 | 35 | 35 | 150 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 45 | 35 | 65 | 45 | 190 |
| Hispanic | 665 | 80 | 50 | 0 | 795 |
| **Total** | **8,520** | **1,795** | **965** | **125** | **11,405** |

## Lead-Based Paint Risks

Table III.7.59 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 24 built prior to 1939.

**Table III.7.59**
**Vintage of Households by Income and Presence of Young Children**
Gillette 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 $27,120 | 0 | 0 | 0 |
| $27,121 to $45,200 | 0 | 14 | 14 |
| $45,201 to $72,320 | 0 | 35 | 35 |
| $72,321 to $90,400 | 20 | 4 | 24 |
| Above $90,400 | 4 | 100 | 104 |
| Total | 24 | 153 | 177 |
| **Built 1940 to 1979** | | | |
| $0 to $27,120 | 10 | 345 | 355 |
| $27,121 to $45,200 | 30 | 400 | 430 |
| $45,201 to $72,320 | 105 | 310 | 415 |
| $72,321 to $90,400 | 100 | 180 | 280 |
| Above $90,400 | 155 | 1,405 | 1,560 |
| Total | 400 | 2,640 | 3,040 |
| **Built 1980 or Later** | | | |
| $0 to $27,120 | 395 | 680 | 1,075 |
| $27,121 to $45,200 | 175 | 1,035 | 1,210 |
| $45,201 to $72,320 | 440 | 805 | 1,245 |
| $72,321 to $90,400 | 260 | 515 | 775 |
| Above $90,400 | 780 | 3,095 | 3,875 |
| Total | 2,050 | 6,130 | 8,180 |
| **Total** | | | |
| $0 to $27,120 | 405 | 1,025 | 1,430 |
| $27,121 to $45,200 | 205 | 1,449 | 1,654 |
| $45,201 to $72,320 | 545 | 1,150 | 1,695 |
| $72,321 to $90,400 | 380 | 699 | 1,079 |
| Above $90,400 | 939 | 4,600 | 5,539 |
| **Total** | **2,474** | **8,923** | **11,397** |

## Elderly Housing Needs

Table III.7.60 shows the rate of housing problems for elderly households. Some 339 elderly and 195 extra-elderly households have housing problems. Of these, some 140 elderly households with housing problems have incomes less than 30 percent HAMFI, and 110 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.7.60**
**Households with Housing Problems by Income and Elderly Status**
Gillette city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $27,120 | 140 | 110 | 875 | 1,125 |
| $27,121 to $45,200 | 109 | 70 | 885 | 1,064 |
| $45,201 to $72,320 | 50 | 15 | 415 | 480 |
| $72,321 to $90,400 | 10 | 0 | 120 | 130 |
| Above $90,400 | 30 | 0 | 220 | 250 |
| Total | 339 | 195 | 2,515 | 3,049 |
| **Without Housing Problems** | | | | |
| $0 to $27,120 | 30 | 35 | 120 | 185 |
| $27,121 to $45,200 | 105 | 110 | 385 | 600 |
| $45,201 to $72,320 | 260 | 85 | 865 | 1,210 |
| $72,321 to $90,400 | 85 | 30 | 835 | 950 |
| Above $90,400 | 655 | 145 | 4,495 | 5,295 |
| Total | 1,135 | 405 | 6,700 | 8,240 |
| **Not Computed** | | | | |
| $0 to $27,120 | 0 | 0 | 125 | 125 |
| $27,121 to $45,200 | 0 | 0 | 0 | 0 |
| $45,201 to $72,320 | 0 | 0 | 0 | 0 |
| $72,321 to $90,400 | 0 | 0 | 0 | 0 |
| Above $90,400 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 125 | 125 |
| **Total** | | | | |
| $0 to $27,120 | 170 | 145 | 1,120 | 1,435 |
| $27,121 to $45,200 | 214 | 180 | 1,270 | 1,664 |
| $45,201 to $72,320 | 310 | 100 | 1,280 | 1,690 |
| $72,321 to $90,400 | 95 | 30 | 955 | 1,080 |
| Above $90,400 | 685 | 145 | 4,715 | 5,545 |
| **Total** | 1,474 | 600 | 9,340 | 11,414 |

## 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.7.61 presents some basic statistics about the completed surveys.

**Table III.7.61**
**Survey of Rental Properties**
Gillette city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 95 | 2,946 | 5.7 | 168 |
| 2019B | 85 | 2,102 | 8.5 | 178 |
| 2020A | 67 | 1,768 | 7.1 | 125 |
| 2020B | 47 | 2,488 | 7.1 | 177 |
| 2021A | 45 | 1,644 | 6.3 | 103 |

Table III.7.62, 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 Gillette city, with 2 of them available. This translates into a vacancy rate of 6.7 percent in Gillette city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 1,485 apartment units reported in the survey, with 66 of them available, which resulted in a vacancy rate of 4.4 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.7.62**
**Rental Vacancy Survey by Type**
Gillette city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 30 | 2 | 6.7% |
| Apartments | 1,485 | 66 | 4.4% |
| Mobile Homes | 91 | 32 | 35.2% |
| "Other" Units | 24 | 1 | 4.2% |
| Don't Know | 0 | 2 | inf% |
| **Total** | **1,644** | **103** | **6.3%** |

Table III.7.63, reports units by bedroom size. As can be seen there were 297 two-bedroom apartment units and 101 three-bedroom units. Overall, the 310 two bedroom units accounted for 18.9 percent of all units, and the 151 three bedroom units accounted for 9.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,084 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.7.63**
**Rental Units by Bedroom Size**
Gillette 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 | 1 | 92 | 0 | 0 | · | 95 |
| Two | 2 | 297 | 5 | 0 | · | 310 |
| Three | 13 | 101 | 8 | 24 | · | 151 |
| Four | 2 | 1 | 0 | 0 | · | 4 |
| Don't Know | 12 | 994 | 78 | 0 | 0 | 1,084 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **30** | **1,485** | **91** | **24** | **0** | **1,644** |

Table III.7.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.7.65 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 8.1 percent.

**Table III.7.64**
**Single-Family Units by Bedroom Size**
Gillette city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 1 | 0 | 0% |
| Two | 2 | 0 | 0% |
| Three | 13 | 0 | 0% |
| Four | 2 | 1 | 50% |
| Don't know | 12 | 1 | 8.3% |
| **Total** | **30** | **2** | **6.7%** |

**Table III.7.65**
**Apartment Units by Bedroom Size**
Gillette city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 92 | 5 | 5.4% |
| Two | 297 | 24 | 8.1% |
| Three | 101 | 18 | 17.8% |
| Four | 1 | 0 | 0% |
| Don't know | 994 | 19 | 1.9% |
| **Total** | **1,485** | **66** | **4.4%** |

Average market-rate rents by unit type are shown in Table III.7.66. 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.7.66**
**Average Market Rate Rents by Bedroom Size**
Gillette city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $590 | $0 | $0 | $590 |
| One | $800 | $687 | $0 | $0 | $705 |
| Two | $900 | $710 | $775 | $0 | $730 |
| Three | $1,069 | $823 | $950 | $1,000 | $918 |
| Four | $1,300 | $900 | $0 | $0 | $1,075 |
| **Total** | **$1,051.2** | **$713.2** | **$875** | **$989** | **$814.8** |

Table III.7.67, 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.7.67**
**Average Assisted Rate Rents by Bedroom Size**
Gillette 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 | $569 | $0 | $0 | $569 |
| Two | $0 | $664 | $0 | $0 | $664 |
| Three | $0 | $800 | $0 | $0 | $800 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$643.2** | **$0** | **$0** | **$643.2** |

Table III.7.68, shows vacancy rates for single-family units by average rental rates for Gillette 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 0 percent.

**Table III.7.68**
**Single-Family Market Rate Rents by Vacancy Status**
Gillette 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 | 4 | 0 | 0% |
| $750 to $999 | 8 | 0 | 0% |
| $1,000 to $1,249 | 8 | 0 | 0% |
| $1,250 to $1,499 | 2 | 1 | 50% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 8 | 1 | 12.5% |
| **Total** | **30** | **2** | **6.7%** |

The average rent and availability of apartment units is displayed in Table III.7.69. 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 0.8 percent.

**Table III.7.69**
**Apartment Market Rate Rents by Vacancy Status**
Gillette city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 4 | 0 | 0% |
| $500 to $749 | 534 | 53 | 9.9% |
| $750 to $999 | 755 | 6 | 0.8% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 192 | 7 | 3.6% |
| **Total** | **1,485** | **66** | **4.4%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.7.70, 24 respondents, or 63.2 percent, included some sort of utility in the rent.

**Table III.7.70**
**Are there any utilities included with the rent?**
Gillette city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 24 |
| No | 14 |
| **% Offering Utilities** | **63.2%** |

The type of utility included in the rent is shown in Table III.7.71. There were 139 respondents who included electricity, 279 respondents who included natural gas, 1,152 respondents who included water and sewer and 1,145 respondents included trash collection in the rent.

**Table III.7.71**
**Which utilities are included with the rent?**
Gillette city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 139 |
| Natural Gas | 279 |
| Water/Sewer | 1,152 |
| Trash Collection | 1,145 |

## Perceived Need for Housing Units

Table III.7.72, 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 21 number of persons on the wait list.

**Table III.7.72**
**Do you keep a waiting list?**
Gillette city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 4 |
| No | 34 |
| **Waitlist Size** | **21** |

Table III.7.73, shows the condition of rental units by unit type for Gillette 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 765 units were in good condition, or 46.5 percent and 340 units, or 20.7 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.7.73**
**Condition by Unit Type**
Gillette city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 340 | 20.7% |
| Good | 765 | 46.5% |
| Excellent | 453 | 27.6% |
| Don't Know | 0 | 0% |
| **Total** | **1,644** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.7.74, 2 respondents said they would prefer more single family units, 2 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

**Table III.7.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Gillette city
2021A Survey of Rental Properties

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

## 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).

**Table III.7.75**
**Households with Housing Problems by Income**
Gillette city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 430 | 690 | 1,120 |
| 30.1-50% HAMFI | 445 | 615 | 1,060 |
| 50.1-80% HAMFI | 365 | 120 | 485 |
| 80.1-95% HAMFI | 100 | 10 | 110 |
| 95 – 115% HAMFI | 50 | 85 | 135 |
| 115.1% HAMFI or more | 135 | 0 | 135 |
| **Total** | 1,525 | 1,520 | 3,045 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 35 | 150 | 185 |
| 30.1-50% HAMFI | 360 | 235 | 595 |
| 50.1-80% HAMFI | 540 | 665 | 1,205 |
| 80.1-95% HAMFI | 610 | 170 | 780 |
| 95 – 115% HAMFI | 730 | 250 | 980 |
| 115.1% HAMFI or more | 3,705 | 790 | 4,495 |
| **Total** | 5,980 | 2,260 | 8,240 |
| **Not Computed** | | | |
| 30% HAMFI or less | 60 | 65 | 125 |
| 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** | 60 | 65 | 125 |
| **Total** | | | |
| 30% HAMFI or less | 525 | 905 | 1,430 |
| 30.1-50% HAMFI | 805 | 850 | 1,655 |
| 50.1-80% HAMFI | 905 | 785 | 1,690 |
| 80.1-95% HAMFI | 710 | 180 | 890 |
| 95 – 115% HAMFI | 780 | 335 | 1,115 |
| 115.1% HAMFI or more | 3,840 | 790 | 4,630 |
| **Total** | **7,565** | **3,845** | **11,410** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.7.75, 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 1,525 owner occupied and 1,520 renter occupied households experiencing a housing problem.

Table III.7.76, shows the total estimated housing by tenure for Gillette city. As can be seen, in 2030 there are estimated to be a total of 8,078 owner and 4,094 renter occupied households or a total of 12,172 households. By 2050 there are estimated to be 9,511 owner, 4,790 renter for a total of 14,301 households in Gillette city.

**Table III.7.76**
**Total Estimated Housing Forecast**
Gillette city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 7,300 | 3,704 | 11,004 |
| 2025 | 7,692 | 3,900 | 11,592 |
| 2030 | 8,078 | 4,094 | 12,172 |
| 2035 | 8,453 | 4,281 | 12,734 |
| 2040 | 8,810 | 4,452 | 13,262 |
| 2045 | 9,157 | 4,617 | 13,774 |
| 2050 | 9,511 | 4,790 | 14,301 |

Table III.7.77, below shows the incremental housing demand for Gillette 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.

As can be seen in 2030 an estimated additional 389 owner-occupied and 442 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 Gillette city will see an additional 2,960 households, of which 394 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 450 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.7.77**
**Incremental Housing Demand Forecast**
Gillette city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 27 | 53 | 78 | 102 | 126 |
| % | 0 | 0 | 41 | 81 | 119 | 156 | 194 |
| % | 0 | 0 | 47 | 91 | 134 | 176 | 218 |
| % | 0 | 0 | 37 | 72 | 105 | 138 | 171 |
| 5% | 0 | 0 | 40 | 79 | 116 | 151 | 188 |
| | 0 | 2 | 197 | 388 | 569 | 745 | 925 |
| | **0** | **0** | **389** | **764** | **1,121** | **1,468** | **1,822** |
| | | | | **Renter** | | | |
| | 0 | 58 | 104 | 148 | 188 | 227 | 268 |
| % | 0 | 55 | 98 | 139 | 177 | 213 | 252 |
| % | 0 | 51 | 90 | 128 | 163 | 197 | 232 |
| % | 0 | 12 | 21 | 29 | 37 | 45 | 53 |
| 5% | 0 | 22 | 39 | 55 | 70 | 84 | 99 |
| | 0 | 51 | 91 | 129 | 164 | 198 | 234 |
| | **0** | **248** | **442** | **629** | **800** | **965** | **1,138** |
| | | | | **Total** | | | |
| | 0 | 59 | 131 | 201 | 266 | 329 | 394 |
| % | 0 | 55 | 139 | 220 | 296 | 370 | 445 |
| % | 0 | 51 | 137 | 220 | 297 | 373 | 450 |
| % | 0 | 12 | 57 | 101 | 143 | 183 | 224 |
| 5% | 0 | 22 | 79 | 134 | 185 | 235 | 287 |
| | 0 | 52 | 288 | 517 | 733 | 943 | 1,159 |
| | **0** | **248** | **831** | **1,393** | **1,921** | **2,433** | **2,960** |

Table III.7.78 shows the Incremental Total Housing Need Forecast for Gillette 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 2,967 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 3,372 owner and 2,582 renter occupied households for a total of 5,954 quality households.

| Table III.7.78<br>Incremental Total Housing Need Forecast<br>Gillette city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 415 | 437 | 464 | 490 | 515 | 539 | 563 |
| 30.1-50% | 429 | 453 | 494 | 534 | 572 | 609 | 646 |
| 50.1-80% | 352 | 371 | 418 | 462 | 505 | 547 | 589 |
| 80.1-95% | 96 | 102 | 138 | 173 | 207 | 239 | 273 |
| 95.1-115% | 48 | 51 | 91 | 130 | 166 | 202 | 239 |
| 115+% | 130 | 139 | 335 | 525 | 706 | 882 | 1,062 |
| **Total** | **1,472** | **1,550** | **1,939** | **2,314** | **2,671** | **3,018** | **3,372** |
| | | | | **Renter** | | | |
| 0-30% | 668 | 714 | 759 | 803 | 844 | 882 | 923 |
| 30.1-50% | 596 | 639 | 682 | 723 | 761 | 797 | 836 |
| 50.1-80% | 125 | 165 | 204 | 242 | 277 | 311 | 346 |
| 80.1-95% | 12 | 21 | 30 | 39 | 47 | 55 | 63 |
| 95.1-115% | 85 | 102 | 119 | 136 | 150 | 165 | 180 |
| 115+% | 11 | 51 | 91 | 129 | 164 | 198 | 234 |
| **Total** | **1,496** | **1,692** | **1,886** | **2,073** | **2,244** | **2,409** | **2,582** |
| | | | | **Total** | | | |
| 0-30% | 1,083 | 1,151 | 1,223 | 1,293 | 1,359 | 1,421 | 1,487 |
| 30.1-50% | 1,025 | 1,092 | 1,176 | 1,257 | 1,333 | 1,406 | 1,482 |
| 50.1-80% | 477 | 536 | 622 | 705 | 782 | 858 | 935 |
| 80.1-95% | 108 | 123 | 168 | 212 | 254 | 294 | 335 |
| 95.1-115% | 134 | 153 | 210 | 265 | 317 | 367 | 419 |
| 115+% | 141 | 190 | 425 | 654 | 871 | 1,081 | 1,296 |
| **Total** | **2,967** | **3,242** | **3,825** | **4,387** | **4,915** | **5,427** | **5,954** |

# Green River city

# Green River city

## Demographics

### Population Estimates

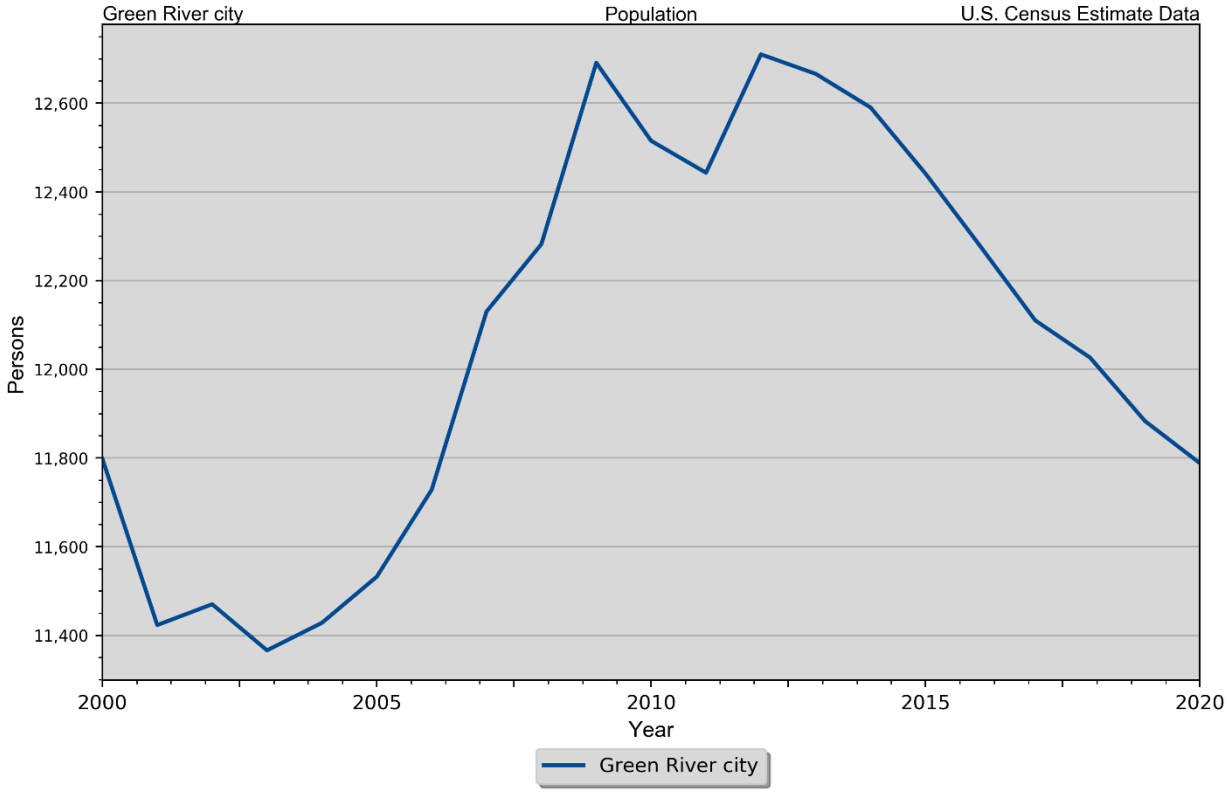
Table III.8.1, at right shows the population for Green River city. The 2020 estimates indicate that Green River city's population decreased from 12,515 in 2010 to 11,788 in 2020, or by -5.8 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Green River city. Although a city may span several counties, for the county level data pieces, Sweetwater County was selected.

**Table III.8.1**
**Population Estimates**
Green River city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 11,798 | . |
| 2001 | 11,423 | -3.2% |
| 2002 | 11,470 | 0.4% |
| 2003 | 11,366 | -0.9% |
| 2004 | 11,428 | 0.5% |
| 2005 | 11,532 | 0.9% |
| 2006 | 11,728 | 1.7% |
| 2007 | 12,130 | 3.4% |
| 2008 | 12,282 | 1.3% |
| 2009 | 12,691 | 3.3% |
| 2010 | 12,515 | -1.4% |
| 2011 | 12,443 | -0.6% |
| 2012 | 12,710 | 2.1% |
| 2013 | 12,666 | -0.3% |
| 2014 | 12,590 | -0.6% |
| 2015 | 12,441 | -1.2% |
| 2016 | 12,277 | -1.3% |
| 2017 | 12,110 | -1.4% |
| 2018 | 12,026 | -0.7% |
| 2019 | 11,883 | -1.2% |
| 2020 | 11,788 | -0.8% |

**Diagram III.8.1**
**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.

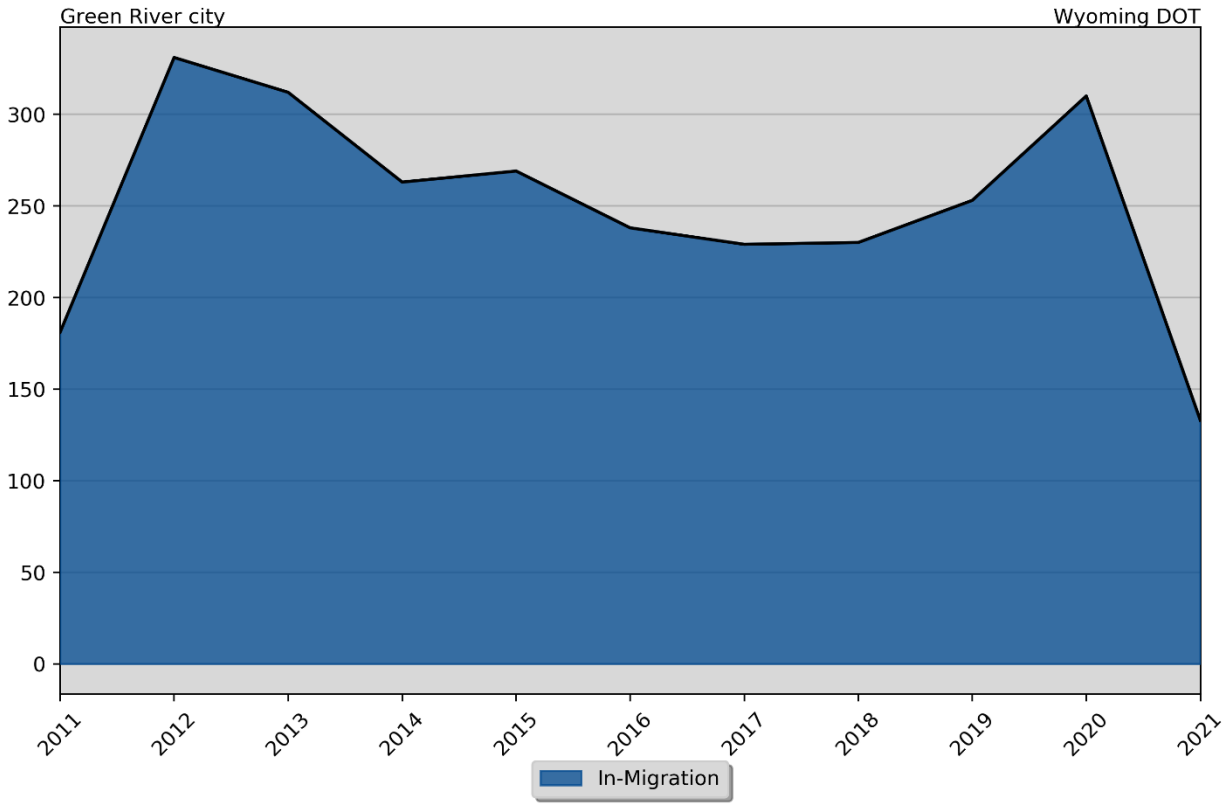
Table III.8.2 shows in-migration between 2011 and the first half of 2021 for Green River city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sweetwater County to display net- and out-migration.

**Table III.8.2**
**In-Migration by Age Cohort**
Green River city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 9 | 9 | 7 | 4 | 2 | 6 | 1 | 7 | 5 | 1 |
| 18-22 | 28 | 36 | 36 | 29 | 26 | 17 | 29 | 25 | 22 | 27 | 8 |
| 23-25 | 22 | 36 | 37 | 19 | 26 | 23 | 19 | 15 | 23 | 38 | 11 |
| 26-35 | 62 | 116 | 85 | 93 | 89 | 85 | 60 | 67 | 69 | 66 | 27 |
| 36-45 | 32 | 60 | 61 | 46 | 57 | 46 | 51 | 48 | 55 | 65 | 30 |
| 46-55 | 25 | 39 | 47 | 43 | 39 | 33 | 30 | 35 | 27 | 48 | 22 |
| 56-65 | 10 | 27 | 19 | 16 | 17 | 23 | 21 | 20 | 24 | 36 | 12 |
| 66 + | 1 | 8 | 18 | 10 | 11 | 9 | 13 | 19 | 26 | 25 | 22 |
| **Total** | **181** | **331** | **312** | **263** | **269** | **238** | **229** | **230** | **253** | **310** | **133** |

The shaded area in Diagram III.8.2 represents in-migration, as seen, the maximum net migration occurred in 2012 with 331 people entering Green River city.

**Diagram III.8.2**
**In-Migration**



The driver's license total exchanges since 2000 for Sweetwater County are presented in Diagram III.8.3, and showed a net migration of 1,051 persons over the time period. In 2008, there were a total of 1,905 in-migrations and 1,170 out-migrations, for a net-migration of 735 people. In the first half of 2021, there were 465 in-migrants, 732 out-migrants for a net out-migration of -267 people. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 entering Sweetwater County.

During the past five years, there have been zero years of positive net-migration. This means that Sweetwater County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 2,178 persons leaving Sweetwater County since 2017.Wyoming DOT data indicates that there was a net decrease of 267 people in the most recent year.

**Diagram III.8.3**
**Migration Trends**

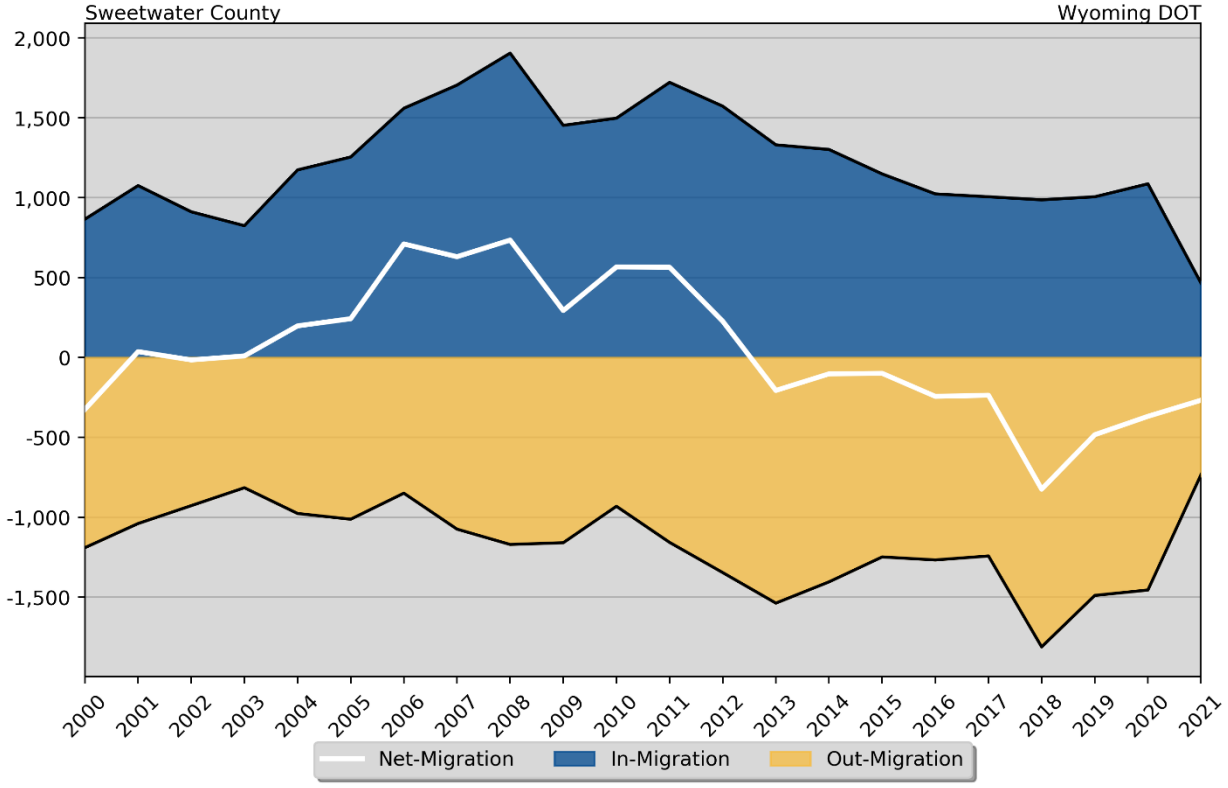


Table III.8.3, shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 8 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 80 persons leaving Sweetwater County.

**Table III.8.3**
**Net-Migration by Age Range**
Sweetwater Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 4 | 12 | 7 | 13 | 5 | 16 | -1 | 1 | 0 | 5 | -4 | 2 | 1 | -8 |
| 18-22 | 84 | 30 | 94 | 94 | 69 | 37 | 32 | 15 | -25 | -18 | -61 | -63 | -40 | -27 |
| 23-25 | 128 | 49 | 81 | 141 | 72 | 8 | 26 | 10 | 1 | -6 | -44 | -13 | -17 | -18 |
| 26-35 | 279 | 132 | 205 | 214 | 67 | -92 | 37 | -51 | -37 | -79 | -201 | -193 | -164 | -80 |
| 36-45 | 215 | 68 | 117 | 105 | 43 | -42 | -40 | -18 | -47 | -38 | -160 | -63 | -54 | -57 |
| 46-55 | 87 | 36 | 54 | 38 | 33 | -45 | -36 | 26 | -34 | -34 | -167 | -55 | -31 | -40 |
| 56-65 | -42 | -20 | 6 | -17 | -47 | -74 | -77 | -66 | -69 | -32 | -145 | -72 | -58 | -24 |
| 66 + | -20 | -13 | 3 | -23 | -15 | -14 | -43 | -16 | -32 | -34 | -42 | -26 | -5 | -13 |
| **Total** | **735** | **294** | **567** | **565** | **227** | **-206** | **-102** | **-99** | **-243** | **-236** | **-824** | **-483** | **-368** | **-267** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[15], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Green River city population by race and ethnicity is shown in Table III.8.4. The white population represented 91.5 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 16.4 percent of the population in 2019.

**Table III.8.4**
**Population by Race and Ethnicity**
Green River city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 11,521 | 92.1% | 11,048 | 91.5% |
| Black | 53 | 0.4% | 0 | 0% |
| American Indian | 106 | 0.8% | 284 | 2.4% |
| Asian | 61 | 0.5% | 155 | 1.3% |
| Native Hawaiian/ Pacific Islander | 8 | 0.1% | 19 | 0.2% |
| Other | 518 | 4.1% | 310 | 2.6% |
| Two or More Races | 248 | 2% | 253 | 2.1% |
| **Total** | **12,515** | **100.0%** | **12,069** | **100.0%** |
| **Non-Hispanic** | 10,833 | 86.6% | 10,085 | 83.6% |
| **Hispanic** | 1,682 | 13.4% | 1,984 | 16.4% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.8.5. During this time, the total non-Hispanic population was 10,085 persons in 2019, while the Hispanic population was 1,984.

**Table III.8.5**
**Population by Race and Ethnicity**
Green River city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 10,486 | 96.8% | 9,450 | 93.7% |
| Black | 52 | 0.5% | 0 | 0% |
| American Indian | 78 | 0.7% | 271 | 2.7% |
| Asian | 58 | 0.5% | 155 | 1.5% |
| Native Hawaiian/ Pacific Islander | 8 | 0.1% | 13 | 0.1% |
| Other | 13 | 0.1% | 0 | 0% |
| Two or More Races | 138 | 1.3% | 196 | 1.9% |
| **Total Non-Hispanic** | **10,833** | **100.0%** | **10,085** | **100.0%** |
| **Hispanic** | | | | |
| White | 1,035 | 61.5% | 1,598 | 80.5% |
| Black | 1 | 0.1% | 0 | 0% |
| American Indian | 28 | 1.7% | 13 | 0.7% |
| Asian | 3 | 0.2% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 6 | 0.3% |
| Other | 505 | 30% | 310 | 15.6% |
| Two or More Races | 110 | 6.5% | 57 | 2.9% |
| **Total Hispanic** | **1,682** | **100.0** | **1,984** | **100.0%** |
| **Total Population** | **12,515** | **100.0%** | **12,069** | **100.0%** |

## Cohorts

Table III.8.6 shows the population distribution in Green River city by age. In 2010, children under the age of 5 accounted for 8.3 percent of the total population, which compared to 5.8 percent in 2019.

**Table III.8.6**
**Population Distribution by Age**
Green River city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 1,043 | 8.3 | 706 | 5.8 |
| 5 to 19 | 2,829 | 22.6 | 2,721 | 22.5 |
| 20 to 24 | 709 | 5.7 | 579 | 4.8 |
| 25 to 34 | 1,850 | 14.8 | 1,625 | 13.5 |
| 35 to 54 | 3,420 | 27.3 | 3,023 | 25 |
| 55 to 64 | 1,589 | 12.7 | 1,897 | 15.7 |
| 65 or Older | 1,075 | 8.6 | 1,518 | 12.6 |
| **Total** | **12,515** | **100%** | **12,069** | **100%** |

Table III.8.7 shows the population in Green River city by age and gender. In 2010, there were 1,850 people aged 25 to 34, made up of 962 men, and 888 women. In comparison, in 2019, there were 1,625 people in the 25 to 34 age cohort, with 871 men and 754 women.

**Table III.8.7**
**Population by Age and Gender**
Green River 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 | 535 | 508 | 1,043 | 8.3% | 346 | 360 | 706 | 5.8% |
| 5 to 19 | 1,484 | 1,345 | 2,829 | 22.6% | 1,206 | 1,515 | 2,721 | 22.5% |
| 20 to 24 | 373 | 336 | 709 | 5.7% | 396 | 183 | 579 | 4.8% |
| 25 to 34 | 962 | 888 | 1,850 | 14.8% | 871 | 754 | 1,625 | 13.5% |
| 35 to 54 | 1,768 | 1,652 | 3,420 | 27.3% | 1,410 | 1,613 | 3,023 | 25% |
| 55 to 64 | 829 | 760 | 1,589 | 12.7% | 986 | 911 | 1,897 | 15.7% |
| 65 and Older | 509 | 566 | 1,075 | 8.6% | 726 | 792 | 1,518 | 12.6% |
| **Total** | **6,460** | **6,055** | **12,515** | **100%** | **5,941** | **6,128** | **12,069** | **100%** |

**Diagram III.8.4**
**Population Distribution by Age**
Green River city
2010 Census and 2019 Five-Year ACS Data

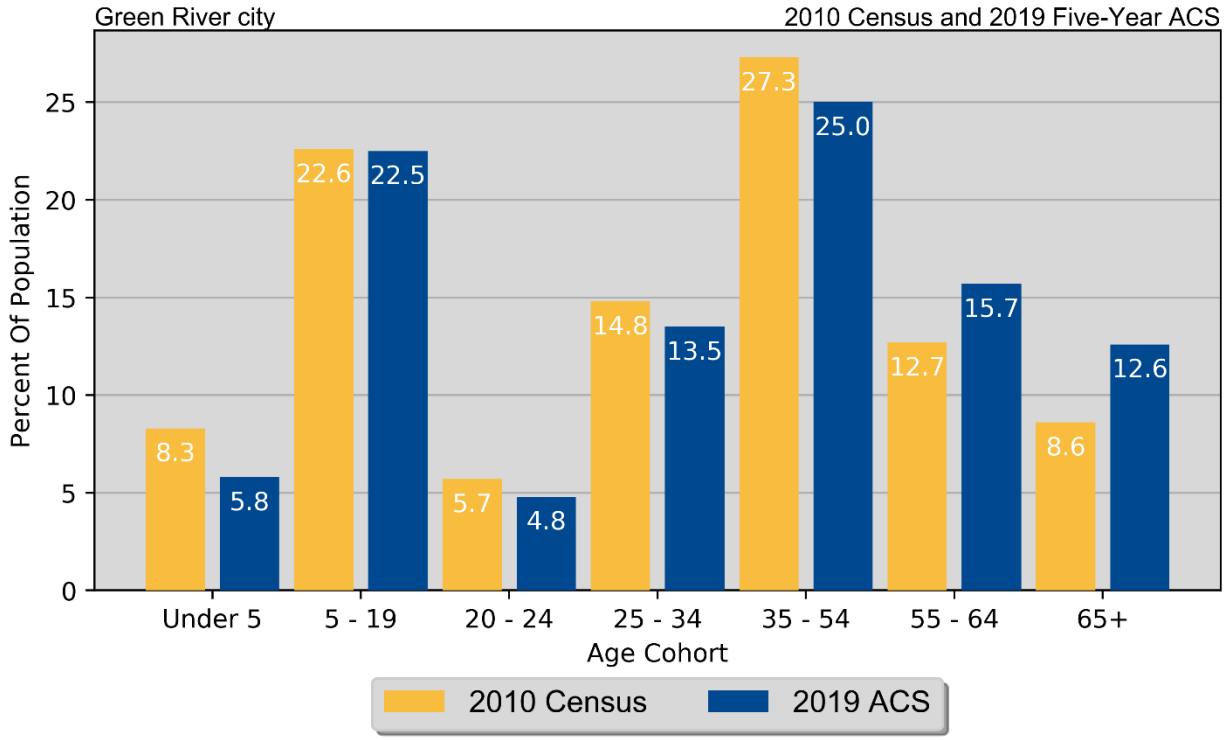
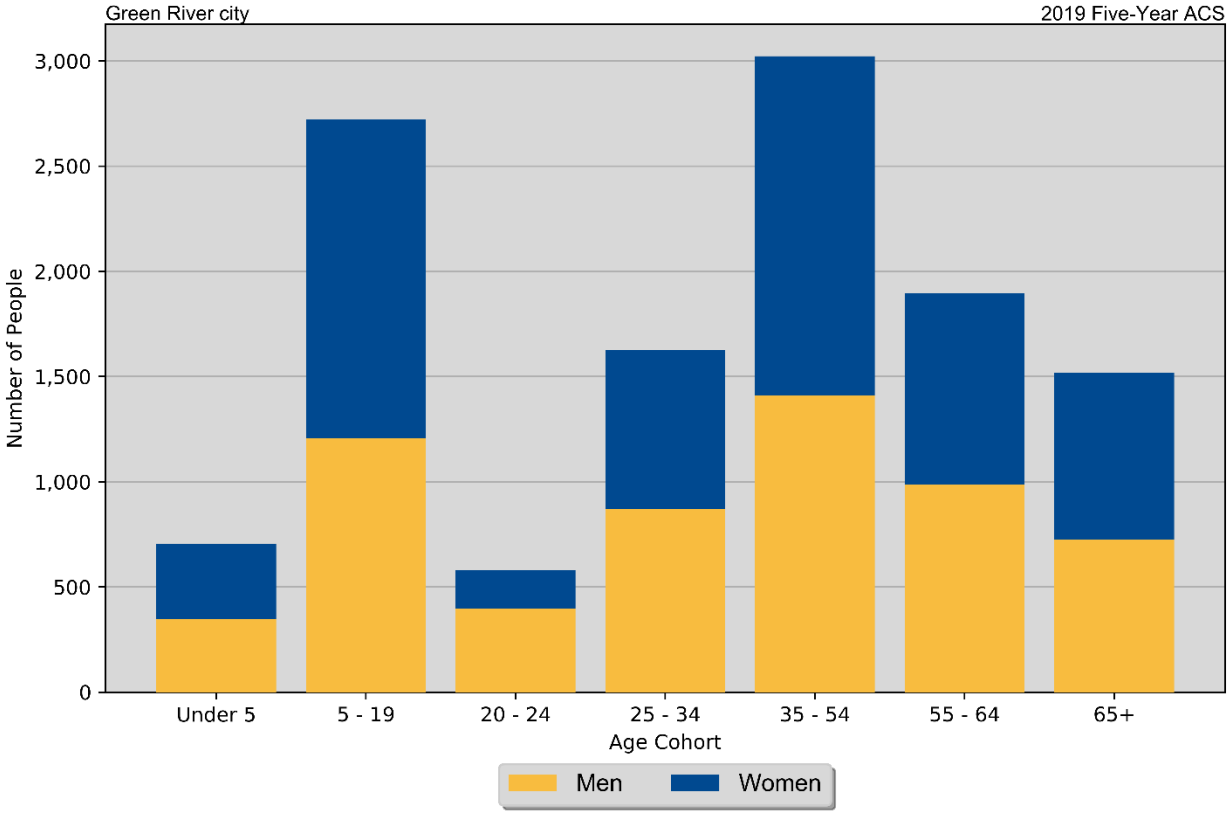


**Diagram III.8.5**
**Population Distribution by Age and Gender**
Green River city
2019 Five-Year ACS



## 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.8.8, between 2000 and 2010, the institutionalized population changed -40.4 percent in Green River city, from 99 people in 2000 to 59 in 2010.

**Table III.8.8**
**Group Quarters Population**
Green River city
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 44 | 44.4% | 0 | 0% | -100% |
| Juvenile Facilities | . | . | 3 | 5.1% | . |
| Nursing Homes | 55 | 55.6% | 56 | 94.9% | 1.8% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **99** | **100.0%** | **59** | **100.0%** | **-40.4%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | % | 0 | % | % |
| Military Quarters | 0 | % | 0 | % | % |
| Other Noninstitutionalized | 0 | % | 0 | % | % |
| Total | **0** | **100.0%** | **0** | **100.0%** | **%** |
| Group Quarters Population | **99** | **100.0%** | **59** | **100.0%** | **-40.4%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.8.9. An estimated 1.4 percent of the population was born in Mexico , some 0.6 percent were born in Italy , and another 0.4 percent were born in Iran .

**Table III.8.9**
**Place of Birth for the Foreign-Born Population**
Green River city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 164 | 1.4% |
| #2 country of origin | Italy | 67 | 0.6% |
| #3 country of origin | Iran | 50 | 0.4% |
| #4 country of origin | Spain | 37 | 0.3% |
| #5 country of origin | Vietnam | 26 | 0.2% |
| #6 country of origin | England | 24 | 0.2% |
| #7 country of origin | India | 24 | 0.2% |
| #8 country of origin | Thailand | 19 | 0.2% |
| #9 country of origin | Philippines | 11 | 0.1% |
| #10 country of origin | China, excluding Hong Kong and Taiwan | 9 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.8.10. An estimated 1.3 percent of the population speaks Spanish at home, followed by 0.4 percent speaking Other Indo-European languages .

**Table III.8.10**
**Limited English Proficiency and Language Spoken at Home**
Green River city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 151 | 1.3% |
| #2 LEP Language | Other Indo-European languages | 47 | 0.4% |
| #3 LEP Language | Vietnamese | 26 | 0.2% |
| #4 LEP Language | French, Haitian, or Cajun | 18 | 0.2% |
| #5 LEP Language | Chinese | 17 | 0.1% |
| #6 LEP Language | Arabic | 0 | 0% |
| #7 LEP Language | German or other West Germanic languages | 0 | 0% |
| #8 LEP Language | Korean | 0 | 0% |
| #9 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.8.11, below. The disability rate for females was 11.6 percent, compared to 15.7 percent for males. The disability rate grew precipitously higher with age, with 49.7 percent of those over 75 experiencing a disability.

**Table III.8.11**
**Disability by Age**
Green River 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 | 40 | 3.9% | 27 | 2.1% | 67 | 2.9% |
| 18 to 34 | 145 | 10.1% | 95 | 8% | 240 | 9.2% |
| 35 to 64 | 449 | 18.7% | 273 | 10.8% | 722 | 14.7% |
| 65 to 74 | 230 | 42.9% | 151 | 32.1% | 381 | 37.8% |
| 75 or Older | 67 | 38.5% | 158 | 56.6% | 225 | 49.7% |
| **Total** | **931** | **15.7%** | **704** | **11.6%** | **1,635** | **13.6%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.8.12. Some 7.8 percent have an ambulatory disability, 6.5 have an independent living disability, and 2.6 percent have a self-care disability.

**Table III.8.12**
**Total Disabilities Tallied: Aged 5 and Older**
Green River city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 710 | 5.9% |
| Vision disability | 336 | 2.8% |
| Cognitive disability | 546 | 4.8% |
| Ambulatory disability | 878 | 7.8% |
| Self-Care disability | 296 | 2.6% |
| Independent living difficulty | 584 | 6.5% |

## Education and Employment

Education and employment data from the Green River city 2019 Five-Year ACS is presented in Table III.8.13, Table III.8.14, and Table III.8.15. In 2019, 6,258 people were in the labor force, including 5,946 employed and 312 unemployed people. The unemployment rate for Green River city was estimated at 5 percent in 2019.

**Table III.8.13**
**Employment, Labor Force and Unemployment**
Green River city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 5,946 |
| Unemployed | 312 |
| **Labor Force** | **6,258** |
| Unemployment Rate | 5% |

Table III.8.14 and Table III.8.15 show educational attainment in Green River city. In 2019, 94.3 percent of households had a high school education or greater, including 32.6 percent with a high school diploma or equivalent, 42 percent with some college, 14.2 percent with a Bachelor's Degree, and 5.5 percent with a graduate or professional degree.

**Table III.8.14**
**High School or Greater Education**
Green River city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 8,537 |
| Total Households | 4,303 |
| **Percent High School or Above** | **94.3%** |

**Table III.8.15**
**Educational Attainment**
Green River city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 516 | 5.7% |
| High School or Equivalent | 2,948 | 32.6% |
| Some College or Associates Degree | 3,806 | 42% |
| Bachelor's Degree | 1,288 | 14.2% |
| Graduate or Professional Degree | 495 | 5.5% |
| **Total Population Above 18 years** | **9,053** | **100.0%** |

## Commuting Patterns

Table III.8.16 shows the place of work by county of residence. In 2010 95.2 percent of residents worked within the county they reside with 3.7 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 1.6 percent of residents worked outside their home county but still within the state.

**Table III.8.16**
**Place of Work**
Green River 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 | 5,547 | 95.2% | 5,622 | 96.2% |
| Worked outside county of residence | 213 | 3.7% | 92 | 1.6% |
| Worked outside state of residence | 66 | 1.1% | 130 | 2.2% |
| **Total** | **5,826** | **100.0%** | **5,844** | **100.0%** |

Table III.8.17 shows the aggregate travel time to work based on place of work and residence. In Green River city the total aggregate travel time was 130,215 minutes, with residents working in their home county spending a total of 117,245 minutes traveling.

**Table III.8.17**
**Aggregate Travel Time to Work (in Minutes)**
Green River 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 | 123,620 | 84.6% | 117,245 | 90% |
| Worked outside county of residence | 19,225 | 13.2% | 4,830 | 3.7% |
| Worked outside State of residence | 3,260 | 2.2% | 8,140 | 6.3% |
| **Aggregate travel time to work (in minutes):** | **146,105** | **100.0%** | **130,215** | **100.0%** |

Table III.8.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 146,105 minutes. Residents working within their home county spent an average of 20.9 minutes commuting to work, with those working outside their county of residence spending an average of 52.5 minutes on their commute.

| Table III.8.18<br>Average Travel Time to Work (in Minutes)<br>Green River city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 22.3 | 20.9 |
| Worked outside county of residence | 90.3 | 52.5 |
| Worked outside State of residence | 49.4 | 62.6 |
| **Average travel time to work (in minutes):** | **25.1** | **22.3** |

Table III.8.19 shows the means of transportation to work. In 2019, 78 percent of commuters drove alone in a car, truck, or van. Only 14.2 percent carpooled, with an additional 4.8 percent taking public transportation. Also, there were 91 persons or 1.6 percent who worked from home.

| Table III.8.19<br>Means of Transportation to Work<br>Green River city<br>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 | 4,293 | 73.7% | 4,556 | 78% |
| Car, truck, or van: Carpooled: | 1,104 | 18.9% | 832 | 14.2% |
| Public transportation (excluding taxicab): | 217 | 3.7% | 282 | 4.8% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 13 | 0.2% | 0 | 0% |
| Walked | 126 | 2.2% | 78 | 1.3% |
| Other means | 0 | 0% | 5 | 0.1% |
| Worked at home | 73 | 1.3% | 91 | 1.6% |
| **Total** | **5,826** | **100.0%** | **5,844** | **100.0%** |

Table III.8.20 shows the breakdown of the means of transportation by tenure. In 2019, 61.7 percent of commuters owned their home and commuted alone by car, which compares to 58.8 percent in 2010. There were also 949 renters who drove alone in 2019 and accounted for 16.2 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 4.4 percent of the population, which compares to 26 renters, or 0.4 percent taking public transportation.

**Table III.8.20**
**Means Of Transportation To Work By Tenure**
Green River 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 | 3,423 | 58.8% | 3,607 | 61.7% |
| Renter | 870 | 14.9% | 949 | 16.2% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 825 | 14.2% | 728 | 12.5% |
| Renter | 279 | 4.8% | 104 | 1.8% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 217 | 3.7% | 256 | 4.4% |
| Renter | 0 | 0% | 26 | 0.4% |
| **Walked:** | | | | |
| Owner | 84 | 1.4% | 66 | 1.1% |
| Renter | 42 | 0.7% | 12 | 0.2% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 13 | 0.2% | 0 | 0% |
| Renter | 0 | 0% | 5 | 0.1% |
| **Worked at home:** | | | | |
| Owner | 67 | 1.2% | 78 | 1.3% |
| Renter | 6 | 0.1% | 13 | 0.2% |
| **Total:** | **5,826** | **100.0%** | **5,844** | **100.0%** |

# ECONOMICS

## Labor Force

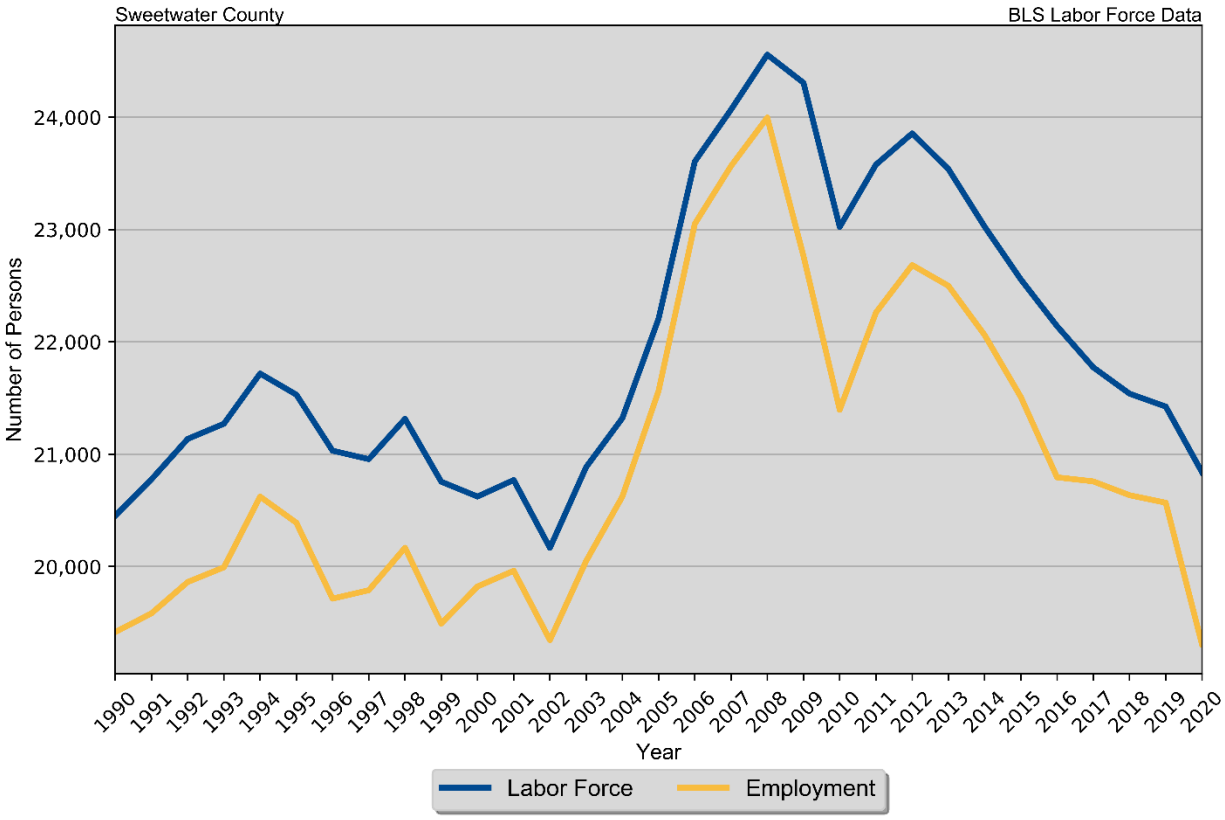
Table III.8.21, shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.1 percent. The highest level of unemployment occurred during 2020 rising to a rate of 7.4 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Sweetwater County increased from 4 percent in 2019 to 7.4 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.8.21**
**Labor Force Statistics**
Sweetwater County
1990 - 2020 BLS Data

| Year | Sweetwater County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 1,036 | 19,416 | 20,452 | 5.1% | 5.1% |
| 1991 | 1,193 | 19,583 | 20,776 | 5.7% | 5% |
| 1992 | 1,274 | 19,862 | 21,136 | 6% | 5.4% |
| 1993 | 1,278 | 19,993 | 21,271 | 6% | 5.3% |
| 1994 | 1,096 | 20,622 | 21,718 | 5% | 4.9% |
| 1995 | 1,140 | 20,390 | 21,530 | 5.3% | 4.8% |
| 1996 | 1,317 | 19,714 | 21,031 | 6.3% | 5% |
| 1997 | 1,167 | 19,789 | 20,956 | 5.6% | 4.8% |
| 1998 | 1,148 | 20,167 | 21,315 | 5.4% | 4.8% |
| 1999 | 1,263 | 19,492 | 20,755 | 6.1% | 4.7% |
| 2000 | 801 | 19,822 | 20,623 | 3.9% | 3.8% |
| 2001 | 808 | 19,962 | 20,770 | 3.9% | 3.8% |
| 2002 | 821 | 19,345 | 20,166 | 4.1% | 4% |
| 2003 | 836 | 20,049 | 20,885 | 4% | 4.3% |
| 2004 | 698 | 20,623 | 21,321 | 3.3% | 3.8% |
| 2005 | 643 | 21,564 | 22,207 | 2.9% | 3.6% |
| 2006 | 555 | 23,051 | 23,606 | 2.4% | 3% |
| 2007 | 502 | 23,566 | 24,068 | 2.1% | 2.6% |
| 2008 | 560 | 23,997 | 24,557 | 2.3% | 2.9% |
| 2009 | 1,543 | 22,764 | 24,307 | 6.3% | 6.3% |
| 2010 | 1,628 | 21,395 | 23,023 | 7.1% | 6.9% |
| 2011 | 1,317 | 22,261 | 23,578 | 5.6% | 6.2% |
| 2012 | 1,172 | 22,684 | 23,856 | 4.9% | 5.5% |
| 2013 | 1,040 | 22,499 | 23,539 | 4.4% | 4.8% |
| 2014 | 965 | 22,061 | 23,026 | 4.2% | 4.3% |
| 2015 | 1,047 | 21,509 | 22,556 | 4.6% | 4.2% |
| 2016 | 1,346 | 20,794 | 22,140 | 6.1% | 5.4% |
| 2017 | 1,015 | 20,758 | 21,773 | 4.7% | 4.3% |
| 2018 | 904 | 20,635 | 21,539 | 4.2% | 4% |
| 2019 | 856 | 20,568 | 21,424 | 4% | 3.7% |
| 2020 | 1,532 | 19,308 | 20,840 | 7.4% | 5.8% |

Diagram III.8.6, shows the employment and labor force for Sweetwater County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 19,308 persons, with the labor force reaching 20,840, indicating there were a total of 1,532 unemployed persons.

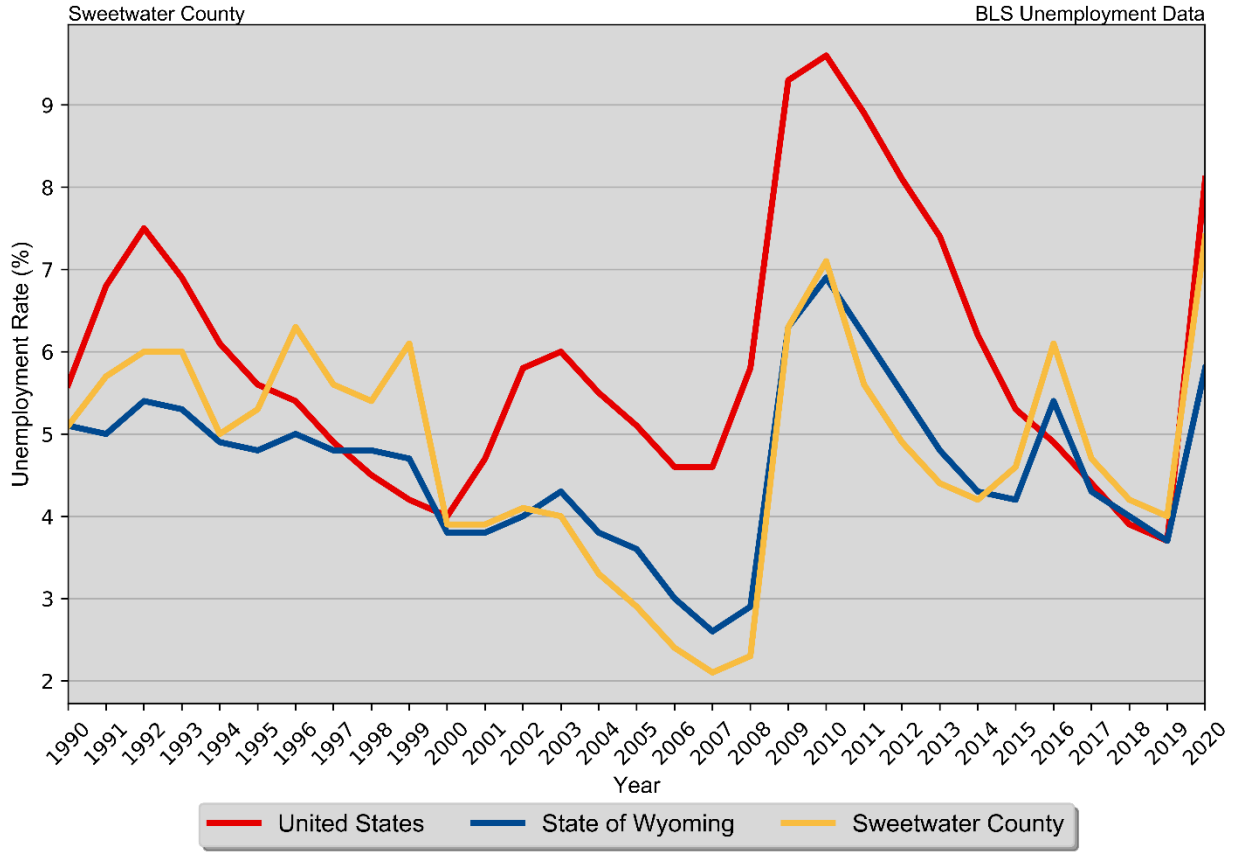
**Diagram III.8.6**
**Employment and Labor Force**



## Unemployment

Diagram III.8.7, shows the unemployment rate for both the State and Sweetwater County. During the 1990's the average rate for Sweetwater County was 5.6 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Sweetwater County had an average unemployment rate that higher than the State, 4.8 percent for Sweetwater County, versus 4.6 statewide.

**Diagram III.8.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

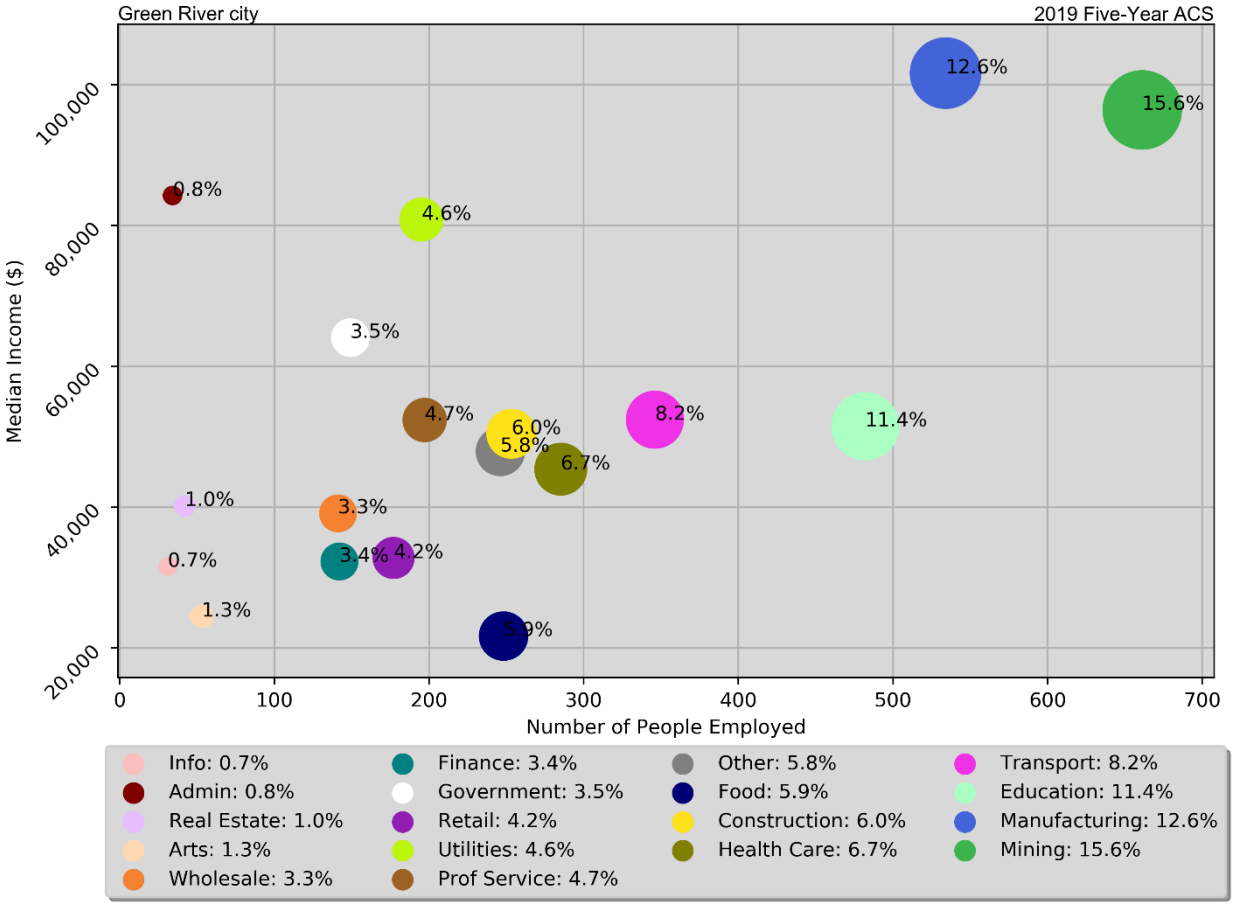
Table III.8.22 shows employment and median earnings by industry for Green River city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Green River city was Mining, which employed 661 people and paid a median salary of 96,445 dollars. The highest paying industry in Green River city was the Manufacturing industry, which paid a median salary of 101,625 dollars in 2019. This data is also displayed in Diagram III.8.8.

**Table III.8.22**
**City Level Employment by Industry**
Green River city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 34 | 0.8% | $84,286 |
| Arts, entertainment, and recreation | 53 | 1.3% | $24,508 |
| Construction | 253 | 6% | $50,417 |
| Educational services[16] | 482 | 11.4% | $51,510 |
| Agriculture, forestry, fishing and hunting | 19 | 0.4% | $ |
| Finance and insurance | 142 | 3.4% | $32,311 |
| Accommodation and food services | 248 | 5.9% | $21,734 |
| Health care and social assistance | 285 | 6.7% | $45,417 |
| Information | 31 | 0.7% | $31,625 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 534 | 12.6% | $101,625 |
| Mining, quarrying, and oil and gas extraction | 661 | 15.6% | $96,445 |
| Other services, except public administration | 246 | 5.8% | $47,929 |
| Prof Service | 197 | 4.7% | $52,386 |
| Government | 149 | 3.5% | $64,081 |
| Real estate and rental and leasing | 42 | 1% | $40,217 |
| Retail Trade | 177 | 4.2% | $32,788 |
| Transportation and warehousing | 346 | 8.2% | $52,449 |
| Utilities | 195 | 4.6% | $80,850 |
| Wholesale trade | 141 | 3.3% | $39,155 |

[16] Includes both Public and Private Education

## Diagram III.8.8
### Earnings and Employment by Industry



## Earnings: Sweetwater County

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

Table III.8.23, shows the total employment by industry for the Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 4,799 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 17 percent to 2,092 jobs.

**Table III.8.23**
**Employment by Industry**
Sweetwater County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 266 | 273 | 279 | 285 | 287 | 291 | 284 | 290 | 2.1% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 5,788 | 6,270 | 6,107 | 5,495 | 4,835 | 5,026 | 4,998 | 4,799 | -4% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 2,196 | 1,967 | 2,089 | 2,107 | 1,978 | 1,900 | 1,788 | 2,092 | 17% |
| Manufacturing | 1,369 | 1,524 | 1,473 | 1,442 | 1,494 | 1,433 | 1,383 | 1,431 | 3.5% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 2,874 | 2,876 | 2,764 | 2,823 | 2,777 | 2,770 | 2,727 | 2,651 | -2.8% |
| Transportation and warehousing | 1,650 | 1,713 | 1,694 | 1,616 | 1,376 | 1,346 | 1,418 | 1,485 | 4.7% |
| Information | 247 | 226 | 203 | 180 | 182 | 189 | 179 | 164 | -8.4% |
| Finance and insurance | 710 | 791 | 749 | 726 | 728 | 691 | 693 | 697 | 0.6% |
| Real estate and rental and leasing | 1,237 | 1,412 | 1,416 | 1,359 | 1,245 | 1,236 | 1,219 | 1,220 | 0.1% |
| Professional and technical services | 862 | 837 | 838 | 803 | 736 | 785 | 822 | 820 | -0.2% |
| Management of companies and enterprises | 92 | 139 | 156 | 130 | 125 | 126 | 124 | 118 | -4.8% |
| Administrative and waste services | 742 | 748 | 673 | 660 | 594 | 739 | 862 | 798 | -7.4% |
| Educational services | 124 | 125 | 131 | 127 | 139 | 161 | 161 | 160 | -0.6% |
| Health care and social assistance | 1,283 | 1,403 | 1,425 | 1,454 | 1,530 | 1,569 | 1,574 | 1,614 | 2.5% |
| Arts, entertainment, and recreation | 260 | 193 | 203 | 235 | 252 | 225 | 236 | 257 | 8.9% |
| Accommodation and food services | 2,274 | 2,514 | 2,427 | 2,423 | 2,408 | 2,393 | 2,420 | 2,397 | -1% |
| Other services, except public administration | 1,159 | 1,121 | 1,153 | 1,100 | 1,059 | 1,072 | 1,099 | 1,110 | 1% |
| Government and government enterprises | 4,820 | 4,842 | 4,765 | 4,761 | 4,825 | 4,689 | 4,642 | 4,671 | 0.6% |
| **Total** | **29,291** | **30,380** | **29,976** | **29,133** | **27,836** | **27,858** | **27,908** | **28,052** | **0.5%** |

Table III.8.24, shows the real average earnings per job by industry for Sweetwater County. In 2019, the mining industry had the highest average earnings reaching 171,487 dollars. Between 2018 and 2019 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 12.4 percent to 11,094 dollars.

**Table III.8.24**
**Real Earnings Per Job by Industry**
Sweetwater County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | -6,755 | 9,208 | 10,858 | 12,746 | 10,003 | 16,745 | 44,769 | 35,540 | -20.6% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 118,267 | 122,715 | 127,830 | 132,888 | 134,813 | 149,163 | 169,143 | 171,487 | 1.4% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 82,171 | 82,501 | 85,214 | 85,150 | 78,671 | 74,315 | 71,719 | 73,183 | 2% |
| Manufacturing | 113,316 | 120,399 | 123,903 | 135,499 | 134,764 | 137,059 | 134,515 | 137,259 | 2% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 32,641 | 34,899 | 36,645 | 36,489 | 35,482 | 34,803 | 34,135 | 34,451 | 0.9% |
| Transportation and warehousing | 96,159 | 108,348 | 101,665 | 110,953 | 105,250 | 111,066 | 108,139 | 104,880 | -3% |
| Information | 41,702 | 45,448 | 46,512 | 51,640 | 51,030 | 54,372 | 57,310 | 58,624 | 2.3% |
| Finance and insurance | 47,633 | 33,608 | 35,927 | 38,420 | 37,274 | 39,777 | 36,813 | 37,155 | 0.9% |
| Real estate and rental and leasing | 54,724 | 59,293 | 56,494 | 54,339 | 43,084 | 33,772 | 33,242 | 29,784 | -10.4% |
| Professional and technical services | 65,763 | 71,118 | 68,035 | 63,106 | 59,116 | 60,003 | 59,355 | 58,069 | -2.2% |
| Management of companies and enterprises | 81,878 | 118,056 | 97,668 | 114,424 | 117,524 | 115,385 | 114,209 | 124,451 | 9% |
| Administrative and waste services | 32,905 | 37,788 | 39,341 | 43,261 | 39,310 | 42,330 | 40,377 | 35,014 | -13.3% |
| Educational services | 21,003 | 21,941 | 21,325 | 20,968 | 21,635 | 21,217 | 22,011 | 22,596 | 2.7% |
| Health care and social assistance | 47,748 | 48,234 | 48,927 | 46,463 | 43,535 | 43,432 | 42,175 | 41,868 | -0.7% |
| Arts, entertainment, and recreation | 9,748 | 7,852 | 8,415 | 10,980 | 10,654 | 10,915 | 9,874 | 11,094 | 12.4% |
| Accommodation and food services | 22,289 | 24,462 | 24,388 | 24,285 | 23,770 | 23,835 | 23,012 | 22,909 | -0.4% |
| Other services, except public administration | 49,976 | 40,639 | 38,788 | 38,928 | 39,550 | 39,718 | 40,123 | 40,970 | 2.1% |
| Government and government enterprises | 67,794 | 71,157 | 73,950 | 74,567 | 73,711 | 72,667 | 72,272 | 71,910 | -0.5% |
| **Total** | **71,519** | **75,104** | **76,518** | **77,337** | **74,384** | **76,842** | **79,747** | **79,329** | **-0.5%** |

Diagram III.8.9, shows real average earnings per job for Sweetwater County from 1990 to 2019. Over this period the average earning per job for Sweetwater County was 64,807 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.8.9**
**Real Average Earnings Per Job**

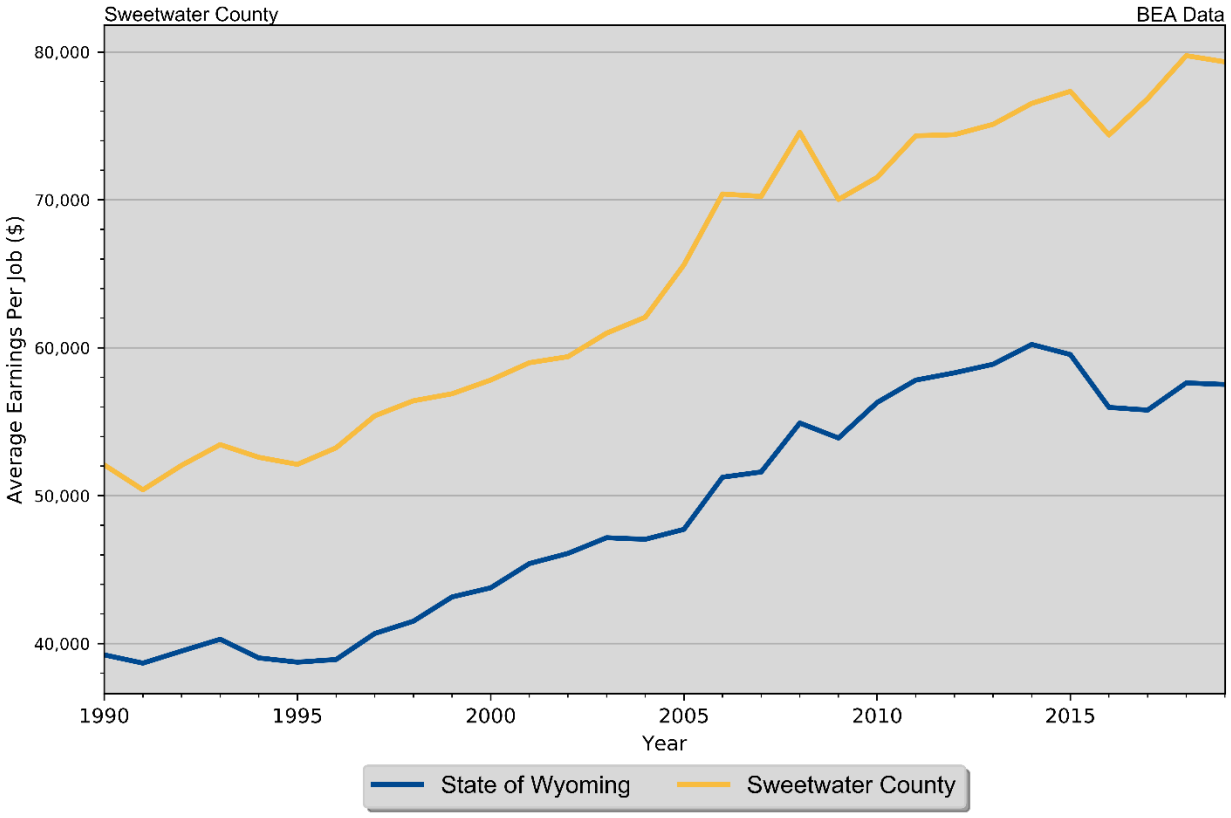
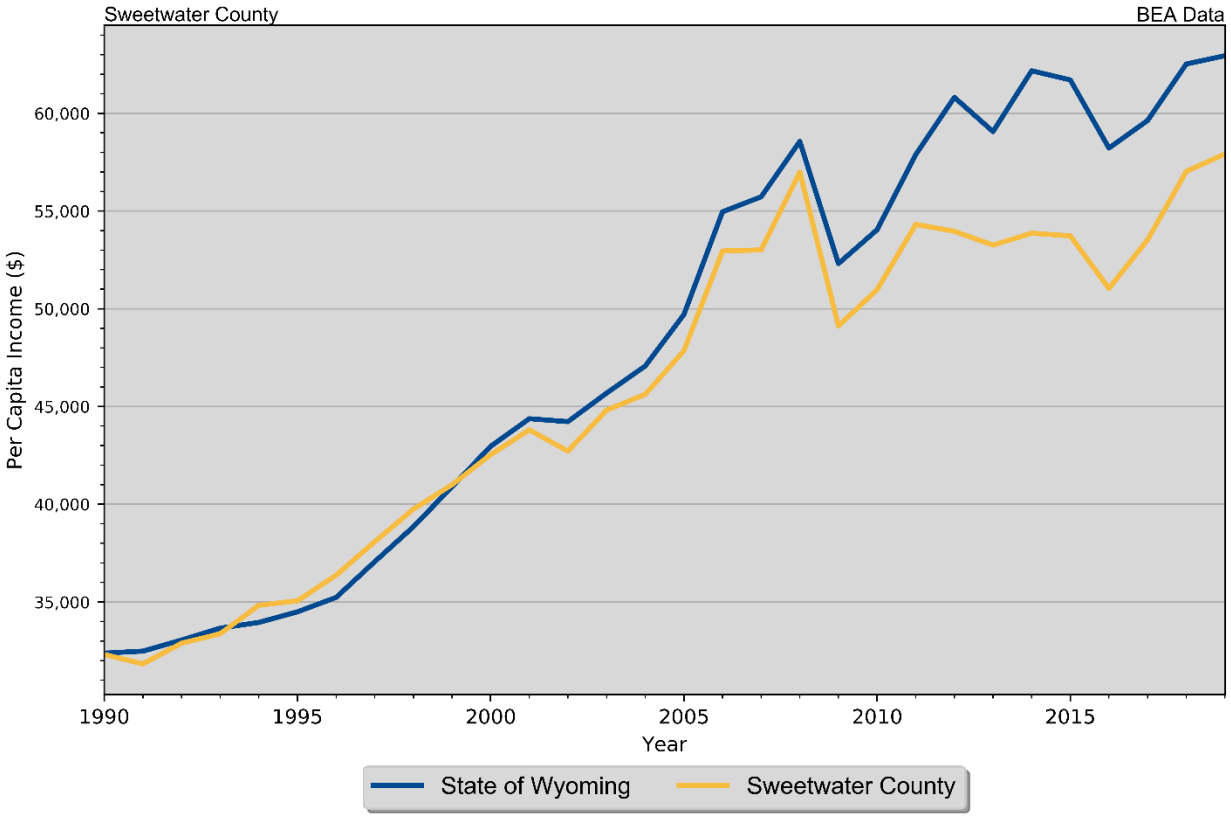


Diagram III.8.10, shows real per capita income for the Sweetwater County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 45,818 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.8.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,914 in 2010 to 3,453 in 2019, with the poverty rate reaching 8.3 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.8.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.8.11.

The rate of poverty for Green River city is shown in Table III.8.26. In 2019, the poverty rate was 9 percent meaning there were an estimated 1,077 people living in poverty, compared to 984 persons living in poverty in 2010. In 2019, some 15.7 percent of those in poverty were under age 6 and 13.6 percent were 65 or older.

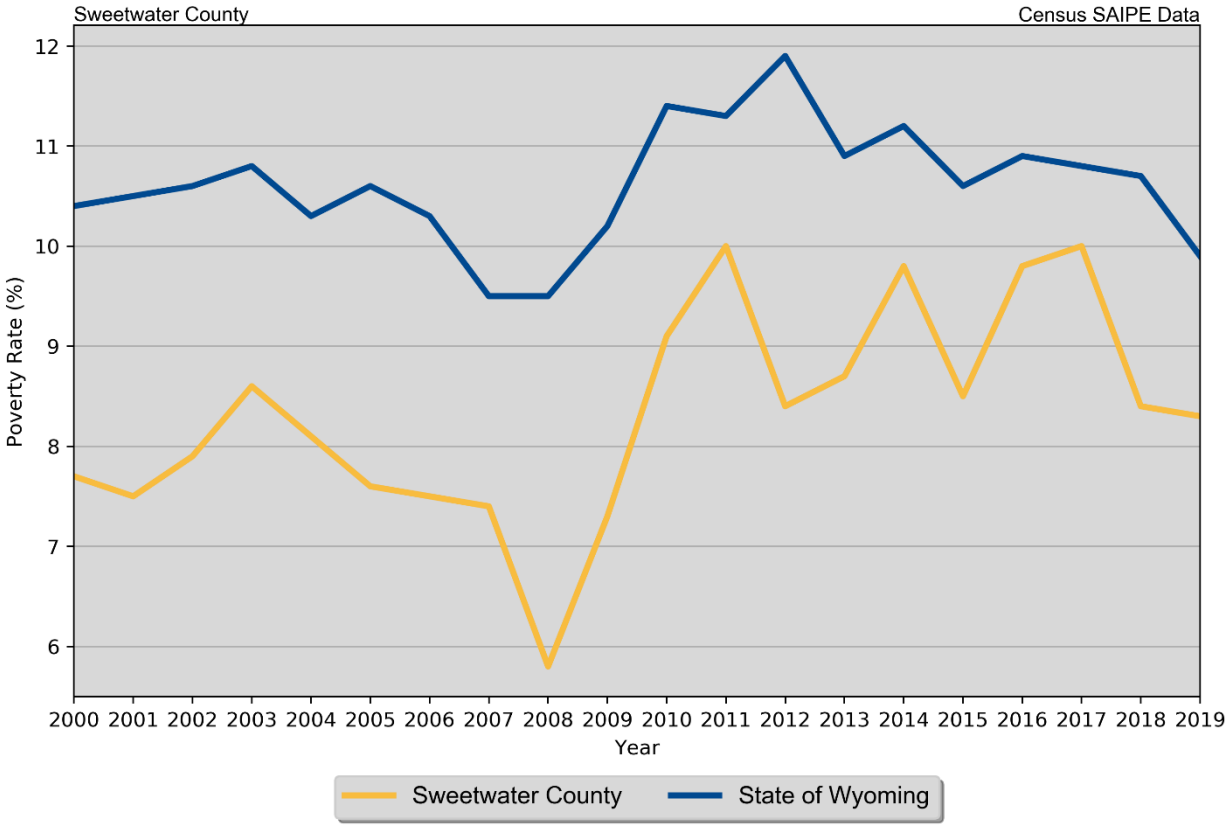
**Table III.8.25**
**Persons in Poverty**
Sweetwater County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 2,788 | 7.7% |
| 2001 | 2,741 | 7.5% |
| 2002 | 2,903 | 7.9% |
| 2003 | 3,192 | 8.6% |
| 2004 | 3,028 | 8.1% |
| 2005 | 2,834 | 7.6% |
| 2006 | 2,848 | 7.5% |
| 2007 | 2,835 | 7.4% |
| 2008 | 2,286 | 5.8% |
| 2009 | 2,939 | 7.3% |
| 2010 | 3,914 | 9.1% |
| 2011 | 4,319 | 10% |
| 2012 | 3,741 | 8.4% |
| 2013 | 3,850 | 8.7% |
| 2014 | 4,346 | 9.8% |
| 2015 | 3,744 | 8.5% |
| 2016 | 4,264 | 9.8% |
| 2017 | 4,253 | 10% |
| 2018 | 3,540 | 8.4% |
| 2019 | 3,453 | 8.3% |

**Table III.8.26**
**Poverty by Age**
Green River 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 | 207 | 13.5 | 136 | 15.7% |
| 6 to 17 | 266 | 11.2 | 177 | 8.4% |
| 18 to 64 | 463 | 6.3 | 566 | 7.5% |
| 65 or Older | 48 | 4.8 | 198 | 13.6% |
| **Total** | **984** | **100.0%** | **1,077** | **100.0%** |
| **Poverty Rate** | **8%** | **.** | **9%** | **.** |

**Diagram III.8.11**
**Poverty Rates**



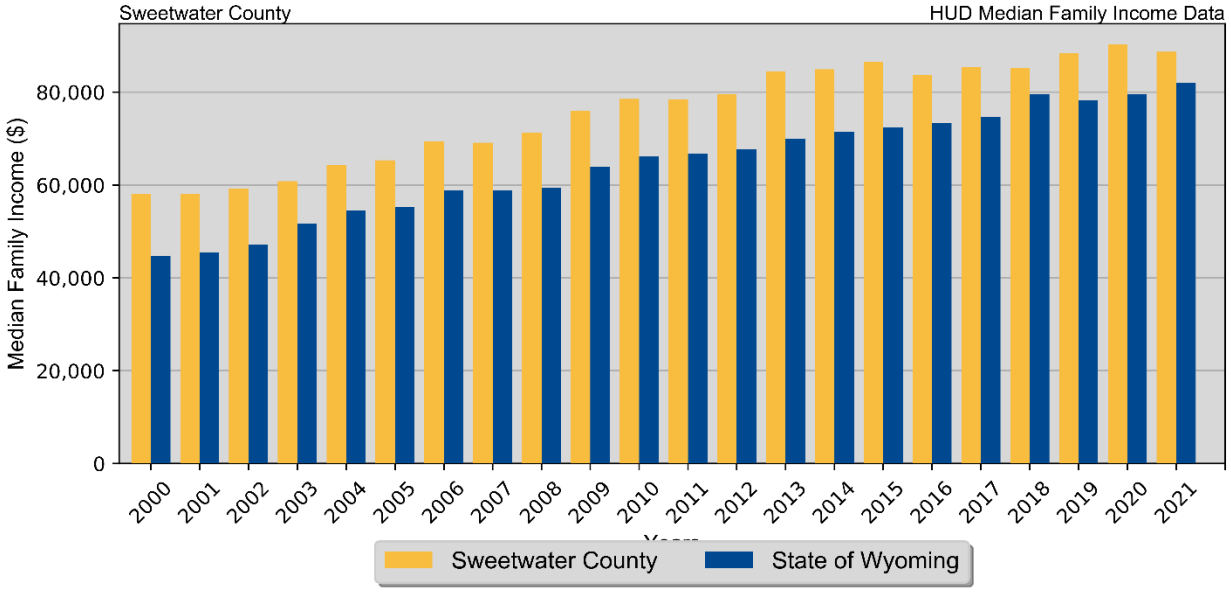
## Household Income

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.8.46 shows that the HUD estimated MFI for Sweetwater County was $88,700 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.8.12, illustrates the estimated MFI for 2000 through 2021 in Sweetwater County.

**Table III.8.27**
**Median Family Income**
Sweetwater County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 58,000 | 44,700 |
| 2001 | 58,000 | 45,500 |
| 2002 | 59,200 | 47,200 |
| 2003 | 60,800 | 51,600 |
| 2004 | 64,300 | 54,500 |
| 2005 | 65,300 | 55,250 |
| 2006 | 69,400 | 58,800 |
| 2007 | 69,100 | 58,800 |
| 2008 | 71,300 | 59,450 |
| 2009 | 76,000 | 63,900 |
| 2010 | 78,500 | 66,100 |
| 2011 | 78,400 | 66,800 |
| 2012 | 79,500 | 67,700 |
| 2013 | 84,500 | 70,000 |
| 2014 | 84,900 | 71,400 |
| 2015 | 86,500 | 72,400 |
| 2016 | 83,700 | 73,300 |
| 2017 | 85,400 | 74,700 |
| 2018 | 85,100 | 79,600 |
| 2019 | 88,300 | 78,200 |
| 2020 | 90,200 | 79,500 |
| 2021 | 88,700 | 81,900 |

**Diagram III.8.12**
**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 Green River city decreased from 6 authorizations in 2019 to 4 in 2020.

The real value of single-family building permits decreased from 396,134 dollars in 2019 to 286,500 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.8.28.

**Table III.8.28**
**Building Permits and Valuation**
Green River city
Census Bureau Data, 1980–2020

| 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 | 101 | 2 | 52 | 100 | 255 | 108,706 | 106,394 |
| 1981 | 89 | 2 | 36 | 63 | 190 | 116,646 | 66,425 |
| 1982 | 114 | 0 | 15 | 0 | 129 | 101,180 | 0 |
| 1983 | 53 | 0 | 0 | 22 | 75 | 103,947 | 84,576 |
| 1984 | 30 | 0 | 0 | 16 | 46 | 99,831 | 70,271 |
| 1985 | 33 | 0 | 0 | 0 | 33 | 121,012 | 0 |
| 1986 | 21 | 0 | 0 | 0 | 21 | 154,259 | 0 |
| 1987 | 18 | 0 | 0 | 0 | 18 | 92,274 | 0 |
| 1988 | 14 | 0 | 0 | 0 | 14 | 132,812 | 0 |
| 1989 | 13 | 0 | 0 | 0 | 13 | 96,706 | 0 |
| 1990 | 23 | 0 | 0 | 0 | 23 | 138,721 | 0 |
| 1991 | 32 | 0 | 0 | 0 | 32 | 136,087 | 0 |
| 1992 | 29 | 0 | 0 | 0 | 29 | 157,883 | 0 |
| 1993 | 39 | 0 | 0 | 0 | 39 | 172,557 | 0 |
| 1994 | 38 | 0 | 0 | 8 | 46 | 222,333 | 77,156 |
| 1995 | 29 | 0 | 0 | 0 | 29 | 215,114 | 0 |
| 1996 | 33 | 0 | 0 | 0 | 33 | 184,225 | 0 |
| 1997 | 13 | 0 | 0 | 0 | 13 | 236,722 | 0 |
| 1998 | 18 | 0 | 0 | 0 | 18 | 259,915 | 0 |
| 1999 | 8 | 0 | 0 | 0 | 8 | 171,905 | 0 |
| 2000 | 6 | 0 | 0 | 0 | 6 | 182,652 | 0 |
| 2001 | 4 | 0 | 0 | 0 | 4 | 238,536 | 0 |
| 2002 | 4 | 0 | 0 | 0 | 4 | 196,271 | 0 |
| 2003 | 22 | 0 | 0 | 0 | 22 | 219,015 | 0 |
| 2004 | 26 | 0 | 0 | 0 | 26 | 207,908 | 0 |
| 2005 | 32 | 0 | 0 | 0 | 32 | 246,379 | 0 |
| 2006 | 28 | 0 | 8 | 24 | 60 | 252,820 | 47,307 |
| 2007 | 41 | 8 | 0 | 26 | 75 | 202,190 | 137,876 |
| 2008 | 12 | 0 | 4 | 7 | 23 | 207,661 | 159,419 |
| 2009 | 10 | 0 | 0 | 0 | 10 | 151,591 | 0 |
| 2010 | 7 | 0 | 0 | 0 | 7 | 194,383 | 0 |
| 2011 | 3 | 0 | 4 | 16 | 23 | 214,630 | 27,251 |
| 2012 | 3 | 0 | 0 | 0 | 3 | 311,502 | 0 |
| 2013 | 12 | 0 | 0 | 0 | 12 | 418,388 | 0 |
| 2014 | 18 | 2 | 0 | 5 | 25 | 337,737 | 131,565 |
| 2015 | 7 | 0 | 0 | 0 | 7 | 338,339 | 0 |
| 2016 | 24 | 2 | 0 | 0 | 26 | 285,379 | 0 |
| 2017 | 8 | 0 | 0 | 38 | 46 | 294,467 | 103,619 |
| 2018 | 8 | 0 | 0 | 0 | 8 | 271,402 | 0 |
| 2019 | 6 | 0 | 0 | 0 | 6 | 396,134 | 0 |
| 2020 | 4 | 0 | 0 | 0 | 4 | 286,500 | 0 |

**Diagram III.8.13**
**Single-Family Permits**

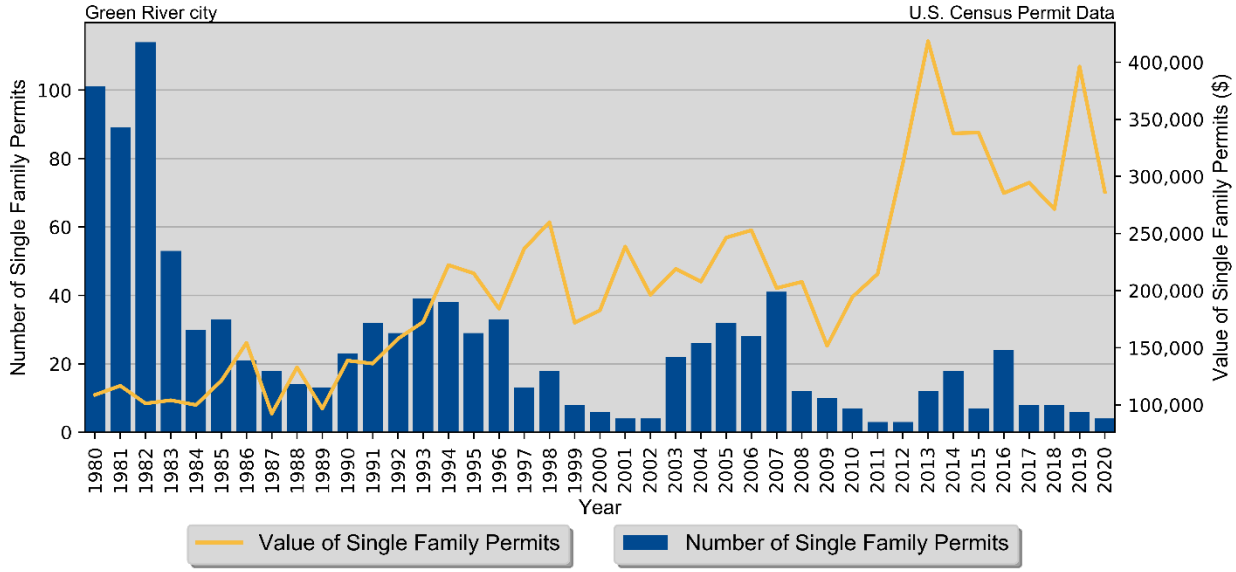
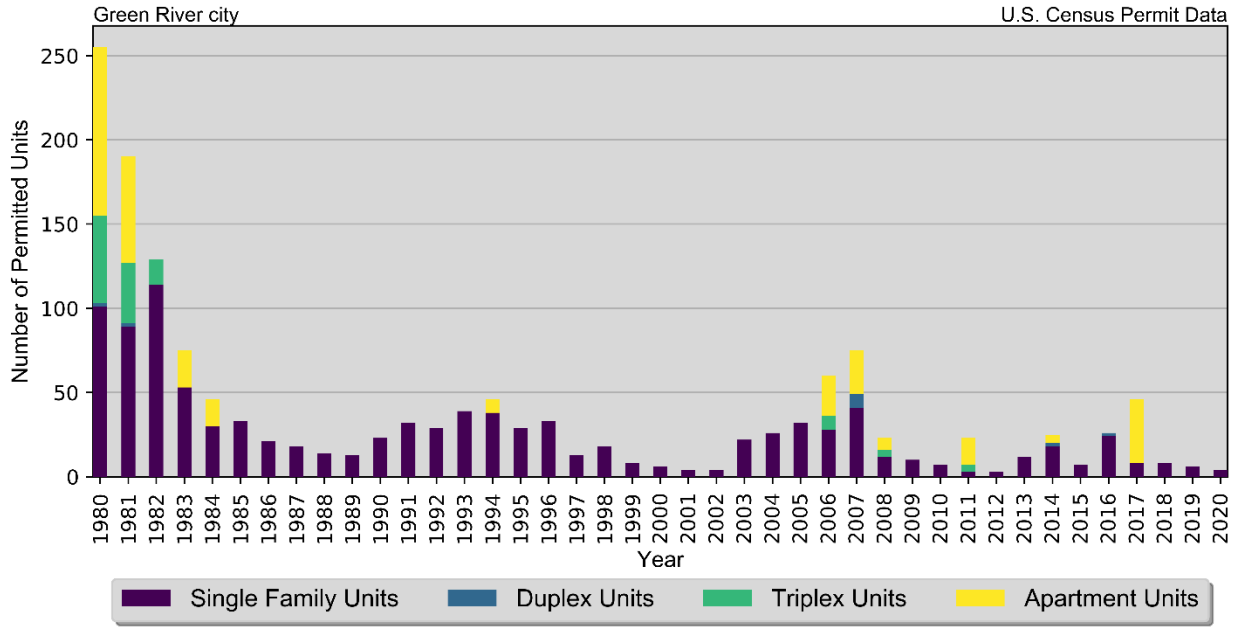



**Diagram III.8.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.8.29. Family households represented 75.6 percent of households, while non-family households accounted for 24.4 percent. These changed from 73.4 and 26.6 percent, respectively.

**Table II.8.29**
**Household Type by Tenure**
Green River city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 3,406 | 73.4% | 3,253 | 75.6% |
| Married-Couple Family | 2,757 | 80.9% | 2,435 | 74.9% |
| Owner-Occupied | 2,408 | 87.3% | 2,135 | 87.7% |
| Renter-Occupied | 349 | 12.7% | 300 | 12.3% |
| Other Family | 649 | 19.1% | 818 | 20% |
| Male Householder, No Spouse Present | 280 | 43.1% | 137 | 34.2% |
| Owner-Occupied | 167 | 59.6% | 114 | 83.2% |
| Renter-Occupied | 113 | 40.4% | 23 | 16.8% |
| Female Householder, No Spouse Present | 369 | 56.9% | 681 | 45.1% |
| Owner-Occupied | 195 | 52.8% | 413 | 60.6% |
| Renter-Occupied | 174 | 47.2% | 268 | 39.4% |
| Non-Family Households | 1,236 | 26.6% | 1,050 | 24.4% |
| Owner-Occupied | 684 | 55.3% | 661 | 63% |
| Renter-Occupied | 552 | 44.7% | 389 | 37% |
| **Total** | **4,642** | **100.0%** | **4,303** | **100.0%** |

Table II.8.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 4,636 housing units, compared with 5,039 in 2019. Single-family units accounted for 66.2 percent of units in 2019, compared to 69.5 in 2010. Apartment units accounted for 11 percent in 2019, compared to 9.4 percent in 2010.

**Table II.8.30**
**Housing Units by Type**
Green River 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 | 3,224 | 69.5% | **3,337** | 66.2% |
| Duplex | 126 | 2.7% | 219 | 4.3% |
| Tri- or Four-Plex | 202 | 4.4% | 232 | 4.6% |
| Apartment | 437 | 9.4% | 553 | 11% |
| Mobile Home | 647 | 14% | 698 | 13.9% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **4,636** | **100.0%** | **5,039** | **100.0%** |

Table II.8.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 5,039 housing units. An estimated 77.2 percent were owner-occupied, and 14.6 percent were vacant.

**Table II.8.31**
**Housing Units by Tenure**
Green River city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 4,642 | 92.8% | 4,303 | 85.4% |
| Owner-Occupied | 3,454 | 74.4% | 3,323 | 77.2% |
| Renter-Occupied | 1,188 | 25.6% | 980 | 22.8% |
| Vacant Housing Units | 360 | 7.2% | 736 | 14.6% |
| **Total Housing Units** | **5,002** | **100.0%** | **5,039** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.8.32. Households earning more than 100,000 dollars per year represented 36 percent of households in 2019, compared to 29 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8 percent of households in 2019, compared to 6.8 percent in 2000.

**Table II.8.32**
**Households by Income**
Green River 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 | 302 | 6.8% | 344 | 8% |
| $15,000 to $19,999 | 181 | 4.1% | 157 | 3.6% |
| $20,000 to $24,999 | 132 | 3% | 172 | 4% |
| $25,000 to $34,999 | 298 | 6.7% | 195 | 4.5% |
| $35,000 to $49,999 | 470 | 10.6% | 469 | 10.9% |
| $50,000 to $74,999 | 945 | 21.3% | 812 | 18.9% |
| $75,000 to $99,999 | 823 | 18.6% | 603 | 14% |
| $100,000 or More | 1,284 | 29% | 1,551 | 36% |
| **Total** | **4,435** | **100.0%** | **4,303** | **100.0%** |

Table II.8.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 7.5 percent of households in 2019. Housing units built in 1939 or earlier represented 7.8 percent of households in 2019 and 5.8 percent of households in 2010.

**Table II.8.33**
**Households by Year Home Built**
Green River 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 | 259 | 5.8% | 337 | 7.8% |
| 1940 to 1949 | 158 | 3.6% | 178 | 4.1% |
| 1950 to 1959 | 151 | 3.4% | 232 | 5.4% |
| 1960 to 1969 | 271 | 6.1% | 252 | 5.9% |
| 1970 to 1979 | 1,925 | 43.4% | 1,482 | 34.4% |
| 1980 to 1989 | 1,015 | 22.9% | 1,049 | 24.4% |
| 1990 to 1999 | 343 | 7.7% | 332 | 7.7% |
| 2000 to 2009 | 313 | 7.1% | 323 | 7.5% |
| 2010 or Later | . | . | 118 | 2.7% |
| **Total** | **4,435** | **100.0%** | **4,303** | **100.0%** |

The distribution of unit types by race are shown in Table II.8.34. An estimated 72.8 percent of white households occupy single-family homes, compared to  percent of black households. Some 10 percent of white households occupied apartments, compared to  percent of black households. An estimated 79.3 percent of Asian, and 54.7 percent of American Indian households occupy single-family homes.

**Table II.8.34**
**Distribution of Units in Structure by Race**
Green River city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 72.8% | % | 54.7% | 79.3% | 31.6% | 77.1% | 74.1% |
| Duplex | 4.3% | % | 45.3% | 0% | 0% | 0% | 0% |
| Tri- or Four-Plex | 1.8% | % | 0% | 0% | 0% | 0% | 25.9% |
| Apartment | 10% | % | 0% | 20.7% | 68.4% | 0% | 0% |
| Mobile Home | 11.1% | % | 0% | 0% | 0% | 22.9% | 0% |
| 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.8.35. An estimated 40.8 percent of vacant units were for rent in 2010. In addition, some 24.4 percent of vacant units were for sale. "Other" vacant units represented 19.2 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 67.9 percent of vacant units, while for sale units accounted for 12 percent. "Other" vacant units accounted for 11.4 percent of vacant units, representing a total of 84 "other" vacant units.

**Table II.8.35**
**Disposition of Vacant Housing Units**
Green River city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 147 | 40.8% | 500 | 67.9% |
| For Sale | 88 | 24.4% | 88 | 12% |
| Rented Not Occupied | 2 | 0.6% | 0 | 0% |
| Sold Not Occupied | 10 | 2.8% | 64 | 8.7% |
| For Seasonal, Recreational, or Occasional Use | 35 | 9.7% | 0 | 0% |
| For Migrant Workers | 9 | 2.5% | 0 | 0% |
| Other Vacant | 69 | 19.2% | 84 | 11.4% |
| **Total** | **360** | **100.0%** | **736** | **100.0%** |

Table II.8.36 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 17.99 percent of total households in Green River city. In Green River city the 1,757 households with three bedrooms accounted for 40.83 percent of all households, and there were 627 five-bedroom or more households, which accounted for 14.57 percent of all households.

**Table II.8.36**
**Households by Number of Bedrooms**
**Green River city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 0 | 54 | 54 | 1.25% |
| **One** | 10 | 171 | 181 | 4.21% |
| **Two** | 388 | 386 | 774 | 17.99% |
| **Three** | 1,429 | 328 | 1,757 | 40.83% |
| **Four** | 869 | 41 | 910 | 21.15% |
| **Five or more** | 627 | 0 | 627 | 14.57% |
| **Total** | **3,323** | **980** | **4,303** | **100.0** |

The age of a structure influences its value. As shown in Table II.8.37, structures built in 1939 or earlier had a median value of, 162,900 while structures built between 1950 and 1959 had a median value of 159,900 and those built between 1990 to 1999 had a median value of 248,700. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and, 442,100 respectively. The total median value in Green River city was, 213,800.

**Table II.8.37**
**Owner Occupied Median Value by Year Structure Built**
**Green River city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 162,900 |
| 1940 to 1949 | 162,000 |
| 1950 to 1959 | 159,900 |
| 1960 to 1969 | 236,100 |
| 1970 to 1979 | 220,500 |
| 1980 to 1989 | 216,600 |
| 1990 to 1999 | 248,700 |
| 2000 to 2009 | 327,600 |
| 2010 to 2013 | |
| 2014 or later | 442,100 |
| **Median Value** | **213,800** |

Household mortgage status is reported in Table II.8.38. In, Green River city households with a mortgage accounted for 56.6 percent of all households or 1,880 housing units, and the remaining 54.3 percent or 1,803 units had no mortgage. Of those units with a mortgage, 77 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,803 or 54.3 percent had no second mortgage or no home equity loan.

**Table II.8.38**
**Mortgage Status**
**Green River city**
**2019** Five-Year ACS Data

| Mortgage Status | Green River city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,880 | 56.6 |
| With either a second mortgage or home equity loan, but not both | 77 | 2.3 |
| Second mortgage only | 19 | 0.6 |
| Home equity loan only | 58 | 1.7 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 1,803 | 54.3 |
| Housing units without a mortgage | 1,443 | 43.4 |
| **Total** | **3,323** | **100.0%** |

Table II.8.39 lists the Green River city median rent as $815 and the median home value as $213,800 in 2019.

**Table II.8.39**
**Median Rent**
**Green River city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $815 |
| Median Home Value | $213,800 |

## 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.8.40. In 2019, an estimated 0.6 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.8.40**
**Overcrowding and Severe Overcrowding**
Green River 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 | 3,322 | 99% | 24 | 0.7% | 8 | 0.2% | 3,354 |
| 2019 Five-Year ACS | 3,304 | 99.4% | 19 | 0.6% | 0 | 0% | 3,323 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 1,010 | 93.4% | 40 | 3.7% | 31 | 2.9% | 1,081 |
| 2019 Five-Year ACS | 974 | 99.4% | 6 | 0.6% | 0 | 0% | 980 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 4,332 | 97.7% | 64 | 1.4% | 39 | 0.9% | 4,435 |
| 2019 Five-Year ACS | 4,278 | 99.4% | 25 | 0.6% | 0 | 0% | 4,303 |

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.8.41 and Table II.8.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Green River city. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

**Table II.8.41**
**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 | 4,425 | 4,303 |
| Lacking Complete Plumbing Facilities | 10 | 0 |
| **Total Households** | **4,435** | **4,303** |
| **Percent Lacking** | **0.2%** | **0%** |

There were 11 households lacking complete kitchen facilities in 2019, compared to 38 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.3 percent in 2019.

**Table II.8.42**
**Households with Incomplete Kitchen Facilities**
Green River city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 4,397 | 4,292 |
| Lacking Complete Kitchen Facilities | 38 | 11 |
| **Total Households** | **4,435** | **4,303** |
| **Percent Lacking** | **0.9%** | **0.3%** |

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.8.43, in Green River city 7.4 percent of households had a cost burden and 6.5 percent had a severe cost burden. Some 12.1 percent of renters were cost burdened, and 15.7 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.6 percent and a severe cost burden rate of 2.1 percent. Owner occupied households with a mortgage had a cost burden rate of 8.6 percent, and severe cost burden at 5.1 percent.

**Table II.8.43**
**Cost Burden and Severe Cost Burden by Tenure**
Green River city
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 | 1,729 | 80.3% | 255 | 11.8% | 168 | 7.8% | 0 | 0% | 2,152 |
| 2019 Five-Year ACS | 1,615 | 85.9% | 162 | 8.6% | 96 | 5.1% | 7 | 0.4% | 1,880 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 1,128 | 93.8% | 39 | 3.2% | 35 | 2.9% | 0 | 0% | 1,202 |
| 2019 Five-Year ACS | 1,375 | 95.3% | 38 | 2.6% | 30 | 2.1% | 0 | 0% | 1,443 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 828 | 76.6% | 76 | 7% | 110 | 10.2% | 67 | 6.2% | 1,081 |
| 2019 Five-Year ACS | 616 | 62.9% | 119 | 12.1% | 154 | 15.7% | 91 | 9.3% | 980 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 3,685 | 83.1% | 370 | 8.3% | 313 | 7.1% | 67 | 1.5% | 4,435 |
| 2019 Five-Year ACS | 3,606 | 83.8% | 319 | 7.4% | 280 | 6.5% | 98 | 2.3% | 4,303 |

### 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 Sweetwater County. Below is a table showing the MFI breakdown:

| Sweetwater County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $26,610 |
| 30.1 – 50% MFI | $26,611 to $44,350 |
| 50.1 – 80% MFI | $44,351 to $70,960 |
| 80.1 – 100% MFI | $70,961 to $88,700 |
| Above 100% MFI | Above $88,700 |

## Housing Problems by Income, Race, and Tenure

Table III.8.44 through Table III.8.49 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 Green River city, housing problems are faced by 249 white homeowner households, 0 black homeowner households, 10 Asian homeowner households, and 75 Hispanic homeowner households.

## Table III.8.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Green River 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 $26,610 | 42.9% | 0% | 100% | 0% | 0% | 0% | 78.6% | 54.9% |
| $26,611 to $44,350 | 26.7% | 0% | 0% | 0% | 0% | 0% | 66.7% | 33.3% |
| $44,351 to $70,960 | 22.8% | 0% | 0% | 0% | 0% | 0% | 0% | 21.4% |
| $70,961 to $88,700 | 1.1% | 0% | 0% | 0% | 0% | 0% | 0% | 0.9% |
| Above $88,700 | 1.4% | 0% | 0% | 0% | 0% | 0% | 0% | 1.3% |
| **Total** | **8.6%** | **0%** | **40%** | **0%** | **0%** | **0%** | **17%** | **9.9%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 57.1% | 0% | 0% | 0% | 0% | 0% | 21.4% | 45.1% |
| $26,611 to $44,350 | 73.3% | 0% | 0% | 0% | 0% | 0% | 33.3% | 66.7% |
| $44,351 to $70,960 | 77.2% | 0% | 0% | 0% | 0% | 0% | 100% | 78.6% |
| $70,961 to $88,700 | 98.9% | 0% | 0% | 0% | 0% | 0% | 100% | 99.1% |
| Above $88,700 | 98.6% | 0% | 100% | 100% | 0% | 0% | 100% | 98.7% |
| **Total** | **91.4%** | **0%** | **60%** | **100%** | **0%** | **0%** | **83%** | **90.1%** |

## Table III.8.45
## Homeowner Households with Housing Problems by Income and Race
Green River 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 $26,610 | 75 | 0 | 10 | 0 | 0 | 0 | 55 | 140 |
| $26,611 to $44,350 | 40 | 0 | 0 | 0 | 0 | 0 | 20 | 60 |
| $44,351 to $70,960 | 105 | 0 | 0 | 0 | 0 | 0 | 0 | 105 |
| $70,961 to $88,700 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Above $88,700 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| **Total** | **249** | **0** | **10** | **0** | **0** | **0** | **75** | **334** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 100 | 0 | 0 | 0 | 0 | 0 | 15 | 115 |
| $26,611 to $44,350 | 110 | 0 | 0 | 0 | 0 | 0 | 10 | 120 |
| $44,351 to $70,960 | 355 | 0 | 0 | 0 | 0 | 0 | 30 | 385 |
| $70,961 to $88,700 | 350 | 0 | 0 | 0 | 0 | 0 | 110 | 460 |
| Above $88,700 | 1,730 | 0 | 15 | 20 | 0 | 0 | 200 | 1,965 |
| **Total** | **2,645** | **0** | **15** | **20** | **0** | **0** | **365** | **3,045** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 175 | 0 | 10 | 0 | 0 | 0 | 70 | 255 |
| $26,611 to $44,350 | 150 | 0 | 0 | 0 | 0 | 0 | 30 | 180 |
| $44,351 to $70,960 | 460 | 0 | 0 | 0 | 0 | 0 | 30 | 490 |
| $70,961 to $88,700 | 354 | 0 | 0 | 0 | 0 | 0 | 110 | 464 |
| Above $88,700 | 1,755 | 0 | 15 | 20 | 0 | 0 | 200 | 1,990 |
| **Total** | **2,894** | **0** | **25** | **20** | **0** | **0** | **440** | **3,379** |

In total, some 315 renter households face housing problems in Green River city. Of these, some 165 white renter households, 0 black renter households, 0 Asian renter households, and 130 Hispanic renter households face housing problems.

**Table III.8.46**
**Renter Households with Housing Problems by Income and Race**
Green River 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 $26,610 | 100 | 0 | 0 | 0 | 0 | 0 | 90 | 190 |
| $26,611 to $44,350 | 35 | 0 | 0 | 10 | 0 | 10 | 40 | 95 |
| $44,351 to $70,960 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **165** | **0** | **0** | **10** | **0** | **10** | **130** | **315** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 115 | 0 | 0 | 0 | 0 | 0 | 15 | 130 |
| $26,611 to $44,350 | 45 | 0 | 0 | 0 | 0 | 0 | 15 | 60 |
| $44,351 to $70,960 | 165 | 0 | 0 | 0 | 0 | 0 | 0 | 165 |
| $70,961 to $88,700 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $88,700 | 290 | 0 | 0 | 0 | 0 | 0 | 0 | 290 |
| **Total** | **680** | **0** | **0** | **0** | **0** | **0** | **30** | **710** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **35** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 250 | 0 | 0 | 0 | 0 | 0 | 105 | 355 |
| $26,611 to $44,350 | 80 | 0 | 0 | 10 | 0 | 10 | 55 | 155 |
| $44,351 to $70,960 | 185 | 0 | 0 | 0 | 0 | 0 | 0 | 185 |
| $70,961 to $88,700 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $88,700 | 300 | 0 | 0 | 0 | 0 | 0 | 0 | 300 |
| **Total** | **880** | **0** | **0** | **10** | **0** | **10** | **160** | **1,060** |

**Table III.8.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Green River 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 $26,610 | 40% | 0% | 0% | 0% | 0% | 0% | 85.7% | 53.5% |
| $26,611 to $44,350 | 43.8% | 0% | 0% | 100% | 0% | 100% | 72.7% | 61.3% |
| $44,351 to $70,960 | 10.8% | 0% | 0% | 0% | 0% | 0% | 0% | 10.8% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $88,700 | 3.3% | 0% | 0% | 0% | 0% | 0% | 0% | 3.3% |
| **Total** | **18.8%** | **0%** | **0%** | **100%** | **0%** | **100%** | **81.2%** | **29.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 46% | 0% | 0% | 0% | 0% | 0% | 14.3% | 36.6% |
| $26,611 to $44,350 | 56.2% | 0% | 0% | 0% | 0% | 0% | 27.3% | 38.7% |
| $44,351 to $70,960 | 89.2% | 0% | 0% | 0% | 0% | 0% | 0% | 89.2% |
| $70,961 to $88,700 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $88,700 | 96.7% | 0% | 0% | 0% | 0% | 0% | 0% | 96.7% |
| **Total** | **77.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **18.8%** | **67%** |

Overall, there are 649 households, or 14.6 percent of households with housing problems in Green River city. This includes 414 white households, 0 black households, 10 Asian households, 10 American Indian, 0 Pacific Islander, and 10 "other" race households with housing problems. In addition, there are 205 Hispanic households with housing problems. This is shown in Table III.8.48 and Table III.8.49.

## Table III.8.48
## Percent of Total Households with Housing Problems by Income and Race
Green River 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 $26,610 | 41.2% | 0% | 100% | 0% | 0% | 0% | 82.9% | 54.1% |
| $26,611 to $44,350 | 32.6% | 0% | 0% | 100% | 0% | 100% | 70.6% | 46.3% |
| $44,351 to $70,960 | 19.4% | 0% | 0% | 0% | 0% | 0% | 0% | 18.5% |
| $70,961 to $88,700 | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0.8% |
| Above $88,700 | 1.7% | 0% | 0% | 0% | 0% | 0% | 0% | 1.5% |
| **Total** | **11%** | **0%** | **40%** | **33.3%** | **0%** | **100%** | **34.2%** | **14.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 50.6% | 0% | 0% | 0% | 0% | 0% | 17.1% | 40.2% |
| $26,611 to $44,350 | 67.4% | 0% | 0% | 0% | 0% | 0% | 29.4% | 53.7% |
| $44,351 to $70,960 | 80.6% | 0% | 0% | 0% | 0% | 0% | 100% | 81.5% |
| $70,961 to $88,700 | 99% | 0% | 0% | 0% | 0% | 0% | 100% | 99.2% |
| Above $88,700 | 98.3% | 0% | 100% | 100% | 0% | 0% | 100% | 98.5% |
| **Total** | **88.1%** | **0%** | **60%** | **66.7%** | **0%** | **0%** | **65.8%** | **84.6%** |

## Table III.8.49
## Total Households with Housing Problems by Income and Race
Green River 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 $26,610 | 175 | 0 | 10 | 0 | 0 | 0 | 145 | 330 |
| $26,611 to $44,350 | 75 | 0 | 0 | 10 | 0 | 10 | 60 | 155 |
| $44,351 to $70,960 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 125 |
| $70,961 to $88,700 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Above $88,700 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Total** | **414** | **0** | **10** | **10** | **0** | **10** | **205** | **649** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 215 | 0 | 0 | 0 | 0 | 0 | 30 | 245 |
| $26,611 to $44,350 | 155 | 0 | 0 | 0 | 0 | 0 | 25 | 180 |
| $44,351 to $70,960 | 520 | 0 | 0 | 0 | 0 | 0 | 30 | 550 |
| $70,961 to $88,700 | 415 | 0 | 0 | 0 | 0 | 0 | 110 | 525 |
| Above $88,700 | 2,020 | 0 | 15 | 20 | 0 | 0 | 200 | 2,255 |
| **Total** | **3,325** | **0** | **15** | **20** | **0** | **0** | **395** | **3,755** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **35** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 425 | 0 | 10 | 0 | 0 | 0 | 175 | 610 |
| $26,611 to $44,350 | 230 | 0 | 0 | 10 | 0 | 10 | 85 | 335 |
| $44,351 to $70,960 | 645 | 0 | 0 | 0 | 0 | 0 | 30 | 675 |
| $70,961 to $88,700 | 419 | 0 | 0 | 0 | 0 | 0 | 110 | 529 |
| Above $88,700 | 2,055 | 0 | 15 | 20 | 0 | 0 | 200 | 2,290 |
| **Total** | **3,774** | **0** | **25** | **30** | **0** | **10** | **600** | **4,439** |

Table III.8.50 through Table III.8.53 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 204 white households, 0 black households, 10 Asian households, as well as 130 Hispanic households.

**Table III.8.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Green River 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 $26,610 | 34.3% | 0% | 100% | 0% | 0% | 0% | 61.5% | 44% |
| $26,611 to $44,350 | 23.3% | 0% | 0% | 0% | 0% | 0% | 28.6% | 24.3% |
| $44,351 to $70,960 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **3.3%** | **0** | **40%** | **0%** | **0%** | **0%** | **11.4%** | **4.6%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 65.7% | 0% | 0% | 0% | 0% | 0% | 38.5% | 56% |
| $26,611 to $44,350 | 76.7% | 0% | 0% | 0% | 0% | 0% | 71.4% | 75.7% |
| $44,351 to $70,960 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $70,961 to $88,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $88,700 | 100% | 0% | 100% | 100% | 0% | 0% | 100% | 100% |
| **Total** | **96.7%** | **0%** | **60%** | **100%** | **0%** | **0%** | **88.6%** | **95.4%** |

## Table III.8.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Green River 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 $26,610 | 28.6% | 0% | 0% | 0% | 0% | 0% | 36.4% | 31% |
| $26,611 to $44,350 | 31.2% | 0% | 0% | 0% | 0% | 0% | 72.7% | 41.9% |
| $44,351 to $70,960 | 2.2% | 0% | 0% | 0% | 0% | 0% | 0% | 2.2% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $88,700 | 3.3% | 0% | 0% | 0% | 0% | 0% | 0% | 3.3% |
| **Total** | **12.5%** | **0%** | **0%** | **0%** | **0%** | **0%** | **48.5%** | **17.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 57.1% | 0% | 0% | 0% | 0% | 0% | 63.6% | 59.2% |
| $26,611 to $44,350 | 68.8% | 0% | 0% | 100% | 0% | 100% | 27.3% | **58.1%** |
| $44,351 to $70,960 | 97.8% | 0% | 0% | 0% | 0% | 0% | 0% | **97.8%** |
| $70,961 to $88,700 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $88,700 | 96.7% | 0% | 0% | 0% | 0% | 0% | 0% | **96.7%** |
| **Total** | **83.4%** | **0%** | **0%** | **100%** | **0%** | **100%** | **51.5%** | **78.7%** |

## Table III.8.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Green River 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 $26,610 | 31% | 0% | 100% | 0% | 0% | 0% | 45.7% | 36.4% |
| $26,611 to $44,350 | 26.1% | 0% | 0% | 0% | 0% | 0% | 55.6% | 32.4% |
| $44,351 to $70,960 | 0.6% | 0% | 0% | 0% | 0% | 0% | 0% | 0.6% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $88,700 | 0.5% | 0% | 0% | 0% | 0% | 0% | 0% | 0.4% |
| **Total** | **5.4%** | **0%** | **40%** | **0%** | **0%** | **0%** | **21.5%** | **7.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 60.7% | 0% | 0% | 0% | 0% | 0% | 54.3% | 57.9% |
| $26,611 to $44,350 | 73.9% | 0% | 0% | 100% | 0% | 100% | 44.4% | 67.6% |
| $44,351 to $70,960 | 99.4% | 0% | 0% | 0% | 0% | 0% | 100% | 99.4% |
| $70,961 to $88,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $88,700 | 99.5% | 0% | 100% | 100% | 0% | 0% | 100% | 99.6% |
| **Total** | **93.6%** | **0%** | **60%** | **100%** | **0%** | **100%** | **78.5%** | **91.4%** |

## Table III.8.53
## Total Households with Severe Housing Problems by Income and Race
Green River 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 $26,610 | 130 | 0 | 10 | 0 | 0 | 0 | 80 | 220 |
| $26,611 to $44,350 | 60 | 0 | 0 | 0 | 0 | 0 | 50 | 110 |
| $44,351 to $70,960 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **204** | **0** | **10** | **0** | **0** | **0** | **130** | **344** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 255 | 0 | 0 | 0 | 0 | 0 | 95 | 350 |
| $26,611 to $44,350 | 170 | 0 | 0 | 10 | 0 | 10 | 40 | 230 |
| $44,351 to $70,960 | 630 | 0 | 0 | 0 | 0 | 0 | 30 | 660 |
| $70,961 to $88,700 | 425 | 0 | 0 | 0 | 0 | 0 | 110 | 535 |
| Above $88,700 | 2,040 | 0 | 15 | 20 | 0 | 0 | 200 | 2,275 |
| **Total** | **3,520** | **0** | **15** | **30** | **0** | **10** | **475** | **4,050** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **35** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 420 | 0 | 10 | 0 | 0 | 0 | 175 | 605 |
| $26,611 to $44,350 | 230 | 0 | 0 | 10 | 0 | 10 | 90 | 340 |
| $44,351 to $70,960 | 634 | 0 | 0 | 0 | 0 | 0 | 30 | 664 |
| $70,961 to $88,700 | 425 | 0 | 0 | 0 | 0 | 0 | 110 | 535 |
| Above $88,700 | 2,050 | 0 | 15 | 20 | 0 | 0 | 200 | 2,285 |
| **Total** | **3,759** | **0** | **25** | **30** | **0** | **10** | **605** | **4,429** |

Housing problems are explored by type and income in Table III.8.54 and Table III.8.55. More than 304 households have a cost burden and 235 have a severe cost burden. Some 125 renter households are impacted by cost burdens, and 100 are impacted by severe cost burdens. On the other hand, some 179 owner-occupied households have cost burdens, and 135 have severe cost burdens. Overall, there are 3,750 households without a housing problem.

**Table III.8.54**
**Percent of Housing Problems by Income and Tenure**
Green River city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $26,610 | $26,611 to $44,350 | $44,351 to $70,960 | $70,961 to $88,700 | Above $88,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 1.6% | 8.1% | 0% | 0% | 0% | 0.6% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 42.2% | 16.2% | 0% | 0% | 0% | 4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 10% | 10.8% | 21.6% | 0.9% | 1.3% | 5.3% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 46.2% | 64.9% | 78.4% | 99.1% | 98.7% | 90.1% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 3.3% | 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) | 8.3% | 30% | 2.2% | 0% | 0% | 7.5% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 23.6% | 10% | 0% | 0% | 0% | 9.4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 22.2% | 20% | 8.2% | 0% | 0% | 11.8% |
| Zero/negative income (and none of the above problems) | 9.7% | 0% | 0% | 0% | 0% | 3.3% |
| Has none of the 4 housing problems | 36.1% | 40% | 89.7% | 100% | 96.7% | 67% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.8.55
## Housing Problems by Income and Tenure
Green River city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $26,610 | $26,611 to $44,350 | $44,351 to $70,960 | $70,961 to $88,700 | Above $88,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 4 | 15 | 0 | 0 | 0 | 19 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 105 | 30 | 0 | 0 | 0 | 135 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 25 | 20 | 105 | 4 | 25 | 179 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 115 | 120 | 380 | 460 | 1,965 | 3,040 |
| **Total** | **249** | **185** | **485** | **464** | **1,990** | **3,373** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 10 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 30 | 45 | 4 | 0 | 0 | 79 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 85 | 15 | 0 | 0 | 0 | 100 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 80 | 30 | 15 | 0 | 0 | 125 |
| Zero/negative income (and none of the above problems) | 35 | 0 | 0 | 0 | 0 | 35 |
| Has none of the 4 housing problems | 130 | 60 | 165 | 65 | 290 | 710 |
| **Total** | **360** | **150** | **184** | **65** | **300** | **1,059** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 10 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 34 | 60 | 4 | 0 | 0 | 98 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 190 | 45 | 0 | 0 | 0 | 235 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 105 | 50 | 120 | 4 | 25 | 304 |
| Zero/negative income (and none of the above problems) | 35 | 0 | 0 | 0 | 0 | 35 |
| Has none of the 4 housing problems | 245 | 180 | 545 | 525 | 2,255 | 3,750 |
| **Total** | **609** | **335** | **669** | **529** | **2,290** | **4,432** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 20.3 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 68.8 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.8.56.

Table III.8.57 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 154 renter occupied households faced cost burdens, compared to 198 owner occupied households. Of these, there are 110 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.8.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Green River city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $26,610 | 10 | 40 | 0 | 25 | 40 | 115 |
| $26,611 to $44,350 | 20 | 20 | 15 | 50 | 15 | 120 |
| $44,351 to $70,960 | 100 | 95 | 15 | 85 | 85 | 380 |
| $70,961 to $88,700 | 80 | 235 | 80 | 55 | 15 | 465 |
| Above $88,700 | 345 | 1,275 | 95 | 40 | 205 | 1,960 |
| Total | 555 | 1,665 | 205 | 255 | 360 | 3,040 |
| **Cost Burden** | | | | | | |
| $0 to $26,610 | 0 | 0 | 4 | 15 | 10 | 29 |
| $26,611 to $44,350 | 0 | 15 | 20 | 0 | 0 | 35 |
| $44,351 to $70,960 | 0 | 85 | 0 | 0 | 20 | 105 |
| $70,961 to $88,700 | 0 | 4 | 0 | 0 | 0 | 4 |
| Above $88,700 | 0 | 0 | 15 | 0 | 10 | 25 |
| Total | 0 | 104 | 39 | 15 | 40 | 198 |
| **Severe Cost Burden** | | | | | | |
| $0 to $26,610 | 20 | 50 | 0 | 40 | 0 | 110 |
| $26,611 to $44,350 | 10 | 0 | 15 | 10 | 0 | 35 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 30 | 50 | 15 | 50 | 0 | 145 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $26,610 | 0 | 0 | 0 | 0 | 0 | 0 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $26,610 | 30 | 90 | 4 | 80 | 50 | 254 |
| $26,611 to $44,350 | 30 | 35 | 50 | 60 | 15 | 190 |
| $44,351 to $70,960 | 100 | 180 | 15 | 85 | 105 | 485 |
| $70,961 to $88,700 | 80 | 239 | 80 | 55 | 15 | 469 |
| Above $88,700 | 345 | 1,275 | 110 | 40 | 215 | 1,985 |
| **Total** | **585** | **1,819** | **259** | **320** | **400** | **3,383** |

## Table III.8.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Green River city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $26,610 | 0 | 20 | 0 | 55 | 60 | 135 |
| $26,611 to $44,350 | 15 | 20 | 40 | 20 | 10 | 105 |
| $44,351 to $70,960 | 0 | 115 | 25 | 15 | 20 | 175 |
| $70,961 to $88,700 | 10 | 35 | 0 | 0 | 25 | 70 |
| Above $88,700 | 25 | 135 | 55 | 0 | 85 | 300 |
| Total | 50 | 325 | 120 | 90 | 200 | 785 |
| **Cost Burden** | | | | | | |
| $0 to $26,610 | 0 | 65 | 0 | 15 | 30 | 110 |
| $26,611 to $44,350 | 0 | 10 | 0 | 0 | 20 | 30 |
| $44,351 to $70,960 | 4 | 0 | 0 | 0 | 10 | 14 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 4 | 75 | 0 | 15 | 60 | 154 |
| **Severe Cost Burden** | | | | | | |
| $0 to $26,610 | 10 | 50 | 4 | 0 | 20 | 84 |
| $26,611 to $44,350 | 0 | 15 | 0 | 0 | 0 | 15 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 65 | 4 | 0 | 20 | 99 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $26,610 | 0 | 0 | 0 | 25 | 10 | 35 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 25 | 10 | 35 |
| **Total** | | | | | | |
| $0 to $26,610 | 10 | 135 | 4 | 95 | 120 | 364 |
| $26,611 to $44,350 | 15 | 45 | 40 | 20 | 30 | 150 |
| $44,351 to $70,960 | 4 | 115 | 25 | 15 | 30 | 189 |
| $70,961 to $88,700 | 10 | 35 | 0 | 0 | 25 | 70 |
| Above $88,700 | 25 | 135 | 55 | 0 | 85 | 300 |
| **Total** | **64** | **465** | **124** | **130** | **290** | **1,073** |

In total, some 350 households face cost burdens, and 230 face severe cost burdens. This includes 200 owner households and 150 renter households with a cost burden, as seen in Table III.8.58.

**Table III.8.58**
**Households with Cost Burden by Tenure and Race**
Green River city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 2,640 | 170 | 80 | 0 | 2,890 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 15 | 0 | 10 | 0 | 25 |
| American Indian | 20 | 0 | 0 | 0 | 20 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 360 | 30 | 45 | 0 | 435 |
| **Total** | **3,035** | **200** | **135** | **0** | **3,370** |
| **Renter-Occupied** | | | | | |
| White | 700 | 50 | 85 | 35 | 870 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 0 | 10 | 0 | 0 | 10 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 10 | 0 | 0 | 10 |
| Hispanic | 70 | 80 | 10 | 0 | 160 |
| **Total** | **770** | **150** | **95** | **35** | **1,050** |
| **Total** | | | | | |
| White | 3,340 | 220 | 165 | 35 | 3,760 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 15 | 0 | 10 | 0 | 25 |
| American Indian | 20 | 10 | 0 | 0 | 30 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 10 | 0 | 0 | 10 |
| Hispanic | 430 | 110 | 55 | 0 | 595 |
| **Total** | **3,805** | **350** | **230** | **35** | **4,420** |

## Lead-Based Paint Risks

Table III.8.59 shows the risk of lead-based paint for households with young children present. There are an estimated 390 households built between 1940 and 1979 with young children present, and 20 built prior to 1939.

**Table III.8.59**
**Vintage of Households by Income and Presence of Young Children**
Green River 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 $26,610 | 10 | 75 | 85 |
| $26,611 to $44,350 | 0 | 30 | 30 |
| $44,351 to $70,960 | 0 | 50 | 50 |
| $70,961 to $88,700 | 0 | 0 | 0 |
| Above $88,700 | 10 | 145 | 155 |
| Total | 20 | 300 | 320 |
| **Built 1940 to 1979** | | | |
| $0 to $26,610 | 60 | 255 | 315 |
| $26,611 to $44,350 | 25 | 105 | 130 |
| $44,351 to $70,960 | 115 | 235 | 350 |
| $70,961 to $88,700 | 50 | 305 | 355 |
| Above $88,700 | 140 | 1,000 | 1,140 |
| Total | 390 | 1,900 | 2,290 |
| **Built 1980 or Later** | | | |
| $0 to $26,610 | 29 | 180 | 209 |
| $26,611 to $44,350 | 69 | 105 | 174 |
| $44,351 to $70,960 | 55 | 210 | 265 |
| $70,961 to $88,700 | 25 | 155 | 180 |
| Above $88,700 | 155 | 835 | 990 |
| Total | 333 | 1,485 | 1,818 |
| **Total** | | | |
| $0 to $26,610 | 99 | 510 | 609 |
| $26,611 to $44,350 | 94 | 240 | 334 |
| $44,351 to $70,960 | 170 | 495 | 665 |
| $70,961 to $88,700 | 75 | 460 | 535 |
| Above $88,700 | 305 | 1,980 | 2,285 |
| **Total** | **743** | **3,685** | **4,428** |

## Elderly Housing Needs

Table III.8.60 shows the rate of housing problems for elderly households. Some 85 elderly and 49 extra-elderly households have housing problems. Of these, some 65 elderly households with housing problems have incomes less than 30 percent HAMFI, and 30 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.8.60**
**Households with Housing Problems by Income and Elderly Status**
Green River city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $26,610 | 65 | 30 | 230 | 325 |
| $26,611 to $44,350 | 10 | 15 | 130 | 155 |
| $44,351 to $70,960 | 10 | 4 | 110 | 124 |
| $70,961 to $88,700 | 0 | 0 | 4 | 4 |
| Above $88,700 | 0 | 0 | 35 | 35 |
| Total | 85 | 49 | 509 | 643 |
| **Without Housing Problems** | | | | |
| $0 to $26,610 | 85 | 15 | 145 | 245 |
| $26,611 to $44,350 | 95 | 40 | 50 | 185 |
| $44,351 to $70,960 | 140 | 70 | 335 | 545 |
| $70,961 to $88,700 | 155 | 0 | 380 | 535 |
| Above $88,700 | 425 | 70 | 1,755 | 2,250 |
| Total | 900 | 195 | 2,665 | 3,760 |
| **Not Computed** | | | | |
| $0 to $26,610 | 25 | 0 | 10 | 35 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 |
| Total | 25 | 0 | 10 | 35 |
| **Total** | | | | |
| $0 to $26,610 | 175 | 45 | 385 | 605 |
| $26,611 to $44,350 | 105 | 55 | 180 | 340 |
| $44,351 to $70,960 | 150 | 74 | 445 | 669 |
| $70,961 to $88,700 | 155 | 0 | 384 | 539 |
| Above $88,700 | 425 | 70 | 1,790 | 2,285 |
| **Total** | 1,010 | 244 | 3,184 | 4,438 |

## 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.8.61 presents some basic statistics about the completed surveys.

**Table III.8.61**
**Survey of Rental Properties**
Green River city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 24 | 637 | 9.3 | 59 |
| 2019B | 23 | 587 | 5.5 | 32 |
| 2020A | 19 | 576 | 10.2 | 59 |
| 2020B | 14 | 240 | 12.5 | 30 |
| 2021A | 11 | 193 | 13.5 | 26 |

Table III.8.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 11 single-family units in Green River city, with 0 of them available. This translates into a vacancy rate of 0 percent in Green River city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 54 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 3.7 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.8.62**
**Rental Vacancy Survey by Type**
Green River city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 11 | 0 | 0% |
| Apartments | 54 | 2 | 3.7% |
| Mobile Homes | 16 | 0 | 0% |
| "Other" Units | 93 | 8 | 8.6% |
| Don't Know | 0 | 14 | inf% |
| **Total** | **193** | **26** | **13.5%** |

Table III.8.63, reports units by bedroom size. As can be seen there were 47 two-bedroom apartment units and 5 three-bedroom units. Overall, the 90 two bedroom units accounted for 46.6 percent of all units, and the 89 three bedroom units accounted for 46.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 11 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.8.63**
**Rental Units by Bedroom Size**
Green River 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 | 2 | 0 | 0 | · | 2 |
| Two | 4 | 47 | 1 | 38 | · | 90 |
| Three | 6 | 5 | 15 | 55 | · | 89 |
| Four | 1 | 0 | 0 | 0 | · | 1 |
| Don't Know | 0 | 0 | 0 | 0 | 0 | 11 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **11** | **54** | **16** | **93** | **0** | **193** |

Table III.8.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.8.65 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 4.3 percent.

**Table III.8.64**
**Single-Family Units by Bedroom Size**
Green River city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 4 | 0 | 0% |
| Three | 6 | 0 | 0% |
| Four | 1 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **11** | **0** | **0%** |

**Table III.8.65**
**Apartment Units by Bedroom Size**
Green River city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 2 | 0 | 0% |
| Two | 47 | 2 | 4.3% |
| Three | 5 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **54** | **2** | **3.7%** |

Average market-rate rents by unit type are shown in Table III.8.66. 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.8.66**
**Average Market Rate Rents by Bedroom Size**
Green River 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 | $650 |
| Two | $0 | $700 | $0 | $0 | $700 |
| Three | $1,200 | $850 | $0 | $0 | $862 |
| Four | $850 | $0 | $0 | $0 | $850 |
| **Total** | **$962.5** | **$705** | **$750** | **$787.5** | **$806.2** |

Table III.8.67, 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.8.67**
**Average Assisted Rate Rents by Bedroom Size**
Green River 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.8.68, shows vacancy rates for single-family units by average rental rates for Green River city. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.8.68**
**Single-Family Market Rate Rents by Vacancy Status**
Green River 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 | 10 | 0 | 0% |
| $1,000 to $1,249 | 1 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **11** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.8.69. 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 4.1 percent.

**Table III.8.69**
**Apartment Market Rate Rents by Vacancy Status**
Green River city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 49 | 2 | 4.1% |
| $750 to $999 | 5 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **54** | **2** | **3.7%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.8.70, 7 respondents, or 63.6 percent, included some sort of utility in the rent.

**Table III.8.70**
**Are there any utilities included with the rent?**
Green River city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 7 |
| No | 4 |
| **% Offering Utilities** | **63.6%** |

The type of utility included in the rent is shown in Table III.8.71. There were 20 respondents who included electricity, 17 respondents who included natural gas, 154 respondents who included water and sewer and 137 respondents included trash collection in the rent.

**Table III.8.71**
**Which utilities are included with the rent?**
Green River city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 20 |
| Natural Gas | 17 |
| Water/Sewer | 154 |
| Trash Collection | 137 |

## Perceived Need for Housing Units

Table III.8.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 4 number of persons on the wait list.

**Table III.8.72**
**Do you keep a waiting list?**
Green River city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 10 |
| **Waitlist Size** | **4** |

Table III.8.73, shows the condition of rental units by unit type for Green River city. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 87 units were in good condition, or 45.1 percent and 5 units, or 2.6 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.8.73**
**Condition by Unit Type**
Green River city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 5 | 2.6% |
| Good | 87 | 45.1% |
| Excellent | 101 | 52.3% |
| Don't Know | 0 | 0% |
| **Total** | **193** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.8.74, 1 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.8.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Green River city
2021A 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 | 1 |
| **Total** | **3** |

## 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).

**Table III.8.75**
**Households with Housing Problems by Income**
Green River city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 140 | 190 | 330 |
| 30.1-50% HAMFI | 65 | 95 | 160 |
| 50.1-80% HAMFI | 105 | 19 | 124 |
| 80.1-95% HAMFI | 4 | 0 | 4 |
| 95 – 115% HAMFI | 25 | 0 | 25 |
| 115.1% HAMFI or more | 0 | 10 | 10 |
| **Total** | 339 | 314 | 653 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 115 | 130 | 245 |
| 30.1-50% HAMFI | 120 | 55 | 175 |
| 50.1-80% HAMFI | 380 | 160 | 540 |
| 80.1-95% HAMFI | 345 | 45 | 390 |
| 95 – 115% HAMFI | 350 | 90 | 440 |
| 115.1% HAMFI or more | 1,725 | 225 | 1,950 |
| **Total** | 3,035 | 705 | 3,740 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 35 | 35 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 35 | 35 |
| **Total** | | | |
| 30% HAMFI or less | 255 | 355 | 610 |
| 30.1-50% HAMFI | 185 | 150 | 335 |
| 50.1-80% HAMFI | 485 | 179 | 664 |
| 80.1-95% HAMFI | 349 | 45 | 394 |
| 95 – 115% HAMFI | 375 | 90 | 465 |
| 115.1% HAMFI or more | 1,725 | 235 | 1,960 |
| **Total** | **3,374** | **1,054** | **4,428** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.8.75, 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 339 owner occupied and 314 renter occupied households experiencing a housing problem.

Table III.8.76, shows the total estimated housing by tenure for Green River city. As can be seen, in 2030 there are estimated to be a total of 3,674 owner and 990 renter occupied households or a total of 4,664 households. By 2050 there are estimated to be 4,368 owner, 950 renter for a total of 5,318 households in Green River city.

**Table III.8.76**
**Total Estimated Housing Forecast**
Green River city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 3,303 | 978 | 4,281 |
| 2025 | 3,490 | 986 | 4,476 |
| 2030 | 3,674 | 990 | 4,664 |
| 2035 | 3,854 | 989 | 4,843 |
| 2040 | 4,027 | 980 | 5,007 |
| 2045 | 4,195 | 965 | 5,160 |
| 2050 | 4,368 | 950 | 5,318 |

Table III.8.77, below shows the incremental housing demand for Green River city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 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.

As can be seen in 2030 an estimated additional 216 owner-occupied and 54 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 Green River city will see an additional 924 households, of which 73 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 133 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.8.77**
**Incremental Housing Demand Forecast**
Green River city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 2 | 16 | 30 | 43 | 56 | 69 |
| % | 0 | 2 | 12 | 22 | 31 | 40 | 50 |
| % | 0 | 5 | 31 | 57 | 82 | 106 | 131 |
| % | 0 | 3 | 22 | 41 | 59 | 76 | 94 |
| 5% | 0 | 4 | 24 | 44 | 63 | 82 | 101 |
| | 0 | 16 | 110 | 202 | 291 | 377 | 465 |
| | **0** | **28** | **216** | **396** | **569** | **737** | **910** |
| | | | | **Renter** | | | |
| | 0 | 17 | 18 | 18 | 15 | 10 | 5 |
| % | 0 | 7 | 8 | 8 | 6 | 4 | 2 |
| % | 0 | 8 | 9 | 9 | 7 | 5 | 2 |
| % | 0 | 2 | 2 | 2 | 2 | 1 | 1 |
| 5% | 0 | 4 | 5 | 5 | 4 | 2 | 1 |
| | 0 | 11 | 12 | 12 | 10 | 6 | 3 |
| | **0** | **50** | **54** | **53** | **44** | **29** | **14** |
| | | | | **Total** | | | |
| | 0 | 19 | 35 | 48 | 58 | 65 | 73 |
| % | 0 | 9 | 20 | 29 | 37 | 45 | 52 |
| % | 0 | 13 | 40 | 66 | 89 | 111 | 133 |
| % | 0 | 5 | 25 | 43 | 61 | 77 | 95 |
| 5% | 0 | 8 | 29 | 49 | 67 | 84 | 102 |
| | 0 | 28 | 122 | 214 | 301 | 383 | 468 |
| | **0** | **78** | **270** | **449** | **613** | **766** | **924** |

Table III.8.78 shows the Incremental Total Housing Need Forecast for Green River city. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2020, the base year, the total housing need set at the 653 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 1,257 owner and 293 renter occupied households for a total of 1,550 quality households.

**Table III.8.78**
**Incremental Total Housing Need Forecast**
Green River city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 137 | 146 | 160 | 173 | 186 | 199 | 212 |
| 30.1-50% | 64 | 68 | 78 | 88 | 98 | 107 | 117 |
| 50.1-80% | 103 | 112 | 139 | 165 | 189 | 214 | 238 |
| 80.1-95% | 4 | 7 | 26 | 45 | 63 | 80 | 98 |
| 95.1-115% | 24 | 29 | 50 | 70 | 89 | 108 | 127 |
| 115+% | 0 | 16 | 110 | 202 | 291 | 377 | 465 |
| **Total** | **332** | **375** | **563** | **743** | **916** | **1,084** | **1,257** |
| **Renter** | | | | | | | |
| 0-30% | 183 | 186 | 187 | 187 | 184 | 178 | 173 |
| 30.1-50% | 90 | 91 | 92 | 92 | 91 | 88 | 86 |
| 50.1-80% | 24 | 25 | 26 | 26 | 24 | 22 | 19 |
| 80.1-95% | 2 | 2 | 2 | 2 | 2 | 1 | 1 |
| 95.1-115% | 4 | 4 | 5 | 5 | 4 | 2 | 1 |
| 115+% | 18 | 20 | 21 | 21 | 19 | 15 | 12 |
| **Total** | **321** | **329** | **333** | **332** | **323** | **308** | **293** |
| **Total** | | | | | | | |
| 0-30% | 320 | 331 | 347 | 360 | 370 | 378 | 386 |
| 30.1-50% | 154 | 160 | 171 | 180 | 188 | 196 | 203 |
| 50.1-80% | 127 | 138 | 165 | 190 | 214 | 235 | 258 |
| 80.1-95% | 6 | 10 | 29 | 47 | 65 | 82 | 99 |
| 95.1-115% | 28 | 33 | 54 | 74 | 93 | 110 | 128 |
| 115+% | 18 | 36 | 131 | 223 | 310 | 392 | 477 |
| **Total** | **653** | **704** | **896** | **1,075** | **1,239** | **1,392** | **1,550** |

# Jackson town

# Jackson town

## Demographics

### Population Estimates

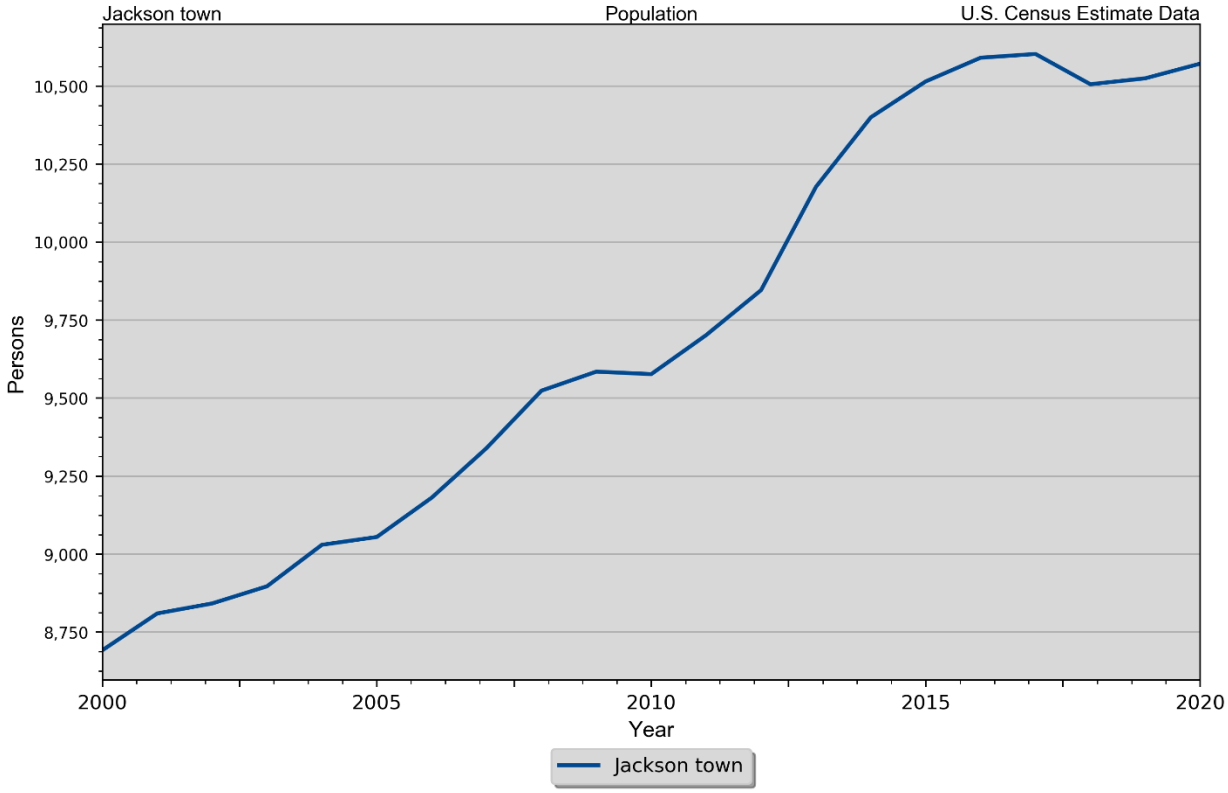
Table III.9.1, at right shows the population for Jackson town. The 2020 estimates indicate that Jackson town's population increased from 9,577 in 2010 to 10,572 in 2020, or by 10.4 percent.

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 Jackson town. Although a city may span several counties, for the county level data pieces, Teton County was selected.

**Table III.9.1**
**Population Estimates**
Jackson town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 8,692 | . |
| 2001 | 8,810 | 1.4% |
| 2002 | 8,842 | 0.4% |
| 2003 | 8,897 | 0.6% |
| 2004 | 9,030 | 1.5% |
| 2005 | 9,055 | 0.3% |
| 2006 | 9,181 | 1.4% |
| 2007 | 9,340 | 1.7% |
| 2008 | 9,524 | 2% |
| 2009 | 9,585 | 0.6% |
| 2010 | 9,577 | -0.1% |
| 2011 | 9,702 | 1.3% |
| 2012 | 9,846 | 1.5% |
| 2013 | 10,177 | 3.4% |
| 2014 | 10,400 | 2.2% |
| 2015 | 10,515 | 1.1% |
| 2016 | 10,591 | 0.7% |
| 2017 | 10,603 | 0.1% |
| 2018 | 10,506 | -0.9% |
| 2019 | 10,525 | 0.2% |
| 2020 | 10,572 | 0.4% |

**Diagram III.9.1**
**Population**



## Population Migration Trends

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

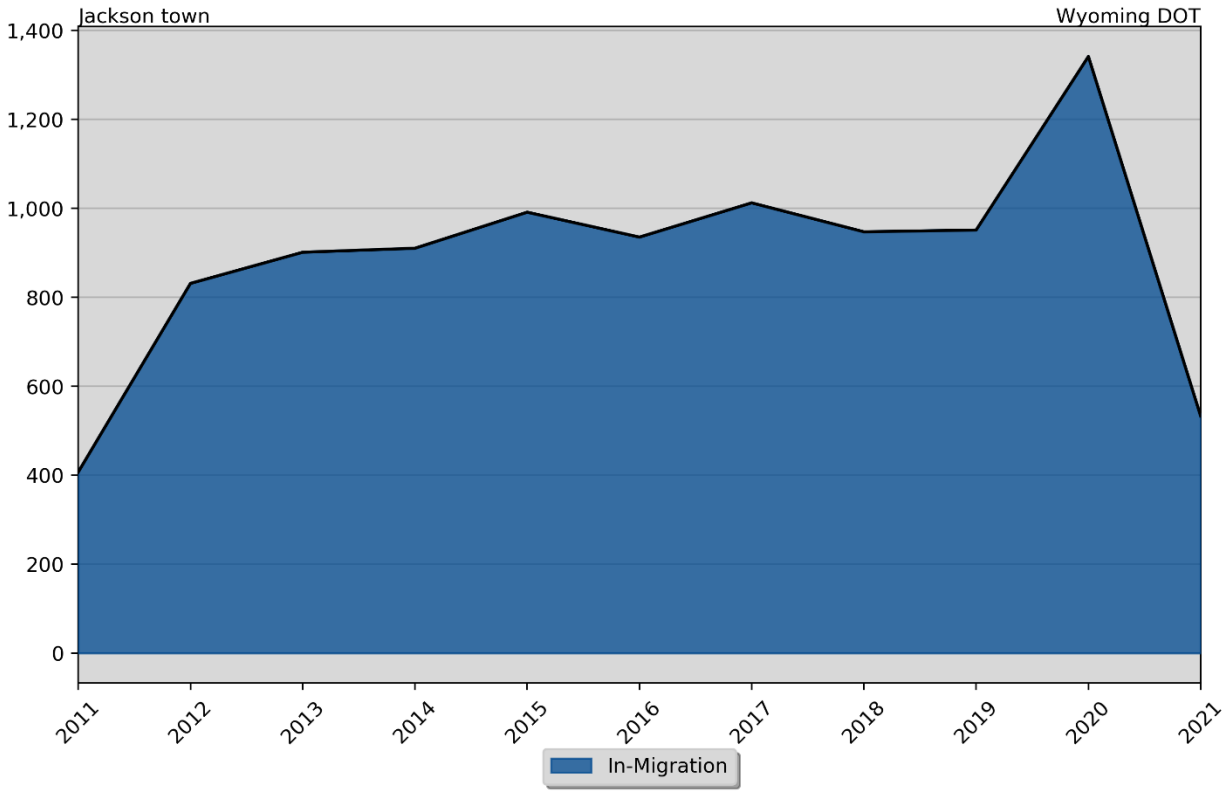
Table III.9.2 shows in-migration between 2011 and the first half of 2021 for Jackson town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Teton County to display net- and out-migration.

**Table III.9.2**
**In-Migration by Age Cohort**
Jackson town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 2 | 7 | 11 | 8 | 3 | 3 | 6 | 13 | 11 | 10 | 4 |
| 18-22 | 25 | 51 | 42 | 51 | 51 | 57 | 59 | 57 | 63 | 94 | 35 |
| 23-25 | 80 | 161 | 199 | 178 | 176 | 162 | 187 | 132 | 140 | 187 | 69 |
| 26-35 | 154 | 319 | 318 | 326 | 379 | 343 | 381 | 347 | 322 | 472 | 192 |
| 36-45 | 63 | 121 | 121 | 143 | 142 | 144 | 141 | 152 | 152 | 192 | 73 |
| 46-55 | 38 | 93 | 99 | 98 | 93 | 105 | 96 | 108 | 106 | 141 | 62 |
| 56-65 | 33 | 48 | 66 | 87 | 104 | 84 | 94 | 86 | 92 | 158 | 74 |
| 66 + | 12 | 31 | 45 | 19 | 43 | 37 | 48 | 52 | 65 | 87 | 24 |
| **Total** | **407** | **831** | **901** | **910** | **991** | **935** | **1,012** | **947** | **951** | **1,341** | **533** |

The shaded area in Diagram III.9.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 1,341 people entering Jackson town.

**Diagram III.9.2**
**In-Migration**



The driver's license total exchanges since 2000 for Teton County are presented in Diagram III.9.3, and showed a net migration of 9,326 persons over the time period. In 2008, there were a total of 1,324 in-migrations and 753 out-migrations, for a net-migration of 571 people. In the first half of 2021, there were 725 in-migrants, 727 out-migrants for a net out-migration of -2 people. The maximum net migration occurred in 2020 with 748 people entering and the lowest net migration occurred in 2018 with 72 entering Teton County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Teton County. Since 2017, Teton County has experienced a net growth of 1,499 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net decrease of 2 people in the most recent year.

**Diagram III.9.3**
**Migration Trends**

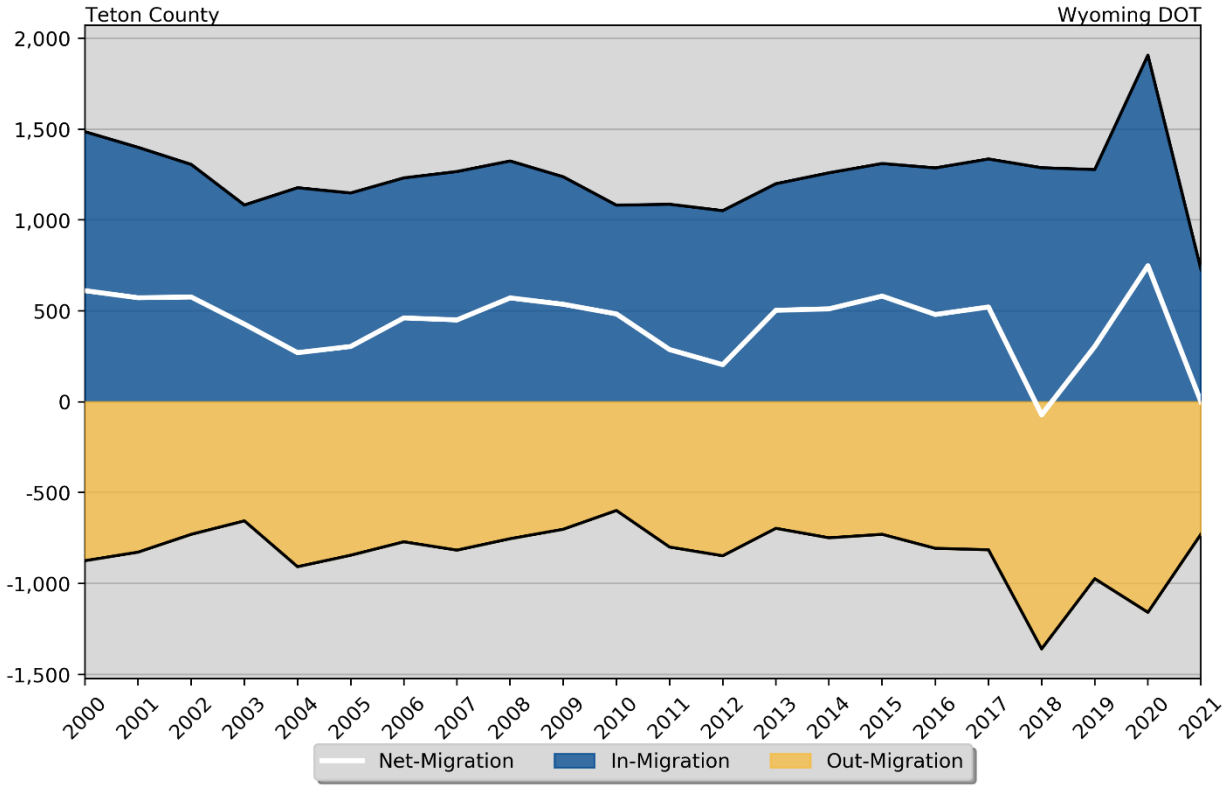


Table III.9.3, shows net-migration for Teton County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 23 to 25, with 56 persons entering Teton County. Those in the age range of 36 to 45 had the lowest levels of net migration, with 43 persons leaving Teton County.

**Table III.9.3**
**Net-Migration by Age Range**
Teton Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | -1 | 4 | 0 | -1 | 7 | 8 | 3 | 1 | 3 | -1 | 14 | 3 | 21 | 4 |
| 18-22 | 27 | 49 | 36 | 15 | 11 | 23 | 31 | 23 | 35 | 35 | 17 | 43 | 77 | 6 |
| 23-25 | 210 | 181 | 161 | 147 | 104 | 188 | 165 | 160 | 157 | 152 | 68 | 107 | 152 | 56 |
| 26-35 | 222 | 149 | 126 | 96 | 78 | 167 | 186 | 213 | 150 | 209 | -40 | 49 | 157 | 5 |
| 36-45 | 45 | 33 | 47 | -7 | -7 | 40 | 64 | 93 | 64 | 56 | -10 | 37 | 76 | -43 |
| 46-55 | 54 | 51 | 54 | 26 | 27 | 37 | 65 | 32 | 50 | 50 | -67 | 46 | 116 | 5 |
| 56-65 | 23 | 48 | 48 | 18 | -10 | 21 | 23 | 45 | 42 | 34 | -7 | 34 | 147 | 34 |
| 66 + | -9 | 21 | 11 | -7 | -6 | 19 | -26 | 14 | -21 | -14 | -47 | -15 | 2 | -69 |
| **Total** | **571** | **536** | **483** | **287** | **204** | **503** | **511** | **581** | **480** | **521** | **-72** | **304** | **748** | **-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 data[17], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Jackson town population by race and ethnicity is shown in Table III.9.4. The white population represented 86 percent of the population in 2019, compared with black populations accounting for 0.5 percent of the population in 2019. Hispanic households represented 25.2 percent of the population in 2019.

**Table III.9.4**
**Population by Race and Ethnicity**
Jackson town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 7,645 | 79.8% | 9,072 | 86% |
| Black | 35 | 0.4% | 48 | 0.5% |
| American Indian | 78 | 0.8% | 0 | 0% |
| Asian | 138 | 1.4% | 36 | 0.3% |
| Native Hawaiian/ Pacific Islander | 12 | 0.1% | 0 | 0% |
| Other | 1,451 | 15.2% | 1,286 | 12.2% |
| Two or More Races | 218 | 2.3% | 111 | 1.1% |
| **Total** | **9,577** | **100.0%** | **10,553** | **100.0%** |
| **Non-Hispanic** | 6,970 | 72.8% | 7,890 | 74.8% |
| **Hispanic** | 2,607 | 27.2% | 2,663 | 25.2% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.9.5. During this time, the total non-Hispanic population was 7,890 persons in 2019, while the Hispanic population was 2,663.

**Table III.9.5**
**Population by Race and Ethnicity**
Jackson town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 6,628 | 95.1% | 7,692 | 97.5% |
| Black | 19 | 0.3% | 48 | 0.6% |
| American Indian | 46 | 0.7% | 0 | 0% |
| Asian | 132 | 1.9% | 36 | 0.5% |
| Native Hawaiian/ Pacific Islander | 11 | 0.2% | 0 | 0% |
| Other | 35 | 0.5% | 3 | 0% |
| Two or More Races | 99 | 1.4% | 111 | 1.4% |
| **Total Non-Hispanic** | **6,970** | **100.0%** | **7,890** | **100.0%** |
| **Hispanic** | | | | |
| White | 1,017 | 39% | 1,380 | 51.8% |
| Black | 16 | 0.6% | 0 | 0% |
| American Indian | 32 | 1.2% | 0 | 0% |
| Asian | 6 | 0.2% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 0 | 0% |
| Other | 1,416 | 54.3% | 1,283 | 48.2% |
| Two or More Races | 119 | 4.6% | 0 | 0% |
| **Total Hispanic** | **2,607** | **100.0** | **2,663** | **100.0%** |
| **Total Population** | **9,577** | **100.0%** | **10,553** | **100.0%** |

## Cohorts

Table III.9.6 shows the population distribution in Jackson town by age. In 2010, children under the age of 5 accounted for 6.5 percent of the total population, which compared to 7 percent in 2019.

**Table III.9.6**
**Population Distribution by Age**
Jackson town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 624 | 6.5 | 742 | 7 |
| 5 to 19 | 1,243 | 13 | 1,646 | 15.6 |
| 20 to 24 | 969 | 10.1 | 517 | 4.9 |
| 25 to 34 | 2,602 | 27.2 | 3,159 | 29.9 |
| 35 to 54 | 2,781 | 29 | 2,808 | 26.6 |
| 55 to 64 | 768 | 8 | 849 | 8 |
| 65 or Older | 590 | 6.2 | 832 | 7.9 |
| **Total** | **9,577** | **100%** | **10,553** | **100%** |

Table III.9.7 shows the population in Jackson town by age and gender. In 2010, there were 2,602 people aged 25 to 34, made up of 1,421 men, and 1,181 women. In comparison, in 2019, there were 3,159 people in the 25 to 34 age cohort, with 2,060 men and 1,099 women.

**Table III.9.7**
**Population by Age and Gender**
Jackson town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 332 | 292 | 624 | 6.5% | 428 | 314 | 742 | 7% |
| 5 to 19 | 658 | 585 | 1,243 | 13% | 1,031 | 615 | 1,646 | 15.6% |
| 20 to 24 | 525 | 444 | 969 | 10.1% | 391 | 126 | 517 | 4.9% |
| 25 to 34 | 1,421 | 1,181 | 2,602 | 27.2% | 2,060 | 1,099 | 3,159 | 29.9% |
| 35 to 54 | 1,592 | 1,189 | 2,781 | 29% | 1,319 | 1,489 | 2,808 | 26.6% |
| 55 to 64 | 413 | 355 | 768 | 8% | 500 | 349 | 849 | 8% |
| 65 and Older | 244 | 346 | 590 | 6.2% | 373 | 459 | 832 | 7.9% |
| **Total** | **5,185** | **4,392** | **9,577** | **100%** | **6,102** | **4,451** | **10,553** | **100%** |

**Diagram III.9.4**
**Population Distribution by Age**
Jackson town
2010 Census and 2019 Five-Year ACS Data

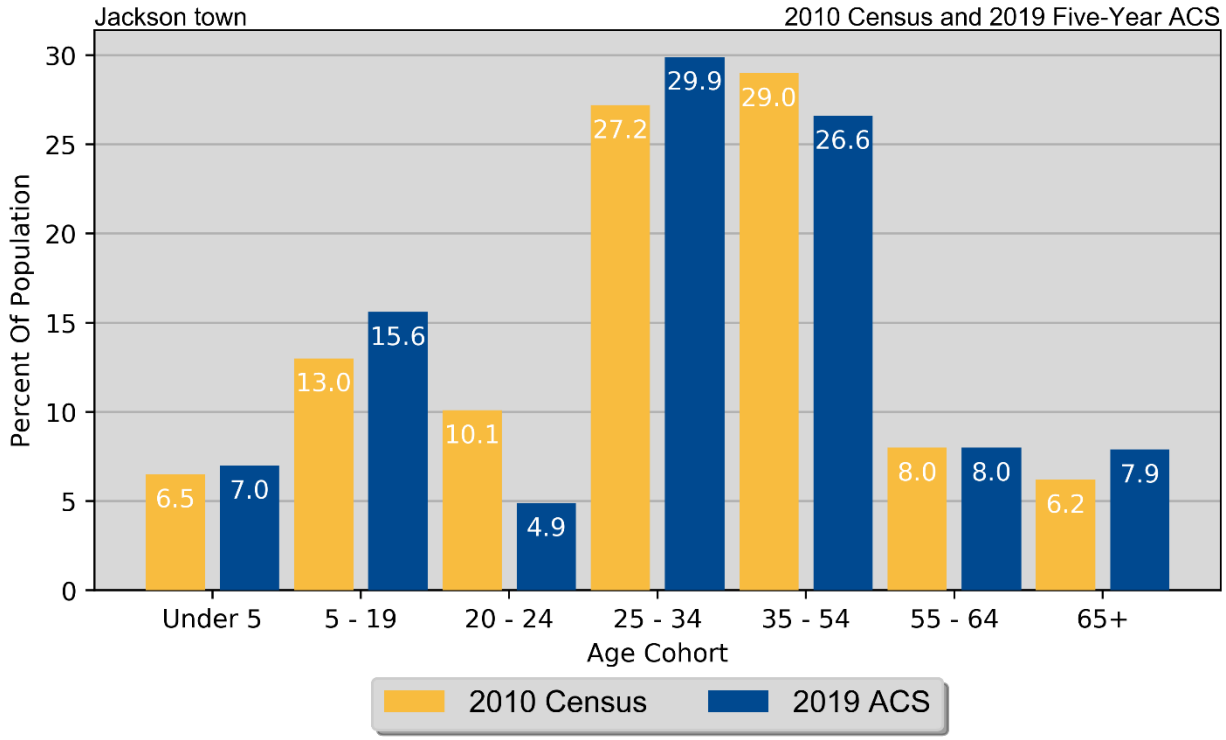
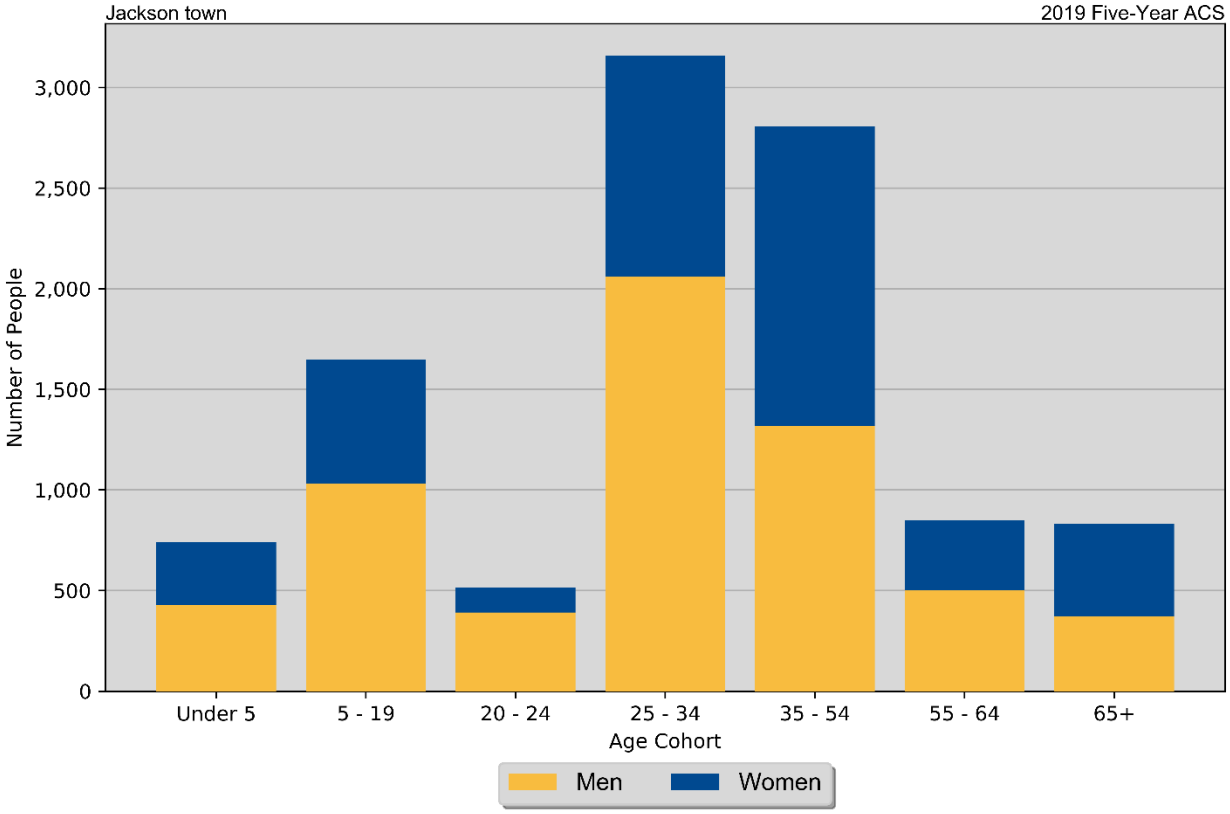


**Diagram III.9.5**
**Population Distribution by Age and Gender**
Jackson town
2019 Five-Year ACS



## 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.9.8, between 2000 and 2010, the institutionalized population changed -30 percent in Jackson town, from 80 people in 2000 to 56 in 2010.

**Table III.9.8**
**Group Quarters Population**
Jackson town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 31 | 38.8% | 0 | 0% | -100% |
| Juvenile Facilities | . | . | 9 | 16.1% | . |
| Nursing Homes | 49 | 61.3% | 0 | 0% | -100% |
| Other Institutions | 0 | 0% | 47 | 83.9% | inf% |
| Total | **80** | **100.0%** | **56** | **100.0%** | **-30%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 35 | 100% | 59 | 100% | 68.6% |
| Total | **35** | **100.0%** | **59** | **100.0%** | **68.6%** |
| Group Quarters Population | **115** | **100.0%** | **115** | **100.0%** | **0%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.9.9. An estimated 12.6 percent of the population was born in Mexico , some 1.8 percent were born in El Salvador , and another 0.7 percent were born in United Kingdom, excluding England and Scotland .

**Table III.9.9**
**Place of Birth for the Foreign-Born Population**
Jackson town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 1,328 | 12.6% |
| #2 country of origin | El Salvador | 185 | 1.8% |
| #3 country of origin | United Kingdom, excluding England and Scotland | 78 | 0.7% |
| #4 country of origin | Canada | 40 | 0.4% |
| #5 country of origin | Thailand | 36 | 0.3% |
| #6 country of origin | Nigeria | 24 | 0.2% |
| #7 country of origin | Ukraine | 23 | 0.2% |
| #8 country of origin | Australia | 18 | 0.2% |
| #9 country of origin | Greece | 13 | 0.1% |
| #10 country of origin | Afghanistan | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.9.10. An estimated 13.4 percent of the population speaks Spanish at home, followed by 0.3 percent speaking German or other West Germanic languages .

**Table III.9.10**
**Limited English Proficiency and Language Spoken at Home**
Jackson town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 1,311 | 13.4% |
| #2 LEP Language | German or other West Germanic languages | 29 | 0.3% |
| #3 LEP Language | Russian, Polish, or other Slavic languages | 23 | 0.2% |
| #4 LEP Language | Other Asian and Pacific Island languages | 19 | 0.2% |
| #5 LEP Language | Arabic | 0 | 0% |
| #6 LEP Language | Chinese | 0 | 0% |
| #7 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #8 LEP Language | Korean | 0 | 0% |
| #9 LEP Language | Other Indo-European languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.9.11, below. The disability rate for females was 9.9 percent, compared to 6.3 percent for males. The disability rate grew precipitously higher with age, with 38.8 percent of those over 75 experiencing a disability.

**Table III.9.11**
**Disability by Age**
Jackson town
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 | 88 | 9.7% | 23 | 4.2% | 111 | 7.6% |
| 18 to 34 | 90 | 3.5% | 20 | 1.6% | 110 | 2.9% |
| 35 to 64 | 109 | 6% | 347 | 18.9% | 456 | 12.5% |
| 65 to 74 | 11 | 6.5% | 0 | 0% | 11 | 2.4% |
| 75 or Older | 86 | 44.1% | 46 | 31.7% | 132 | 38.8% |
| **Total** | **384** | **6.3%** | **436** | **9.9%** | **820** | **7.8%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.9.12. Some 2.6 percent have an ambulatory disability, 1.2 have an independent living disability, and 0.9 percent have a self-care disability.

**Table III.9.12**
**Total Disabilities Tallied: Aged 5 and Older**
Jackson town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 159 | 1.5% |
| Vision disability | 205 | 2% |
| Cognitive disability | 247 | 2.5% |
| Ambulatory disability | 251 | 2.6% |
| Self-Care disability | 90 | 0.9% |
| Independent living difficulty | 96 | 1.2% |

## Education and Employment

Education and employment data from the Jackson town 2019 Five-Year ACS is presented in Table III.9.13, Table III.9.14, and Table III.9.15. In 2019, 7,001 people were in the labor force, including 6,906 employed and 95 unemployed people. The unemployment rate for Jackson town was estimated at 1.4 percent in 2019.

**Table III.9.13**
**Employment, Labor Force and Unemployment**
Jackson town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 6,906 |
| Unemployed | 95 |
| **Labor Force** | **7,001** |
| Unemployment Rate | 1.4% |

Table III.9.14 and Table III.9.15 show educational attainment in Jackson town. In 2019, 91.1 percent of households had a high school education or greater, including 17.9 percent with a high school diploma or equivalent, 22.7 percent with some college, 35.8 percent with a Bachelor's Degree, and 14.6 percent with a graduate or professional degree.

**Table III.9.14**
**High School or Greater Education**
Jackson town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 7,608 |
| Total Households | 3,970 |
| **Percent High School or Above** | **91.1%** |

**Table III.9.15**
**Educational Attainment**
Jackson town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 739 | 8.9% |
| High School or Equivalent | 1,497 | 17.9% |
| Some College or Associates Degree | 1,898 | 22.7% |
| Bachelor's Degree | 2,992 | 35.8% |
| Graduate or Professional Degree | 1,221 | 14.6% |
| **Total Population Above 18 years** | **8,347** | **100.0%** |

## Commuting Patterns

Table III.9.16 shows the place of work by county of residence. In 2010 99.3 percent of residents worked within the county they reside with 0.7 percent working outside their home county. This compares to 98.7 percent of residents in 2019 who worked within the county in which they resided and 0 percent of residents worked outside their home county but still within the state.

**Table III.9.16**
**Place of Work**
Jackson town
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 | 5,706 | 99.3% | 6,575 | 98.7% |
| Worked outside county of residence | 43 | 0.7% | 0 | 0% |
| Worked outside state of residence | 0 | 0% | 88 | 1.3% |
| **Total** | **5,749** | **100.0%** | **6,663** | **100.0%** |

Table III.9.17 shows the aggregate travel time to work based on place of work and residence. In Jackson town the total aggregate travel time was 0 minutes, with residents working in their home county spending a total of 0 minutes traveling.

**Table III.9.17**
**Aggregate Travel Time to Work (in Minutes)**
Jackson town
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 | % | 0 | % |
| Worked outside county of residence | 0 | % | 0 | % |
| Worked outside State of residence | 0 | % | 0 | % |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **0** | **100.0%** |

Table III.9.18 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 0 minutes commuting to work, with those working outside their county of residence spending an average of  minutes on their commute.

| Table III.9.18<br>Average Travel Time to Work (in Minutes)<br>Jackson town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 0 |
| Worked outside county of residence | 0 | |
| Worked outside State of residence | | 0 |
| **Average travel time to work (in minutes):** | **0** | **0** |

Table III.9.19 shows the means of transportation to work. In 2019, 65 percent of commuters drove alone in a car, truck, or van. Only 6.2 percent carpooled, with an additional 7.4 percent taking public transportation. Also, there were 298 persons or 4.5 percent who worked from home.

| Table III.9.19<br>Means of Transportation to Work<br>Jackson town<br>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 | 3,818 | 66.4% | 4,332 | 65% |
| Car, truck, or van: Carpooled: | 268 | 4.7% | 414 | 6.2% |
| Public transportation (excluding taxicab): | 191 | 3.3% | 493 | 7.4% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 386 | 6.7% | 340 | 5.1% |
| Walked | 494 | 8.6% | 717 | 10.8% |
| Other means | 32 | 0.6% | 69 | 1% |
| Worked at home | 560 | 9.7% | 298 | 4.5% |
| **Total** | **5,749** | **100.0%** | **6,663** | **100.0%** |

Table III.9.20 shows the breakdown of the means of transportation by tenure. In 2019, 23.2 percent of commuters owned their home and commuted alone by car, which compares to 17.2 percent in 2010. There were also 2,789 renters who drove alone in 2019 and accounted for 42 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 1 percent of the population, which compares to 428 renters, or 6.4 percent taking public transportation.

**Table III.9.20**
**Means Of Transportation To Work By Tenure**
Jackson town
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 | 987 | 17.2% | 1,543 | 23.2% |
| Renter | 2,831 | 49.2% | 2,789 | 42% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 135 | 2.3% | 75 | 1.1% |
| Renter | 133 | 2.3% | 337 | 5.1% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 50 | 0.9% | 65 | 1% |
| Renter | 141 | 2.5% | 428 | 6.4% |
| **Walked:** | | | | |
| Owner | 95 | 1.7% | 239 | 3.6% |
| Renter | 399 | 6.9% | 476 | 7.2% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 132 | 2.3% | 112 | 1.7% |
| Renter | 286 | 5% | 297 | 4.5% |
| **Worked at home:** | | | | |
| Owner | 266 | 4.6% | 147 | 2.2% |
| Renter | 294 | 5.1% | 135 | 2% |
| **Total:** | **5,749** | **100.0%** | **6,643** | **100.0%** |

# ECONOMICS

## Labor Force

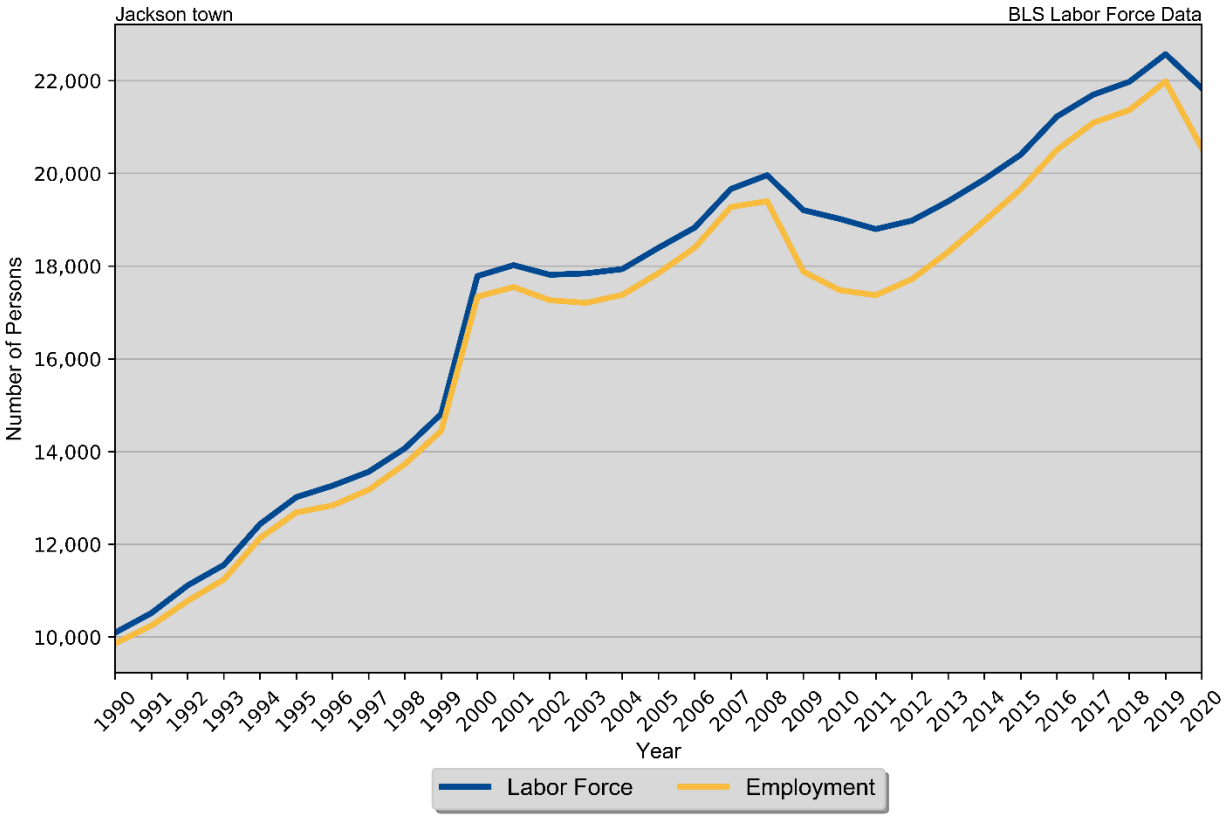
Table III.9.21, shows the labor force statistics for Jackson town from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2 percent. The highest level of unemployment occurred during 2010 rising to a rate of 8.1 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Jackson town increased from 2.6 percent in 2019 to 5.9 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.9.21**
**Labor Force Statistics**
Jackson town
1990 - 2020 BLS Data

| Year | Jackson town | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 231 | 9,863 | 10,094 | 2.3% | 5.1% |
| 1991 | 271 | 10,246 | 10,517 | 2.6% | 5% |
| 1992 | 334 | 10,779 | 11,113 | 3% | 5.4% |
| 1993 | 313 | 11,241 | 11,554 | 2.7% | 5.3% |
| 1994 | 303 | 12,133 | 12,436 | 2.4% | 4.9% |
| 1995 | 329 | 12,687 | 13,016 | 2.5% | 4.8% |
| 1996 | 427 | 12,837 | 13,264 | 3.2% | 5% |
| 1997 | 389 | 13,175 | 13,564 | 2.9% | 4.8% |
| 1998 | 341 | 13,730 | 14,071 | 2.4% | 4.8% |
| 1999 | 363 | 14,447 | 14,810 | 2.5% | 4.7% |
| 2000 | 443 | 17,342 | 17,785 | 2.5% | 3.8% |
| 2001 | 473 | 17,547 | 18,020 | 2.6% | 3.8% |
| 2002 | 549 | 17,264 | 17,813 | 3.1% | 4% |
| 2003 | 635 | 17,208 | 17,843 | 3.6% | 4.3% |
| 2004 | 557 | 17,379 | 17,936 | 3.1% | 3.8% |
| 2005 | 545 | 17,850 | 18,395 | 3% | 3.6% |
| 2006 | 433 | 18,398 | 18,831 | 2.3% | 3% |
| 2007 | 387 | 19,277 | 19,664 | 2% | 2.6% |
| 2008 | 561 | 19,400 | 19,961 | 2.8% | 2.9% |
| 2009 | 1,327 | 17,880 | 19,207 | 6.9% | 6.3% |
| 2010 | 1,538 | 17,481 | 19,019 | 8.1% | 6.9% |
| 2011 | 1,424 | 17,374 | 18,798 | 7.6% | 6.2% |
| 2012 | 1,262 | 17,720 | 18,982 | 6.6% | 5.5% |
| 2013 | 1,091 | 18,308 | 19,399 | 5.6% | 4.8% |
| 2014 | 896 | 18,978 | 19,874 | 4.5% | 4.3% |
| 2015 | 744 | 19,659 | 20,403 | 3.6% | 4.2% |
| 2016 | 719 | 20,508 | 21,227 | 3.4% | 5.4% |
| 2017 | 606 | 21,091 | 21,697 | 2.8% | 4.3% |
| 2018 | 611 | 21,365 | 21,976 | 2.8% | 4% |
| 2019 | 589 | 21,984 | 22,573 | 2.6% | 3.7% |
| 2020 | 1,288 | 20,548 | 21,836 | 5.9% | 5.8% |

Diagram III.9.6, shows the employment and labor force for Jackson town. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 20,548 persons, with the labor force reaching 21,836, indicating there were a total of 1,288 unemployed persons.

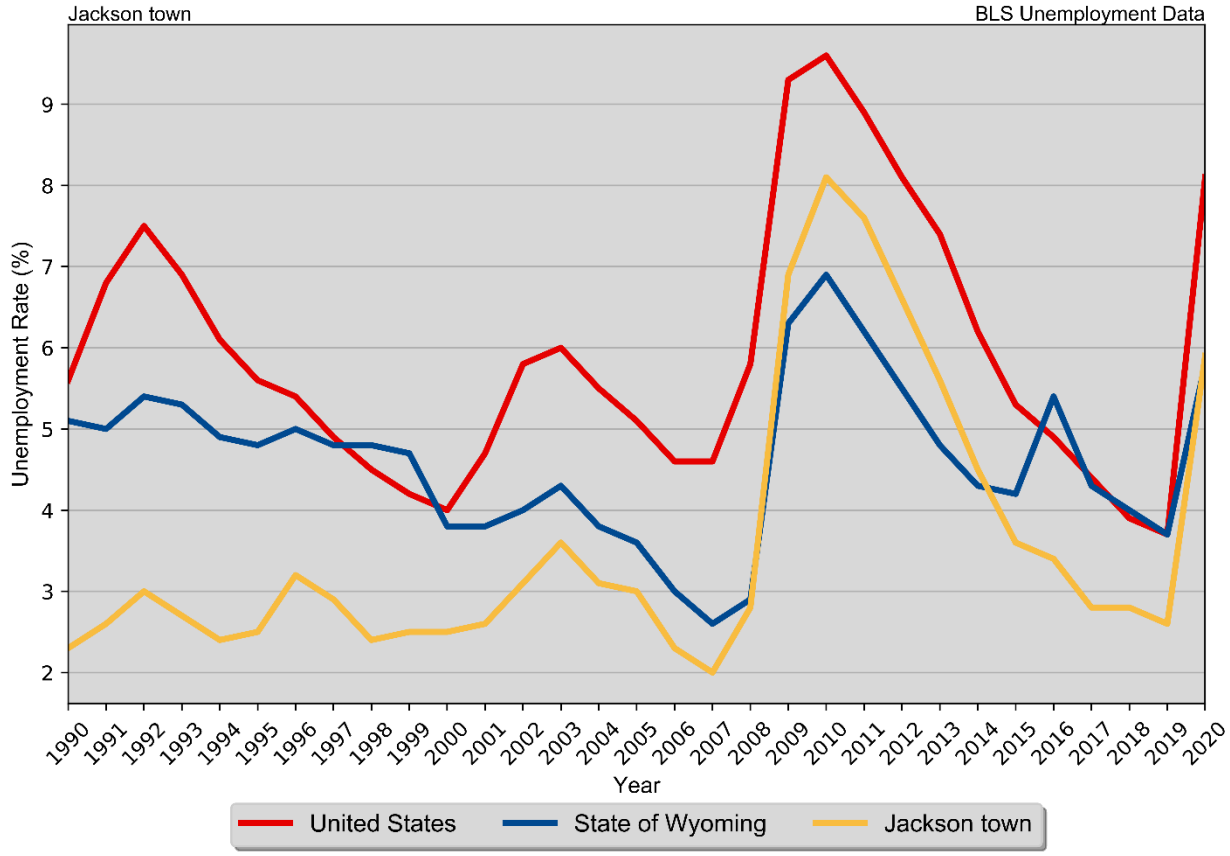
**Diagram III.9.6**
**Employment and Labor Force**



## Unemployment

Diagram III.9.7, shows the unemployment rate for both the State and Jackson town. During the 1990's the average rate for Jackson town was 2.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.2 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Jackson town had an average unemployment rate that lower than the State, 3.7 percent for Jackson town, versus 4.6 statewide.

**Diagram III.9.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

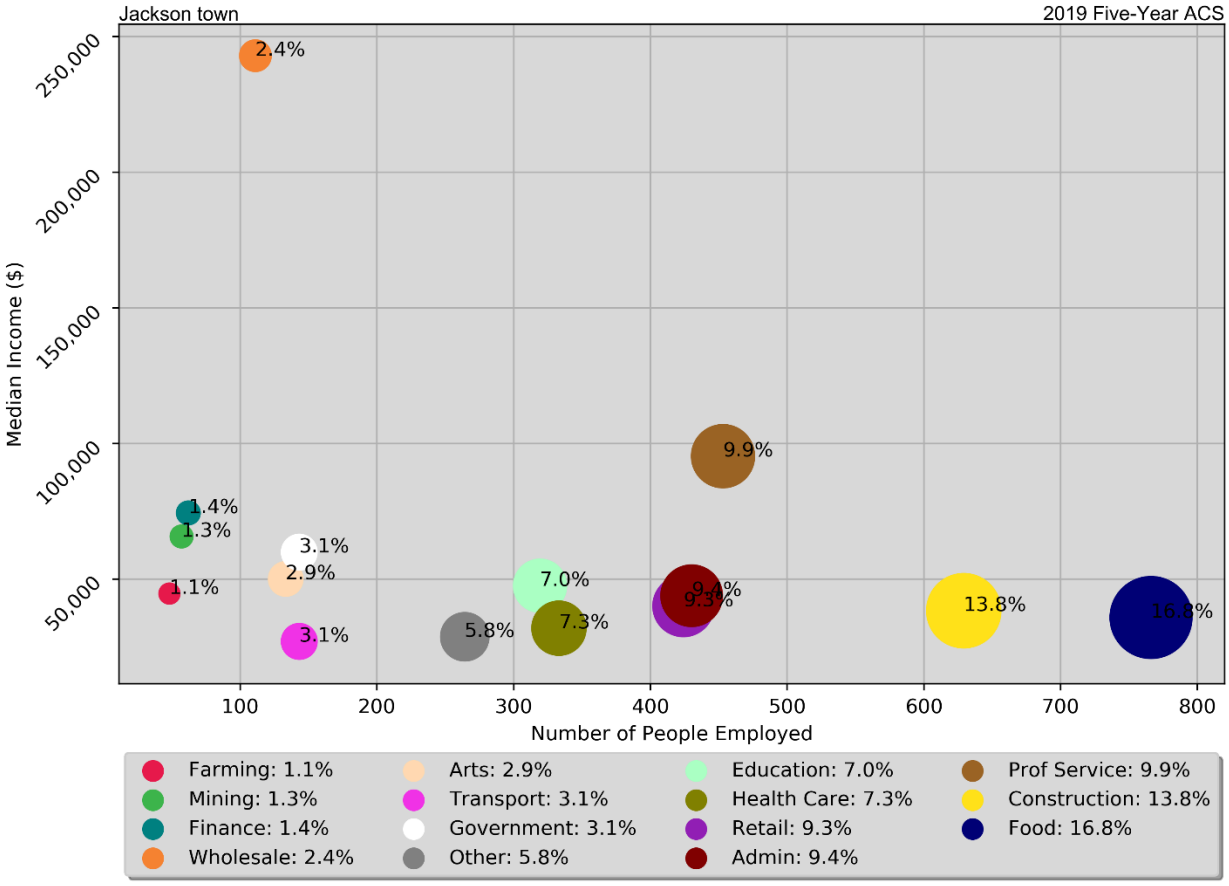
Table III.9.22 shows employment and median earnings by industry for Jackson town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Jackson town was Food, which employed 766 people and paid a median salary of 35,833 dollars. The highest paying industry in Jackson town was the Wholesale industry, which paid a median salary of 242,989 dollars in 2019. This data is also displayed in Diagram III.9.8.

**Table III.9.22**
**City Level Employment by Industry**
Jackson town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 430 | 9.4% | $43,875 |
| Arts, entertainment, and recreation | 133 | 2.9% | $50,101 |
| Construction | 629 | 13.8% | $38,387 |
| Educational services[18] | 319 | 7% | $47,591 |
| Agriculture, forestry, fishing and hunting | 48 | 1.1% | $44,722 |
| Finance and insurance | 62 | 1.4% | $74,400 |
| Accommodation and food services | 766 | 16.8% | $35,833 |
| Health care and social assistance | 333 | 7.3% | $31,885 |
| Information | 58 | 1.3% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 82 | 1.8% | $ |
| Mining, quarrying, and oil and gas extraction | 57 | 1.3% | $65,733 |
| Other services, except public administration | 264 | 5.8% | $28,750 |
| Prof Service | 453 | 9.9% | $95,399 |
| Government | 143 | 3.1% | $59,926 |
| Real estate and rental and leasing | 79 | 1.7% | $ |
| Retail Trade | 424 | 9.3% | $40,115 |
| Transportation and warehousing | 143 | 3.1% | $27,083 |
| Utilities | 24 | 0.5% | $ |
| Wholesale trade | 111 | 2.4% | $242,989 |

[18] Includes both Public and Private Education

## Diagram III.9.8
### Earnings and Employment by Industry



## Earnings: Teton County

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

Table III.9.23, shows the total employment by industry for the Teton County. The most recent estimates show the accommodation and food services industry was the largest employer in Teton County, with employment reaching 7,773 jobs in 2019. Between 2018 and 2019 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 7.4 percent to 159 jobs.

**Table III.9.23**
**Employment by Industry**
Teton County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 181 | 195 | 200 | 212 | 218 | 225 | 217 | 222 | 2.3% |
| Forestry, fishing, related activities, and other | 141 | 157 | 0 | 127 | 144 | 144 | 148 | 159 | 7.4% |
| Mining | 223 | 242 | 0 | 234 | 197 | 183 | 149 | 134 | -10.1% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 2,200 | 2,452 | 2,567 | 2,672 | 2,846 | 2,832 | 2,789 | 2,930 | 5.1% |
| Manufacturing | 257 | 287 | 286 | 315 | 332 | 365 | 414 | 418 | 1% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 2,131 | 2,348 | 2,488 | 2,641 | 2,674 | 2,604 | 2,683 | 2,683 | 0% |
| Transportation and warehousing | 483 | 539 | 514 | 566 | 583 | 668 | 746 | 744 | -0.3% |
| Information | 332 | 364 | 377 | 347 | 362 | 396 | 384 | 382 | -0.5% |
| Finance and insurance | 1,798 | 2,222 | 2,290 | 2,356 | 2,457 | 2,508 | 2,880 | 2,953 | 2.5% |
| Real estate and rental and leasing | 2,922 | 3,088 | 3,272 | 3,268 | 3,387 | 3,521 | 3,706 | 3,874 | 4.5% |
| Professional and technical services | 1,852 | 1,997 | 2,144 | 2,226 | 2,268 | 2,291 | 2,396 | 2,477 | 3.4% |
| Management of companies and enterprises | 86 | 74 | 147 | 163 | 300 | 257 | 193 | 197 | 2.1% |
| Administrative and waste services | 1,123 | 1,317 | 1,308 | 1,347 | 1,550 | 1,503 | 1,513 | 1,578 | 4.3% |
| Educational services | 361 | 459 | 486 | 508 | 573 | 551 | 533 | 562 | 5.4% |
| Health care and social assistance | 972 | 1,076 | 1,092 | 1,123 | 1,168 | 1,187 | 1,230 | 1,250 | 1.6% |
| Arts, entertainment, and recreation | 1,217 | 1,324 | 1,441 | 1,329 | 1,446 | 1,649 | 1,708 | 1,699 | -0.5% |
| Accommodation and food services | 6,252 | 6,540 | 6,813 | 7,091 | 7,328 | 7,528 | 7,569 | 7,773 | 2.7% |
| Other services, except public administration | 1,068 | 1,247 | 1,240 | 1,285 | 1,298 | 1,342 | 1,411 | 1,437 | 1.8% |
| Government and government enterprises | 2,386 | 2,415 | 2,474 | 2,522 | 2,599 | 2,645 | 2,620 | 2,692 | 2.7% |
| **Total** | **26,308** | **28,653** | **29,898** | **30,711** | **32,071** | **32,741** | **33,629** | **34,492** | **2.6%** |

Table III.9.24, shows the real average earnings per job by industry for Teton County. In 2019, the mining industry had the highest average earnings reaching 231,517 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 225.2 percent to 231,517 dollars.

**Table III.9.24**
**Real Earnings Per Job by Industry**
Teton County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 22,703 | 26,881 | 36,197 | 30,931 | 33,985 | 36,553 | 24,383 | 16,272 | -33.3% |
| Forestry, fishing, related activities, and other | 300,515 | 52,719 | 0 | 49,888 | 32,983 | 3,231 | 2,318 | 2,763 | 19.2% |
| Mining | 9,113 | 10,466 | 0 | 9,435 | 31,148 | 82,818 | 71,193 | 231,517 | 225.2% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 57,134 | 54,884 | 59,488 | 64,777 | 66,612 | 70,533 | 69,742 | 71,089 | 1.9% |
| Manufacturing | -24,596 | 8,953 | 32,500 | 14,463 | 49,376 | 47,673 | 29,520 | 30,921 | 4.7% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 40,074 | 41,331 | 38,067 | 38,028 | 37,434 | 40,418 | 40,738 | 43,058 | 5.7% |
| Transportation and warehousing | 71,498 | 87,328 | 106,045 | 175,414 | 153,565 | 162,431 | 138,264 | 133,742 | -3.3% |
| Information | 78,454 | 61,857 | 52,495 | 59,286 | 52,280 | 50,905 | 53,556 | 51,466 | -3.9% |
| Finance and insurance | 205,826 | 32,175 | 17,030 | 16,822 | 17,381 | 19,598 | 24,074 | 29,032 | 20.6% |
| Real estate and rental and leasing | 12,298 | 9,987 | 16,220 | 24,404 | 32,775 | 28,722 | 31,544 | 32,058 | 1.6% |
| Professional and technical services | 66,728 | 79,225 | 91,132 | 87,719 | 88,935 | 96,411 | 94,879 | 102,458 | 8% |
| Management of companies and enterprises | 300,396 | 156,533 | -150,941 | -111,666 | -63,123 | -18,653 | 1,084 | -22,262 | -2,154.5% |
| Administrative and waste services | 32,997 | 47,072 | 49,431 | 53,517 | 48,156 | 49,403 | 52,202 | 49,603 | -5% |
| Educational services | 26,912 | 27,754 | 27,551 | 27,061 | 26,229 | 29,204 | 31,681 | 33,599 | 6.1% |
| Health care and social assistance | 70,305 | 62,992 | 61,002 | 60,096 | 61,330 | 60,000 | 58,130 | 58,239 | 0.2% |
| Arts, entertainment, and recreation | 31,559 | 36,084 | 48,860 | 37,864 | 31,130 | 25,510 | 28,845 | 30,333 | 5.2% |
| Accommodation and food services | 37,169 | 40,339 | 40,756 | 41,672 | 42,466 | 43,224 | 43,750 | 42,791 | -2.2% |
| Other services, except public administration | 38,586 | 35,132 | 39,142 | 40,059 | 45,641 | 45,077 | 43,666 | 43,934 | 0.6% |
| Government and government enterprises | 76,140 | 80,414 | 82,434 | 84,969 | 86,244 | 87,237 | 90,521 | 88,885 | -1.8% |
| **Total** | **57,000** | **45,595** | **46,886** | **48,807** | **49,786** | **51,449** | **51,705** | **53,043** | **2.6%** |

Diagram III.9.9, shows real average earnings per job for Teton County from 1990 to 2019. Over this period the average earning per job for Teton County was 44,881 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.9.9**
**Real Average Earnings Per Job**

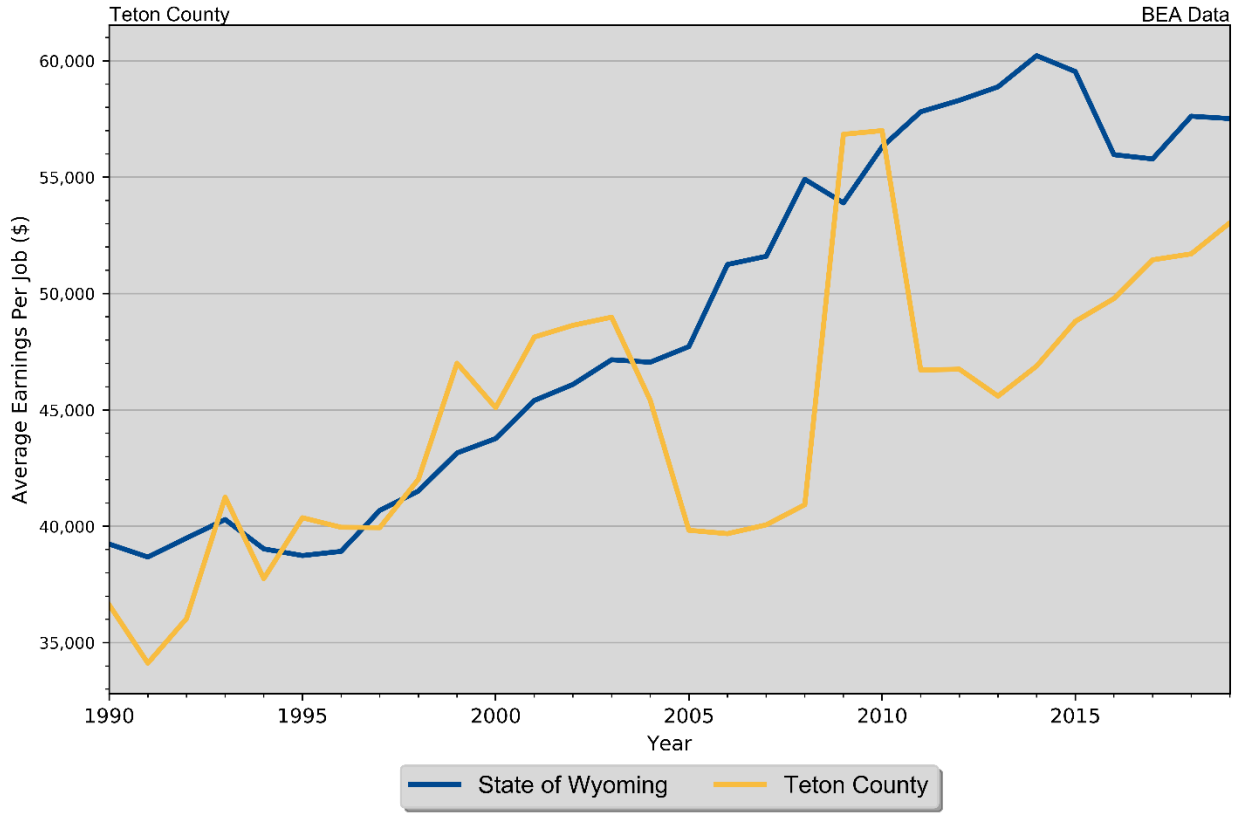
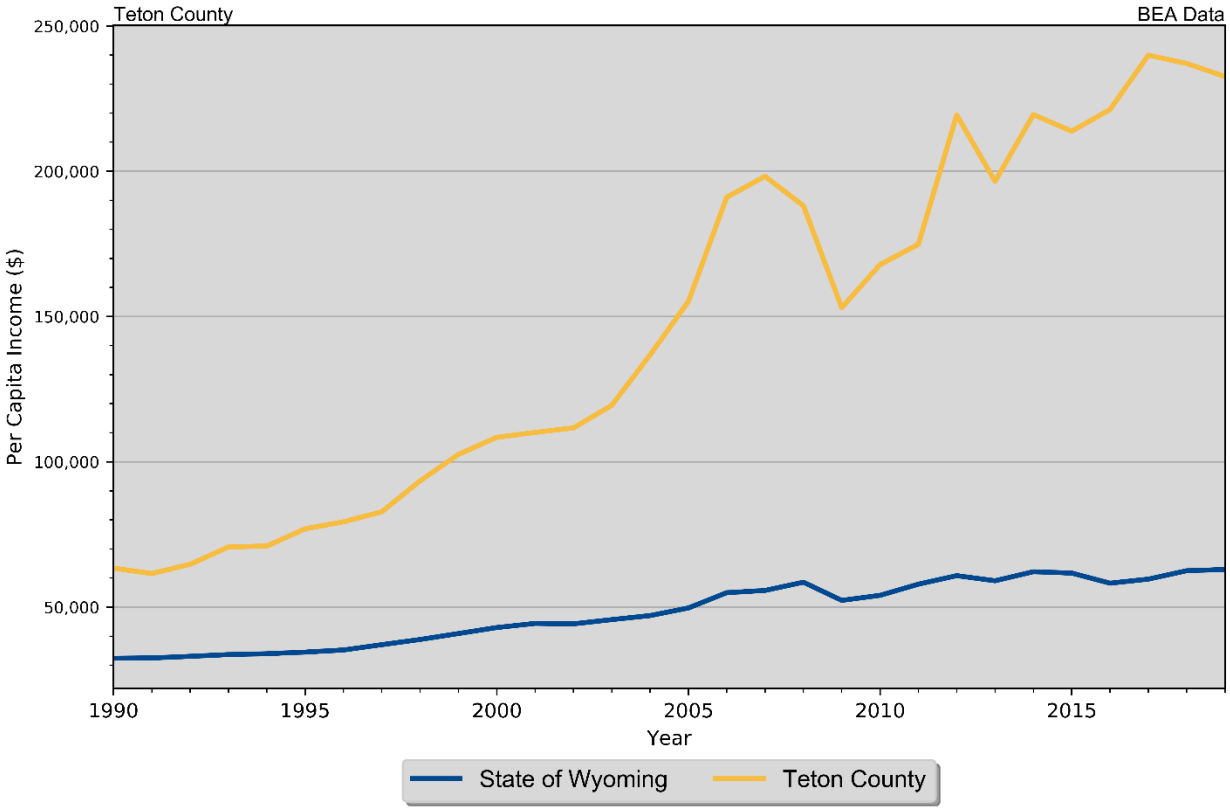


Diagram III.9.10, shows real per capita income for the Teton County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Teton County was 145,378 dollars, which was higher than the statewide average of 48,222 dollars over the same period.

**Diagram III.9.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,902 in 2010 to 1,396 in 2019, with the poverty rate reaching 6 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.9.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.9.11.

The rate of poverty for Jackson town is shown in Table III.9.26. In 2019, the poverty rate was 6 percent meaning there were an estimated 629 people living in poverty, compared to 602 persons living in poverty in 2010. In 2019, some 0 percent of those in poverty were under age 6 and 2.3 percent were 65 or older.

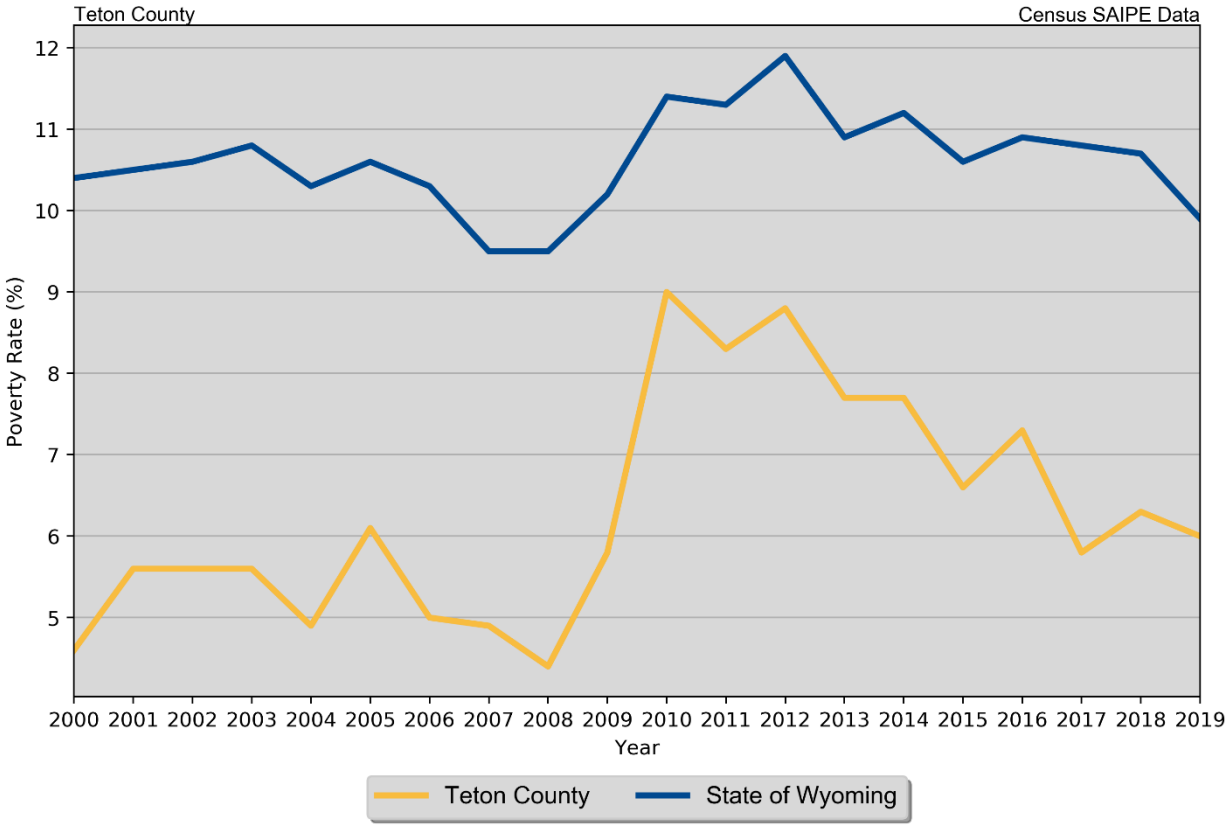
**Table III.9.25**
**Persons in Poverty**
Teton County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 854 | 4.6% |
| 2001 | 1,042 | 5.6% |
| 2002 | 1,037 | 5.6% |
| 2003 | 1,067 | 5.6% |
| 2004 | 928 | 4.9% |
| 2005 | 1,144 | 6.1% |
| 2006 | 959 | 5% |
| 2007 | 965 | 4.9% |
| 2008 | 882 | 4.4% |
| 2009 | 1,199 | 5.8% |
| 2010 | 1,902 | 9% |
| 2011 | 1,767 | 8.3% |
| 2012 | 1,885 | 8.8% |
| 2013 | 1,700 | 7.7% |
| 2014 | 1,751 | 7.7% |
| 2015 | 1,516 | 6.6% |
| 2016 | 1,680 | 7.3% |
| 2017 | 1,348 | 5.8% |
| 2018 | 1,443 | 6.3% |
| 2019 | 1,396 | 6% |

**Table III.9.26**
**Poverty by Age**
Jackson town
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 | 161 | 21.5 | 0 | 0% |
| 6 to 17 | 0 | 0 | 40 | 3.1% |
| 18 to 64 | 441 | 6.4 | 571 | 7.6% |
| 65 or Older | 0 | 0 | 18 | 2.3% |
| **Total** | **602** | **100.0%** | **629** | **100.0%** |
| **Poverty Rate** | **6.4%** | . | **6%** | . |

**Diagram III.9.11**
**Poverty Rates**



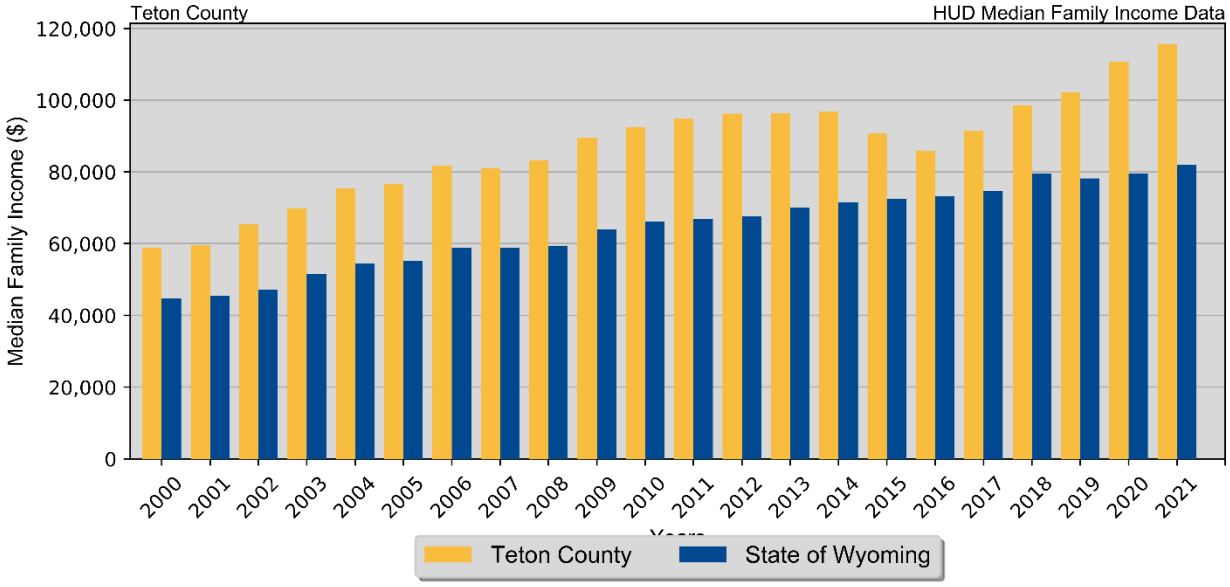
## Household Income

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.9.46 shows that the HUD estimated MFI for Teton County was $115,600 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.9.12, illustrates the estimated MFI for 2000 through 2021 in Teton County.

**Table III.9.27**
**Median Family Income**
Teton County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 58,900 | 44,700 |
| 2001 | 59,500 | 45,500 |
| 2002 | 65,400 | 47,200 |
| 2003 | 69,900 | 51,600 |
| 2004 | 75,300 | 54,500 |
| 2005 | 76,700 | 55,250 |
| 2006 | 81,800 | 58,800 |
| 2007 | 81,000 | 58,800 |
| 2008 | 83,300 | 59,450 |
| 2009 | 89,500 | 63,900 |
| 2010 | 92,500 | 66,100 |
| 2011 | 94,900 | 66,800 |
| 2012 | 96,200 | 67,700 |
| 2013 | 96,300 | 70,000 |
| 2014 | 96,800 | 71,400 |
| 2015 | 90,700 | 72,400 |
| 2016 | 85,800 | 73,300 |
| 2017 | 91,400 | 74,700 |
| 2018 | 98,500 | 79,600 |
| 2019 | 102,200 | 78,200 |
| 2020 | 110,700 | 79,500 |
| 2021 | 115,600 | 81,900 |

**Diagram III.9.12**
**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 Jackson town increased from 23 authorizations in 2019 to 24 in 2020.

The real value of single-family building permits decreased from 529,038 dollars in 2019 to 523,105 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.9.28.

**Table III.9.28**
**Building Permits and Valuation**
Jackson town
Census Bureau Data, 1980–2020

| 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 | 19 | 8 | 0 | 0 | 27 | 107,244 | 0 |
| 1981 | 10 | 6 | 8 | 0 | 24 | 119,197 | 0 |
| 1982 | 7 | 2 | 0 | 51 | 60 | 124,871 | 90,069 |
| 1983 | 12 | 0 | 4 | 47 | 63 | 144,595 | 75,982 |
| 1984 | 20 | 0 | 10 | 0 | 30 | 111,867 | 0 |
| 1985 | 4 | 0 | 0 | 0 | 4 | 128,890 | 0 |
| 1986 | 4 | 2 | 0 | 0 | 6 | 177,396 | 0 |
| 1987 | 2 | 6 | 0 | 0 | 8 | 212,507 | 0 |
| 1988 | 1 | 4 | 0 | 0 | 5 | 205,271 | 0 |
| 1989 | 3 | 6 | 0 | 0 | 9 | 187,249 | inf |
| 1990 | 35 | 6 | 26 | 49 | 116 | 188,938 | 84,627 |
| 1991 | 1 | 0 | 0 | 0 | 1 | 197,602 | 0 |
| 1992 | 75 | 2 | 8 | 0 | 85 | 142,111 | inf |
| 1993 | 66 | 2 | 6 | 0 | 74 | 138,778 | 0 |
| 1994 | 58 | 8 | 0 | 34 | 100 | 204,181 | 88,673 |
| 1995 | 39 | 8 | 3 | 36 | 86 | 200,406 | 86,521 |
| 1996 | 42 | 2 | 0 | 6 | 50 | 180,237 | 115,116 |
| 1997 | 39 | 6 | 0 | 0 | 45 | 183,863 | 0 |
| 1998 | 44 | 2 | 0 | 0 | 46 | 222,750 | 0 |
| 1999 | 21 | 0 | 4 | 52 | 77 | 438,919 | 62,641 |
| 2000 | 48 | 6 | 0 | 48 | 102 | 328,121 | 56,587 |
| 2001 | 31 | 0 | 0 | 42 | 73 | 365,982 | 83,736 |
| 2002 | 28 | 6 | 16 | 44 | 94 | 267,348 | 62,496 |
| 2003 | 34 | 8 | 25 | 45 | 112 | 286,606 | 67,876 |
| 2004 | 40 | 18 | 31 | 48 | 137 | 274,999 | 64,779 |
| 2005 | 46 | 10 | 35 | 55 | 146 | 267,452 | 63,167 |
| 2006 | 40 | 10 | 36 | 65 | 151 | 259,420 | 61,221 |
| 2007 | 36 | 4 | 3 | 46 | 89 | 248,861 | 132,608 |
| 2008 | 21 | 0 | 6 | 40 | 67 | 244,827 | 103,234 |
| 2009 | 12 | 0 | 0 | 25 | 37 | 242,924 | 102,456 |
| 2010 | 11 | 0 | 6 | 36 | 53 | 240,126 | 101,269 |
| 2011 | 12 | 0 | 0 | 58 | 70 | 235,227 | 99,205 |
| 2012 | 24 | 0 | 0 | 31 | 55 | 241,659 | 97,333 |
| 2013 | 32 | 0 | 0 | 35 | 67 | 238,119 | 95,660 |
| 2014 | 37 | 2 | 0 | 8 | 47 | 570,573 | 251,252 |
| 2015 | 25 | 20 | 30 | 12 | 87 | 392,654 | 117,358 |
| 2016 | 16 | 6 | 0 | 12 | 34 | 608,633 | 223,645 |
| 2017 | 21 | 10 | 11 | 5 | 47 | 545,975 | 219,516 |
| 2018 | 23 | 6 | 6 | 5 | 40 | 541,884 | 214,360 |
| 2019 | 23 | 14 | 9 | 10 | 56 | 529,038 | 210,607 |
| 2020 | 24 | 16 | 15 | 10 | 65 | 523,105 | 208,080 |

**Diagram III.9.13**
**Single-Family Permits**

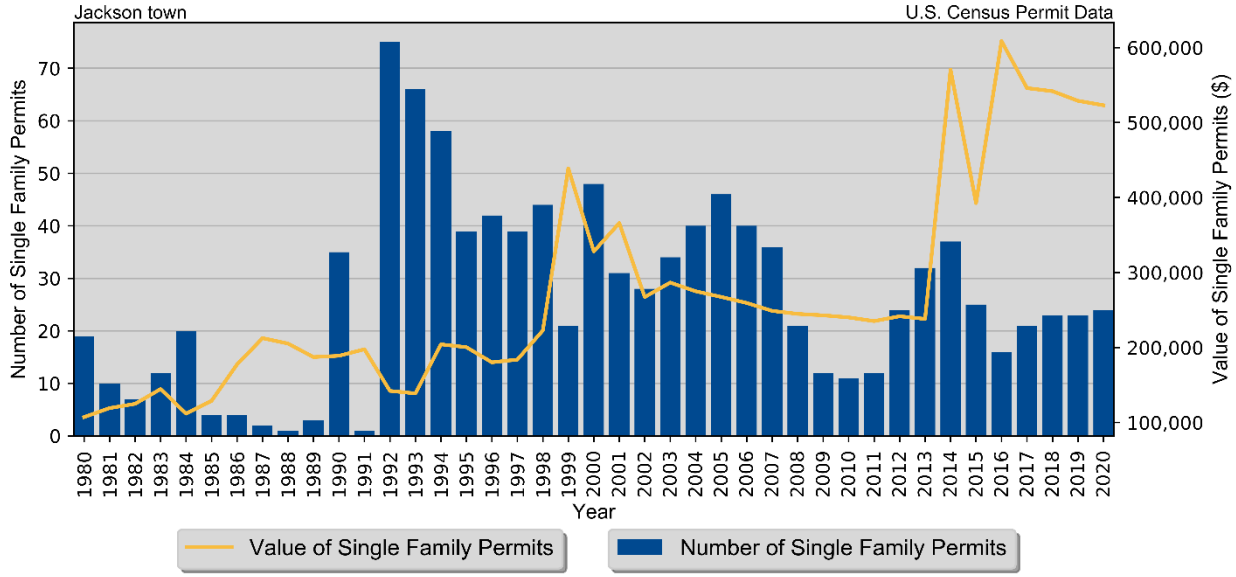
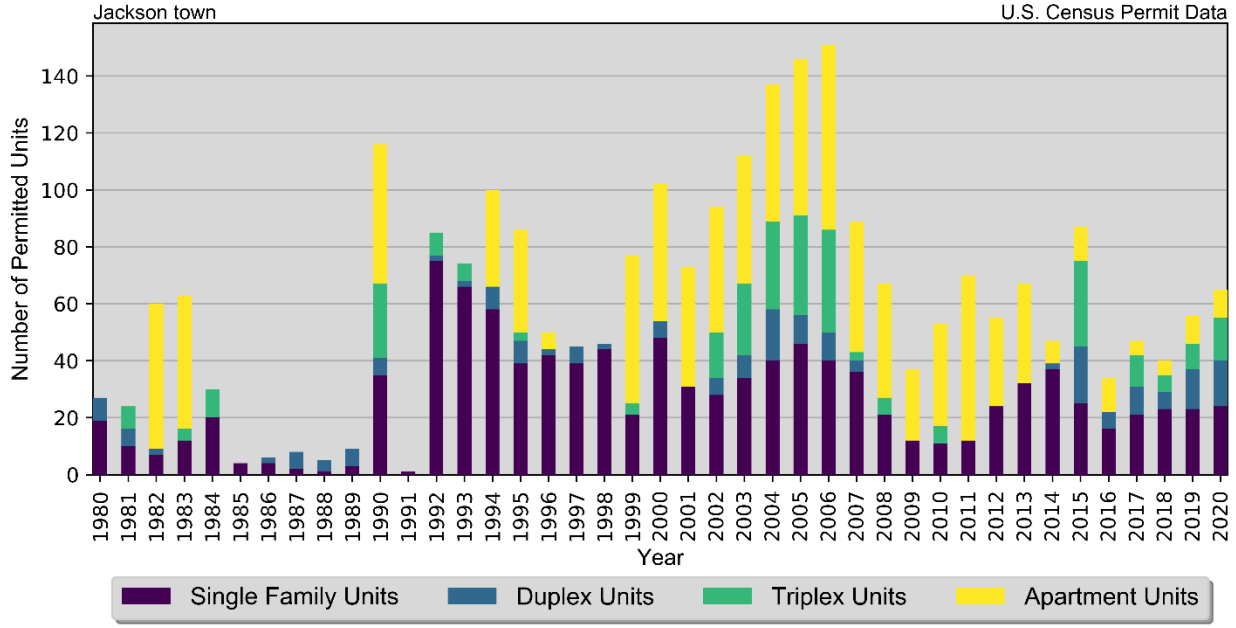



**Diagram III.9.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.9.29. Family households represented 46.8 percent of households, while non-family households accounted for 53.2 percent. These changed from 46.9 and 53.1 percent, respectively.

**Table II.9.29**
**Household Type by Tenure**
Jackson town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,858 | 46.9% | 1,857 | 46.8% |
| Married-Couple Family | 1,396 | 75.1% | 1,392 | 75% |
| Owner-Occupied | 780 | 55.9% | 880 | 63.2% |
| Renter-Occupied | 616 | 44.1% | 512 | 36.8% |
| Other Family | 462 | 24.9% | 465 | 24.9% |
| Male Householder, No Spouse Present | 199 | 43.1% | 332 | 42.8% |
| Owner-Occupied | 44 | 22.1% | 30 | 9% |
| Renter-Occupied | 155 | 77.9% | 302 | 91% |
| Female Householder, No Spouse Present | 263 | 56.9% | 133 | 56.6% |
| Owner-Occupied | 109 | 41.4% | 11 | 8.3% |
| Renter-Occupied | 154 | 58.6% | 122 | 91.7% |
| Non-Family Households | 2,106 | 53.1% | 2,113 | 53.2% |
| Owner-Occupied | 708 | 33.6% | 596 | 28.2% |
| Renter-Occupied | 1,398 | 66.4% | 1,517 | 71.8% |
| **Total** | **3,964** | **100.0%** | **3,970** | **100.0%** |

Table II.9.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 4,110 housing units, compared with 5,024 in 2019. Single-family units accounted for 48.2 percent of units in 2019, compared to 42.4 in 2010. Apartment units accounted for 26.4 percent in 2019, compared to 28.5 percent in 2010.

**Table II.9.30**
**Housing Units by Type**
Jackson town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 1,741 | 42.4% | **2,423** | 48.2% |
| Duplex | 454 | 11% | 385 | 7.7% |
| Tri- or Four-Plex | 545 | 13.3% | 700 | 13.9% |
| Apartment | 1,172 | 28.5% | 1,325 | 26.4% |
| Mobile Home | 198 | 4.8% | 191 | 3.8% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **4,110** | **100.0%** | **5,024** | **100.0%** |

Table II.9.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 5,024 housing units. An estimated 38.2 percent were owner-occupied, and 21 percent were vacant.

**Table II.9.31**
**Housing Units by Tenure**
Jackson town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 3,964 | 83.7% | 3,970 | 79% |
| Owner-Occupied | 1,641 | 41.4% | 1,517 | 38.2% |
| Renter-Occupied | 2,323 | 58.6% | 2,453 | 61.8% |
| Vacant Housing Units | 772 | 16.3% | 1,054 | 21% |
| **Total Housing Units** | **4,736** | **100.0%** | **5,024** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.9.32. Households earning more than 100,000 dollars per year represented 30.1 percent of households in 2019, compared to 20.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 5.2 percent of households in 2019, compared to 4.3 percent in 2000.

**Table II.9.32**
**Households by Income**
Jackson town
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 | 135 | 4.3% | 206 | 5.2% |
| $15,000 to $19,999 | 122 | 3.9% | 140 | 3.5% |
| $20,000 to $24,999 | 234 | 7.4% | 181 | 4.6% |
| $25,000 to $34,999 | 194 | 6.2% | 242 | 6.1% |
| $35,000 to $49,999 | 674 | 21.5% | 534 | 13.5% |
| $50,000 to $74,999 | 711 | 22.6% | 743 | 18.7% |
| $75,000 to $99,999 | 415 | 13.2% | 731 | 18.4% |
| $100,000 or More | 657 | 20.9% | 1,193 | 30.1% |
| **Total** | **3,142** | **100.0%** | **3,970** | **100.0%** |

Table II.9.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 2.8 percent of households in 2010 and 16.7 percent of households in 2019. Housing units built in 1939 or earlier represented 3.6 percent of households in 2019 and 3.8 percent of households in 2010.

**Table II.9.33**
**Households by Year Home Built**
Jackson town
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 | 119 | 3.8% | 141 | 3.6% |
| 1940 to 1949 | 69 | 2.2% | 143 | 3.6% |
| 1950 to 1959 | 148 | 4.7% | 73 | 1.8% |
| 1960 to 1969 | 168 | 5.3% | 230 | 5.8% |
| 1970 to 1979 | 910 | 29% | 550 | 13.9% |
| 1980 to 1989 | 671 | 21.4% | 720 | 18.1% |
| 1990 to 1999 | 970 | 30.9% | 1,287 | 32.4% |
| 2000 to 2009 | 87 | 2.8% | 663 | 16.7% |
| 2010 or Later | . | . | 163 | 4.1% |
| **Total** | **3,142** | **100.0%** | **3,970** | **100.0%** |

The distribution of unit types by race are shown in Table II.9.34. An estimated 53.3 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 26.8 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 100 percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.9.34**
**Distribution of Units in Structure by Race**
Jackson town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 53.3% | 100% | % | 100% | % | 60.6% | 25.2% |
| Duplex | 5.7% | 0% | % | 0% | % | 17.1% | 24.3% |
| Tri- or Four-Plex | 8.8% | 0% | % | 0% | % | 9.9% | 50.5% |
| Apartment | 26.8% | 0% | % | 0% | % | 12.4% | 0% |
| Mobile Home | 5.5% | 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.9.35. An estimated 50.8 percent of vacant units were for rent in 2010. In addition, some 6.5 percent of vacant units were for sale. "Other" vacant units represented 7.9 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 35.1 percent of vacant units, while for sale units accounted for 6.1 percent. "Other" vacant units accounted for 20.4 percent of vacant units, representing a total of 215 "other" vacant units.

**Table II.9.35**
**Disposition of Vacant Housing Units**
Jackson town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 392 | 50.8% | 370 | 35.1% |
| For Sale | 50 | 6.5% | 64 | 6.1% |
| Rented Not Occupied | 16 | 2.1% | 109 | 10.3% |
| Sold Not Occupied | 8 | 1% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 242 | 31.3% | 296 | 28.1% |
| For Migrant Workers | 3 | 0.4% | 0 | 0% |
| Other Vacant | 61 | 7.9% | 215 | 20.4% |
| **Total** | **772** | **100.0%** | **1,054** | **100.0%** |

Table II.9.36 shows the number of households in the county by number of bedrooms and tenure. There were 156 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 34.46 percent of total households in Jackson town. In Jackson town the 1,014 households with three bedrooms accounted for 25.54 percent of all households, and there were 40 five-bedroom or more households, which accounted for 1.01 percent of all households.

**Table II.9.36**
**Households by Number of Bedrooms**
**Jackson town**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 43 | 156 | 199 | 5.01% |
| **One** | 128 | 678 | 806 | 20.3% |
| **Two** | 426 | 942 | 1,368 | 34.46% |
| **Three** | 524 | 490 | 1,014 | 25.54% |
| **Four** | 356 | 187 | 543 | 13.68% |
| **Five or more** | 40 | 0 | 40 | 1.01% |
| **Total** | **1,517** | **2,453** | **3,970** | **100.0** |

The age of a structure influences its value. As shown in Table II.9.37, structures built in 1939 or earlier had a median value of, while structures built between 1950 and 1959 had a median value of and those built between 1990 to 1999 had a median value of 555,600. 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 Jackson town was, 652,100.

**Table II.9.37**
**Owner Occupied Median Value by Year Structure Built**
**Jackson town**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | |
| 1940 to 1949 | |
| 1950 to 1959 | |
| 1960 to 1969 | 895,800 |
| 1970 to 1979 | 729,800 |
| 1980 to 1989 | 870,400 |
| 1990 to 1999 | 555,600 |
| 2000 to 2009 | 173,900 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **652,100** |

Household mortgage status is reported in Table II.9.38. In, Jackson town households with a mortgage accounted for 59.2 percent of all households or 898 housing units, and the remaining 50.1 percent or 760 units had no mortgage. Of those units with a mortgage, 138 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 760 or 50.1 percent had no second mortgage or no home equity loan.

**Table II.9.38**
**Mortgage Status**
**Jackson town**
**2019** Five-Year ACS Data

| Mortgage Status | Jackson town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 898 | 59.2 |
| With either a second mortgage or home equity loan, but not both | 138 | 9.1 |
| Second mortgage only | 0 | 0 |
| Home equity loan only | 138 | 9.1 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 760 | 50.1 |
| Housing units without a mortgage | 619 | 40.8 |
| **Total** | **1,517** | **100.0%** |

Table II.9.39 lists the Jackson town median rent as $1,374 and the median home value as $652,100 in 2019.

**Table II.9.39**
**Median Rent**
**Jackson town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $1,374 |
| Median Home Value | $652,100 |

## 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.9.40. In 2019, an estimated 5.3 percent of households were overcrowded, and an additional 3.5 percent were severely overcrowded.

**Table II.9.40**
**Overcrowding and Severe Overcrowding**
Jackson town
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 | 1,268 | 99.1% | 11 | 0.9% | 0 | 0% | 1,279 |
| 2019 Five-Year ACS | 1,517 | 100% | 0 | 0% | 0 | 0% | 1,517 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 1,607 | 86.3% | 117 | 6.3% | 139 | 7.5% | 1,863 |
| 2019 Five-Year ACS | 2,102 | 85.7% | 212 | 8.6% | 139 | 5.7% | 2,453 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 2,875 | 91.5% | 128 | 4.1% | 139 | 4.4% | 3,142 |
| 2019 Five-Year ACS | 3,619 | 91.2% | 212 | 5.3% | 139 | 3.5% | 3,970 |

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.9.41 and Table II.9.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Jackson town. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.9.41**
**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 | 3,142 | 3,970 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **3,142** | **3,970** |
| **Percent Lacking** | **0%** | **0%** |

There were 58 households lacking complete kitchen facilities in 2019, compared to 15 households in 2010. This was a change from 0.5 percent of households in 2010 to 1.5 percent in 2019.

**Table II.9.42**
**Households with Incomplete Kitchen Facilities**
Jackson town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 3,127 | 3,912 |
| Lacking Complete Kitchen Facilities | 15 | 58 |
| **Total Households** | **3,142** | **3,970** |
| **Percent Lacking** | **0.5%** | **1.5%** |

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.9.43, in Jackson town 19.5 percent of households had a cost burden and 9.2 percent had a severe cost burden. Some 27.4 percent of renters were cost burdened, and 13.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 11.1 percent, and severe cost burden at 5 percent.

**Table II.9.43**
**Cost Burden and Severe Cost Burden by Tenure**
Jackson town
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 | 582 | 59.6% | 192 | 19.7% | 203 | 20.8% | 0 | 0% | 977 |
| 2019 Five-Year ACS | 753 | 83.9% | 100 | 11.1% | 45 | 5% | 0 | 0% | 898 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 274 | 90.7% | 0 | 0% | 28 | 9.3% | 0 | 0% | 302 |
| 2019 Five-Year ACS | 603 | 97.4% | 0 | 0% | 0 | 0% | 16 | 2.6% | 619 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 1,090 | 58.5% | 486 | 26.1% | 205 | 11% | 82 | 4.4% | 1,863 |
| 2019 Five-Year ACS | 1,388 | 56.6% | 673 | 27.4% | 321 | 13.1% | 71 | 2.9% | 2,453 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,946 | 61.9% | 678 | 21.6% | 436 | 13.9% | 82 | 2.6% | 3,142 |
| 2019 Five-Year ACS | 2,744 | 69.1% | 773 | 19.5% | 366 | 9.2% | 87 | 2.2% | 3,970 |

### 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 Teton County. Below is a table showing the MFI breakdown:

| Teton County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $34,680 |
| 30.1 – 50% MFI | $34,681 to $57,800 |
| 50.1 – 80% MFI | $57,801 to $92,480 |
| 80.1 – 100% MFI | $92,481 to $115,600 |
| Above 100% MFI | Above $115,600 |

## Housing Problems by Income, Race, and Tenure

Table III.9.44 through Table III.9.49 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 Jackson town, housing problems are faced by 275 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.9.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Jackson town
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 $34,680 | 75.9% | 0% | 0% | 0% | 0% | 0% | 0% | 75.9% |
| $34,681 to $57,800 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $57,801 to $92,480 | 55.9% | 0% | 0% | 0% | 0% | 0% | 0% | 55.9% |
| $92,481 to $115,600 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 28.6% |
| Above $115,600 | 8.2% | 0% | 0% | 0% | 0% | 0% | 0% | 8.2% |
| **Total** | **20.5%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **19.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $34,680 | 5.1% | 0% | 0% | 0% | 0% | 0% | 0% | 5.1% |
| $34,681 to $57,800 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $57,801 to $92,480 | 44.1% | 0% | 0% | 0% | 0% | 0% | 0% | 44.1% |
| $92,481 to $115,600 | 50% | 0% | 0% | 0% | 0% | 0% | 100% | 71.4% |
| Above $115,600 | 91.8% | 0% | 0% | 0% | 0% | 0% | 0% | 91.8% |
| **Total** | **78.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **79.3%** |

## Table III.9.45
## Homeowner Households with Housing Problems by Income and Race
Jackson town
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 $34,680 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $92,481 to $115,600 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| Above $115,600 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| **Total** | **275** | **0** | **0** | **0** | **0** | **0** | **0** | **275** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $34,680 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $34,681 to $57,800 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $57,801 to $92,480 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $92,481 to $115,600 | 40 | 0 | 0 | 0 | 0 | 0 | 60 | 100 |
| Above $115,600 | 890 | 0 | 0 | 0 | 0 | 0 | 0 | 890 |
| **Total** | **1,054** | **0** | **0** | **0** | **0** | **0** | **60** | **1,114** |
| **Not Computed** | | | | | | | | |
| $0 to $34,680 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $34,680 | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 79 |
| $34,681 to $57,800 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $57,801 to $92,480 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $92,481 to $115,600 | 80 | 0 | 0 | 0 | 0 | 0 | 60 | 140 |
| Above $115,600 | 970 | 0 | 0 | 0 | 0 | 0 | 0 | 970 |
| **Total** | **1,344** | **0** | **0** | **0** | **0** | **0** | **60** | **1,404** |

In total, some 1,115 renter households face housing problems in Jackson town. Of these, some 610 white renter households, 0 black renter households, 45 Asian renter households, and 405 Hispanic renter households face housing problems.

**Table III.9.46**
**Renter Households with Housing Problems by Income and Race**
Jackson town
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 $34,680 | 145 | 0 | 0 | 0 | 0 | 55 | 30 | 230 |
| $34,681 to $57,800 | 185 | 0 | 0 | 0 | 0 | 0 | 55 | 240 |
| $57,801 to $92,480 | 95 | 0 | 45 | 0 | 0 | 0 | 285 | 425 |
| $92,481 to $115,600 | 100 | 0 | 0 | 0 | 0 | 0 | 0 | 100 |
| Above $115,600 | 85 | 0 | 0 | 0 | 0 | 0 | 35 | 120 |
| **Total** | **610** | **0** | **45** | **0** | **0** | **55** | **405** | **1,115** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $34,680 | 15 | 0 | 0 | 0 | 0 | 0 | 15 | 30 |
| $34,681 to $57,800 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $57,801 to $92,480 | 110 | 0 | 0 | 0 | 0 | 0 | 25 | 135 |
| $92,481 to $115,600 | 225 | 0 | 0 | 0 | 0 | 0 | 0 | 225 |
| Above $115,600 | 715 | 0 | 0 | 0 | 0 | 0 | 115 | 830 |
| **Total** | **1,130** | **0** | **0** | **0** | **0** | **0** | **155** | **1,285** |
| **Not Computed** | | | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $34,680 | 160 | 0 | 0 | 0 | 0 | 55 | 45 | 260 |
| $34,681 to $57,800 | 250 | 0 | 0 | 0 | 0 | 0 | 55 | 305 |
| $57,801 to $92,480 | 205 | 0 | 45 | 0 | 0 | 0 | 310 | 560 |
| $92,481 to $115,600 | 325 | 0 | 0 | 0 | 0 | 0 | 0 | 325 |
| Above $115,600 | 800 | 0 | 0 | 0 | 0 | 0 | 150 | 950 |
| **Total** | **1,740** | **0** | **45** | **0** | **0** | **55** | **560** | **2,400** |

**Table III.9.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Jackson town
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 $34,680 | 90.6% | 0% | 0% | 0% | 0% | 100% | 66.7% | 88.5% |
| $34,681 to $57,800 | 74% | 0% | 0% | 0% | 0% | 0% | 100% | 78.7% |
| $57,801 to $92,480 | 46.3% | 0% | 100% | 0% | 0% | 0% | 91.9% | 75.9% |
| $92,481 to $115,600 | 30.8% | 0% | 0% | 0% | 0% | 0% | 0% | 30.8% |
| Above $115,600 | 10.6% | 0% | 0% | 0% | 0% | 0% | 23.3% | 12.6% |
| **Total** | **35.1%** | **0%** | **100%** | **0%** | **0%** | **100%** | **72.3%** | **46.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $34,680 | 9.4% | 0% | 0% | 0% | 0% | 0% | 33.3% | 11.5% |
| $34,681 to $57,800 | 26% | 0% | 0% | 0% | 0% | 0% | 0% | 21.3% |
| $57,801 to $92,480 | 53.7% | 0% | 0% | 0% | 0% | 0% | 8.1% | 24.1% |
| $92,481 to $115,600 | 69.2% | 0% | 0% | 0% | 0% | 0% | 0% | 69.2% |
| Above $115,600 | 89.4% | 0% | 0% | 0% | 0% | 0% | 76.7% | 87.4% |
| **Total** | **64.9%** | **0%** | **0%** | **0%** | **0%** | **0%** | **27.7%** | **53.5%** |

Overall, there are 1,390 households, or 36.5 percent of households with housing problems in Jackson town. This includes 885 white households, 0 black households, 45 Asian households, 0 American Indian, 0 Pacific Islander, and 55 "other" race households with housing problems. In addition, there are 405 Hispanic households with housing problems. This is shown in Table III.9.48 and Table III.9.49.

## Table III.9.48
## Percent of Total Households with Housing Problems by Income and Race
Jackson town
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 $34,680 | 85.8% | 0% | 0% | 0% | 0% | 100% | 66.7% | 85.5% |
| $34,681 to $57,800 | 62.7% | 0% | 0% | 0% | 0% | 0% | 100% | 68.6% |
| $57,801 to $92,480 | 50.7% | 0% | 100% | 0% | 0% | 0% | 91.9% | 71.2% |
| $92,481 to $115,600 | 34.6% | 0% | 0% | 0% | 0% | 0% | 0% | 30.1% |
| Above $115,600 | 9.3% | 0% | 0% | 0% | 0% | 0% | 23.3% | 10.4% |
| **Total** | **28.7%** | **0%** | **100%** | **0%** | **0%** | **100%** | **65.3%** | **36.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $34,680 | 7.9% | 0% | 0% | 0% | 0% | 0% | 33.3% | 10% |
| $34,681 to $57,800 | 37.3% | 0% | 0% | 0% | 0% | 0% | 0% | 31.4% |
| $57,801 to $92,480 | 49.3% | 0% | 0% | 0% | 0% | 0% | 8.1% | 28.8% |
| $92,481 to $115,600 | 65.4% | 0% | 0% | 0% | 0% | 0% | 100% | 69.9% |
| Above $115,600 | 90.7% | 0% | 0% | 0% | 0% | 0% | 76.7% | 89.6% |
| **Total** | **70.8%** | **0%** | **0%** | **0%** | **0%** | **0%** | **34.7%** | **63.1%** |

## Table III.9.49
## Total Households with Housing Problems by Income and Race
Jackson town
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 $34,680 | 205 | 0 | 0 | 0 | 0 | 55 | 30 | 290 |
| $34,681 to $57,800 | 185 | 0 | 0 | 0 | 0 | 0 | 55 | 240 |
| $57,801 to $92,480 | 190 | 0 | 45 | 0 | 0 | 0 | 285 | 520 |
| $92,481 to $115,600 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 140 |
| Above $115,600 | 165 | 0 | 0 | 0 | 0 | 0 | 35 | 200 |
| **Total** | **885** | **0** | **45** | **0** | **0** | **55** | **405** | **1,390** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $34,680 | 19 | 0 | 0 | 0 | 0 | 0 | 15 | 34 |
| $34,681 to $57,800 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| $57,801 to $92,480 | 185 | 0 | 0 | 0 | 0 | 0 | 25 | 210 |
| $92,481 to $115,600 | 265 | 0 | 0 | 0 | 0 | 0 | 60 | 325 |
| Above $115,600 | 1,605 | 0 | 0 | 0 | 0 | 0 | 115 | 1,720 |
| **Total** | **2,184** | **0** | **0** | **0** | **0** | **0** | **215** | **2,399** |
| **Not Computed** | | | | | | | | |
| $0 to $34,680 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $34,680 | 239 | 0 | 0 | 0 | 0 | 55 | 45 | 339 |
| $34,681 to $57,800 | 295 | 0 | 0 | 0 | 0 | 0 | 55 | 350 |
| $57,801 to $92,480 | 375 | 0 | 45 | 0 | 0 | 0 | 310 | 730 |
| $92,481 to $115,600 | 405 | 0 | 0 | 0 | 0 | 0 | 60 | 465 |
| Above $115,600 | 1,770 | 0 | 0 | 0 | 0 | 0 | 150 | 1,920 |
| **Total** | **3,084** | **0** | **45** | **0** | **0** | **55** | **620** | **3,804** |

Table III.9.50 through Table III.9.53 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 430 white households, 0 black households, 0 Asian households, as well as 295 Hispanic households.

**Table III.9.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Jackson town
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 $34,680 | 75.9% | 0% | 0% | 0% | 0% | 0% | 0% | 75.9% |
| $34,681 to $57,800 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $57,801 to $92,480 | 26.5% | 0% | 0% | 0% | 0% | 0% | 0% | 26.5% |
| $92,481 to $115,600 | 12.5% | 0% | 0% | 0% | 0% | 0% | 0% | 7.1% |
| Above $115,600 | 2.1% | 0% | 0% | 0% | 0% | 0% | 0% | 2.1% |
| **Total** | **10%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **9.6%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $34,680 | 5.1% | 0% | 0% | 0% | 0% | 0% | 0% | 5.1% |
| $34,681 to $57,800 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $57,801 to $92,480 | 73.5% | 0% | 0% | 0% | 0% | 0% | 0% | 73.5% |
| $92,481 to $115,600 | 87.5% | 0% | 0% | 0% | 0% | 0% | 100% | 92.9% |
| Above $115,600 | 97.9% | 0% | 0% | 0% | 0% | 0% | 0% | 97.9% |
| **Total** | **88.9%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **89.4%** |

## Table III.9.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Jackson town
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 $34,680 | 87.5% | 0% | 0% | 0% | 0% | 0% | 66.7% | 65.4% |
| $34,681 to $57,800 | 41.2% | 0% | 0% | 0% | 0% | 0% | 100% | 51.6% |
| $57,801 to $92,480 | 15% | 0% | 0% | 0% | 0% | 0% | 57.4% | 37.3% |
| $92,481 to $115,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $115,600 | 2.5% | 0% | 0% | 0% | 0% | 0% | 23.3% | 5.8% |
| **Total** | **17.1**% | **0**% | **0**% | **0**% | **0**% | **0**% | **53.2**% | **24.7**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $34,680 | 12.5% | 0% | 0% | 0% | 0% | 100% | 33.3% | 34.6% |
| $34,681 to $57,800 | 58.8% | 0% | 0% | 0% | 0% | 0% | 0% | **48.4**% |
| $57,801 to $92,480 | 85% | 0% | 100% | 0% | 0% | 0% | 42.6% | **62.7**% |
| $92,481 to $115,600 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| Above $115,600 | 97.5% | 0% | 0% | 0% | 0% | 0% | 76.7% | **94.2**% |
| **Total** | **82.9**% | **0**% | **100**% | **0**% | **0**% | **100**% | **46.8**% | **75.3**% |

## Table III.9.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Jackson town
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 $34,680 | 83.7% | 0% | 0% | 0% | 0% | 0% | 66.7% | 67.8% |
| $34,681 to $57,800 | 35% | 0% | 0% | 0% | 0% | 0% | 100% | 45.1% |
| $57,801 to $92,480 | 20.3% | 0% | 0% | 0% | 0% | 0% | 57.4% | 34.7% |
| $92,481 to $115,600 | 2.5% | 0% | 0% | 0% | 0% | 0% | 0% | 2.2% |
| Above $115,600 | 2.3% | 0% | 0% | 0% | 0% | 0% | 23.3% | 3.9% |
| **Total** | **14%** | **0%** | **0%** | **0%** | **0%** | **0%** | **48%** | **19.1%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $34,680 | 10% | 0% | 0% | 0% | 0% | 100% | 33.3% | 27.7% |
| $34,681 to $57,800 | 65% | 0% | 0% | 0% | 0% | 0% | 0% | 54.9% |
| $57,801 to $92,480 | 79.7% | 0% | 100% | 0% | 0% | 0% | 42.6% | 65.3% |
| $92,481 to $115,600 | 97.5% | 0% | 0% | 0% | 0% | 0% | 100% | 97.8% |
| Above $115,600 | 97.7% | 0% | 0% | 0% | 0% | 0% | 76.7% | 96.1% |
| **Total** | **85.5%** | **0%** | **100%** | **0%** | **0%** | **100%** | **52%** | **80.5%** |

## Table III.9.53
## Total Households with Severe Housing Problems by Income and Race
Jackson town
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 $34,680 | 200 | 0 | 0 | 0 | 0 | 0 | 30 | 230 |
| $34,681 to $57,800 | 105 | 0 | 0 | 0 | 0 | 0 | 55 | 160 |
| $57,801 to $92,480 | 75 | 0 | 0 | 0 | 0 | 0 | 175 | 250 |
| $92,481 to $115,600 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $115,600 | 40 | 0 | 0 | 0 | 0 | 0 | 35 | 75 |
| **Total** | **430** | **0** | **0** | **0** | **0** | **0** | **295** | **725** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $34,680 | 24 | 0 | 0 | 0 | 0 | 55 | 15 | 94 |
| $34,681 to $57,800 | 195 | 0 | 0 | 0 | 0 | 0 | 0 | 195 |
| $57,801 to $92,480 | 295 | 0 | 45 | 0 | 0 | 0 | 130 | 470 |
| $92,481 to $115,600 | 390 | 0 | 0 | 0 | 0 | 0 | 60 | 450 |
| Above $115,600 | 1,730 | 0 | 0 | 0 | 0 | 0 | 115 | 1,845 |
| **Total** | **2,634** | **0** | **45** | **0** | **0** | **55** | **320** | **3,054** |
| **Not Computed** | | | | | | | | |
| $0 to $34,680 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $34,680 | 239 | 0 | 0 | 0 | 0 | 55 | 45 | 339 |
| $34,681 to $57,800 | 300 | 0 | 0 | 0 | 0 | 0 | 55 | 355 |
| $57,801 to $92,480 | 370 | 0 | 45 | 0 | 0 | 0 | 305 | 720 |
| $92,481 to $115,600 | 400 | 0 | 0 | 0 | 0 | 0 | 60 | 460 |
| Above $115,600 | 1,770 | 0 | 0 | 0 | 0 | 0 | 150 | 1,920 |
| **Total** | **3,079** | **0** | **45** | **0** | **0** | **55** | **615** | **3,794** |

Housing problems are explored by type and income in Table III.9.54 and Table III.9.55. More than 660 households have a cost burden and 315 have a severe cost burden. Some 520 renter households are impacted by cost burdens, and 180 are impacted by severe cost burdens. On the other hand, some 140 owner-occupied households have cost burdens, and 135 have severe cost burdens. Overall, there are 2,394 households without a housing problem.

**Table III.9.54**
**Percent of Housing Problems by Income and Tenure**
Jackson town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $34,680 | $34,681 to $57,800 | $57,801 to $92,480 | $92,481 to $115,600 | Above $115,600 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 75.9% | 0% | 26.5% | 7.1% | 2.1% | 9.6% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 0% | 29.4% | 21.4% | 6.2% | 10% |
| Zero/negative income (and none of the above problems) | 19% | 0% | 0% | 0% | 0% | 1.1% |
| Has none of the 4 housing problems | 5.1% | 100% | 44.1% | 71.4% | 91.8% | 79.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 20% | 2.7% | 0% | 2.1% | 4% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 18.3% | 9.9% | 0% | 3.7% | 6.1% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 11.5% | 0% | 25.2% | 0% | 0% | 7.1% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 53.8% | 13.3% | 0% | 0% | 0% | 7.5% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 23.1% | 26.7% | 38.7% | 30.8% | 6.8% | 21.8% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 11.5% | 21.7% | 23.4% | 69.2% | 87.4% | 53.6% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.9.55
## Housing Problems by Income and Tenure
Jackson town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $34,680 | $34,681 to $57,800 | $57,801 to $92,480 | $92,481 to $115,600 | Above $115,600 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 60 | 0 | 45 | 10 | 20 | 135 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 0 | 50 | 30 | 60 | 140 |
| Zero/negative income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Has none of the 4 housing problems | 4 | 45 | 75 | 100 | 890 | 1,114 |
| **Total** | **79** | **45** | **170** | **140** | **970** | **1,404** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 60 | 15 | 0 | 20 | 95 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 55 | 55 | 0 | 35 | 145 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 30 | 0 | 140 | 0 | 0 | 170 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 140 | 40 | 0 | 0 | 0 | 180 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 60 | 80 | 215 | 100 | 65 | 520 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 30 | 65 | 130 | 225 | 830 | 1,280 |
| **Total** | **260** | **300** | **555** | **325** | **950** | **2,390** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 60 | 15 | 0 | 20 | 95 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 55 | 55 | 0 | 35 | 145 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 30 | 0 | 140 | 0 | 0 | 170 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 200 | 40 | 45 | 10 | 20 | 315 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 60 | 80 | 265 | 130 | 125 | 660 |
| Zero/negative income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Has none of the 4 housing problems | 34 | 110 | 205 | 325 | 1,720 | 2,394 |
| **Total** | **339** | **345** | **725** | **465** | **1,920** | **3,794** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 38.7 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 100 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.9.56.

Table III.9.57 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 664 renter occupied households faced cost burdens, compared to 135 owner occupied households. Of these, there are 89 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.9.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Jackson town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 0 | 4 | 4 |
| $34,681 to $57,800 | 0 | 0 | 0 | 45 | 0 | 45 |
| $57,801 to $92,480 | 15 | 25 | 15 | 0 | 20 | 75 |
| $92,481 to $115,600 | 15 | 80 | 0 | 10 | 0 | 105 |
| Above $115,600 | 75 | 495 | 60 | 40 | 225 | 895 |
| Total | 105 | 600 | 75 | 95 | 249 | 1,124 |
| **Cost Burden** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 40 | 0 | 10 | 50 |
| $92,481 to $115,600 | 0 | 15 | 0 | 0 | 10 | 25 |
| Above $115,600 | 0 | 60 | 0 | 0 | 0 | 60 |
| Total | 0 | 75 | 40 | 0 | 20 | 135 |
| **Severe Cost Burden** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 60 | 0 | 60 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 45 | 0 | 0 | 0 | 0 | 45 |
| $92,481 to $115,600 | 0 | 10 | 0 | 0 | 0 | 10 |
| Above $115,600 | 0 | 20 | 0 | 0 | 0 | 20 |
| Total | 45 | 30 | 0 | 60 | 0 | 135 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 0 | 15 | 15 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 15 | 15 |
| **Total** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 60 | 19 | 79 |
| $34,681 to $57,800 | 0 | 0 | 0 | 45 | 0 | 45 |
| $57,801 to $92,480 | 60 | 25 | 55 | 0 | 30 | 170 |
| $92,481 to $115,600 | 15 | 105 | 0 | 10 | 10 | 140 |
| Above $115,600 | 75 | 575 | 60 | 40 | 225 | 975 |
| **Total** | **150** | **705** | **115** | **155** | **284** | **1,409** |

## Table III.9.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Jackson town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $34,680 | 0 | 15 | 0 | 15 | 0 | 30 |
| $34,681 to $57,800 | 20 | 0 | 0 | 40 | 30 | 90 |
| $57,801 to $92,480 | 0 | 135 | 20 | 25 | 135 | 315 |
| $92,481 to $115,600 | 30 | 15 | 0 | 30 | 155 | 230 |
| Above $115,600 | 0 | 405 | 0 | 25 | 455 | 885 |
| Total | 50 | 570 | 20 | 135 | 775 | 1,550 |
| **Cost Burden** | | | | | | |
| $0 to $34,680 | 0 | 0 | 30 | 4 | 55 | 89 |
| $34,681 to $57,800 | 0 | 90 | 0 | 0 | 90 | 180 |
| $57,801 to $92,480 | 0 | 125 | 20 | 0 | 90 | 235 |
| $92,481 to $115,600 | 0 | 35 | 0 | 0 | 60 | 95 |
| Above $115,600 | 0 | 0 | 10 | 0 | 55 | 65 |
| Total | 0 | 250 | 60 | 4 | 350 | 664 |
| **Severe Cost Burden** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 40 | 100 | 140 |
| $34,681 to $57,800 | 0 | 0 | 0 | 25 | 20 | 45 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 65 | 120 | 185 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $34,680 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $34,680 | 0 | 15 | 30 | 59 | 155 | 259 |
| $34,681 to $57,800 | 20 | 90 | 0 | 65 | 140 | 315 |
| $57,801 to $92,480 | 0 | 260 | 40 | 25 | 225 | 550 |
| $92,481 to $115,600 | 30 | 50 | 0 | 30 | 215 | 325 |
| Above $115,600 | 0 | 405 | 10 | 25 | 510 | 950 |
| **Total** | **50** | **820** | **80** | **204** | **1,245** | **2,399** |

In total, some 805 households face cost burdens, and 325 face severe cost burdens. This includes 140 owner households and 665 renter households with a cost burden, as seen in Table III.9.58.

**Table III.9.58**
**Households with Cost Burden by Tenure and Race**
Jackson town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,060 | 140 | 140 | 15 | 1,355 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 60 | 0 | 0 | 0 | 60 |
| **Total** | **1,120** | **140** | **140** | **15** | **1,415** |
| **Renter-Occupied** | | | | | |
| White | 1,180 | 370 | 185 | 0 | 1,735 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 45 | 0 | 0 | 45 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 55 | 0 | 0 | 55 |
| Hispanic | 360 | 195 | 0 | 0 | 555 |
| **Total** | **1,540** | **665** | **185** | **0** | **2,390** |
| **Total** | | | | | |
| White | 2,240 | 510 | 325 | 15 | 3,090 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 45 | 0 | 0 | 45 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 55 | 0 | 0 | 55 |
| Hispanic | 420 | 195 | 0 | 0 | 615 |
| **Total** | **2,660** | **805** | **325** | **15** | **3,805** |

## Lead-Based Paint Risks

Table III.9.59 shows the risk of lead-based paint for households with young children present. There are an estimated 174 households built between 1940 and 1979 with young children present, and 0 built prior to 1939.

**Table III.9.59**
**Vintage of Households by Income and Presence of Young Children**
Jackson town
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 $34,680 | 0 | 0 | 0 |
| $34,681 to $57,800 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 50 | 50 |
| $92,481 to $115,600 | 0 | 0 | 0 |
| Above $115,600 | 0 | 80 | 80 |
| Total | 0 | 130 | 130 |
| **Built 1940 to 1979** | | | |
| $0 to $34,680 | 0 | 19 | 19 |
| $34,681 to $57,800 | 30 | 90 | 120 |
| $57,801 to $92,480 | 40 | 165 | 205 |
| $92,481 to $115,600 | 14 | 110 | 124 |
| Above $115,600 | 90 | 545 | 635 |
| Total | 174 | 929 | 1,103 |
| **Built 1980 or Later** | | | |
| $0 to $34,680 | 30 | 295 | 325 |
| $34,681 to $57,800 | 55 | 175 | 230 |
| $57,801 to $92,480 | 55 | 410 | 465 |
| $92,481 to $115,600 | 0 | 335 | 335 |
| Above $115,600 | 165 | 1,030 | 1,195 |
| Total | 305 | 2,245 | 2,550 |
| **Total** | | | |
| $0 to $34,680 | 30 | 314 | 344 |
| $34,681 to $57,800 | 85 | 265 | 350 |
| $57,801 to $92,480 | 95 | 625 | 720 |
| $92,481 to $115,600 | 14 | 445 | 459 |
| Above $115,600 | 255 | 1,655 | 1,910 |
| **Total** | **479** | **3,304** | **3,783** |

## Elderly Housing Needs

Table III.9.60 shows the rate of housing problems for elderly households. Some 150 elderly and 40 extra-elderly households have housing problems. Of these, some 90 elderly households with housing problems have incomes less than 30 percent HAMFI, and 15 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.9.60**
**Households with Housing Problems by Income and Elderly Status**
Jackson town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $34,680 | 90 | 15 | 185 | 290 |
| $34,681 to $57,800 | 0 | 25 | 220 | 245 |
| $57,801 to $92,480 | 60 | 0 | 460 | 520 |
| $92,481 to $115,600 | 0 | 0 | 140 | 140 |
| Above $115,600 | 0 | 0 | 195 | 195 |
| Total | 150 | 40 | 1,200 | 1,390 |
| **Without Housing Problems** | | | | |
| $0 to $34,680 | 0 | 15 | 19 | 34 |
| $34,681 to $57,800 | 90 | 10 | 10 | 110 |
| $57,801 to $92,480 | 10 | 19 | 180 | 209 |
| $92,481 to $115,600 | 70 | 10 | 245 | 325 |
| Above $115,600 | 115 | 60 | 1,540 | 1,715 |
| Total | 285 | 114 | 1,994 | 2,393 |
| **Not Computed** | | | | |
| $0 to $34,680 | 0 | 0 | 15 | 15 |
| $34,681 to $57,800 | 0 | 0 | 0 | 0 |
| $57,801 to $92,480 | 0 | 0 | 0 | 0 |
| $92,481 to $115,600 | 0 | 0 | 0 | 0 |
| Above $115,600 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 15 | 15 |
| **Total** | | | | |
| $0 to $34,680 | 90 | 30 | 219 | 339 |
| $34,681 to $57,800 | 90 | 35 | 230 | 355 |
| $57,801 to $92,480 | 70 | 19 | 640 | 729 |
| $92,481 to $115,600 | 70 | 10 | 385 | 465 |
| Above $115,600 | 115 | 60 | 1,735 | 1,910 |
| **Total** | 435 | 154 | 3,209 | 3,798 |

## 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.9.61 presents some basic statistics about the completed surveys.

**Table III.9.61**
**Survey of Rental Properties**
Jackson town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 27 | 491 | 0.4 | 2 |
| 2019B | 27 | 189 | 3.2 | 6 |
| 2020A | 25 | 110 | 2.7 | 3 |
| 2020B | 16 | 576 | 0.3 | 2 |
| 2021A | 15 | 358 | 0 | 0 |

Table III.9.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 6 single-family units in Jackson town, with 0 of them available. This translates into a vacancy rate of 0 percent in Jackson town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 341 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.9.62**
**Rental Vacancy Survey by Type**
Jackson town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 6 | 0 | 0% |
| Apartments | 341 | 0 | 0% |
| Mobile Homes | 1 | 0 | 0% |
| "Other" Units | 3 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **358** | **0** | **0%** |

Table III.9.63, reports units by bedroom size. As can be seen there were 11 two-bedroom apartment units and 9 three-bedroom units. Overall, the 13 two bedroom units accounted for 3.6 percent of all units, and the 19 three bedroom units accounted for 5.3 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 312 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.9.63**
**Rental Units by Bedroom Size**
Jackson town
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 | · | 1 |
| One | 0 | 13 | 0 | 0 | · | 13 |
| Two | 0 | 11 | 0 | 1 | · | 13 |
| Three | 5 | 9 | 0 | 1 | · | 19 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 0 | 308 | 1 | 1 | 0 | 312 |
| **Total** | **6** | **341** | **1** | **3** | **0** | **358** |

Table III.9.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.9.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0 percent.

**Table III.9.64**
**Single-Family Units by Bedroom Size**
Jackson town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 5 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **6** | **0** | **0%** |

**Table III.9.65**
**Apartment Units by Bedroom Size**
Jackson town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 13 | 0 | 0% |
| Two | 11 | 0 | 0% |
| Three | 9 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 308 | 0 | 0% |
| **Total** | **341** | **0** | **0%** |

Average market-rate rents by unit type are shown in Table III.9.66. 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.9.66**
**Average Market Rate Rents by Bedroom Size**
Jackson town
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $1,250 | $0 | $0 | $1,250 |
| One | $0 | $1,405 | $0 | $0 | $1,405 |
| Two | $0 | $2,533 | $0 | $2,200 | $2,355 |
| Three | $2,567 | $1,222 | $0 | $2,800 | $2,199 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$3,350** | **$1,986.1** | **$0** | **$2,500** | **$2,337.3** |

Table III.9.67, 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.9.67**
**Average Assisted Rate Rents by Bedroom Size**
Jackson town
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 | $487 | $0 | $0 | $487 |
| Two | $0 | $571 | $0 | $0 | $571 |
| Three | $0 | $647 | $0 | $0 | $647 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$5,700** | **$568.3** | **$0** | **$0** | **$3,134.2** |

Table III.9.68, shows vacancy rates for single-family units by average rental rates for Jackson town. The most common rent for single-family units was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.9.68**
**Single-Family Market Rate Rents by Vacancy Status**
Jackson town
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 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 5 | 0 | 0% |
| Missing | 1 | 0 | 0% |
| **Total** | **6** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.9.69. The most common rent for apartment rents was above 1,500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.9.69**
**Apartment Market Rate Rents by Vacancy Status**
Jackson town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 5 | 0 | 0% |
| $1,000 to $1,249 | 25 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 298 | 0 | 0% |
| Missing | 13 | 0 | 0% |
| **Total** | **341** | **0** | **0%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.9.70, 9 respondents, or 81.8 percent, included some sort of utility in the rent.

**Table III.9.70**
**Are there any utilities included with the rent?**
Jackson town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 9 |
| No | 2 |
| **% Offering Utilities** | **81.8%** |

The type of utility included in the rent is shown in Table III.9.71. There were 2 respondents who included electricity, 2 respondents who included natural gas, 332 respondents who included water and sewer and 335 respondents included trash collection in the rent.

**Table III.9.71**
**Which utilities are included with the rent?**
Jackson town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 2 |
| Natural Gas | 2 |
| Water/Sewer | 332 |
| Trash Collection | 335 |

## Perceived Need for Housing Units

Table III.9.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 12 number of persons on the wait list.

**Table III.9.72**
**Do you keep a waiting list?**
Jackson town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 10 |
| **Waitlist Size** | **12** |

Table III.9.73, shows the condition of rental units by unit type for Jackson town. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 16 units were in good condition, or 4.5 percent and 3 units, or 0.8 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.9.73**
**Condition by Unit Type**
Jackson town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 3 | 0.8% |
| Good | 16 | 4.5% |
| Excellent | 322 | 89.9% |
| Don't Know | 0 | 0% |
| **Total** | **358** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.9.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.9.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Jackson town
2021A Survey of Rental Properties

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

## 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).

**Table III.9.75**
**Households with Housing Problems by Income**
Jackson town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 65 | 230 | 295 |
| 30.1-50% HAMFI | 0 | 240 | 240 |
| 50.1-80% HAMFI | 95 | 420 | 515 |
| 80.1-95% HAMFI | 10 | 100 | 110 |
| 95 – 115% HAMFI | 45 | 45 | 90 |
| 115.1% HAMFI or more | 60 | 70 | 130 |
| **Total** | 275 | 1,105 | 1,380 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 4 | 30 | 34 |
| 30.1-50% HAMFI | 45 | 65 | 110 |
| 50.1-80% HAMFI | 75 | 135 | 210 |
| 80.1-95% HAMFI | 15 | 170 | 185 |
| 95 – 115% HAMFI | 225 | 325 | 550 |
| 115.1% HAMFI or more | 755 | 545 | 1,300 |
| **Total** | 1,119 | 1,270 | 2,389 |
| **Not Computed** | | | |
| 30% HAMFI or less | 15 | 0 | 15 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 15 | 0 | 15 |
| **Total** | | | |
| 30% HAMFI or less | 84 | 260 | 344 |
| 30.1-50% HAMFI | 45 | 305 | 350 |
| 50.1-80% HAMFI | 170 | 555 | 725 |
| 80.1-95% HAMFI | 25 | 270 | 295 |
| 95 – 115% HAMFI | 270 | 370 | 640 |
| 115.1% HAMFI or more | 815 | 615 | 1,430 |
| **Total** | **1,409** | **2,375** | **3,784** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.9.75, 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 275 owner occupied and 1,105 renter occupied households experiencing a housing problem.

Table III.9.76, shows the total estimated housing by tenure for Jackson town. As can be seen, in 2030 there are estimated to be a total of 2,100 owner and 2,652 renter occupied households or a total of 4,752 households. By 2050 there are estimated to be 2,642 owner, 3,220 renter for a total of 5,862 households in Jackson town.

**Table III.9.76**
**Total Estimated Housing Forecast**
Jackson town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,853 | 2,380 | 4,233 |
| 2025 | 1,968 | 2,506 | 4,474 |
| 2030 | 2,100 | 2,652 | 4,752 |
| 2035 | 2,234 | 2,797 | 5,031 |
| 2040 | 2,367 | 2,937 | 5,304 |
| 2045 | 2,502 | 3,075 | 5,577 |
| 2050 | 2,642 | 3,220 | 5,862 |

Table III.9.77, below shows the incremental housing demand for Jackson town. 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.

As can be seen in 2030 an estimated additional 351 owner-occupied and 439 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 Jackson town will see an additional 1,900 households, of which 163 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 343 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.9.77**
**Incremental Housing Demand Forecast**
Jackson town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 13 | 21 | 29 | 37 | 45 | 53 |
| % | 0 | 7 | 11 | 15 | 20 | 24 | 29 |
| % | 0 | 26 | 42 | 59 | 75 | 91 | 108 |
| % | 0 | 4 | 6 | 9 | 11 | 13 | 16 |
| 5% | 0 | 42 | 67 | 93 | 118 | 144 | 171 |
| | 0 | 127 | 203 | 281 | 357 | 436 | 517 |
| | **0** | **219** | **351** | **485** | **618** | **753** | **893** |
| | | | | **Renter** | | | |
| | 0 | 32 | 48 | 64 | 79 | 94 | 110 |
| % | 0 | 38 | 56 | 75 | 93 | 111 | 129 |
| % | 0 | 68 | 103 | 136 | 169 | 201 | 235 |
| % | 0 | 33 | 50 | 66 | 82 | 98 | 114 |
| 5% | 0 | 46 | 68 | 91 | 113 | 134 | 157 |
| | 0 | 76 | 114 | 151 | 187 | 223 | 261 |
| | **0** | **293** | **439** | **584** | **724** | **862** | **1,007** |
| | | | | **Total** | | | |
| | 0 | 45 | 69 | 93 | 116 | 139 | 163 |
| % | 0 | 45 | 68 | 90 | 113 | 135 | 158 |
| % | 0 | 95 | 145 | 195 | 244 | 292 | 343 |
| % | 0 | 37 | 56 | 75 | 93 | 111 | 130 |
| 5% | 0 | 88 | 136 | 184 | 231 | 279 | 328 |
| | 0 | 203 | 317 | 432 | 545 | 659 | 777 |
| | **0** | **512** | **790** | **1,069** | **1,342** | **1,615** | **1,900** |

Table III.9.78 shows the Incremental Total Housing Need Forecast for Jackson town. 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 1,642 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 1,234 owner and 2,037 renter occupied households for a total of 3,271 quality households.

| Table III.9.78<br>Incremental Total Housing Need Forecast<br>Jackson town<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 87 | 94 | 102 | 110 | 118 | 126 | 134 |
| 30.1-50% | 3 | 7 | 11 | 15 | 20 | 24 | 29 |
| 50.1-80% | 130 | 144 | 160 | 176 | 192 | 209 | 226 |
| 80.1-95% | 14 | 16 | 19 | 21 | 23 | 26 | 28 |
| 95.1-115% | 76 | 98 | 123 | 149 | 174 | 200 | 227 |
| 115+% | 135 | 201 | 278 | 355 | 432 | 510 | 591 |
| **Total** | **445** | **560** | **692** | **826** | **959** | **1,094** | **1,234** |
| | | | | **Renter** | | | |
| 0-30% | 233 | 246 | 262 | 278 | 294 | 309 | 325 |
| 30.1-50% | 245 | 261 | 280 | 299 | 317 | 334 | 353 |
| 50.1-80% | 430 | 460 | 494 | 528 | 561 | 593 | 627 |
| 80.1-95% | 112 | 126 | 143 | 160 | 175 | 191 | 208 |
| 95.1-115% | 68 | 88 | 110 | 133 | 155 | 176 | 199 |
| 115+% | 108 | 141 | 179 | 216 | 253 | 288 | 326 |
| **Total** | **1,197** | **1,323** | **1,469** | **1,614** | **1,754** | **1,892** | **2,037** |
| | | | | **Total** | | | |
| 0-30% | 319 | 340 | 364 | 388 | 411 | 434 | 458 |
| 30.1-50% | 248 | 268 | 291 | 314 | 336 | 358 | 381 |
| 50.1-80% | 561 | 604 | 654 | 704 | 753 | 802 | 852 |
| 80.1-95% | 126 | 143 | 162 | 181 | 199 | 217 | 236 |
| 95.1-115% | 144 | 185 | 233 | 282 | 329 | 376 | 426 |
| 115+% | 243 | 342 | 456 | 571 | 685 | 798 | 917 |
| **Total** | **1,642** | **1,883** | **2,161** | **2,440** | **2,713** | **2,986** | **3,271** |

# Kemmerer city

# Kemmerer city

## Demographics

### Population Estimates

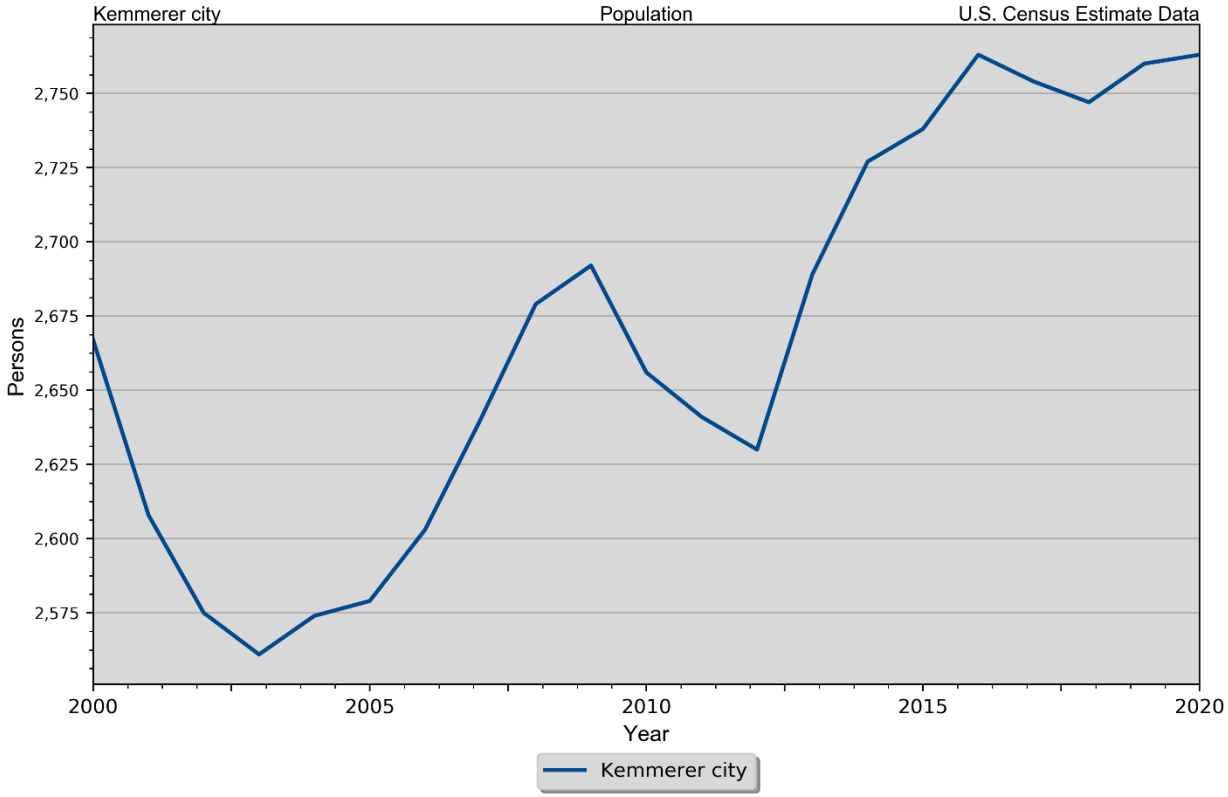
Table III.10.1, at right shows the population for Kemmerer city. The 2020 estimates indicate that Kemmerer city's population increased from 2,656 in 2010 to 2,763 in 2020, or by 4 percent.

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 Kemmerer city. Although a city may span several counties, for the county level data pieces, Lincoln County was selected.

**Table III.10.1**
**Population Estimates**
Kemmerer city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 2,667 | . |
| 2001 | 2,608 | -2.2% |
| 2002 | 2,575 | -1.3% |
| 2003 | 2,561 | -0.5% |
| 2004 | 2,574 | 0.5% |
| 2005 | 2,579 | 0.2% |
| 2006 | 2,603 | 0.9% |
| 2007 | 2,640 | 1.4% |
| 2008 | 2,679 | 1.5% |
| 2009 | 2,692 | 0.5% |
| 2010 | 2,656 | -1.3% |
| 2011 | 2,641 | -0.6% |
| 2012 | 2,630 | -0.4% |
| 2013 | 2,689 | 2.2% |
| 2014 | 2,727 | 1.4% |
| 2015 | 2,738 | 0.4% |
| 2016 | 2,763 | 0.9% |
| 2017 | 2,754 | -0.3% |
| 2018 | 2,747 | -0.3% |
| 2019 | 2,760 | 0.5% |
| 2020 | 2,763 | 0.1% |

**Diagram III.10.1**
**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.

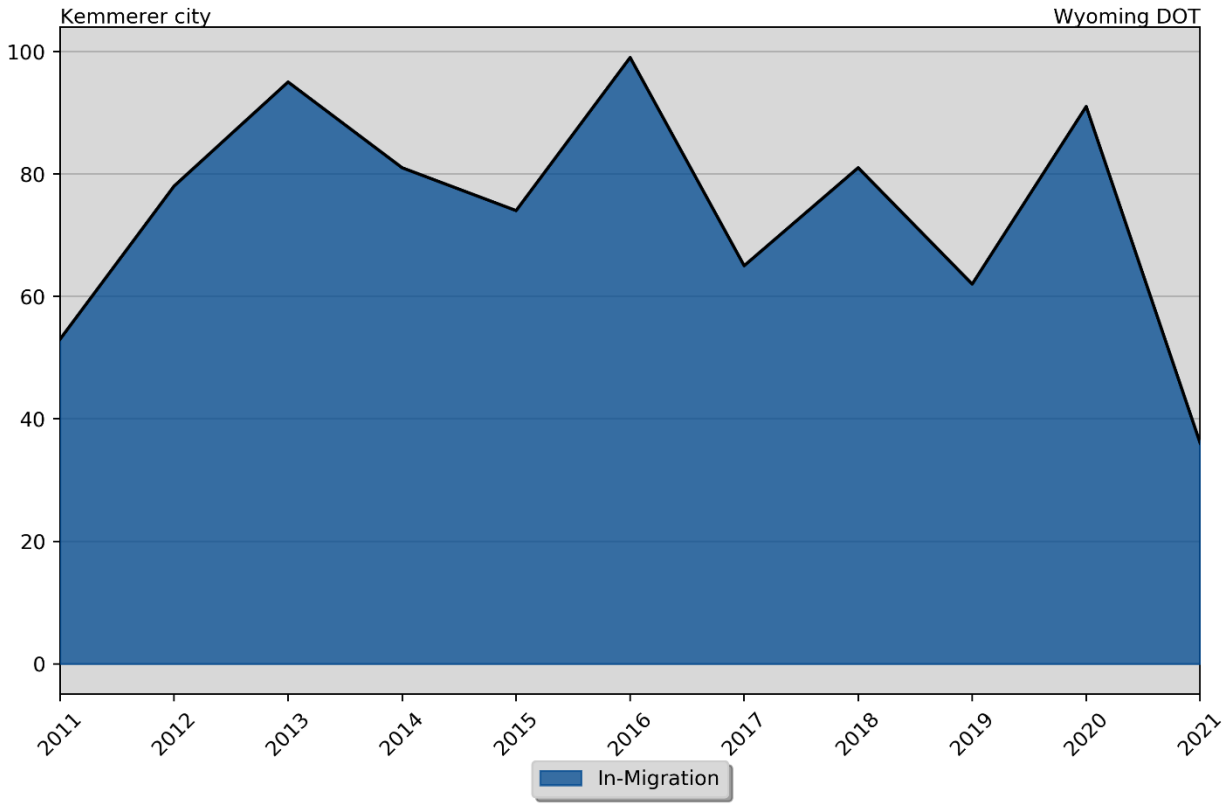
Table III.10.2 shows in-migration between 2011 and the first half of 2021 for Kemmerer city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Lincoln County to display net- and out-migration.

**Table III.10.2**
**In-Migration by Age Cohort**
Kemmerer city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 2 | 1 | 0 | 3 | 2 | 1 | 3 | 0 | 5 | 0 |
| 18-22 | 7 | 5 | 8 | 3 | 4 | 3 | 3 | 9 | 4 | 4 | 3 |
| 23-25 | 5 | 10 | 7 | 5 | 6 | 7 | 3 | 5 | 6 | 4 | 2 |
| 26-35 | 18 | 28 | 24 | 29 | 23 | 39 | 23 | 19 | 24 | 31 | 8 |
| 36-45 | 11 | 11 | 23 | 13 | 11 | 24 | 16 | 18 | 7 | 16 | 8 |
| 46-55 | 8 | 14 | 20 | 16 | 16 | 13 | 8 | 9 | 7 | 8 | 5 |
| 56-65 | 3 | 7 | 10 | 10 | 8 | 9 | 5 | 12 | 9 | 13 | 5 |
| 66 + | 0 | 1 | 2 | 5 | 3 | 2 | 6 | 6 | 5 | 10 | 5 |
| **Total** | **53** | **78** | **95** | **81** | **74** | **99** | **65** | **81** | **62** | **91** | **36** |

The shaded area in Diagram III.10.2 represents in-migration, as seen, the maximum net migration occurred in 2016 with 99 people entering Kemmerer city.

**Diagram III.10.2**
**In-Migration**



The driver's license total exchanges since 2000 for Lincoln County are presented in Diagram III.10.3, and showed a net migration of 2,934 persons over the time period. In 2008, there were a total of 664 in-migrations and 448 out-migrations, for a net-migration of 216 people. In the first half of 2021, there were 407 in-migrants, 287 out-migrants for a net in-migration of 120 people. The maximum net migration occurred in 2020 with 398 people entering and the lowest net migration occurred in 2011 with 27 entering Lincoln County.

Over the past five years, there have been zero years of negative net-migration in Lincoln County, which indicates a healthy and steady inflow of people into the county. Since 2017, Lincoln County has experienced a net growth of 747 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net increase of 120 people in the most recent year.

**Diagram III.10.3**
**Migration Trends**

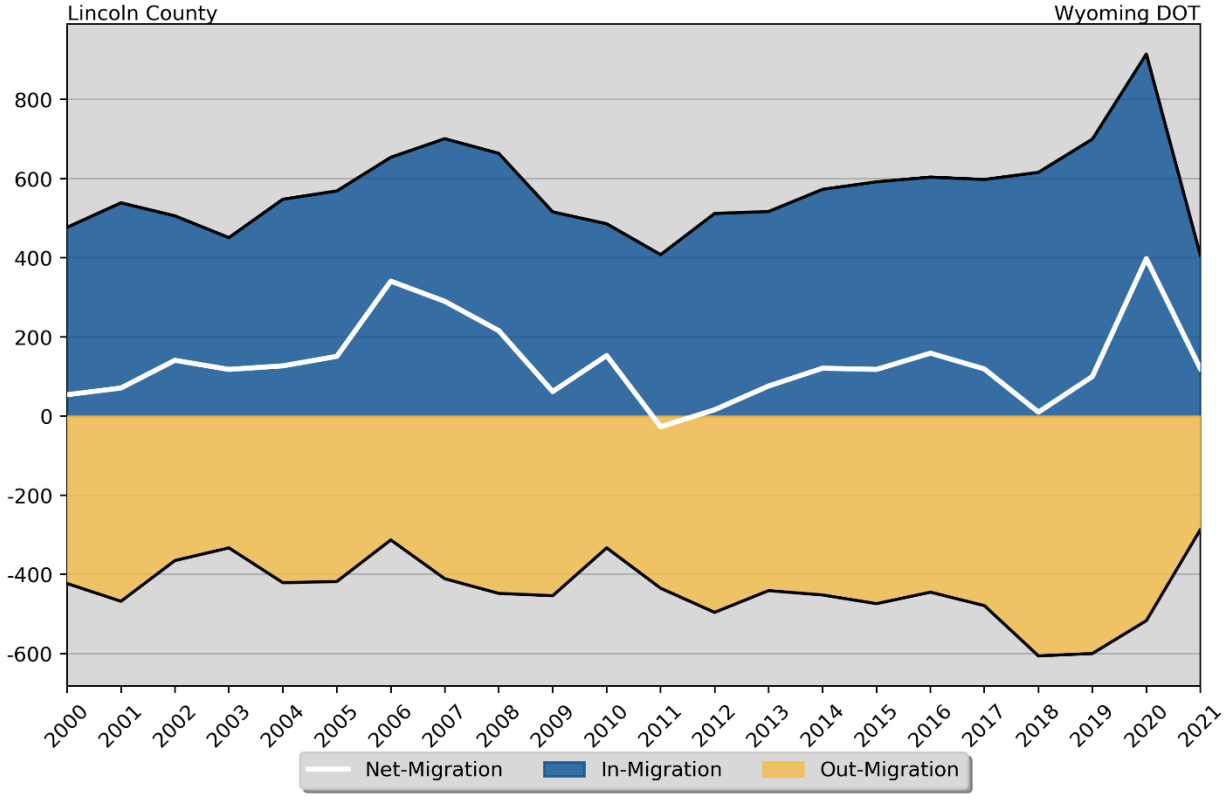


Table III.10.3, shows net-migration for Lincoln County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 44 persons entering Lincoln County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 23 persons leaving Lincoln County.

**Table III.10.3**
**Net-Migration by Age Range**
Lincoln Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 6 | 0 | 0 | 0 | 5 | -6 | 2 | 7 | 1 | 6 | 4 | 4 | 4 | 0 |
| 18-22 | -18 | -58 | -21 | -43 | -47 | -15 | -23 | -22 | -4 | -28 | -33 | -52 | -4 | -23 |
| 23-25 | 9 | -8 | 18 | -16 | -16 | 4 | 0 | -2 | -1 | 2 | -19 | -16 | 8 | 5 |
| 26-35 | 61 | 47 | 36 | -7 | 21 | 22 | 52 | 66 | 23 | 43 | 0 | 33 | 74 | 26 |
| 36-45 | 72 | 27 | 21 | 10 | 7 | 27 | 20 | 27 | 62 | 27 | 6 | 37 | 68 | 19 |
| 46-55 | 54 | 36 | 37 | 29 | 23 | 14 | 2 | 24 | 32 | 13 | 8 | 17 | 88 | 44 |
| 56-65 | 40 | 13 | 43 | 7 | 26 | 25 | 65 | 21 | 52 | 41 | 41 | 61 | 81 | 41 |
| 66 + | -8 | 5 | 19 | -7 | -3 | 5 | 3 | -3 | -6 | 15 | 3 | 16 | 79 | 8 |
| **Total** | **216** | **62** | **153** | **-27** | **16** | **76** | **121** | **118** | **159** | **119** | **10** | **100** | **398** | **120** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[19], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Kemmerer city population by race and ethnicity is shown in Table III.10.4. The white population represented 96.2 percent of the population in 2019, compared with black populations accounting for 0.1 percent of the population in 2019. Hispanic households represented 6.3 percent of the population in 2019.

**Table III.10.4**
**Population by Race and Ethnicity**
Kemmerer city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 2,476 | 93.2% | 2,643 | 96.2% |
| Black | 5 | 0.2% | 2 | 0.1% |
| American Indian | 33 | 1.2% | 15 | 0.5% |
| Asian | 11 | 0.4% | 12 | 0.4% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 104 | 3.9% | 6 | 0.2% |
| Two or More Races | 27 | 1% | 69 | 2.5% |
| **Total** | **2,656** | **100.0%** | **2,747** | **100.0%** |
| **Non-Hispanic** | 2,449 | 92.2% | 2,575 | 93.7% |
| **Hispanic** | 207 | 7.8% | 172 | 6.3% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.10.5. During this time, the total non-Hispanic population was 2,575 persons in 2019, while the Hispanic population was 172.

**Table III.10.5**
**Population by Race and Ethnicity**
Kemmerer city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 2,382 | 97.3% | 2,486 | 96.5% |
| Black | 5 | 0.2% | 2 | 0.1% |
| American Indian | 30 | 1.2% | 15 | 0.6% |
| Asian | 11 | 0.4% | 12 | 0.5% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 2 | 0.1% | 0 | 0% |
| Two or More Races | 19 | 0.8% | 60 | 2.3% |
| **Total Non-Hispanic** | **2,449** | **100.0%** | **2,575** | **100.0%** |
| **Hispanic** | | | | |
| White | 94 | 45.4% | 157 | 91.3% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 3 | 1.4% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 102 | 49.3% | 6 | 3.5% |
| Two or More Races | 8 | 3.9% | 9 | 5.2% |
| **Total Hispanic** | **207** | **100.0** | **172** | **100.0%** |
| **Total Population** | **2,656** | **100.0%** | **2,747** | **100.0%** |

## Cohorts

Table III.10.6 shows the population distribution in Kemmerer city by age. In 2010, children under the age of 5 accounted for 7.9 percent of the total population, which compared to 10.4 percent in 2019.

**Table III.10.6**
**Population Distribution by Age**
Kemmerer city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 211 | 7.9 | 287 | 10.4 |
| 5 to 19 | 494 | 18.6 | 464 | 16.9 |
| 20 to 24 | 150 | 5.6 | 145 | 5.3 |
| 25 to 34 | 382 | 14.4 | 412 | 15 |
| 35 to 54 | 733 | 27.6 | 541 | 19.7 |
| 55 to 64 | 384 | 14.5 | 449 | 16.3 |
| 65 or Older | 302 | 11.4 | 449 | 16.3 |
| **Total** | **2,656** | **100%** | **2,747** | **100%** |

Table III.10.7 shows the population in Kemmerer city by age and gender. In 2010, there were 382 people aged 25 to 34, made up of 212 men, and 170 women. In comparison, in 2019, there were 412 people in the 25 to 34 age cohort, with 207 men and 205 women.

**Table III.10.7**
**Population by Age and Gender**
Kemmerer 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 | 100 | 111 | 211 | 7.9% | 91 | 196 | 287 | 10.4% |
| 5 to 19 | 271 | 223 | 494 | 18.6% | 233 | 231 | 464 | 16.9% |
| 20 to 24 | 76 | 74 | 150 | 5.6% | 72 | 73 | 145 | 5.3% |
| 25 to 34 | 212 | 170 | 382 | 14.4% | 207 | 205 | 412 | 15% |
| 35 to 54 | 380 | 353 | 733 | 27.6% | 292 | 249 | 541 | 19.7% |
| 55 to 64 | 212 | 172 | 384 | 14.5% | 194 | 255 | 449 | 16.3% |
| 65 and Older | 136 | 166 | 302 | 11.4% | 264 | 185 | 449 | 16.3% |
| **Total** | **1,387** | **1,269** | **2,656** | **100%** | **1,353** | **1,394** | **2,747** | **100%** |

**Diagram III.10.4**
**Population Distribution by Age**
Kemmerer city
2010 Census and 2019 Five-Year ACS Data

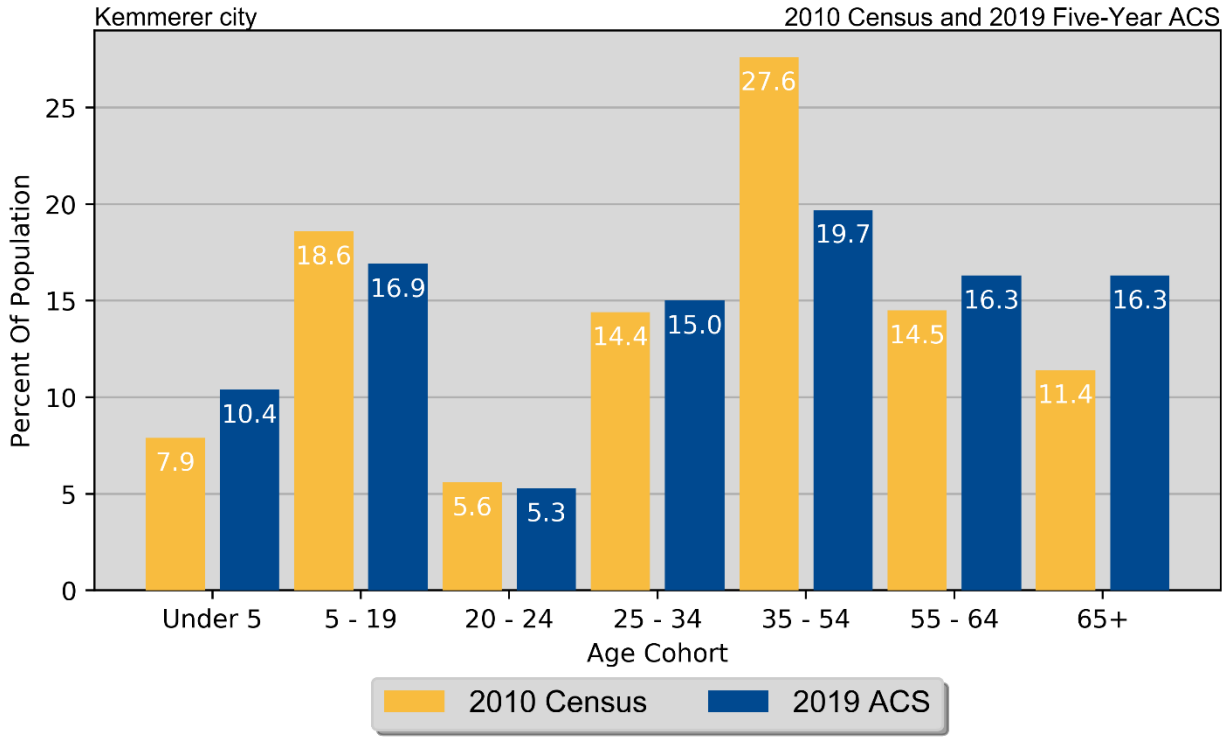
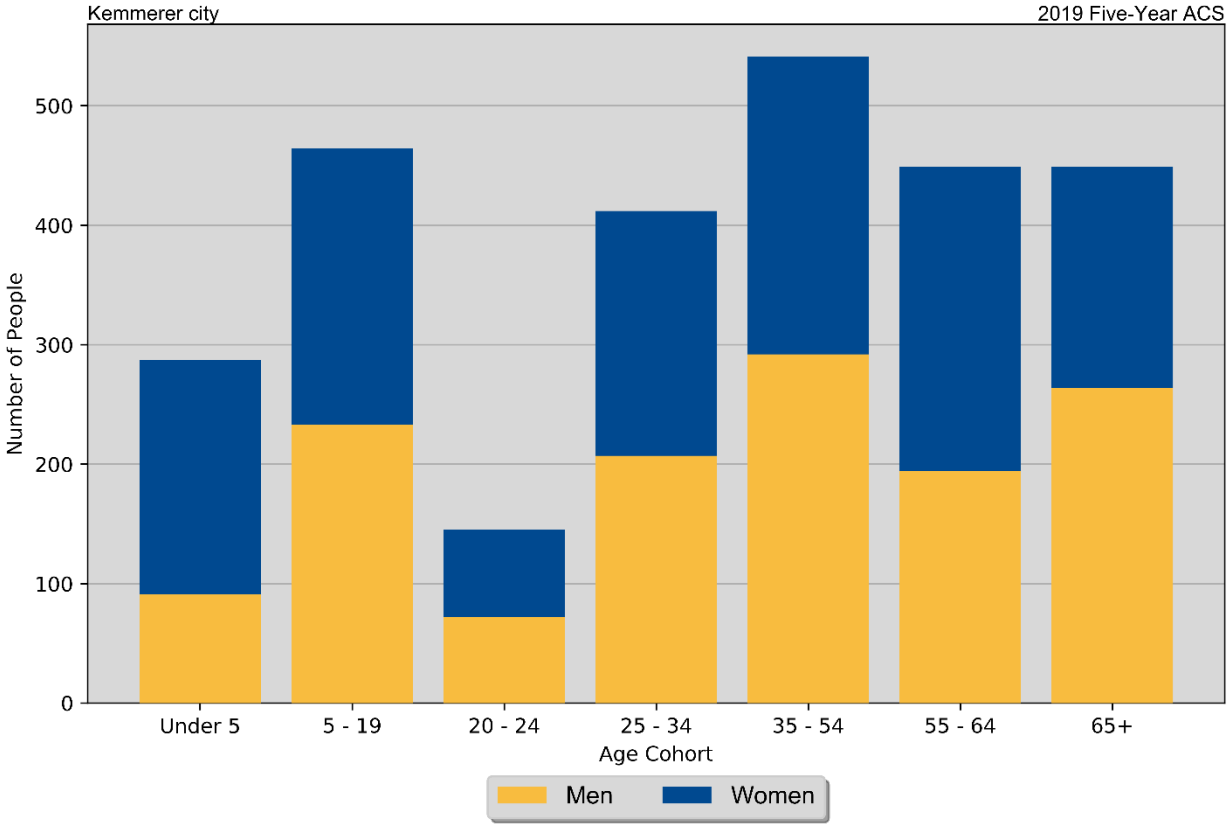


**Diagram III.10.5**
**Population Distribution by Age and Gender**
Kemmerer city
2019 Five-Year ACS



## 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.10.8, between 2000 and 2010, the institutionalized population changed 2.6 percent in Kemmerer city, from 39 people in 2000 to 40 in 2010.

**Table III.10.8**
**Group Quarters Population**
Kemmerer 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 | 23 | 59% | 17 | 42.5% | -26.1% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 16 | 41% | 23 | 57.5% | 43.8% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **39** | **100.0%** | **40** | **100.0%** | **2.6%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 1 | 100% | 3 | 100% | 200% |
| Total | **1** | **100.0%** | **3** | **100.0%** | **200%** |
| Group Quarters Population | **40** | **100.0%** | **43** | **100.0%** | **7.5%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.10.9. An estimated 1.9 percent of the population was born in Guatemala , some 0.2 percent were born in Canada , and another 0.2 percent were born in Brazil .

**Table III.10.9**
**Place of Birth for the Foreign-Born Population**
Kemmerer city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Guatemala | 51 | 1.9% |
| #2 country of origin | Canada | 6 | 0.2% |
| #3 country of origin | Brazil | 5 | 0.2% |
| #4 country of origin | Mexico | 5 | 0.2% |
| #5 country of origin | Philippines | 5 | 0.2% |
| #6 country of origin | Russia | 5 | 0.2% |
| #7 country of origin | Japan | 4 | 0.1% |
| #8 country of origin | Argentina | 3 | 0.1% |
| #9 country of origin | Italy | 2 | 0.1% |
| #10 country of origin | Afghanistan | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.10.10. An estimated 1.8 percent of the population speaks Spanish at home, followed by 0.4 percent speaking Russian, Polish, or other Slavic languages .

**Table III.10.10**
**Limited English Proficiency and Language Spoken at Home**
Kemmerer city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 45 | 1.8% |
| #2 LEP Language | Russian, Polish, or other Slavic languages | 9 | 0.4% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | German or other West Germanic languages | 0 | 0% |
| #7 LEP Language | Korean | 0 | 0% |
| #8 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #9 LEP Language | Other Indo-European languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.10.11, below. The disability rate for females was 14 percent, compared to 11.1 percent for males. The disability rate grew precipitously higher with age, with 40.6 percent of those over 75 experiencing a disability.

**Table III.10.11**
**Disability by Age**
Kemmerer 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 | 30 | 12.9% | 5 | 2.2% | 35 | 7.6% |
| 18 to 34 | 8 | 2.9% | 0 | 0% | 8 | 1.5% |
| 35 to 64 | 44 | 9.1% | 121 | 24.1% | 165 | 16.8% |
| 65 to 74 | 27 | 14.8% | 46 | 48.4% | 73 | 26.3% |
| 75 or Older | 39 | 53.4% | 19 | 27.1% | 58 | 40.6% |
| **Total** | **148** | **11.1%** | **191** | **14%** | **339** | **12.5%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.10.12. Some 5 percent have an ambulatory disability, 3.9 have an independent living disability, and 0.4 percent have a self-care disability.

**Table III.10.12**
**Total Disabilities Tallied: Aged 5 and Older**
Kemmerer city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 139 | 5.1% |
| Vision disability | 68 | 2.5% |
| Cognitive disability | 124 | 5.1% |
| Ambulatory disability | 120 | 5% |
| Self-Care disability | 10 | 0.4% |
| Independent living difficulty | 76 | 3.9% |

## Education and Employment

Education and employment data from the Kemmerer city 2019 Five-Year ACS is presented in Table III.10.13, Table III.10.14, and Table III.10.15. In 2019, 1,345 people were in the labor force, including 1,333 employed and 12 unemployed people. The unemployment rate for Kemmerer city was estimated at 0.9 percent in 2019.

**Table III.10.13**
**Employment, Labor Force and Unemployment**
Kemmerer city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 1,333 |
| Unemployed | 12 |
| **Labor Force** | **1,345** |
| Unemployment Rate | 0.9% |

Table III.10.14 and Table III.10.15 show educational attainment in Kemmerer city. In 2019, 96.6 percent of households had a high school education or greater, including 27.3 percent with a high school diploma or equivalent, 45.9 percent with some college, 16.8 percent with a Bachelor's Degree, and 6.6 percent with a graduate or professional degree.

**Table III.10.14**
**High School or Greater Education**
Kemmerer city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 1,929 |
| Total Households | 1,152 |
| **Percent High School or Above** | **96.6%** |

**Table III.10.15**
**Educational Attainment**
Kemmerer city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 68 | 3.4% |
| High School or Equivalent | 545 | 27.3% |
| Some College or Associates Degree | 916 | 45.9% |
| Bachelor's Degree | 336 | 16.8% |
| Graduate or Professional Degree | 132 | 6.6% |
| **Total Population Above 18 years** | **1,997** | **100.0%** |

## Commuting Patterns

Table III.10.16 shows the place of work by county of residence. In 2010 93.7 percent of residents worked within the county they reside with 5.6 percent working outside their home county. This compares to 93.2 percent of residents in 2019 who worked within the county in which they resided and 3.6 percent of residents worked outside their home county but still within the state.

**Table III.10.16**
**Place of Work**
Kemmerer 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 | 1,394 | 93.7% | 1,221 | 93.2% |
| Worked outside county of residence | 83 | 5.6% | 47 | 3.6% |
| Worked outside state of residence | 10 | 0.7% | 42 | 3.2% |
| **Total** | **1,487** | **100.0%** | **1,310** | **100.0%** |

Table III.10.17 shows the aggregate travel time to work based on place of work and residence. In Kemmerer city the total aggregate travel time was 18,210 minutes, with residents working in their home county spending a total of 13,670 minutes traveling.

**Table III.10.17**
**Aggregate Travel Time to Work (in Minutes)**
Kemmerer 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 | % | 13,670 | 75.1% |
| Worked outside county of residence | 0 | % | 2,860 | 15.7% |
| Worked outside State of residence | 0 | % | 1,680 | 9.2% |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **18,210** | **100.0%** |

Table III.10.18 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 11.2 minutes commuting to work, with those working outside their county of residence spending an average of 60.9 minutes on their commute.

| Table III.10.18<br>Average Travel Time to Work (in Minutes)<br>Kemmerer city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 11.2 |
| Worked outside county of residence | 0 | 60.9 |
| Worked outside State of residence | 0 | 40 |
| **Average travel time to work (in minutes):** | **0** | **13.9** |

Table III.10.19 shows the means of transportation to work. In 2019, 85.7 percent of commuters drove alone in a car, truck, or van. Only 7.1 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 49 persons or 3.7 percent who worked from home.

| Table III.10.19<br>Means of Transportation to Work<br>Kemmerer city<br>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 | 1,049 | 70.5% | 1,123 | 85.7% |
| Car, truck, or van: Carpooled: | 321 | 21.6% | 93 | 7.1% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 102 | 6.9% | 30 | 2.3% |
| Other means | 0 | 0% | 15 | 1.1% |
| Worked at home | 15 | 1% | 49 | 3.7% |
| **Total** | **1,487** | **100.0%** | **1,310** | **100.0%** |

Table III.10.20 shows the breakdown of the means of transportation by tenure. In 2019, 65.3 percent of commuters owned their home and commuted alone by car, which compares to 54.5 percent in 2010. There were also 267 renters who drove alone in 2019 and accounted for 20.4 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.10.20**
**Means Of Transportation To Work By Tenure**
Kemmerer 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 | 811 | 54.5% | 856 | 65.3% |
| Renter | 238 | 16% | 267 | 20.4% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 156 | 10.5% | 80 | 6.1% |
| Renter | 165 | 11.1% | 13 | 1% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 57 | 3.8% | 30 | 2.3% |
| Renter | 45 | 3% | 0 | 0% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 15 | 1.1% |
| **Worked at home:** | | | | |
| Owner | 8 | 0.5% | 49 | 3.7% |
| Renter | 7 | 0.5% | 0 | 0% |
| **Total:** | **1,487** | **100.0%** | **1,310** | **100.0%** |

# ECONOMICS

## Labor Force

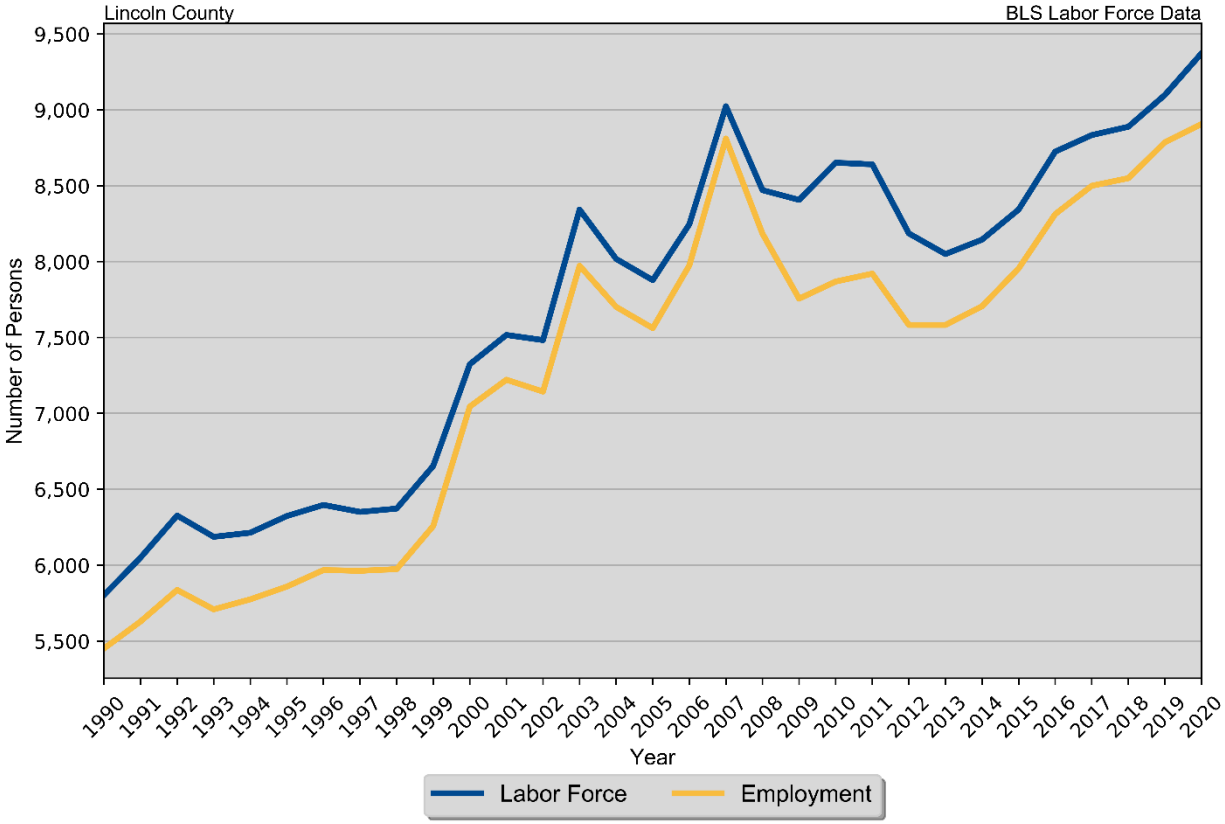
Table III.10.21, shows the labor force statistics for Lincoln County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.4 percent. The highest level of unemployment occurred during 2010 rising to a rate of 9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Lincoln County increased from 3.4 percent in 2019 to 5 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.10.21**
**Labor Force Statistics**
Lincoln County
1990 - 2020 BLS Data

| Year | Lincoln County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 352 | 5,451 | 5,803 | 6.1% | 5.1% |
| 1991 | 421 | 5,629 | 6,050 | 7% | 5% |
| 1992 | 490 | 5,837 | 6,327 | 7.7% | 5.4% |
| 1993 | 478 | 5,709 | 6,187 | 7.7% | 5.3% |
| 1994 | 439 | 5,775 | 6,214 | 7.1% | 4.9% |
| 1995 | 465 | 5,859 | 6,324 | 7.4% | 4.8% |
| 1996 | 429 | 5,968 | 6,397 | 6.7% | 5% |
| 1997 | 388 | 5,963 | 6,351 | 6.1% | 4.8% |
| 1998 | 399 | 5,974 | 6,373 | 6.3% | 4.8% |
| 1999 | 396 | 6,258 | 6,654 | 6% | 4.7% |
| 2000 | 279 | 7,045 | 7,324 | 3.8% | 3.8% |
| 2001 | 295 | 7,222 | 7,517 | 3.9% | 3.8% |
| 2002 | 339 | 7,144 | 7,483 | 4.5% | 4% |
| 2003 | 370 | 7,973 | 8,343 | 4.4% | 4.3% |
| 2004 | 316 | 7,702 | 8,018 | 3.9% | 3.8% |
| 2005 | 316 | 7,562 | 7,878 | 4% | 3.6% |
| 2006 | 271 | 7,975 | 8,246 | 3.3% | 3% |
| 2007 | 213 | 8,811 | 9,024 | 2.4% | 2.6% |
| 2008 | 287 | 8,184 | 8,471 | 3.4% | 2.9% |
| 2009 | 651 | 7,756 | 8,407 | 7.7% | 6.3% |
| 2010 | 783 | 7,869 | 8,652 | 9% | 6.9% |
| 2011 | 720 | 7,921 | 8,641 | 8.3% | 6.2% |
| 2012 | 603 | 7,583 | 8,186 | 7.4% | 5.5% |
| 2013 | 467 | 7,583 | 8,050 | 5.8% | 4.8% |
| 2014 | 439 | 7,706 | 8,145 | 5.4% | 4.3% |
| 2015 | 388 | 7,955 | 8,343 | 4.7% | 4.2% |
| 2016 | 412 | 8,313 | 8,725 | 4.7% | 5.4% |
| 2017 | 334 | 8,500 | 8,834 | 3.8% | 4.3% |
| 2018 | 339 | 8,550 | 8,889 | 3.8% | 4% |
| 2019 | 312 | 8,787 | 9,099 | 3.4% | 3.7% |
| 2020 | 466 | 8,907 | 9,373 | 5% | 5.8% |

Diagram III.10.6, shows the employment and labor force for Lincoln County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 8,907 persons, with the labor force reaching 9,373, indicating there were a total of 466 unemployed persons.

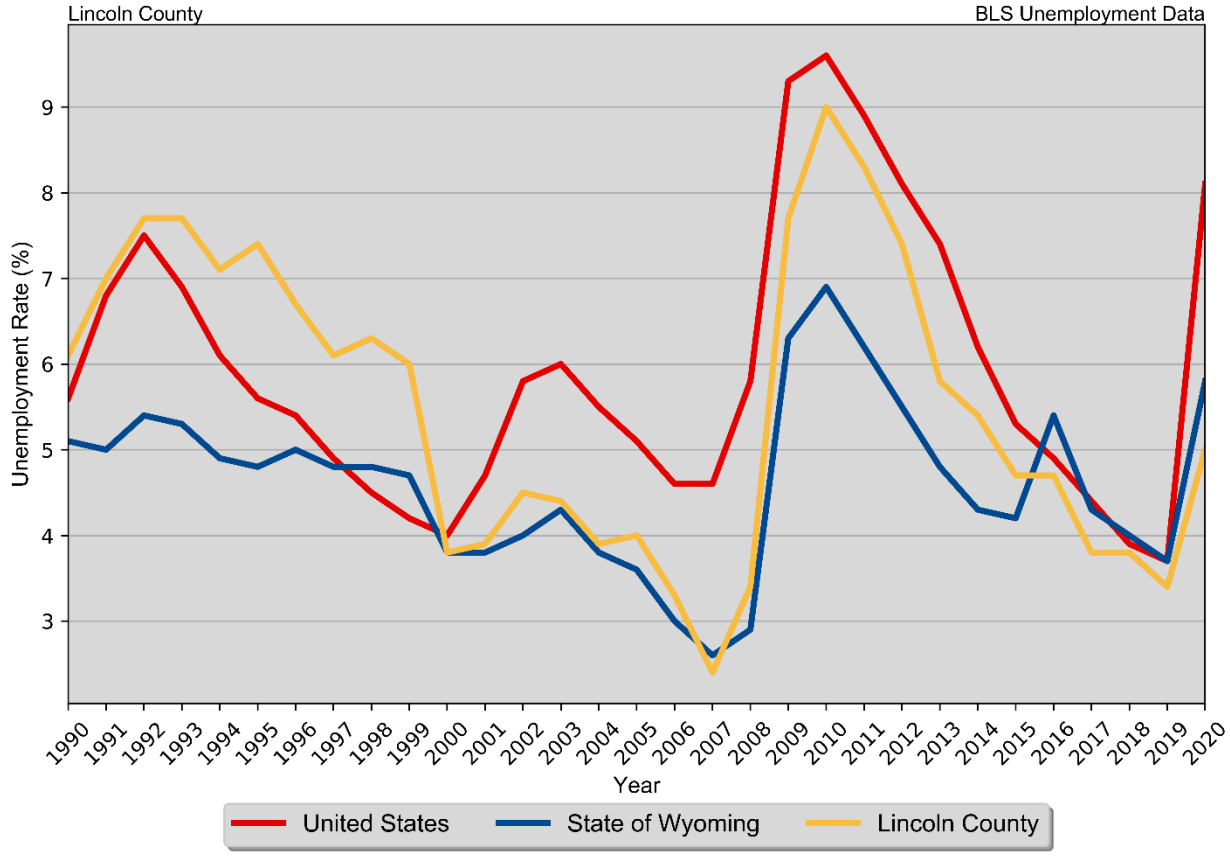
**Diagram III.10.6**
**Employment and Labor Force**



## Unemployment

Diagram III.10.7, shows the unemployment rate for both the State and Lincoln County. During the 1990's the average rate for Lincoln County was 6.8 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 5.5 percent. Over the course of the entire period the Lincoln County had an average unemployment rate that higher than the State, 5.4 percent for Lincoln County, versus 4.6 statewide.

**Diagram III.10.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

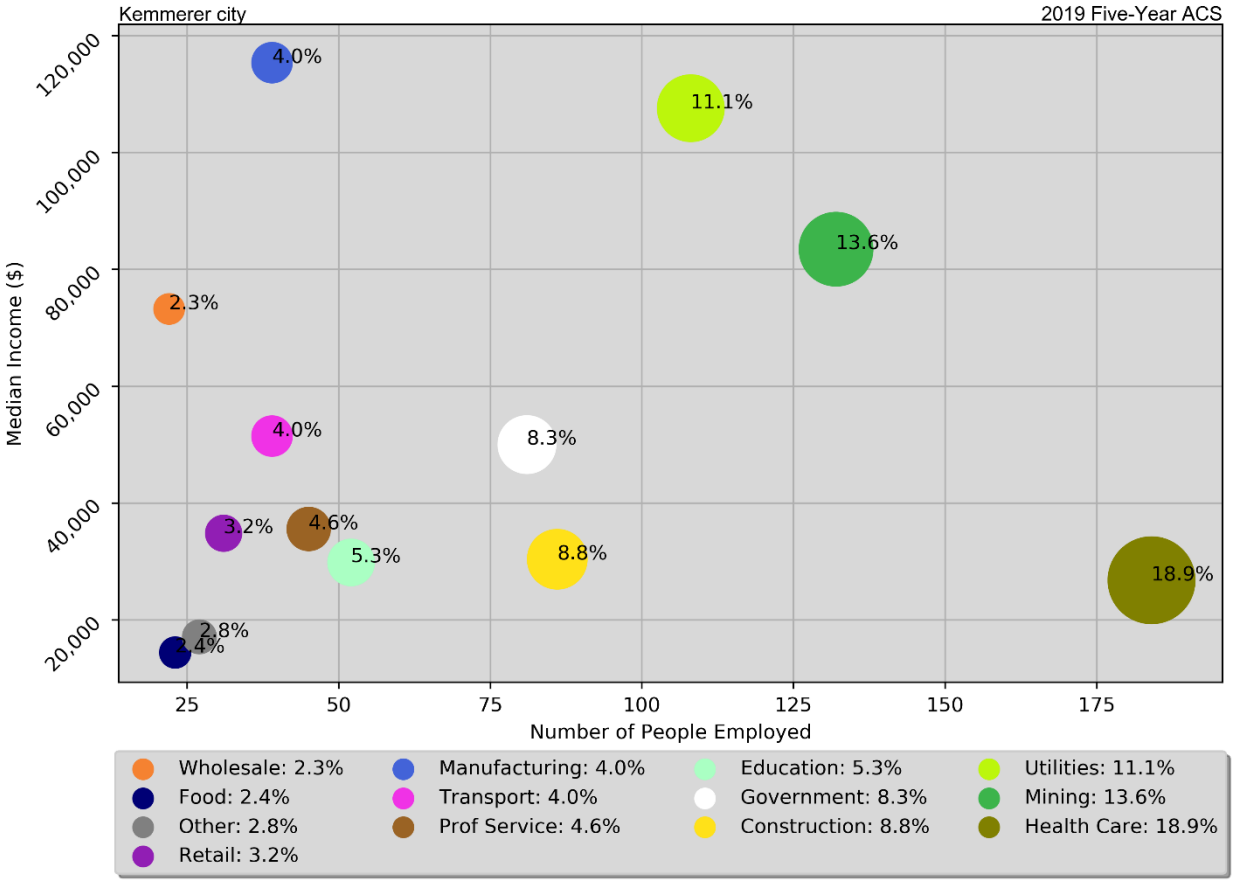
Table III.10.22 shows employment and median earnings by industry for Kemmerer city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Kemmerer city was Health Care, which employed 184 people and paid a median salary of 26,786 dollars. The highest paying industry in Kemmerer city was the Manufacturing industry, which paid a median salary of 115,446 dollars in 2019. This data is also displayed in Diagram III.10.8.

**Table III.10.22**
**City Level Employment by Industry**
Kemmerer city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 36 | 3.7% | $ |
| Arts, entertainment, and recreation | 23 | 2.4% | $ |
| Construction | 86 | 8.8% | $30,385 |
| Educational services[20] | 52 | 5.3% | $29,853 |
| Agriculture, forestry, fishing and hunting | 20 | 2.1% | $ |
| Finance and insurance | 15 | 1.5% | $ |
| Accommodation and food services | 23 | 2.4% | $14,417 |
| Health care and social assistance | 184 | 18.9% | $26,786 |
| Information | 10 | 1% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 39 | 4% | $115,446 |
| Mining, quarrying, and oil and gas extraction | 132 | 13.6% | $83,534 |
| Other services, except public administration | 27 | 2.8% | $17,109 |
| Prof Service | 45 | 4.6% | $35,568 |
| Government | 81 | 8.3% | $50,060 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 31 | 3.2% | $34,875 |
| Transportation and warehousing | 39 | 4% | $51,477 |
| Utilities | 108 | 11.1% | $107,632 |
| Wholesale trade | 22 | 2.3% | $73,250 |

[20] Includes both Public and Private Education

**Diagram III.10.8**
**Earnings and Employment by Industry**



## Earnings: Lincoln 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.10.23, shows the total employment by industry for the Lincoln County. The most recent estimates show the government and government enterprises industry was the largest employer in Lincoln County, with employment reaching 1,999 jobs in 2019. Between 2018 and 2019 the wholesale trade industry saw the largest percentage increase, rising by 16.8 percent to 160 jobs.

**Table III.10.23**
**Employment by Industry**
Lincoln County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 628 | 663 | 677 | 692 | 698 | 710 | 694 | 706 | 1.7% |
| Forestry, fishing, related activities, and other | 104 | 92 | 117 | 103 | 105 | 119 | 126 | 133 | 5.6% |
| Mining | 820 | 773 | 765 | 737 | 750 | 722 | 696 | 683 | -1.9% |
| Utilities | 202 | 203 | 197 | 189 | 191 | 0 | 189 | 173 | -8.5% |
| Construction | 1,183 | 1,043 | 1,096 | 1,176 | 1,283 | 1,272 | 1,274 | 1,335 | 4.8% |
| Manufacturing | 222 | 223 | 213 | 231 | 250 | 269 | 249 | 240 | -3.6% |
| Wholesale trade | 118 | 100 | 137 | 186 | 144 | 0 | 137 | 160 | 16.8% |
| Retail trade | 907 | 909 | 966 | 1,011 | 1,017 | 1,070 | 1,102 | 1,158 | 5.1% |
| Transportation and warehousing | 304 | 313 | 288 | 291 | 265 | 257 | 285 | 296 | 3.9% |
| Information | 134 | 124 | 127 | 137 | 142 | 147 | 148 | 142 | -4.1% |
| Finance and insurance | 326 | 317 | 341 | 333 | 327 | 351 | 351 | 357 | 1.7% |
| Real estate and rental and leasing | 521 | 493 | 556 | 567 | 595 | 608 | 684 | 717 | 4.8% |
| Professional and technical services | 0 | 0 | 390 | 400 | 401 | 456 | 508 | 542 | 6.7% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 302 | 308 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 64 | 54 | 74 | 71 | 82 | 75 | 91 | 93 | 2.2% |
| Health care and social assistance | 489 | 499 | 497 | 498 | 503 | 539 | 570 | 597 | 4.7% |
| Arts, entertainment, and recreation | 128 | 145 | 160 | 0 | 0 | 168 | 152 | 159 | 4.6% |
| Accommodation and food services | 559 | 545 | 557 | 0 | 0 | 654 | 662 | 687 | 3.8% |
| Other services, except public administration | 447 | 489 | 495 | 546 | 573 | 567 | 581 | 589 | 1.4% |
| Government and government enterprises | 1,944 | 1,849 | 1,874 | 1,898 | 1,921 | 1,935 | 1,968 | 1,999 | 1.6% |
| **Total** | **9,833** | **9,601** | **9,879** | **10,168** | **10,465** | **10,668** | **10,974** | **11,296** | **2.9%** |

Table III.10.24, shows the real average earnings per job by industry for Lincoln County. In 2019, the utilities industry had the highest average earnings reaching 134,650 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 17.3 percent to 13,415 dollars.

**Table III.10.24**
**Real Earnings Per Job by Industry**
Lincoln County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 5,546 | 12,002 | 12,084 | 11,323 | 4,228 | 4,719 | 11,433 | 13,415 | 17.3% |
| Forestry, fishing, related activities, and other | 15,368 | 9,152 | 9,717 | 15,468 | 16,071 | 17,278 | 12,493 | 12,686 | 1.5% |
| Mining | 106,481 | 109,936 | 108,455 | 112,723 | 111,698 | 115,856 | 124,492 | 122,526 | -1.6% |
| Utilities | 130,256 | 125,961 | 125,982 | 129,419 | 133,636 | 0 | 129,721 | 134,650 | 3.8% |
| Construction | 48,309 | 46,299 | 49,392 | 49,332 | 50,077 | 48,513 | 46,306 | 47,026 | 1.6% |
| Manufacturing | 36,173 | 36,160 | 37,874 | 34,376 | 32,902 | 33,720 | 38,708 | 38,820 | 0.3% |
| Wholesale trade | 40,705 | 42,524 | 32,835 | 37,111 | 47,926 | 0 | 52,915 | 52,347 | -1.1% |
| Retail trade | 24,062 | 24,513 | 23,438 | 22,359 | 23,234 | 23,752 | 23,355 | 24,395 | 4.5% |
| Transportation and warehousing | 53,874 | 69,817 | 60,259 | 61,067 | 64,172 | 68,790 | 53,544 | 52,960 | -1.1% |
| Information | 66,316 | 69,613 | 72,654 | 76,711 | 74,215 | 72,821 | 69,433 | 74,293 | 7% |
| Finance and insurance | 24,514 | 27,132 | 25,705 | 23,472 | 23,222 | 23,137 | 20,862 | 20,816 | -0.2% |
| Real estate and rental and leasing | 10,587 | 7,142 | 7,337 | 11,421 | 16,328 | 14,726 | 17,096 | 17,164 | 0.4% |
| Professional and technical services | 0 | 0 | 42,286 | 37,071 | 29,333 | 27,214 | 35,030 | 35,623 | 1.7% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 25,135 | 33,251 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 4,415 | 8,396 | 7,793 | 6,929 | 7,222 | 14,727 | 15,475 | 15,618 | 0.9% |
| Health care and social assistance | 30,502 | 30,088 | 30,471 | 30,430 | 29,907 | 28,678 | 28,596 | 27,704 | -3.1% |
| Arts, entertainment, and recreation | 5,255 | 6,261 | 7,544 | 0 | 0 | 10,688 | 13,447 | 12,903 | -4% |
| Accommodation and food services | 13,691 | 14,968 | 15,241 | 0 | 0 | 18,175 | 17,113 | 17,212 | 0.6% |
| Other services, except public administration | 24,767 | 15,501 | 16,917 | 21,804 | 18,215 | 17,864 | 19,256 | 19,810 | 2.9% |
| Government and government enterprises | 60,778 | 69,595 | 70,536 | 71,430 | 71,073 | 70,653 | 72,329 | 72,957 | 0.9% |
| **Total** | **43,310** | **45,329** | **44,517** | **44,858** | **44,040** | **43,863** | **44,116** | **44,600** | **1.1%** |

Diagram III.10.9, shows real average earnings per job for Lincoln County from 1990 to 2019. Over this period the average earning per job for Lincoln County was 41,454 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.10.9**
**Real Average Earnings Per Job**

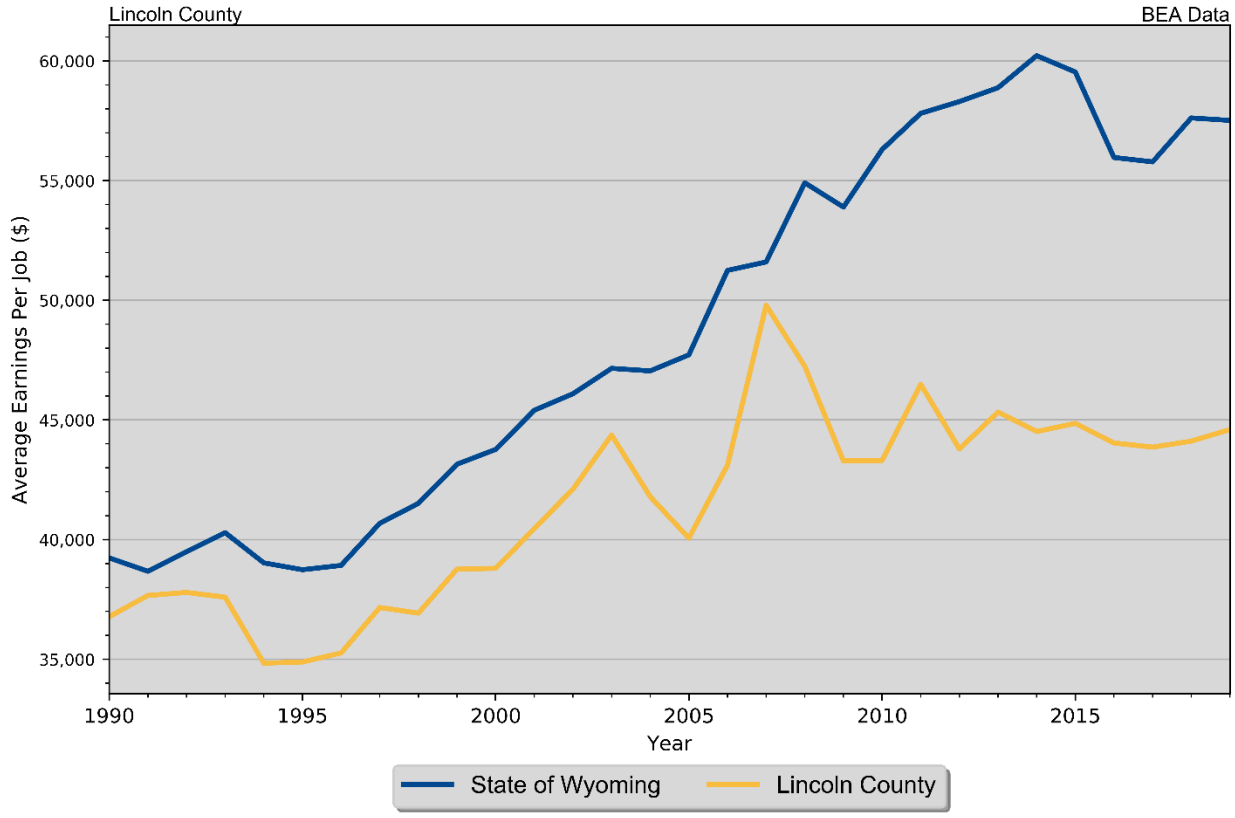
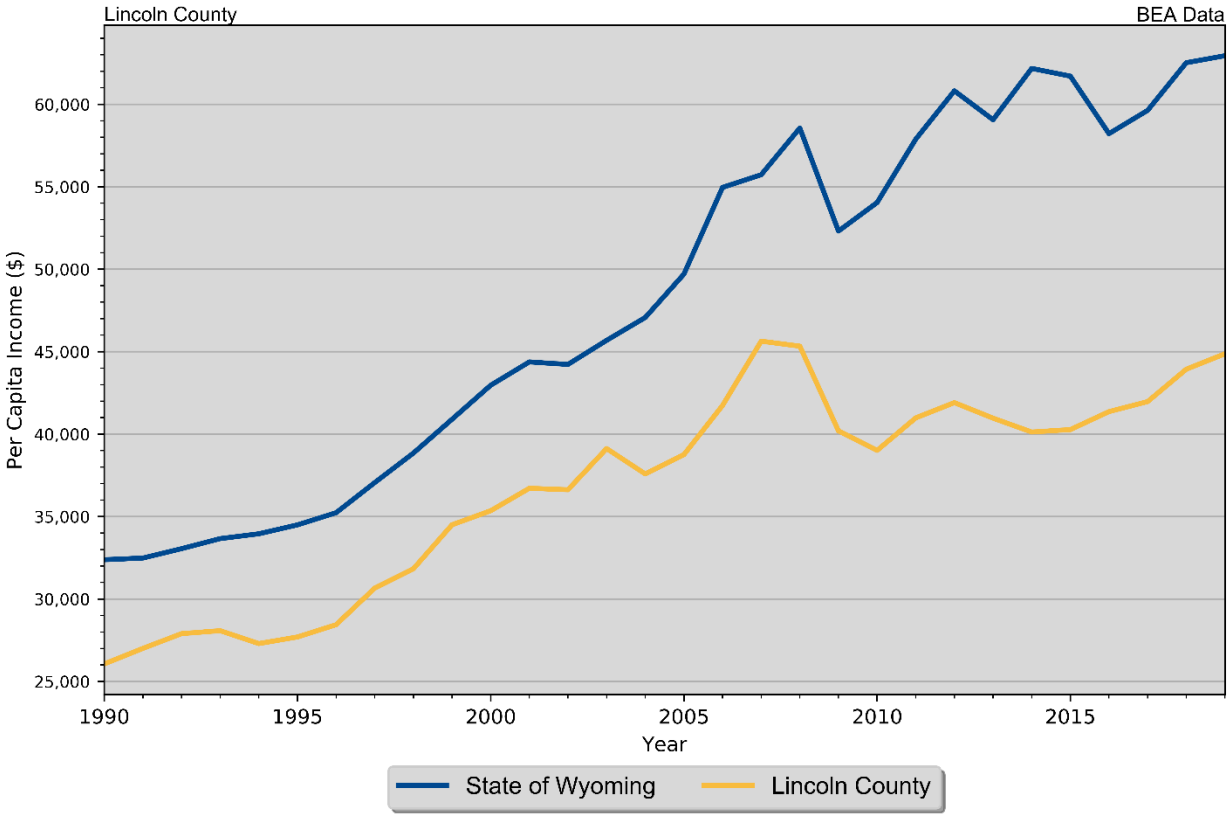


Diagram III.10.10, shows real per capita income for the Lincoln County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Lincoln County was 36,731 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.10.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,690 in 2010 to 1,381 in 2019, with the poverty rate reaching 7 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.10.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.10.11.

The rate of poverty for Kemmerer city is shown in Table III.10.26. In 2019, the poverty rate was 6.3 percent meaning there were an estimated 171 people living in poverty, compared to 98 persons living in poverty in 2010. In 2019, some 5.5 percent of those in poverty were under age 6 and 8.3 percent were 65 or older.

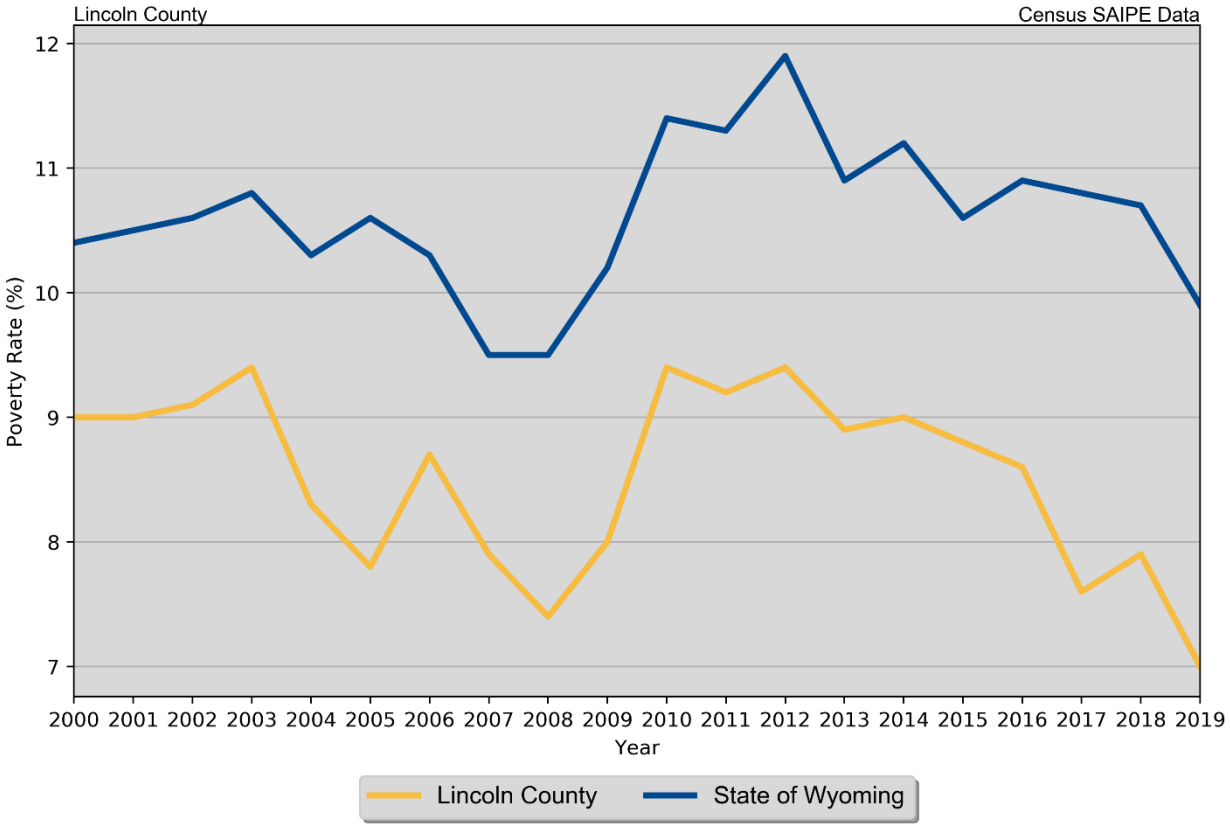
**Table III.10.25**
**Persons in Poverty**
Lincoln County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,317 | 9% |
| 2001 | 1,335 | 9% |
| 2002 | 1,378 | 9.1% |
| 2003 | 1,471 | 9.4% |
| 2004 | 1,327 | 8.3% |
| 2005 | 1,236 | 7.8% |
| 2006 | 1,406 | 8.7% |
| 2007 | 1,271 | 7.9% |
| 2008 | 1,226 | 7.4% |
| 2009 | 1,349 | 8% |
| 2010 | 1,690 | 9.4% |
| 2011 | 1,654 | 9.2% |
| 2012 | 1,668 | 9.4% |
| 2013 | 1,623 | 8.9% |
| 2014 | 1,656 | 9% |
| 2015 | 1,636 | 8.8% |
| 2016 | 1,631 | 8.6% |
| 2017 | 1,464 | 7.6% |
| 2018 | 1,518 | 7.9% |
| 2019 | 1,381 | 7% |

**Table III.10.26**
**Poverty by Age**
Kemmerer 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 | 13 | 4.5 | 16 | 5.5% |
| 6 to 17 | 18 | 5.6 | 6 | 1.3% |
| 18 to 64 | 67 | 3.7 | 114 | 7.4% |
| 65 or Older | 0 | 0 | 35 | 8.3% |
| **Total** | **98** | **100.0%** | **171** | **100.0%** |
| **Poverty Rate** | **3.7%** | **.** | **6.3%** | **.** |

**Diagram III.10.11**
**Poverty Rates**



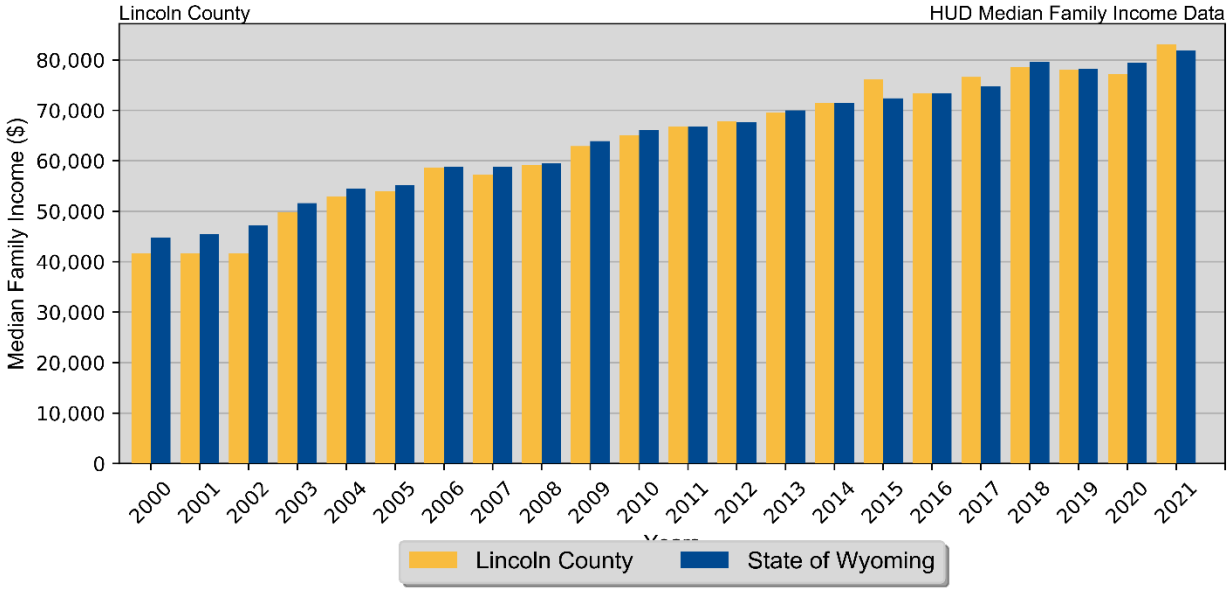
## Household Income

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.10.46 shows that the HUD estimated MFI for Lincoln County was $83,000 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.10.12, illustrates the estimated MFI for 2000 through 2021 in Lincoln County.

**Table III.10.27**
**Median Family Income**
Lincoln County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 41,600 | 44,700 |
| 2001 | 41,600 | 45,500 |
| 2002 | 41,700 | 47,200 |
| 2003 | 49,800 | 51,600 |
| 2004 | 52,900 | 54,500 |
| 2005 | 54,000 | 55,250 |
| 2006 | 58,700 | 58,800 |
| 2007 | 57,200 | 58,800 |
| 2008 | 59,100 | 59,450 |
| 2009 | 62,900 | 63,900 |
| 2010 | 65,000 | 66,100 |
| 2011 | 66,800 | 66,800 |
| 2012 | 67,800 | 67,700 |
| 2013 | 69,500 | 70,000 |
| 2014 | 71,500 | 71,400 |
| 2015 | 76,100 | 72,400 |
| 2016 | 73,400 | 73,300 |
| 2017 | 76,600 | 74,700 |
| 2018 | 78,500 | 79,600 |
| 2019 | 78,100 | 78,200 |
| 2020 | 77,200 | 79,500 |
| 2021 | 83,000 | 81,900 |

**Diagram III.10.12**
**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 Kemmerer city increased from 0 authorizations in 2019 to 4 in 2020.

The real value of single-family building permits increased from 0 dollars in 2019 to 293,250 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.10.28.

**Table III.10.28**
**Building Permits and Valuation**
Kemmerer city
Census Bureau Data, 1980–2020

| 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 | 16 | 0 | 0 | 0 | 16 | 118,652 | 0 |
| 1981 | 30 | 4 | 4 | 0 | 38 | 120,378 | 0 |
| 1982 | 35 | 0 | 8 | 0 | 43 | 111,520 | 0 |
| 1983 | 17 | 0 | 0 | 0 | 17 | 118,815 | 0 |
| 1984 | 27 | 10 | 0 | 0 | 37 | 100,404 | 0 |
| 1985 | 19 | 10 | 0 | 16 | 45 | 96,582 | 62,469 |
| 1986 | 4 | 0 | 0 | 0 | 4 | 138,370 | 0 |
| 1987 | 5 | 0 | 0 | 0 | 5 | 133,838 | 0 |
| 1988 | 5 | 0 | 0 | 0 | 5 | 129,280 | 0 |
| 1989 | 2 | 0 | 0 | 0 | 2 | 124,421 | 0 |
| 1990 | 1 | 0 | 0 | 0 | 1 | 119,914 | 0 |
| 1991 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1992 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1993 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1994 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1995 | 4 | 0 | 0 | 0 | 4 | 165,613 | 0 |
| 1996 | 5 | 0 | 0 | 0 | 5 | 162,630 | 0 |
| 1997 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1998 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2001 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2002 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2003 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2004 | 3 | 0 | 0 | 0 | 3 | 206,989 | 0 |
| 2005 | 5 | 0 | 0 | 0 | 5 | 168,491 | 0 |
| 2006 | 4 | 0 | 0 | 0 | 4 | 239,458 | 0 |
| 2007 | 19 | 0 | 0 | 0 | 19 | 182,006 | 0 |
| 2008 | 8 | 0 | 0 | 0 | 8 | 262,429 | 0 |
| 2009 | 2 | 0 | 0 | 0 | 2 | 243,990 | 0 |
| 2010 | 8 | 0 | 0 | 0 | 8 | 214,253 | 0 |
| 2011 | 6 | 0 | 0 | 0 | 6 | 152,480 | 0 |
| 2012 | 6 | 0 | 0 | 0 | 6 | 215,960 | 0 |
| 2013 | 6 | 0 | 0 | 0 | 6 | 190,248 | 0 |
| 2014 | 2 | 0 | 0 | 0 | 2 | 265,870 | 0 |
| 2015 | 3 | 0 | 0 | 0 | 3 | 217,202 | 0 |
| 2016 | 2 | 0 | 0 | 0 | 2 | 300,946 | 0 |
| 2017 | 1 | 0 | 0 | 0 | 1 | 363,962 | 0 |
| 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 4 | 0 | 0 | 0 | 4 | 293,250 | 0 |

**Diagram III.10.13**
**Single-Family Permits**

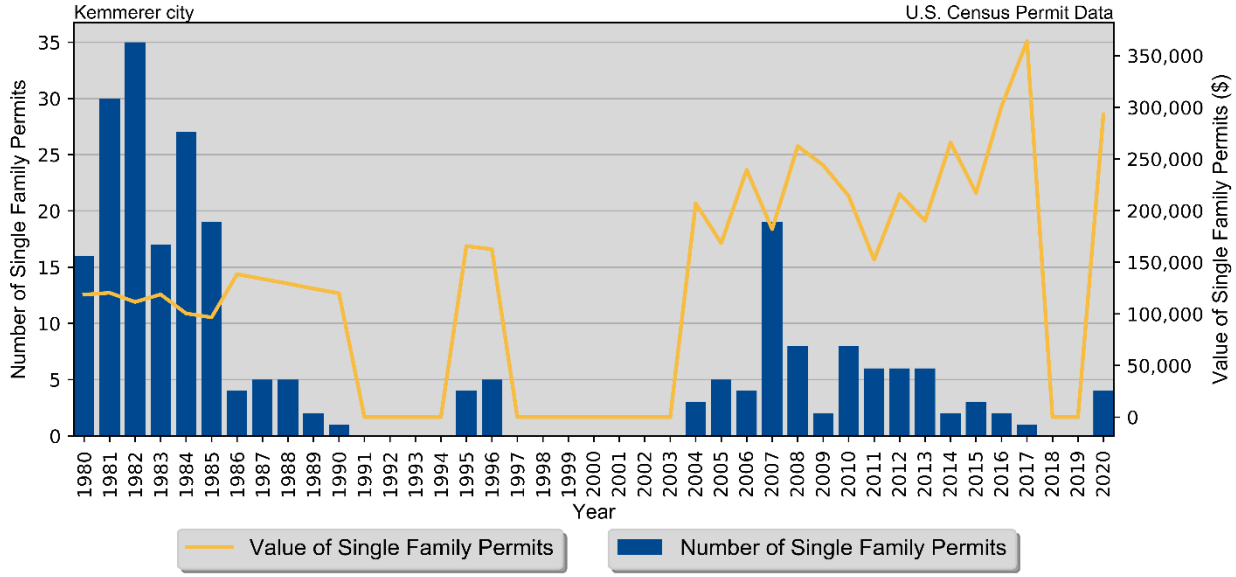
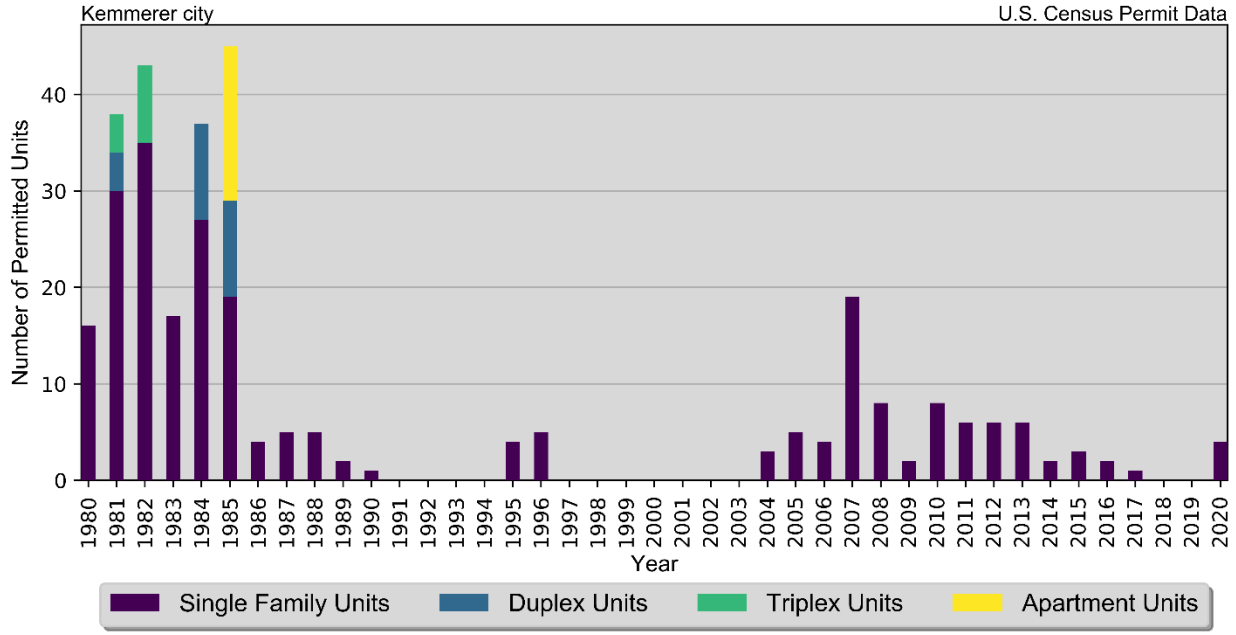



**Diagram III.10.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.10.29. Family households represented 58.2 percent of households, while non-family households accounted for 41.8 percent. These changed from 65.3 and 34.7 percent, respectively.

**Table II.10.29**
**Household Type by Tenure**
Kemmerer city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 704 | 65.3% | 671 | 58.2% |
| Married-Couple Family | 622 | 88.4% | 555 | 82.7% |
| Owner-Occupied | 533 | 85.7% | 513 | 92.4% |
| Renter-Occupied | 89 | 14.3% | 42 | 7.6% |
| Other Family | 82 | 11.6% | 116 | 12.2% |
| Male Householder, No Spouse Present | 37 | 45.1% | 49 | 31.9% |
| Owner-Occupied | 21 | 56.8% | 30 | 61.2% |
| Renter-Occupied | 16 | 43.2% | 19 | 38.8% |
| Female Householder, No Spouse Present | 45 | 54.9% | 67 | 38.8% |
| Owner-Occupied | 25 | 55.6% | 31 | 46.3% |
| Renter-Occupied | 20 | 44.4% | 36 | 53.7% |
| Non-Family Households | 374 | 34.7% | 481 | 41.8% |
| Owner-Occupied | 213 | 57% | 289 | 60.1% |
| Renter-Occupied | 161 | 43% | 192 | 39.9% |
| **Total** | **1,078** | **100.0%** | **1,152** | **100.0%** |

Table II.10.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 1,200 housing units, compared with 1,371 in 2019. Single-family units accounted for 83.3 percent of units in 2019, compared to 72.8 in 2010. Apartment units accounted for 3.4 percent in 2019, compared to 15.2 percent in 2010.

**Table II.10.30**
**Housing Units by Type**
Kemmerer 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 | 873 | 72.8% | **1,142** | 83.3% |
| Duplex | 0 | 0% | 25 | 1.8% |
| Tri- or Four-Plex | 84 | 7% | 92 | 6.7% |
| Apartment | 182 | 15.2% | 47 | 3.4% |
| Mobile Home | 61 | 5.1% | 65 | 4.7% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **1,200** | **100.0%** | **1,371** | **100.0%** |

Table II.10.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 1,371 housing units. An estimated 74.9 percent were owner-occupied, and 16 percent were vacant.

**Table II.10.31**
**Housing Units by Tenure**
Kemmerer city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 1,078 | 85.2% | 1,152 | 84% |
| Owner-Occupied | 792 | 73.5% | 863 | 74.9% |
| Renter-Occupied | 286 | 26.5% | 289 | 25.1% |
| Vacant Housing Units | 187 | 14.8% | 219 | 16% |
| **Total Housing Units** | **1,265** | **100.0%** | **1,371** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.10.32. Households earning more than 100,000 dollars per year represented 27.2 percent of households in 2019, compared to 24.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.6 percent of households in 2019, compared to 5.7 percent in 2000.

**Table II.10.32**
**Households by Income**
Kemmerer 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 | 61 | 5.7% | 122 | 10.6% |
| $15,000 to $19,999 | 68 | 6.3% | 24 | 2.1% |
| $20,000 to $24,999 | 20 | 1.9% | 32 | 2.8% |
| $25,000 to $34,999 | 84 | 7.8% | 138 | 12% |
| $35,000 to $49,999 | 148 | 13.8% | 123 | 10.7% |
| $50,000 to $74,999 | 202 | 18.9% | 252 | 21.9% |
| $75,000 to $99,999 | 226 | 21.1% | 148 | 12.8% |
| $100,000 or More | 262 | 24.5% | 313 | 27.2% |
| **Total** | **1,071** | **100.0%** | **1,152** | **100.0%** |

Table II.10.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 6.3 percent of households in 2010 and 10 percent of households in 2019. Housing units built in 1939 or earlier represented 20.5 percent of households in 2019 and 29 percent of households in 2010.

**Table II.10.33**
**Households by Year Home Built**
Kemmerer 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 | 311 | 29% | 236 | 20.5% |
| 1940 to 1949 | 27 | 2.5% | 96 | 8.3% |
| 1950 to 1959 | 57 | 5.3% | 64 | 5.6% |
| 1960 to 1969 | 106 | 9.9% | 138 | 12% |
| 1970 to 1979 | 276 | 25.8% | 248 | 21.5% |
| 1980 to 1989 | 150 | 14% | 162 | 14.1% |
| 1990 to 1999 | 76 | 7.1% | 34 | 3% |
| 2000 to 2009 | 68 | 6.3% | 115 | 10% |
| 2010 or Later | . | . | 59 | 5.1% |
| **Total** | **1,071** | **100.0%** | **1,152** | **100.0%** |

The distribution of unit types by race are shown in Table II.10.34. An estimated 86.9 percent of white households occupy single-family homes, compared to  percent of black households. Some 3 percent of white households occupied apartments, compared to  percent of black households. An estimated 100 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

**Table II.10.34**
**Distribution of Units in Structure by Race**
Kemmerer city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 86.9% | % | 0% | 100% | % | 100% | 47.4% |
| Duplex | 1.8% | % | 0% | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 2.7% | % | 45.5% | 0% | % | 0% | 0% |
| Apartment | 3% | % | 54.5% | 0% | % | 0% | 36.8% |
| Mobile Home | 5.5% | % | 0% | 0% | % | 0% | 15.8% |
| 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.10.35. An estimated 66.3 percent of vacant units were for rent in 2010. In addition, some 7.5 percent of vacant units were for sale. "Other" vacant units represented 9.6 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 17.8 percent of vacant units, while for sale units accounted for 13.7 percent. "Other" vacant units accounted for 48.4 percent of vacant units, representing a total of 106 "other" vacant units.

**Table II.10.35**
**Disposition of Vacant Housing Units**
Kemmerer city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 124 | 66.3% | 39 | 17.8% |
| For Sale | 14 | 7.5% | 30 | 13.7% |
| Rented Not Occupied | 9 | 4.8% | 0 | 0% |
| Sold Not Occupied | 2 | 1.1% | 14 | 6.4% |
| For Seasonal, Recreational, or Occasional Use | 20 | 10.7% | 30 | 13.7% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 18 | 9.6% | 106 | 48.4% |
| **Total** | **187** | **100.0%** | **219** | **100.0%** |

Table II.10.36 shows the number of households in the county by number of bedrooms and tenure. There were 6 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 20.75 percent of total households in Kemmerer city. In Kemmerer city the 514 households with three bedrooms accounted for 44.62 percent of all households, and there were 143 five-bedroom or more households, which accounted for 12.41 percent of all households.

| Table II.10.36<br>Households by Number of Bedrooms<br>Kemmerer city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 6 | 6 | 0.52% |
| One | 29 | 28 | 57 | 4.95% |
| Two | 144 | 95 | 239 | 20.75% |
| Three | 406 | 108 | 514 | 44.62% |
| Four | 161 | 32 | 193 | 16.75% |
| Five or more | 123 | 20 | 143 | 12.41% |
| **Total** | **863** | **289** | **1,152** | **100.0** |

The age of a structure influences its value. As shown in Table II.10.37, structures built in 1939 or earlier had a median value of, 103,200 while structures built between 1950 and 1959 had a median value of 120,100 and those built between 1990 to 1999 had a median value of 329,400. 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 275,000 and, respectively. The total median value in Kemmerer city was, 165,000.

| Table II.10.37<br>Owner Occupied Median Value by Year Structure Built<br>Kemmerer city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 103,200 |
| 1940 to 1949 | 110,100 |
| 1950 to 1959 | 120,100 |
| 1960 to 1969 | 150,000 |
| 1970 to 1979 | 192,200 |
| 1980 to 1989 | 161,200 |
| 1990 to 1999 | 329,400 |
| 2000 to 2009 | 258,800 |
| 2010 to 2013 | 275,000 |
| 2014 or later | |
| **Median Value** | **165,000** |

Household mortgage status is reported in Table II.10.38. In, Kemmerer city households with a mortgage accounted for 57 percent of all households or 492 housing units, and the remaining 50.2 percent or 433 units had no mortgage. Of those units with a mortgage, 59 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 433 or 50.2 percent had no second mortgage or no home equity loan.

**Table II.10.38**
**Mortgage Status**
**Kemmerer city**
**2019** Five-Year ACS Data

| Mortgage Status | Kemmerer city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 492 | 57 |
| With either a second mortgage or home equity loan, but not both | 59 | 6.8 |
| Second mortgage only | 10 | 1.2 |
| Home equity loan only | 49 | 5.7 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 433 | 50.2 |
| Housing units without a mortgage | 371 | 43 |
| **Total** | **863** | **100.0%** |

Table II.10.39 lists the Kemmerer city median rent as $652 and the median home value as $165,000 in 2019.

**Table II.10.39**
**Median Rent**
**Kemmerer city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $652 |
| Median Home Value | $165,000 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.10.40. In 2019, an estimated 1.5 percent of households were overcrowded, and an additional 0.6 percent were severely overcrowded.

**Table II.10.40**
**Overcrowding and Severe Overcrowding**
Kemmerer 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 | 726 | 100% | 0 | 0% | 0 | 0% | 726 |
| 2019 Five-Year ACS | 839 | 97.2% | 17 | 2% | 7 | 0.8% | 863 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 339 | 98.3% | 0 | 0% | 6 | 1.7% | 345 |
| 2019 Five-Year ACS | 289 | 100% | 0 | 0% | 0 | 0% | 289 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 1,065 | 99.4% | 0 | 0% | 6 | 0.6% | 1,071 |
| 2019 Five-Year ACS | 1,128 | 97.9% | 17 | 1.5% | 7 | 0.6% | 1,152 |

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.10.41 and Table II.10.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Kemmerer city. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2010.

**Table II.10.41**
**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 | 1,064 | 1,152 |
| Lacking Complete Plumbing Facilities | 7 | 0 |
| **Total Households** | **1,071** | **1,152** |
| **Percent Lacking** | **0.7%** | **0%** |

There were 6 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.5 percent in 2019.

**Table II.10.42**
**Households with Incomplete Kitchen Facilities**
Kemmerer city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 1,071 | 1,146 |
| Lacking Complete Kitchen Facilities | 0 | 6 |
| **Total Households** | **1,071** | **1,152** |
| **Percent Lacking** | **0%** | **0.5%** |

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.10.43, in Kemmerer city 13.7 percent of households had a cost burden and 6 percent had a severe cost burden. Some 22.8 percent of renters were cost burdened, and 15.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 11.1 percent and a severe cost burden rate of 3 percent. Owner occupied households with a mortgage had a cost burden rate of 10.4 percent, and severe cost burden at 2.6 percent.

**Table II.10.43**
**Cost Burden and Severe Cost Burden by Tenure**
Kemmerer city
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 | 343 | 87.9% | 47 | 12.1% | 0 | 0% | 0 | 0% | 390 |
| 2019 Five-Year ACS | 428 | 87% | 51 | 10.4% | 13 | 2.6% | 0 | 0% | 492 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 330 | 98.2% | 0 | 0% | 6 | 1.8% | 0 | 0% | 336 |
| 2019 Five-Year ACS | 319 | 86% | 41 | 11.1% | 11 | 3% | 0 | 0% | 371 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 242 | 70.1% | 55 | 15.9% | 15 | 4.3% | 33 | 9.6% | 345 |
| 2019 Five-Year ACS | 136 | 47.1% | 66 | 22.8% | 45 | 15.6% | 42 | 14.5% | 289 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 915 | 85.4% | 102 | 9.5% | 21 | 2% | 33 | 3.1% | 1,071 |
| 2019 Five-Year ACS | 883 | 76.6% | 158 | 13.7% | 69 | 6% | 42 | 3.6% | 1,152 |

### 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 Lincoln County. Below is a table showing the MFI breakdown:

| Lincoln County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $24,900 |
| 30.1 – 50% MFI | $24,901 to $41,500 |
| 50.1 – 80% MFI | $41,501 to $66,400 |
| 80.1 – 100% MFI | $66,401 to $83,000 |
| Above 100% MFI | Above $83,000 |

## Housing Problems by Income, Race, and Tenure

Table III.10.44 through Table III.10.49 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 Kemmerer city, housing problems are faced by 135 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 10 Hispanic homeowner households.

## Table III.10.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Kemmerer 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 $24,900 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $24,901 to $41,500 | 41.7% | 0% | 0% | 0% | 0% | 0% | 0% | 33.3% |
| $41,501 to $66,400 | 48% | 0% | 0% | 0% | 0% | 0% | 100% | 51.9% |
| $66,401 to $83,000 | 16.7% | 0% | 0% | 0% | 0% | 0% | 0% | 16% |
| Above $83,000 | 2.3% | 0% | 0% | 0% | 0% | 0% | 0% | 2.2% |
| **Total** | **17.8**% | **0**% | **0**% | **0**% | **0**% | **0**% | **18.2**% | **17.7**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,900 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $24,901 to $41,500 | 58.3% | 0% | 0% | 0% | 0% | 0% | 100% | 66.7% |
| $41,501 to $66,400 | 52% | 0% | 0% | 0% | 0% | 0% | 0% | 48.1% |
| $66,401 to $83,000 | 83.3% | 0% | 100% | 0% | 0% | 0% | 0% | 84% |
| Above $83,000 | 97.7% | 0% | 0% | 0% | 0% | 0% | 100% | 97.8% |
| **Total** | **82.2**% | **0**% | **100**% | **0**% | **0**% | **0**% | **81.8**% | **82.3**% |

## Table III.10.45
## Homeowner Households with Housing Problems by Income and Race
Kemmerer 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 $24,900 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $24,901 to $41,500 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $41,501 to $66,400 | 60 | 0 | 0 | 0 | 0 | 0 | 10 | 70 |
| $66,401 to $83,000 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Above $83,000 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **135** | **0** | **0** | **0** | **0** | **0** | **10** | **145** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,900 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $24,901 to $41,500 | 35 | 0 | 0 | 0 | 0 | 0 | 15 | 50 |
| $41,501 to $66,400 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $66,401 to $83,000 | 75 | 0 | 4 | 0 | 0 | 0 | 0 | 79 |
| Above $83,000 | 425 | 0 | 0 | 0 | 0 | 0 | 30 | 455 |
| **Total** | **625** | **0** | **4** | **0** | **0** | **0** | **45** | **674** |
| **Not Computed** | | | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $24,900 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $24,901 to $41,500 | 60 | 0 | 0 | 0 | 0 | 0 | 15 | 75 |
| $41,501 to $66,400 | 125 | 0 | 0 | 0 | 0 | 0 | 10 | 135 |
| $66,401 to $83,000 | 90 | 0 | 4 | 0 | 0 | 0 | 0 | 94 |
| Above $83,000 | 435 | 0 | 0 | 0 | 0 | 0 | 30 | 465 |
| **Total** | **760** | **0** | **4** | **0** | **0** | **0** | **55** | **819** |

In total, some 88 renter households face housing problems in Kemmerer city. Of these, some 70 white renter households, 0 black renter households, 0 Asian renter households, and 8 Hispanic renter households face housing problems.

**Table III.10.46**
**Renter Households with Housing Problems by Income and Race**
Kemmerer 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 $24,900 | 45 | 0 | 0 | 0 | 0 | 10 | 0 | 55 |
| $24,901 to $41,500 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $41,501 to $66,400 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 14 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **70** | **0** | **0** | **0** | **0** | **10** | **8** | **88** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,900 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $24,901 to $41,500 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $41,501 to $66,400 | 40 | 0 | 0 | 0 | 0 | 4 | 0 | 44 |
| $66,401 to $83,000 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Above $83,000 | 70 | 0 | 0 | 4 | 0 | 0 | 0 | 74 |
| **Total** | **138** | **0** | **0** | **4** | **0** | **4** | **0** | **146** |
| **Not Computed** | | | | | | | | |
| $0 to $24,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **20** |
| **Total** | | | | | | | | |
| $0 to $24,900 | 69 | 0 | 0 | 0 | 0 | 10 | 0 | 79 |
| $24,901 to $41,500 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| $41,501 to $66,400 | 50 | 0 | 0 | 0 | 0 | 4 | 4 | 58 |
| $66,401 to $83,000 | 20 | 0 | 0 | 0 | 0 | 0 | 4 | 24 |
| Above $83,000 | 70 | 0 | 0 | 4 | 0 | 0 | 0 | 74 |
| **Total** | **228** | **0** | **0** | **4** | **0** | **14** | **8** | **254** |

**Table III.10.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Kemmerer 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 $24,900 | 65.2% | 0% | 0% | 0% | 0% | 100% | 0% | 69.6% |
| $24,901 to $41,500 | 78.9% | 0% | 0% | 0% | 0% | 0% | 0% | 78.9% |
| $41,501 to $66,400 | 20% | 0% | 0% | 0% | 0% | 0% | 100% | 24.1% |
| $66,401 to $83,000 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 16.7% |
| Above $83,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **30.7%** | **0%** | **0%** | **0%** | **0%** | **71.4%** | **100%** | **34.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,900 | 5.8% | 0% | 0% | 0% | 0% | 0% | 0% | 5.1% |
| $24,901 to $41,500 | 21.1% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $41,501 to $66,400 | 80% | 0% | 0% | 0% | 0% | 100% | 0% | 75.9% |
| $66,401 to $83,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 83.3% |
| Above $83,000 | 100% | 0% | 0% | 100% | 0% | 0% | 0% | 100% |
| **Total** | **60.5%** | **0%** | **0%** | **100%** | **0%** | **28.6%** | **0%** | **57.5%** |

Overall, there are 233 households, or 21.7 percent of households with housing problems in Kemmerer city. This includes 205 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 10 "other" race households with housing problems. In addition, there are 18 Hispanic households with housing problems. This is shown in Table III.10.48 and Table III.10.49.

## Table III.10.48
## Percent of Total Households with Housing Problems by Income and Race
Kemmerer 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 $24,900 | 58.8% | 0% | 0% | 0% | 0% | 100% | 0% | 62% |
| $24,901 to $41,500 | 50.6% | 0% | 0% | 0% | 0% | 0% | 0% | 42.6% |
| $41,501 to $66,400 | 40% | 0% | 0% | 0% | 0% | 0% | 100% | 43.5% |
| $66,401 to $83,000 | 13.6% | 0% | 0% | 0% | 0% | 0% | 100% | 16.1% |
| Above $83,000 | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 1.9% |
| **Total** | **20.7%** | **0%** | **0%** | **0%** | **0%** | **71.4%** | **28.6%** | **21.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,900 | 24.4% | 0% | 0% | 0% | 0% | 0% | 0% | 22.5% |
| $24,901 to $41,500 | 49.4% | 0% | 0% | 0% | 0% | 0% | 100% | 57.4% |
| $41,501 to $66,400 | 60% | 0% | 0% | 0% | 0% | 100% | 0% | 56.5% |
| $66,401 to $83,000 | 86.4% | 0% | 100% | 0% | 0% | 0% | 0% | 83.9% |
| Above $83,000 | 98% | 0% | 0% | 100% | 0% | 0% | 100% | 98.1% |
| **Total** | **77.2%** | **0%** | **100%** | **100%** | **0%** | **28.6%** | **71.4%** | **76.4%** |

## Table III.10.49
## Total Households with Housing Problems by Income and Race
Kemmerer 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 $24,900 | 70 | 0 | 0 | 0 | 0 | 10 | 0 | 80 |
| $24,901 to $41,500 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $41,501 to $66,400 | 70 | 0 | 0 | 0 | 0 | 0 | 14 | 84 |
| $66,401 to $83,000 | 15 | 0 | 0 | 0 | 0 | 0 | 4 | 19 |
| Above $83,000 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **205** | **0** | **0** | **0** | **0** | **10** | **18** | **233** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,900 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| $24,901 to $41,500 | 39 | 0 | 0 | 0 | 0 | 0 | 15 | 54 |
| $41,501 to $66,400 | 105 | 0 | 0 | 0 | 0 | 4 | 0 | 109 |
| $66,401 to $83,000 | 95 | 0 | 4 | 0 | 0 | 0 | 0 | 99 |
| Above $83,000 | 495 | 0 | 0 | 4 | 0 | 0 | 30 | 529 |
| **Total** | **763** | **0** | **4** | **4** | **0** | **4** | **45** | **820** |
| **Not Computed** | | | | | | | | |
| $0 to $24,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **20** |
| **Total** | | | | | | | | |
| $0 to $24,900 | 119 | 0 | 0 | 0 | 0 | 10 | 0 | 129 |
| $24,901 to $41,500 | 79 | 0 | 0 | 0 | 0 | 0 | 15 | 94 |
| $41,501 to $66,400 | 175 | 0 | 0 | 0 | 0 | 4 | 14 | 193 |
| $66,401 to $83,000 | 110 | 0 | 4 | 0 | 0 | 0 | 4 | 118 |
| Above $83,000 | 505 | 0 | 0 | 4 | 0 | 0 | 30 | 539 |
| **Total** | **988** | **0** | **4** | **4** | **0** | **14** | **63** | **1,073** |

Table III.10.50 through Table III.10.53 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 94 white households, 0 black households, 0 Asian households, as well as 14 Hispanic households.

**Table III.10.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Kemmerer 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 $24,900 | 8.2% | 0% | 0% | 0% | 0% | 0% | 0% | 8.2% |
| $24,901 to $41,500 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $41,501 to $66,400 | 20% | 0% | 0% | 0% | 0% | 0% | 100% | 25.9% |
| $66,401 to $83,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $83,000 | 2.3% | 0% | 0% | 0% | 0% | 0% | 0% | 2.2% |
| **Total** | **5.1%** | **0** | **0%** | **0%** | **0%** | **0%** | **18.2%** | **6%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,900 | 91.8% | 0% | 0% | 0% | 0% | 0% | 0% | 91.8% |
| $24,901 to $41,500 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $41,501 to $66,400 | 80% | 0% | 0% | 0% | 0% | 0% | 0% | 74.1% |
| $66,401 to $83,000 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 100% |
| Above $83,000 | 97.7% | 0% | 0% | 0% | 0% | 0% | 100% | 97.8% |
| **Total** | **94.9%** | **0%** | **100%** | **0%** | **0%** | **0%** | **81.8%** | **94%** |

## Table III.10.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Kemmerer 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 $24,900 | 65.2% | 0% | 0% | 0% | 0% | 100% | 0% | 69.6% |
| $24,901 to $41,500 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $41,501 to $66,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $66,401 to $83,000 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 16.7% |
| Above $83,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **24%** | **0%** | **0%** | **0%** | **0%** | **71.4%** | **50%** | **27.1%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,900 | 5.8% | 0% | 0% | 0% | 0% | 0% | 0% | 5.1% |
| $24,901 to $41,500 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | **50%** |
| $41,501 to $66,400 | 100% | 0% | 0% | 0% | 0% | 100% | 100% | **100%** |
| $66,401 to $83,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **83.3%** |
| Above $83,000 | 100% | 0% | 0% | 100% | 0% | 0% | 0% | **100%** |
| **Total** | **67.2%** | **0%** | **0%** | **100%** | **0%** | **28.6%** | **50%** | **65.1%** |

## Table III.10.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Kemmerer 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 $24,900 | 41.5% | 0% | 0% | 0% | 0% | 100% | 0% | 46.1% |
| $24,901 to $41,500 | 12.5% | 0% | 0% | 0% | 0% | 0% | 0% | 10.5% |
| $41,501 to $66,400 | 14.3% | 0% | 0% | 0% | 0% | 0% | 71.4% | 18.1% |
| $66,401 to $83,000 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 3.3% |
| Above $83,000 | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 1.9% |
| **Total** | **9.5%** | **0%** | **0%** | **0%** | **0%** | **71.4%** | **22.2%** | **10.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,900 | 41.5% | 0% | 0% | 0% | 0% | 0% | 0% | 38.3% |
| $24,901 to $41,500 | 87.5% | 0% | 0% | 0% | 0% | 0% | 100% | 89.5% |
| $41,501 to $66,400 | 85.7% | 0% | 0% | 0% | 0% | 100% | 28.6% | 81.9% |
| $66,401 to $83,000 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 96.7% |
| Above $83,000 | 98% | 0% | 0% | 100% | 0% | 0% | 100% | 98.1% |
| **Total** | **88.5%** | **0%** | **100%** | **100%** | **0%** | **28.6%** | **77.8%** | **87.2%** |

## Table III.10.53
## Total Households with Severe Housing Problems by Income and Race
Kemmerer 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 $24,900 | 49 | 0 | 0 | 0 | 0 | 10 | 0 | 59 |
| $24,901 to $41,500 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $41,501 to $66,400 | 25 | 0 | 0 | 0 | 0 | 0 | 10 | 35 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 4 |
| Above $83,000 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **94** | **0** | **0** | **0** | **0** | **10** | **14** | **118** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,900 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| $24,901 to $41,500 | 70 | 0 | 0 | 0 | 0 | 0 | 15 | 85 |
| $41,501 to $66,400 | 150 | 0 | 0 | 0 | 0 | 4 | 4 | 158 |
| $66,401 to $83,000 | 115 | 0 | 4 | 0 | 0 | 0 | 0 | 119 |
| Above $83,000 | 495 | 0 | 0 | 4 | 0 | 0 | 30 | 529 |
| **Total** | **879** | **0** | **4** | **4** | **0** | **4** | **49** | **940** |
| **Not Computed** | | | | | | | | |
| $0 to $24,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **0** | **0** | **0** | **0** | **20** |
| **Total** | | | | | | | | |
| $0 to $24,900 | 118 | 0 | 0 | 0 | 0 | 10 | 0 | 128 |
| $24,901 to $41,500 | 80 | 0 | 0 | 0 | 0 | 0 | 15 | 95 |
| $41,501 to $66,400 | 175 | 0 | 0 | 0 | 0 | 4 | 14 | 193 |
| $66,401 to $83,000 | 115 | 0 | 4 | 0 | 0 | 0 | 4 | 123 |
| Above $83,000 | 505 | 0 | 0 | 4 | 0 | 0 | 30 | 539 |
| **Total** | **993** | **0** | **4** | **4** | **0** | **14** | **63** | **1,078** |

Housing problems are explored by type and income in Table III.10.54 and Table III.10.55. More than 114 households have a cost burden and 83 have a severe cost burden. Some 19 renter households are impacted by cost burdens, and 59 are impacted by severe cost burdens. On the other hand, some 95 owner-occupied households have cost burdens, and 24 have severe cost burdens. Overall, there are 823 households without a housing problem.

**Table III.10.54**
**Percent of Housing Problems by Income and Tenure**
Kemmerer city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,900 | $24,901 to $41,500 | $41,501 to $66,400 | $66,401 to $83,000 | Above $83,000 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 7.5% | 0% | 0% | 1.2% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 3% | 0% | 2.2% | 1.7% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 8.2% | 0% | 14.9% | 0% | 0% | 2.9% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 40.8% | 33.3% | 26.1% | 15.8% | 0% | 11.6% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 51% | 66.7% | 48.5% | 84.2% | 97.8% | 82.5% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 55.6% | 0% | 0% | 0% | 3.9% |
| 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% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 69.6% | 0% | 0% | 16.7% | 0% | 23% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 22.2% | 25% | 0% | 0% | 7.4% |
| Zero/negative income (and none of the above problems) | 25.3% | 0% | 0% | 0% | 0% | 7.8% |
| Has none of the 4 housing problems | 5.1% | 22.2% | 75% | 83.3% | 100% | 57.8% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.10.55
## Housing Problems by Income and Tenure
Kemmerer city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,900 | $24,901 to $41,500 | $41,501 to $66,400 | $66,401 to $83,000 | Above $83,000 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 10 | 0 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 4 | 0 | 10 | 14 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 4 | 0 | 20 | 0 | 0 | 24 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 20 | 25 | 35 | 15 | 0 | 95 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 25 | 50 | 65 | 80 | 455 | 675 |
| **Total** | **49** | **75** | **134** | **95** | **465** | **818** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 10 | 0 | 0 | 0 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 55 | 0 | 0 | 4 | 0 | 59 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 4 | 15 | 0 | 0 | 19 |
| Zero/negative income (and none of the above problems) | 20 | 0 | 0 | 0 | 0 | 20 |
| Has none of the 4 housing problems | 4 | 4 | 45 | 20 | 75 | 148 |
| **Total** | **79** | **18** | **60** | **24** | **75** | **256** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 10 | 0 | 0 | 0 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 10 | 0 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 4 | 0 | 10 | 14 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 59 | 0 | 20 | 4 | 0 | 83 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 20 | 29 | 50 | 15 | 0 | 114 |
| Zero/negative income (and none of the above problems) | 20 | 0 | 0 | 0 | 0 | 20 |
| Has none of the 4 housing problems | 29 | 54 | 110 | 100 | 530 | 823 |
| **Total** | **128** | **93** | **194** | **119** | **540** | **1,074** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 8.6 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 34.8 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.10.56.

Table III.10.57 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 30 renter occupied households faced cost burdens, compared to 87 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.10.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Kemmerer city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 15 | 10 | 25 |
| $24,901 to $41,500 | 10 | 10 | 0 | 25 | 4 | 49 |
| $41,501 to $66,400 | 20 | 20 | 25 | 20 | 0 | 85 |
| $66,401 to $83,000 | 20 | 35 | 15 | 0 | 10 | 80 |
| Above $83,000 | 90 | 215 | 75 | 25 | 60 | 465 |
| Total | 140 | 280 | 115 | 85 | 84 | 704 |
| **Cost Burden** | | | | | | |
| $0 to $24,900 | 10 | 4 | 0 | 4 | 0 | 18 |
| $24,901 to $41,500 | 25 | 0 | 0 | 0 | 0 | 25 |
| $41,501 to $66,400 | 0 | 15 | 0 | 0 | 15 | 30 |
| $66,401 to $83,000 | 4 | 0 | 0 | 0 | 10 | 14 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 39 | 19 | 0 | 4 | 25 | 87 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 4 | 0 | 4 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 10 | 0 | 4 | 0 | 4 | 18 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 0 | 4 | 4 | 4 | 22 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $24,900 | 10 | 4 | 0 | 23 | 10 | 47 |
| $24,901 to $41,500 | 35 | 10 | 0 | 25 | 4 | 74 |
| $41,501 to $66,400 | 30 | 35 | 29 | 20 | 19 | 133 |
| $66,401 to $83,000 | 24 | 35 | 15 | 0 | 20 | 94 |
| Above $83,000 | 90 | 215 | 75 | 25 | 60 | 465 |
| **Total** | **189** | **299** | **119** | **93** | **113** | **813** |

## Table III.10.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Kemmerer city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 0 | 4 | 4 |
| $24,901 to $41,500 | 0 | 0 | 0 | 4 | 0 | 4 |
| $41,501 to $66,400 | 4 | 4 | 10 | 20 | 4 | 42 |
| $66,401 to $83,000 | 0 | 10 | 0 | 0 | 10 | 20 |
| Above $83,000 | 20 | 15 | 10 | 4 | 25 | 74 |
| Total | 24 | 29 | 20 | 28 | 43 | 144 |
| **Cost Burden** | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 15 | 15 |
| $41,501 to $66,400 | 0 | 15 | 0 | 0 | 0 | 15 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 15 | 0 | 0 | 15 | 30 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,900 | 0 | 4 | 0 | 0 | 50 | 54 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 4 | 4 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 4 | 0 | 0 | 54 | 58 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,900 | 0 | 0 | 0 | 15 | 4 | 19 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 15 | 4 | 19 |
| **Total** | | | | | | |
| $0 to $24,900 | 0 | 4 | 0 | 15 | 58 | 77 |
| $24,901 to $41,500 | 0 | 0 | 0 | 4 | 15 | 19 |
| $41,501 to $66,400 | 4 | 19 | 10 | 20 | 4 | 57 |
| $66,401 to $83,000 | 0 | 10 | 0 | 0 | 14 | 24 |
| Above $83,000 | 20 | 15 | 10 | 4 | 25 | 74 |
| **Total** | **24** | **48** | **20** | **43** | **116** | **251** |

In total, some 124 households face cost burdens, and 84 face severe cost burdens. This includes 95 owner households and 29 renter households with a cost burden, as seen in Table III.10.58.

**Table III.10.58**
**Households with Cost Burden by Tenure and Race**
Kemmerer city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 645 | 95 | 25 | 0 | 765 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 4 | 0 | 0 | 0 | 4 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 55 | 0 | 0 | 0 | 55 |
| **Total** | **704** | **95** | **25** | **0** | **824** |
| **Renter-Occupied** | | | | | |
| White | 135 | 25 | 45 | 20 | 225 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 4 | 0 | 0 | 0 | 4 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 4 | 0 | 10 | 0 | 14 |
| Hispanic | 0 | 4 | 4 | 0 | 8 |
| **Total** | **143** | **29** | **59** | **20** | **251** |
| **Total** | | | | | |
| White | 780 | 120 | 70 | 20 | 990 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 4 | 0 | 0 | 0 | 4 |
| American Indian | 4 | 0 | 0 | 0 | 4 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 4 | 0 | 10 | 0 | 14 |
| Hispanic | 55 | 4 | 4 | 0 | 63 |
| **Total** | **847** | **124** | **84** | **20** | **1,075** |

## Lead-Based Paint Risks

Table III.10.59 shows the risk of lead-based paint for households with young children present. There are an estimated 59 households built between 1940 and 1979 with young children present, and 8 built prior to 1939.

**Table III.10.59**
**Vintage of Households by Income and Presence of Young Children**
Kemmerer 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 $24,900 | 0 | 29 | 29 |
| $24,901 to $41,500 | 0 | 35 | 35 |
| $41,501 to $66,400 | 4 | 30 | 34 |
| $66,401 to $83,000 | 4 | 20 | 24 |
| Above $83,000 | 0 | 120 | 120 |
| Total | 8 | 234 | 242 |
| **Built 1940 to 1979** | | | |
| $0 to $24,900 | 4 | 80 | 84 |
| $24,901 to $41,500 | 0 | 25 | 25 |
| $41,501 to $66,400 | 10 | 65 | 75 |
| $66,401 to $83,000 | 20 | 29 | 49 |
| Above $83,000 | 25 | 200 | 225 |
| Total | 59 | 399 | 458 |
| **Built 1980 or Later** | | | |
| $0 to $24,900 | 4 | 8 | 12 |
| $24,901 to $41,500 | 0 | 34 | 34 |
| $41,501 to $66,400 | 10 | 65 | 75 |
| $66,401 to $83,000 | 25 | 20 | 45 |
| Above $83,000 | 50 | 139 | 189 |
| Total | 89 | 266 | 355 |
| **Total** | | | |
| $0 to $24,900 | 8 | 117 | 125 |
| $24,901 to $41,500 | 0 | 94 | 94 |
| $41,501 to $66,400 | 24 | 160 | 184 |
| $66,401 to $83,000 | 49 | 69 | 118 |
| Above $83,000 | 75 | 459 | 534 |
| **Total** | **156** | **899** | **1,055** |

## Elderly Housing Needs

Table III.10.60 shows the rate of housing problems for elderly households. Some 44 elderly and 14 extra-elderly households have housing problems. Of these, some 15 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.10.60**
**Households with Housing Problems by Income and Elderly Status**
Kemmerer city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $24,900 | 15 | 4 | 59 | 78 |
| $24,901 to $41,500 | 25 | 0 | 15 | 40 |
| $41,501 to $66,400 | 0 | 10 | 75 | 85 |
| $66,401 to $83,000 | 4 | 0 | 14 | 18 |
| Above $83,000 | 0 | 0 | 10 | 10 |
| Total | 44 | 14 | 173 | 231 |
| **Without Housing Problems** | | | | |
| $0 to $24,900 | 0 | 15 | 14 | 29 |
| $24,901 to $41,500 | 29 | 10 | 15 | 54 |
| $41,501 to $66,400 | 45 | 20 | 45 | 110 |
| $66,401 to $83,000 | 20 | 4 | 75 | 99 |
| Above $83,000 | 140 | 15 | 375 | 530 |
| Total | 234 | 64 | 524 | 822 |
| **Not Computed** | | | | |
| $0 to $24,900 | 0 | 15 | 4 | 19 |
| $24,901 to $41,500 | 0 | 0 | 0 | 0 |
| $41,501 to $66,400 | 0 | 0 | 0 | 0 |
| $66,401 to $83,000 | 0 | 0 | 0 | 0 |
| Above $83,000 | 0 | 0 | 0 | 0 |
| Total | 0 | 15 | 4 | 19 |
| **Total** | | | | |
| $0 to $24,900 | 15 | 34 | 77 | 126 |
| $24,901 to $41,500 | 54 | 10 | 30 | 94 |
| $41,501 to $66,400 | 45 | 30 | 120 | 195 |
| $66,401 to $83,000 | 24 | 4 | 89 | 117 |
| Above $83,000 | 140 | 15 | 385 | 540 |
| **Total** | 278 | 93 | 701 | 1,072 |

## 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.10.61 presents some basic statistics about the completed surveys.

**Table III.10.61**
**Survey of Rental Properties**
Kemmerer city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 5 | 136 | 19.1 | 26 |
| 2019B | 3 | 37 | 5.4 | 2 |
| 2020A | 2 | 16 | 43.8 | 7 |
| 2020B | 3 | 18 | 11.1 | 2 |
| 2021A | 2 | 3 | 0 | 0 |

Table III.10.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2 single-family units in Kemmerer city, with 0 of them available. This translates into a vacancy rate of 0 percent in Kemmerer city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 0 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.10.62**
**Rental Vacancy Survey by Type**
Kemmerer city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 2 | 0 | 0% |
| Apartments | 0 | 0 | 0% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 1 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **3** | **0** | **0%** |

Table III.10.63, reports units by bedroom size. As can be seen there were 0 two-bedroom apartment units and 0 three-bedroom units. Overall, the 3 two bedroom units accounted for 100 percent of all units, and the 0 three bedroom units accounted for 0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.10.63**
**Rental Units by Bedroom Size**
Kemmerer 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 | 0 | 0 | 0 | · | 0 |
| Two | 2 | 0 | 0 | 1 | · | 3 |
| Three | 0 | 0 | 0 | 0 | · | 0 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **2** | **0** | **0** | **1** | **0** | **3** |

Table III.10.64 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 0 percent.

Table III.10.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Studio-bedroom units, which had a vacancy rate of 0 percent.

**Table III.10.64**
**Single-Family Units by Bedroom Size**
Kemmerer city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 2 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **2** | **0** | **0%** |

**Table III.10.65**
**Apartment Units by Bedroom Size**
Kemmerer city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **0** | **0** | **0%** |

Average market-rate rents by unit type are shown in Table III.10.66. 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.10.66**
**Average Market Rate Rents by Bedroom Size**
Kemmerer 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 | $700 | $0 | $0 | $800 | $750 |
| Three | $0 | $0 | $0 | $0 | $0 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$700** | **$0** | **$0** | **$800** | **$750** |

Table III.10.67, 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.10.67**
**Average Assisted Rate Rents by Bedroom Size**
Kemmerer 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.10.68, shows vacancy rates for single-family units by average rental rates for Kemmerer city. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.10.68**
**Single-Family Market Rate Rents by Vacancy Status**
Kemmerer 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 | 2 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **2** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.10.69. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.10.69**
**Apartment Market Rate Rents by Vacancy Status**
Kemmerer city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **0** | **0** | **0%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.10.70, 1 respondents, or 50 percent, included some sort of utility in the rent.

**Table III.10.70**
**Are there any utilities included with the rent?**
Kemmerer city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 1 |
| **% Offering Utilities** | **50%** |

The type of utility included in the rent is shown in Table III.10.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 2 respondents who included water and sewer and 2 respondents included trash collection in the rent.

**Table III.10.71**
**Which utilities are included with the rent?**
Kemmerer city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 0 |
| Water/Sewer | 2 |
| Trash Collection | 2 |

## Perceived Need for Housing Units

Table III.10.72, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

**Table III.10.72**
**Do you keep a waiting list?**
Kemmerer city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 2 |
| **Waitlist Size** | **0** |

Table III.10.73, shows the condition of rental units by unit type for Kemmerer 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 3 units were in good condition, or 100 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.10.73**
**Condition by Unit Type**
Kemmerer city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 3 | 100% |
| Excellent | 0 | 0% |
| Don't Know | 0 | 0% |
| **Total** | **3** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.10.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.10.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Kemmerer city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.10.75**
**Households with Housing Problems by Income**
Kemmerer city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 25 | 55 | 80 |
| 30.1-50% HAMFI | 25 | 15 | 40 |
| 50.1-80% HAMFI | 70 | 15 | 85 |
| 80.1-95% HAMFI | 4 | 4 | 8 |
| 95 – 115% HAMFI | 10 | 0 | 10 |
| 115.1% HAMFI or more | 10 | 0 | 10 |
| **Total** | 144 | 89 | 233 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 25 | 4 | 29 |
| 30.1-50% HAMFI | 50 | 4 | 54 |
| 50.1-80% HAMFI | 65 | 45 | 110 |
| 80.1-95% HAMFI | 65 | 15 | 80 |
| 95 – 115% HAMFI | 80 | 54 | 134 |
| 115.1% HAMFI or more | 385 | 23 | 408 |
| **Total** | 670 | 145 | 815 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 20 | 20 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 20 | 20 |
| **Total** | | | |
| 30% HAMFI or less | 50 | 79 | 129 |
| 30.1-50% HAMFI | 75 | 19 | 94 |
| 50.1-80% HAMFI | 135 | 60 | 195 |
| 80.1-95% HAMFI | 69 | 19 | 88 |
| 95 – 115% HAMFI | 90 | 54 | 144 |
| 115.1% HAMFI or more | 395 | 23 | 418 |
| **Total** | **814** | **254** | **1,068** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.10.75, 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 144 owner occupied and 89 renter occupied households experiencing a housing problem.

Table III.10.76, shows the total estimated housing by tenure for Kemmerer city. As can be seen, in 2030 there are estimated to be a total of 977 owner and 318 renter occupied households or a total of 1,295 households. By 2050 there are estimated to be 1,216 owner, 372 renter for a total of 1,588 households in Kemmerer city.

**Table III.10.76**
**Total Estimated Housing Forecast**
Kemmerer city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 869 | 293 | 1,162 |
| 2025 | 915 | 303 | 1,218 |
| 2030 | 977 | 318 | 1,295 |
| 2035 | 1,038 | 332 | 1,370 |
| 2040 | 1,097 | 345 | 1,442 |
| 2045 | 1,155 | 359 | 1,514 |
| 2050 | 1,216 | 372 | 1,588 |

Table III.10.77, below shows the incremental housing demand for Kemmerer 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.

As can be seen in 2030 an estimated additional 159 owner-occupied and 71 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 Kemmerer city will see an additional 523 households, of which 63 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 96 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

## Table III.10.77
## Incremental Housing Demand Forecast
Kemmerer city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 6 | 10 | 14 | 17 | 21 | 24 |
| % | 0 | 9 | 15 | 20 | 26 | 31 | 37 |
| % | 0 | 16 | 26 | 36 | 46 | 56 | 66 |
| % | 0 | 8 | 13 | 19 | 24 | 29 | 34 |
| 5% | 0 | 11 | 18 | 24 | 31 | 37 | 44 |
| | 0 | 47 | 77 | 107 | 135 | 164 | 193 |
| | **0** | **97** | **159** | **220** | **279** | **337** | **398** |
| | | | | **Renter** | | | |
| | 0 | 17 | 22 | 26 | 30 | 35 | 39 |
| % | 0 | 4 | 5 | 6 | 7 | 8 | 9 |
| % | 0 | 13 | 17 | 20 | 23 | 26 | 30 |
| % | 0 | 4 | 5 | 6 | 7 | 8 | 9 |
| 5% | 0 | 12 | 15 | 18 | 21 | 24 | 27 |
| | 0 | 5 | 6 | 8 | 9 | 10 | 11 |
| | **0** | **56** | **71** | **85** | **98** | **112** | **125** |
| | | | | **Total** | | | |
| | 0 | 23 | 32 | 40 | 48 | 56 | 63 |
| % | 0 | 13 | 20 | 27 | 33 | 39 | 46 |
| % | 0 | 29 | 43 | 57 | 69 | 82 | 96 |
| % | 0 | 12 | 19 | 25 | 31 | 37 | 43 |
| 5% | 0 | 23 | 33 | 42 | 52 | 61 | 71 |
| | 0 | 52 | 84 | 114 | 144 | 174 | 204 |
| | **0** | **153** | **230** | **305** | **377** | **449** | **523** |

Table III.10.78 shows the Incremental Total Housing Need Forecast for Kemmerer 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 328 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 543 owner and 212 renter occupied households for a total of 754 quality households.

**Table III.10.78**
**Incremental Total Housing Need Forecast**
Kemmerer city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| 0-30% | 28 | 31 | 35 | 39 | 42 | 46 | 50 |
| 30.1-50% | 30 | 34 | 40 | 45 | 51 | 56 | 62 |
| 50.1-80% | 79 | 86 | 97 | 107 | 117 | 126 | 136 |
| 80.1-95% | 8 | 12 | 17 | 23 | 28 | 33 | 38 |
| 95.1-115% | 16 | 21 | 28 | 34 | 41 | 47 | 54 |
| 115+% | 35 | 57 | 87 | 117 | 145 | 174 | 203 |
| **Total** | **196** | **242** | **304** | **365** | **424** | **482** | **543** |
| | | | | **Renter** | | | |
| 0-30% | 68 | 71 | 76 | 80 | 84 | 88 | 92 |
| 30.1-50% | 18 | 19 | 20 | 21 | 22 | 23 | 24 |
| 50.1-80% | 25 | 28 | 31 | 35 | 38 | 41 | 44 |
| 80.1-95% | 7 | 8 | 9 | 10 | 11 | 12 | 13 |
| 95.1-115% | 10 | 12 | 15 | 18 | 21 | 24 | 27 |
| 115+% | 4 | 5 | 6 | 8 | 9 | 10 | 11 |
| **Total** | **133** | **143** | **158** | **172** | **185** | **199** | **212** |
| | | | | **Total** | | | |
| 0-30% | 96 | 102 | 110 | 119 | 126 | 134 | 142 |
| 30.1-50% | 48 | 53 | 60 | 66 | 73 | 79 | 86 |
| 50.1-80% | 104 | 114 | 128 | 141 | 154 | 167 | 180 |
| 80.1-95% | 16 | 20 | 27 | 33 | 39 | 45 | 51 |
| 95.1-115% | 25 | 33 | 43 | 52 | 62 | 71 | 81 |
| 115+% | 39 | 62 | 94 | 125 | 154 | 184 | 215 |
| **Total** | **328** | **384** | **461** | **536** | **608** | **680** | **754** |

# Lander city

# Lander city

## Demographics

### Population Estimates

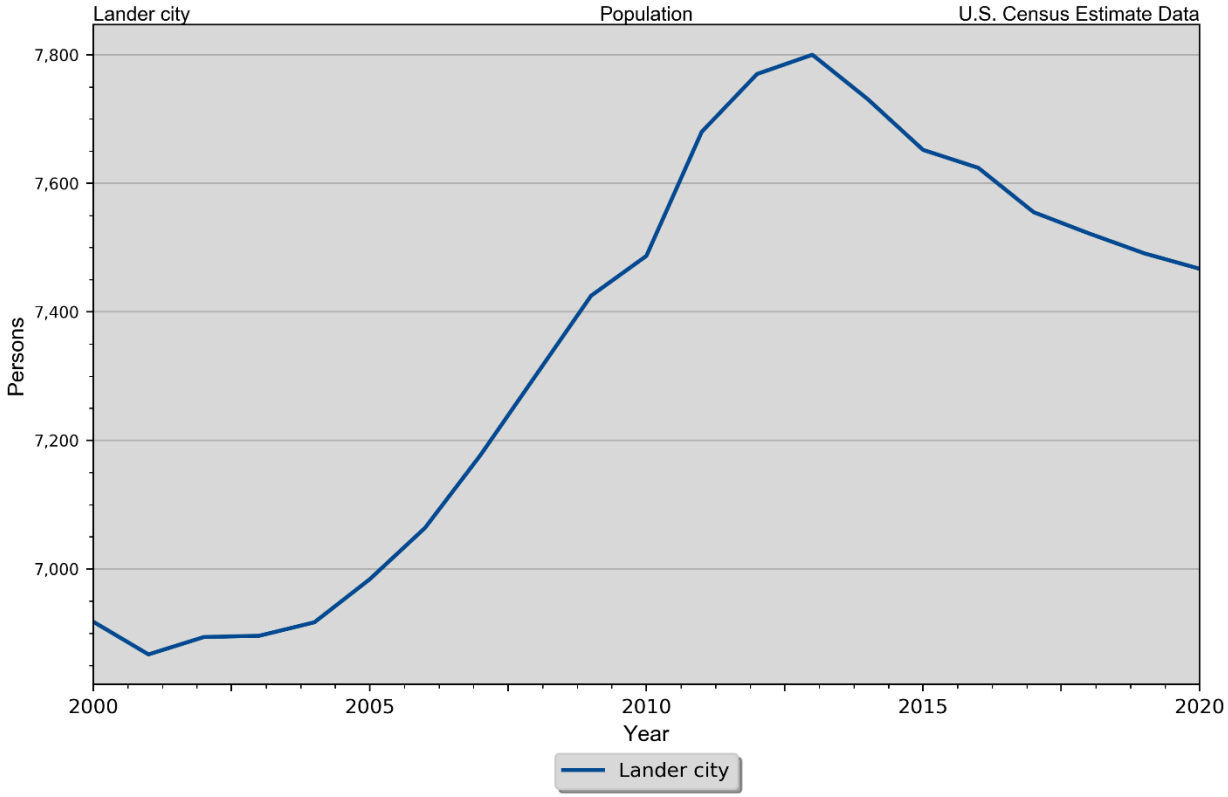
Table III.11.1, at right shows the population for Lander city. The 2020 estimates indicate that Lander city's population decreased from 7,487 in 2010 to 7,467 in 2020, or by -0.3 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Lander city. Although a city may span several counties, for the county level data pieces, Fremont County was selected.

**Table III.11.1**
**Population Estimates**
Lander city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 6,918 | . |
| 2001 | 6,867 | -0.7% |
| 2002 | 6,894 | 0.4% |
| 2003 | 6,896 | 0% |
| 2004 | 6,917 | 0.3% |
| 2005 | 6,984 | 1% |
| 2006 | 7,064 | 1.1% |
| 2007 | 7,177 | 1.6% |
| 2008 | 7,301 | 1.7% |
| 2009 | 7,425 | 1.7% |
| 2010 | 7,487 | 0.8% |
| 2011 | 7,680 | 2.6% |
| 2012 | 7,770 | 1.2% |
| 2013 | 7,800 | 0.4% |
| 2014 | 7,731 | -0.9% |
| 2015 | 7,652 | -1% |
| 2016 | 7,624 | -0.4% |
| 2017 | 7,555 | -0.9% |
| 2018 | 7,522 | -0.4% |
| 2019 | 7,491 | -0.4% |
| 2020 | 7,467 | -0.3% |

**Diagram III.11.1**
**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.

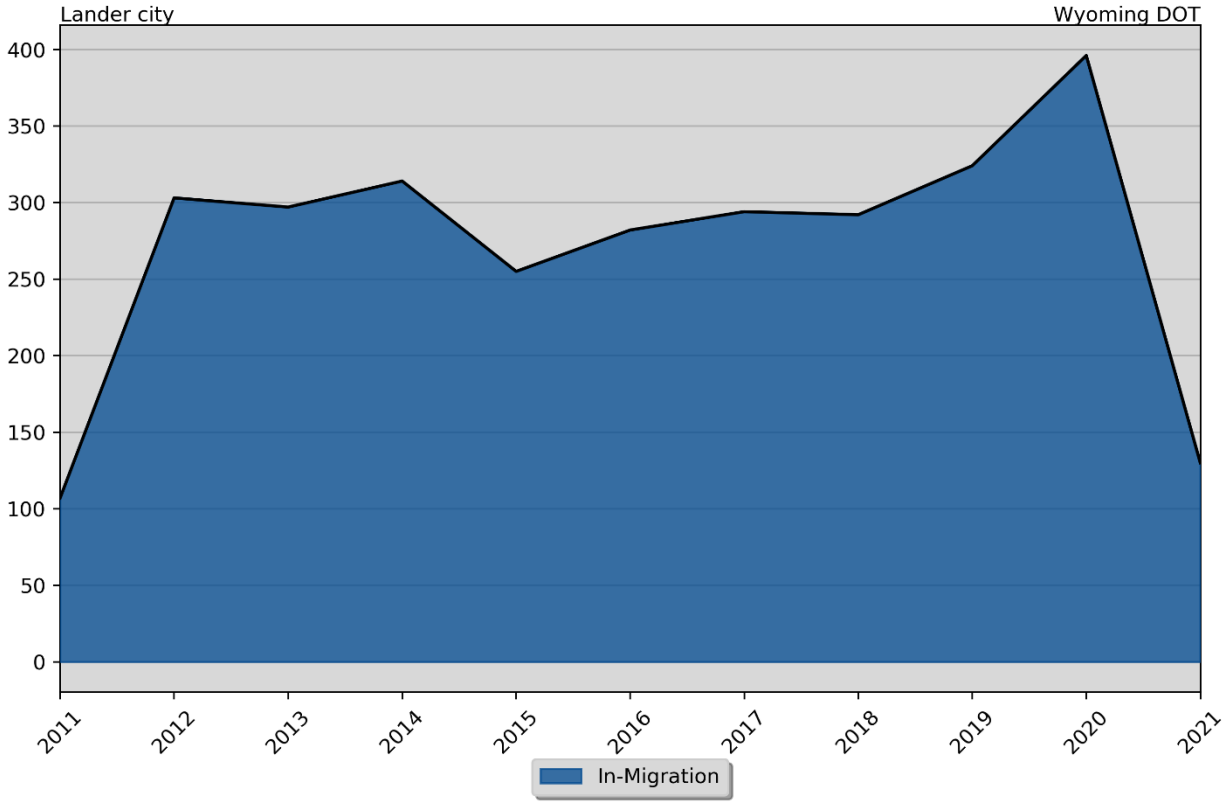
Table III.11.2 shows in-migration between 2011 and the first half of 2021 for Lander city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Fremont County to display net- and out-migration.

**Table III.11.2**
**In-Migration by Age Cohort**
Lander city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 1 | 3 | 7 | 0 | 2 | 2 | 6 | 5 | 1 | 3 |
| 18-22 | 6 | 28 | 25 | 17 | 22 | 29 | 31 | 17 | 31 | 42 | 9 |
| 23-25 | 8 | 27 | 26 | 31 | 29 | 36 | 29 | 29 | 24 | 37 | 5 |
| 26-35 | 30 | 96 | 90 | 113 | 86 | 75 | 92 | 87 | 105 | 114 | 49 |
| 36-45 | 25 | 51 | 50 | 59 | 46 | 49 | 46 | 54 | 55 | 68 | 27 |
| 46-55 | 17 | 44 | 48 | 37 | 24 | 27 | 33 | 40 | 36 | 44 | 14 |
| 56-65 | 15 | 42 | 44 | 36 | 27 | 40 | 36 | 27 | 36 | 43 | 12 |
| 66 + | 5 | 14 | 11 | 14 | 21 | 24 | 25 | 32 | 32 | 47 | 11 |
| **Total** | **107** | **303** | **297** | **314** | **255** | **282** | **294** | **292** | **324** | **396** | **130** |

The shaded area in Diagram III.11.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 396 people entering Lander city.

**Diagram III.11.2**
**In-Migration**



The driver's license total exchanges since 2000 for Fremont County are presented in Diagram III.11.3, and showed a net migration of 2,602 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 the first half of 2021, there were 454 in-migrants, 611 out-migrants for a net out-migration of -157 people. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 entering 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 546 persons leaving Fremont County since 2017.Wyoming DOT data indicates that there was a net decrease of 157 people in the most recent year.

**Diagram III.11.3**
**Migration Trends**

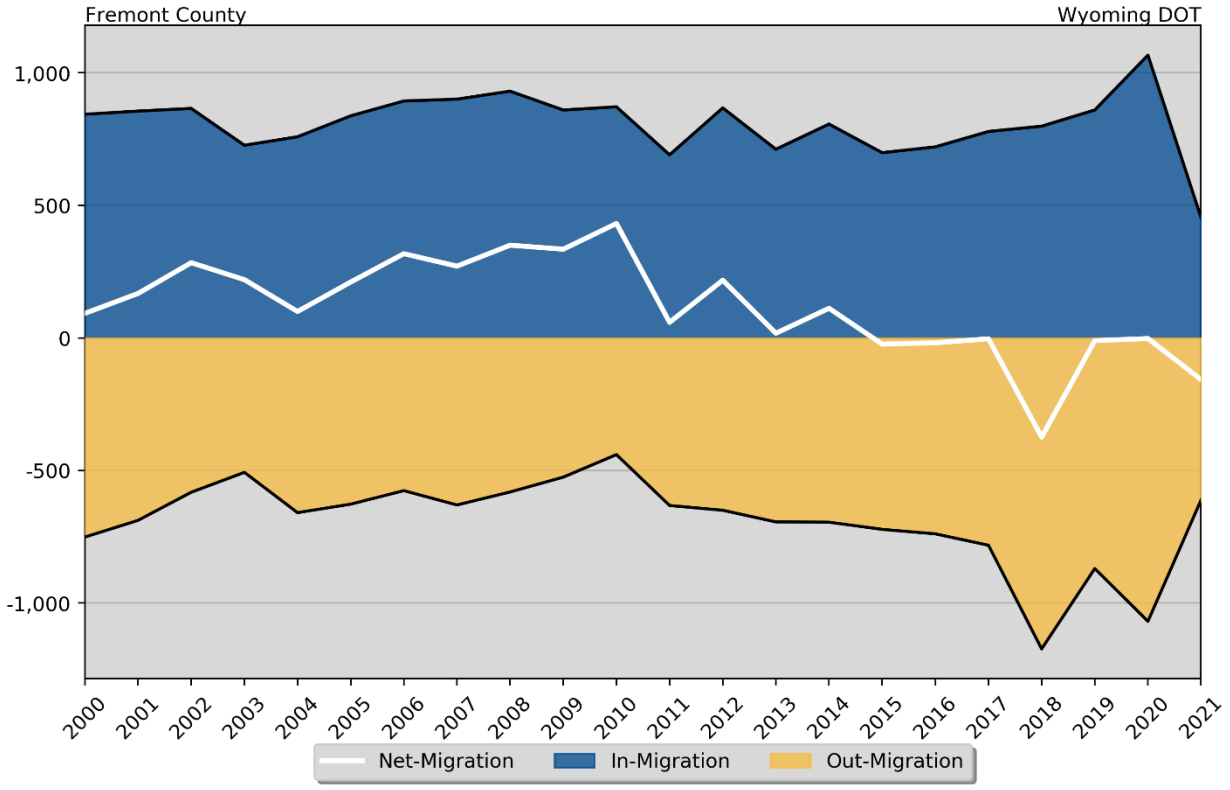


Table III.11.3, shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 3 persons entering Fremont County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 61 persons leaving Fremont County.

**Table III.11.3**
**Net-Migration by Age Range**
Fremont Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 4 | 5 | 9 | -3 | 3 | -1 | 4 | -7 | 4 | -1 | 8 | 3 | -4 | 3 |
| 18-22 | 0 | 21 | 33 | -18 | -3 | 18 | 9 | -2 | 23 | 11 | -46 | 13 | -49 | 2 |
| 23-25 | 42 | 22 | 30 | 0 | 35 | 3 | 25 | 10 | 4 | 4 | -46 | -33 | 1 | -29 |
| 26-35 | 98 | 70 | 136 | 28 | 58 | 13 | 64 | 10 | -27 | -2 | -128 | -15 | -27 | -61 |
| 36-45 | 68 | 82 | 73 | 25 | 38 | -3 | -7 | 14 | -21 | -10 | -90 | 10 | 9 | -23 |
| 46-55 | 94 | 60 | 87 | 12 | 67 | 9 | 5 | -36 | -16 | -16 | -13 | 6 | 11 | -22 |
| 56-65 | 49 | 63 | 59 | 31 | 15 | 6 | 21 | 0 | 22 | 22 | -33 | 26 | 46 | -3 |
| 66 + | -5 | 12 | 5 | -16 | 5 | -27 | -9 | -12 | -7 | -11 | -26 | -20 | 11 | -24 |
| **Total** | **350** | **335** | **432** | **59** | **218** | **18** | **112** | **-23** | **-18** | **-3** | **-374** | **-10** | **-2** | **-157** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[21], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Lander city population by race and ethnicity is shown in Table III.11.4. The white population represented 88.4 percent of the population in 2019, compared with black populations accounting for 0.3 percent of the population in 2019. Hispanic households represented 2.7 percent of the population in 2019.

**Table III.11.4**
**Population by Race and Ethnicity**
Lander city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 6,590 | 88% | 6,681 | 88.4% |
| Black | 14 | 0.2% | 20 | 0.3% |
| American Indian | 550 | 7.3% | 345 | 4.6% |
| Asian | 45 | 0.6% | 44 | 0.6% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 7 | 0.1% |
| Other | 73 | 1% | 49 | 0.6% |
| Two or More Races | 214 | 2.9% | 409 | 5.4% |
| **Total** | **7,487** | **100.0%** | **7,555** | **100.0%** |
| **Non-Hispanic** | 7,125 | 95.2% | 7,348 | 97.3% |
| **Hispanic** | 362 | 4.8% | 207 | 2.7% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.11.5. During this time, the total non-Hispanic population was 7,348 persons in 2019, while the Hispanic population was 207.

**Table III.11.5**
**Population by Race and Ethnicity**
Lander city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 6,372 | 89.4% | 6,594 | 89.7% |
| Black | 14 | 0.2% | 20 | 0.3% |
| American Indian | 518 | 7.3% | 331 | 4.5% |
| Asian | 45 | 0.6% | 35 | 0.5% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 7 | 0.1% |
| Other | 6 | 0.1% | 0 | 0% |
| Two or More Races | 169 | 2.4% | 361 | 4.9% |
| **Total Non-Hispanic** | **7,125** | **100.0%** | **7,348** | **100.0%** |
| **Hispanic** | | | | |
| White | 218 | 60.2% | 87 | 42% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 32 | 8.8% | 14 | 6.8% |
| Asian | 0 | 0% | 9 | 4.3% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 67 | 18.5% | 49 | 23.7% |
| Two or More Races | 45 | 12.4% | 48 | 23.2% |
| **Total Hispanic** | **362** | **100.0** | **207** | **100.0%** |
| **Total Population** | **7,487** | **100.0%** | **7,555** | **100.0%** |

## Cohorts

Table III.11.6 shows the population distribution in Lander city by age. In 2010, children under the age of 5 accounted for 7.3 percent of the total population, which compared to 6.7 percent in 2019.

**Table III.11.6**
**Population Distribution by Age**
Lander city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 547 | 7.3 | 509 | 6.7 |
| 5 to 19 | 1,277 | 17.1 | 1,417 | 18.8 |
| 20 to 24 | 452 | 6 | 423 | 5.6 |
| 25 to 34 | 996 | 13.3 | 1,105 | 14.6 |
| 35 to 54 | 1,991 | 26.6 | 1,557 | 20.6 |
| 55 to 64 | 950 | 12.7 | 996 | 13.2 |
| 65 or Older | 1,274 | 17 | 1,548 | 20.5 |
| **Total** | **7,487** | **100%** | **7,555** | **100%** |

Table III.11.7 shows the population in Lander city by age and gender. In 2010, there were 996 people aged 25 to 34, made up of 492 men, and 504 women. In comparison, in 2019, there were 1,105 people in the 25 to 34 age cohort, with 525 men and 580 women.

**Table III.11.7**
**Population by Age and Gender**
Lander 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 | 296 | 251 | 547 | 7.3% | 231 | 278 | 509 | 6.7% |
| 5 to 19 | 646 | 631 | 1,277 | 17.1% | 752 | 665 | 1,417 | 18.8% |
| 20 to 24 | 243 | 209 | 452 | 6% | 216 | 207 | 423 | 5.6% |
| 25 to 34 | 492 | 504 | 996 | 13.3% | 525 | 580 | 1,105 | 14.6% |
| 35 to 54 | 989 | 1,002 | 1,991 | 26.6% | 858 | 699 | 1,557 | 20.6% |
| 55 to 64 | 460 | 490 | 950 | 12.7% | 493 | 503 | 996 | 13.2% |
| 65 and Older | 540 | 734 | 1,274 | 17% | 667 | 881 | 1,548 | 20.5% |
| **Total** | **3,666** | **3,821** | **7,487** | **100%** | **3,742** | **3,813** | **7,555** | **100%** |

**Diagram III.11.4**
**Population Distribution by Age**
Lander city
2010 Census and 2019 Five-Year ACS Data

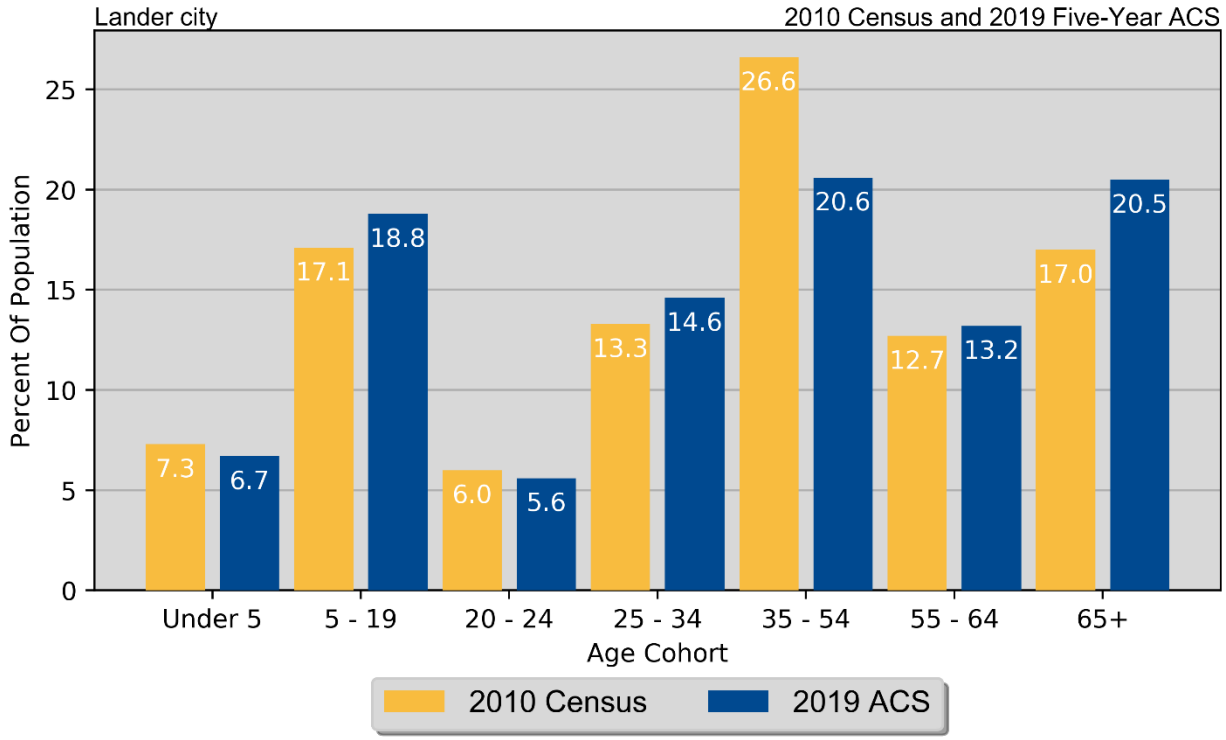
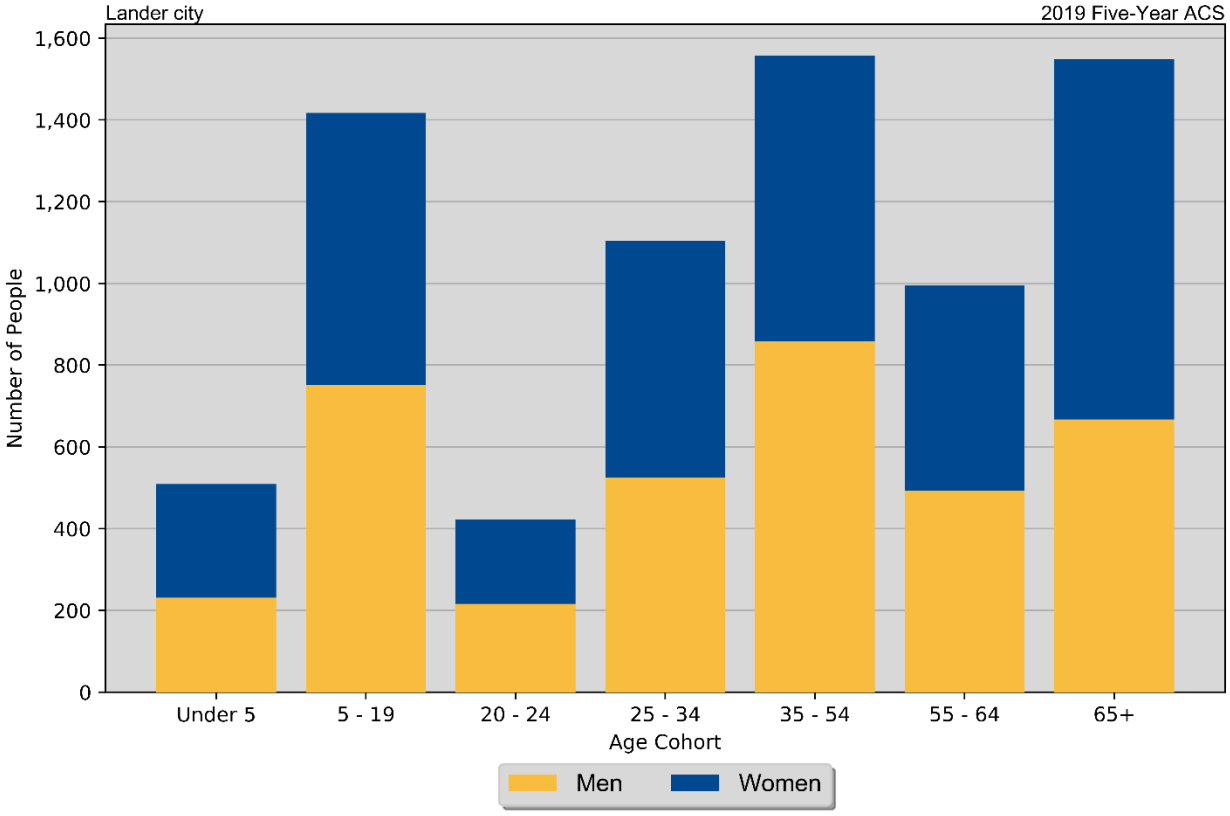


**Diagram III.11.5**
**Population Distribution by Age and Gender**
Lander city
2019 Five-Year ACS



## 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.11.8, between 2000 and 2010, the institutionalized population changed -24.6 percent in Lander city, from 280 people in 2000 to 211 in 2010.

**Table III.11.8**
**Group Quarters Population**
Lander 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 | 104 | 37.1% | 154 | 73% | 48.1% |
| Juvenile Facilities | . | . | 4 | 1.9% | . |
| Nursing Homes | 57 | 20.4% | 53 | 25.1% | -7% |
| Other Institutions | 119 | 42.5% | 0 | 0% | -100% |
| Total | **280** | **100.0%** | **211** | **100.0%** | **-24.6%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 37 | 100% | 20 | 100% | -45.9% |
| Total | **37** | **100.0%** | **20** | **100.0%** | **-45.9%** |
| Group Quarters Population | **317** | **100.0%** | **231** | **100.0%** | **-27.1%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.11.9. An estimated 0.3 percent of the population was born in England , some 0.3 percent were born in Other Eastern Europe , and another 0.3 percent were born in Philippines .

**Table III.11.9**
**Place of Birth for the Foreign-Born Population**
Lander city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | England | 24 | 0.3% |
| #2 country of origin | Other Eastern Europe | 19 | 0.3% |
| #3 country of origin | Philippines | 19 | 0.3% |
| #4 country of origin | Korea | 16 | 0.2% |
| #5 country of origin | Mexico | 15 | 0.2% |
| #6 country of origin | Russia | 10 | 0.1% |
| #7 country of origin | Ukraine | 9 | 0.1% |
| #8 country of origin | Panama | 3 | 0% |
| #9 country of origin | Afghanistan | 0 | 0% |
| #10 country of origin | Africa, n.e.c. | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.11.10. An estimated 0.1 percent of the population speaks Russian, Polish, or other Slavic languages at home, followed by 0.1 percent speaking Spanish .

**Table III.11.10**
**Limited English Proficiency and Language Spoken at Home**
Lander city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Russian, Polish, or other Slavic languages | 9 | 0.1% |
| #2 LEP Language | Spanish | 9 | 0.1% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | German or other West Germanic languages | 0 | 0% |
| #7 LEP Language | Korean | 0 | 0% |
| #8 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #9 LEP Language | Other Indo-European languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.11.11, below. The disability rate for females was 13.2 percent, compared to 17.5 percent for males. The disability rate grew precipitously higher with age, with 47.8 percent of those over 75 experiencing a disability.

**Table III.11.11**
**Disability by Age**
Lander 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 | 82 | 12.1% | 34 | 5.5% | 116 | 9% |
| 18 to 34 | 98 | 13% | 33 | 4.1% | 131 | 8.4% |
| 35 to 64 | 227 | 17.5% | 120 | 10.2% | 347 | 14% |
| 65 to 74 | 122 | 32.8% | 89 | 19.7% | 211 | 25.6% |
| 75 or Older | 105 | 37% | 214 | 55.7% | 319 | 47.8% |
| **Total** | **634** | **17.5%** | **490** | **13.2%** | **1,124** | **15.4%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.11.12. Some 6.9 percent have an ambulatory disability, 8.2 have an independent living disability, and 2.4 percent have a self-care disability.

**Table III.11.12**
**Total Disabilities Tallied: Aged 5 and Older**
Lander city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 312 | 4.3% |
| Vision disability | 134 | 1.8% |
| Cognitive disability | 526 | 7.7% |
| Ambulatory disability | 469 | 6.9% |
| Self-Care disability | 163 | 2.4% |
| Independent living difficulty | 453 | 8.2% |

## Education and Employment

Education and employment data from the Lander city 2019 Five-Year ACS is presented in Table III.11.13, Table III.11.14, and Table III.11.15. In 2019, 3,659 people were in the labor force, including 3,582 employed and 77 unemployed people. The unemployment rate for Lander city was estimated at 2.1 percent in 2019.

**Table III.11.13**
**Employment, Labor Force and Unemployment**
Lander city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 3,582 |
| Unemployed | 77 |
| **Labor Force** | **3,659** |
| Unemployment Rate | 2.1% |

Table III.11.14 and Table III.11.15 show educational attainment in Lander city. In 2019, 92.3 percent of households had a high school education or greater, including 24.7 percent with a high school diploma or equivalent, 31.7 percent with some college, 23.4 percent with a Bachelor's Degree, and 12.5 percent with a graduate or professional degree.

**Table III.11.14**
**High School or Greater Education**
Lander city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 5,311 |
| Total Households | 2,958 |
| **Percent High School or Above** | **92.3%** |

**Table III.11.15**
**Educational Attainment**
Lander city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 442 | 7.7% |
| High School or Equivalent | 1,422 | 24.7% |
| Some College or Associates Degree | 1,825 | 31.7% |
| Bachelor's Degree | 1,346 | 23.4% |
| Graduate or Professional Degree | 718 | 12.5% |
| **Total Population Above 18 years** | **5,753** | **100.0%** |

## Commuting Patterns

Table III.11.16 shows the place of work by county of residence. In 2010 94.3 percent of residents worked within the county they reside with 3.6 percent working outside their home county. This compares to 96.7 percent of residents in 2019 who worked within the county in which they resided and 2.5 percent of residents worked outside their home county but still within the state.

**Table III.11.16**
**Place of Work**
Lander 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 | 3,342 | 94.3% | 3,353 | 96.7% |
| Worked outside county of residence | 128 | 3.6% | 86 | 2.5% |
| Worked outside state of residence | 73 | 2.1% | 28 | 0.8% |
| **Total** | **3,543** | **100.0%** | **3,467** | **100.0%** |

Table III.11.17 shows the aggregate travel time to work based on place of work and residence. In Lander city the total aggregate travel time was 47,535 minutes, with residents working in their home county spending a total of 37,690 minutes traveling.

**Table III.11.17**
**Aggregate Travel Time to Work (in Minutes)**
Lander 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 | 43,750 | 79.1% | 37,690 | 79.3% |
| Worked outside county of residence | 8,960 | 16.2% | 9,165 | 19.3% |
| Worked outside State of residence | 2,630 | 4.8% | 680 | 1.4% |
| **Aggregate travel time to work (in minutes):** | **55,340** | **100.0%** | **47,535** | **100.0%** |

Table III.11.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 55,340 minutes. Residents working within their home county spent an average of 11.2 minutes commuting to work, with those working outside their county of residence spending an average of 106.6 minutes on their commute.

| Table III.11.18<br>Average Travel Time to Work (in Minutes)<br>Lander city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 13.1 | 11.2 |
| Worked outside county of residence | 70 | 106.6 |
| Worked outside State of residence | 36 | 24.3 |
| **Average travel time to work (in minutes):** | **15.6** | **13.7** |

Table III.11.19 shows the means of transportation to work. In 2019, 67.6 percent of commuters drove alone in a car, truck, or van. Only 9 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 135 persons or 3.9 percent who worked from home.

| Table III.11.19<br>Means of Transportation to Work<br>Lander city<br>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 | 2,634 | 74.3% | 2,343 | 67.6% |
| Car, truck, or van: Carpooled: | 358 | 10.1% | 313 | 9% |
| Public transportation (excluding taxicab): | 40 | 1.1% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 7 | 0.2% | 24 | 0.7% |
| Bicycle | 69 | 1.9% | 291 | 8.4% |
| Walked | 251 | 7.1% | 265 | 7.6% |
| Other means | 21 | 0.6% | 96 | 2.8% |
| Worked at home | 163 | 4.6% | 135 | 3.9% |
| **Total** | **3,543** | **100.0%** | **3,467** | **100.0%** |

Table III.11.20 shows the breakdown of the means of transportation by tenure. In 2019, 51.1 percent of commuters owned their home and commuted alone by car, which compares to 49.5 percent in 2010. There were also 572 renters who drove alone in 2019 and accounted for 16.5 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.11.20**
**Means Of Transportation To Work By Tenure**
Lander 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 | 1,720 | 49.5% | 1,767 | 51.1% |
| Renter | 914 | 26.3% | 572 | 16.5% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 189 | 5.4% | 171 | 4.9% |
| Renter | 119 | 3.4% | 142 | 4.1% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 4 | 0.1% | 0 | 0% |
| Renter | 36 | 1% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 135 | 3.9% | 112 | 3.2% |
| Renter | 116 | 3.3% | 151 | 4.4% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 40 | 1.2% | 128 | 3.7% |
| Renter | 57 | 1.6% | 283 | 8.2% |
| **Worked at home:** | | | | |
| Owner | 111 | 3.2% | 135 | 3.9% |
| Renter | 34 | 1% | 0 | 0% |
| **Total:** | **3,475** | **100.0%** | **3,461** | **100.0%** |

# ECONOMICS

## Labor Force

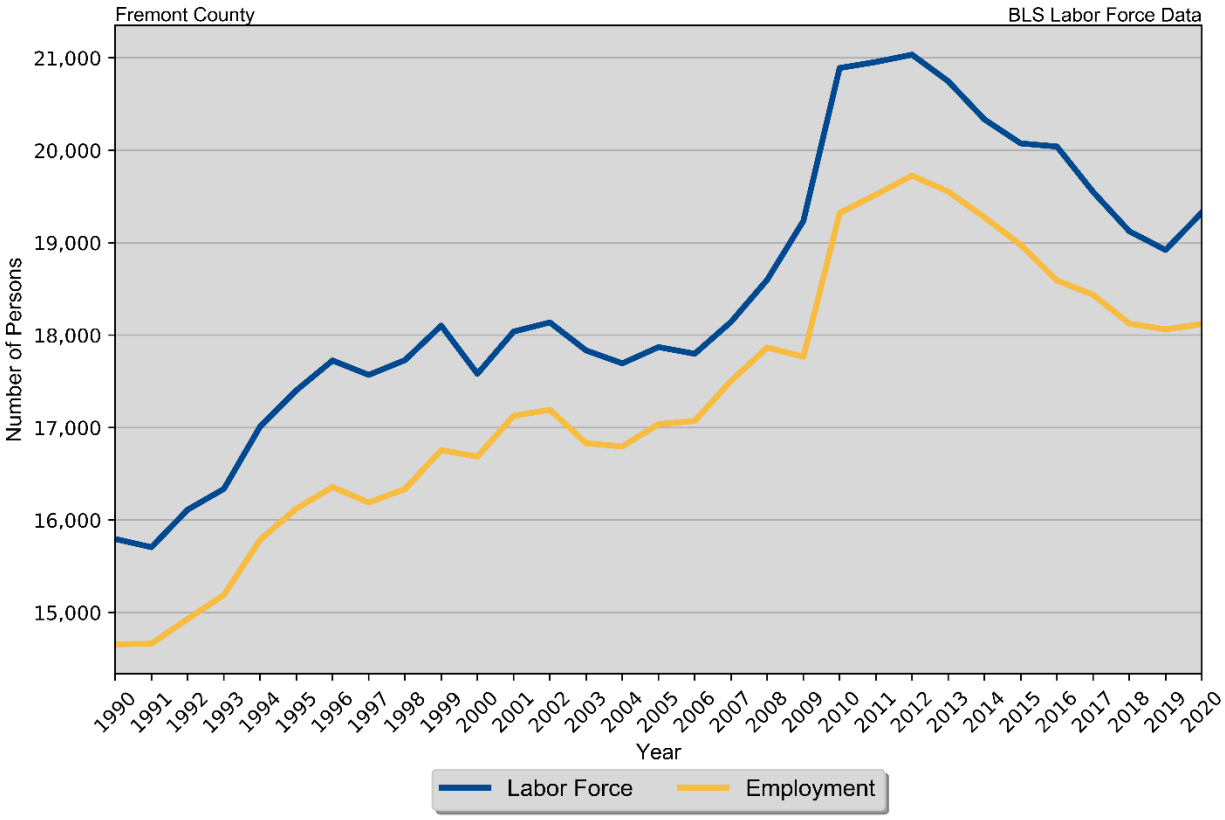
Table III.11.21, shows the labor force statistics for Fremont County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Fremont County increased from 4.5 percent in 2019 to 6.2 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.11.21**
**Labor Force Statistics**
Fremont County
1990 - 2020 BLS Data

| Year | Fremont County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 1,139 | 14,655 | 15,794 | 7.2% | 5.1% |
| 1991 | 1,045 | 14,660 | 15,705 | 6.7% | 5% |
| 1992 | 1,182 | 14,929 | 16,111 | 7.3% | 5.4% |
| 1993 | 1,148 | 15,188 | 16,336 | 7% | 5.3% |
| 1994 | 1,225 | 15,785 | 17,010 | 7.2% | 4.9% |
| 1995 | 1,280 | 16,122 | 17,402 | 7.4% | 4.8% |
| 1996 | 1,369 | 16,356 | 17,725 | 7.7% | 5% |
| 1997 | 1,380 | 16,189 | 17,569 | 7.9% | 4.8% |
| 1998 | 1,395 | 16,334 | 17,729 | 7.9% | 4.8% |
| 1999 | 1,347 | 16,755 | 18,102 | 7.4% | 4.7% |
| 2000 | 895 | 16,686 | 17,581 | 5.1% | 3.8% |
| 2001 | 912 | 17,126 | 18,038 | 5.1% | 3.8% |
| 2002 | 945 | 17,192 | 18,137 | 5.2% | 4% |
| 2003 | 1,004 | 16,830 | 17,834 | 5.6% | 4.3% |
| 2004 | 899 | 16,795 | 17,694 | 5.1% | 3.8% |
| 2005 | 834 | 17,036 | 17,870 | 4.7% | 3.6% |
| 2006 | 726 | 17,072 | 17,798 | 4.1% | 3% |
| 2007 | 638 | 17,504 | 18,142 | 3.5% | 2.6% |
| 2008 | 733 | 17,865 | 18,598 | 3.9% | 2.9% |
| 2009 | 1,469 | 17,766 | 19,235 | 7.6% | 6.3% |
| 2010 | 1,569 | 19,321 | 20,890 | 7.5% | 6.9% |
| 2011 | 1,436 | 19,519 | 20,955 | 6.9% | 6.2% |
| 2012 | 1,308 | 19,726 | 21,034 | 6.2% | 5.5% |
| 2013 | 1,193 | 19,553 | 20,746 | 5.8% | 4.8% |
| 2014 | 1,060 | 19,273 | 20,333 | 5.2% | 4.3% |
| 2015 | 1,097 | 18,977 | 20,074 | 5.5% | 4.2% |
| 2016 | 1,449 | 18,591 | 20,040 | 7.2% | 5.4% |
| 2017 | 1,113 | 18,436 | 19,549 | 5.7% | 4.3% |
| 2018 | 999 | 18,124 | 19,123 | 5.2% | 4% |
| 2019 | 859 | 18,062 | 18,921 | 4.5% | 3.7% |
| 2020 | 1,206 | 18,120 | 19,326 | 6.2% | 5.8% |

Diagram III.11.6, shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 18,120 persons, with the labor force reaching 19,326, indicating there were a total of 1,206 unemployed persons.

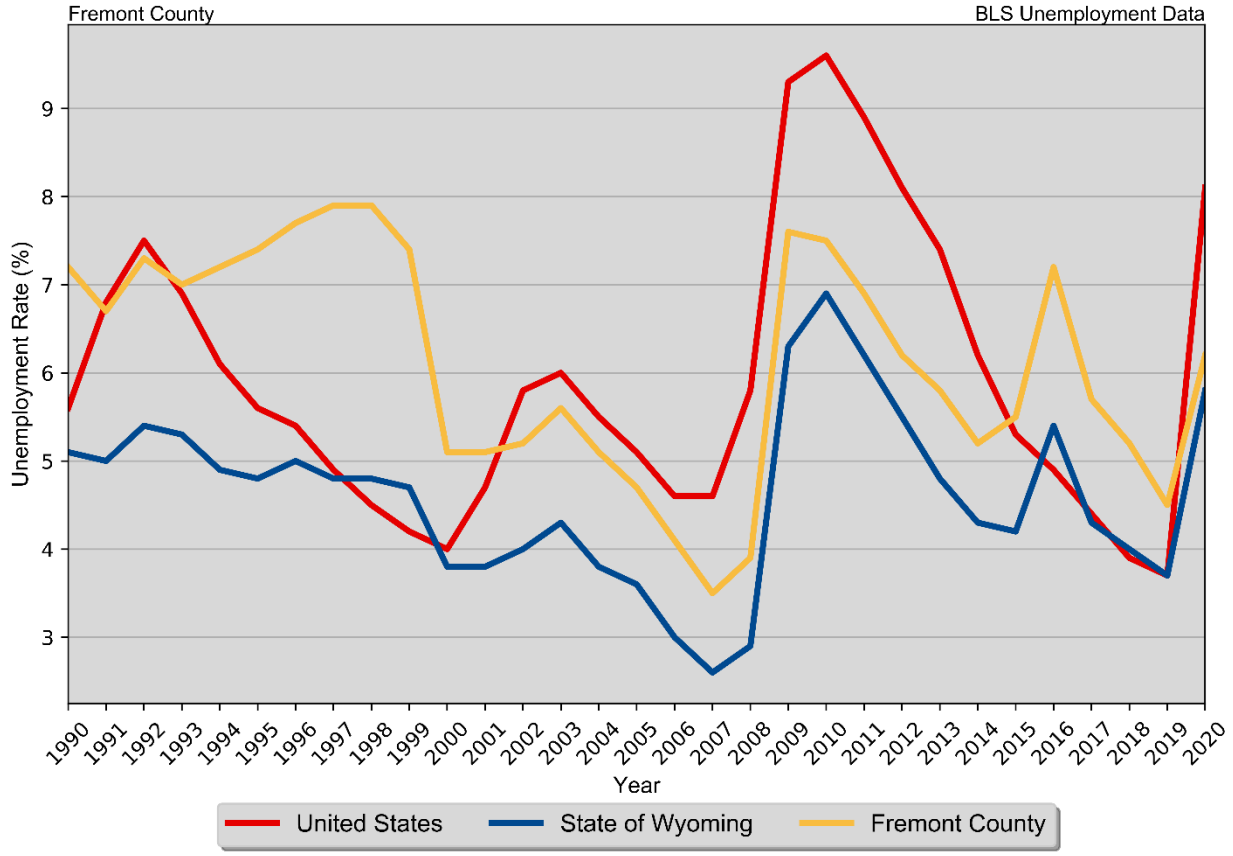
**Diagram III.11.6**
**Employment and Labor Force**



## Unemployment

Diagram III.11.7, shows the unemployment rate for both the State and Fremont County. During the 1990's the average rate for Fremont County was 7.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 6 percent. Over the course of the entire period the Fremont County had an average unemployment rate that higher than the State, 6.1 percent for Fremont County, versus 4.6 statewide.

**Diagram III.11.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

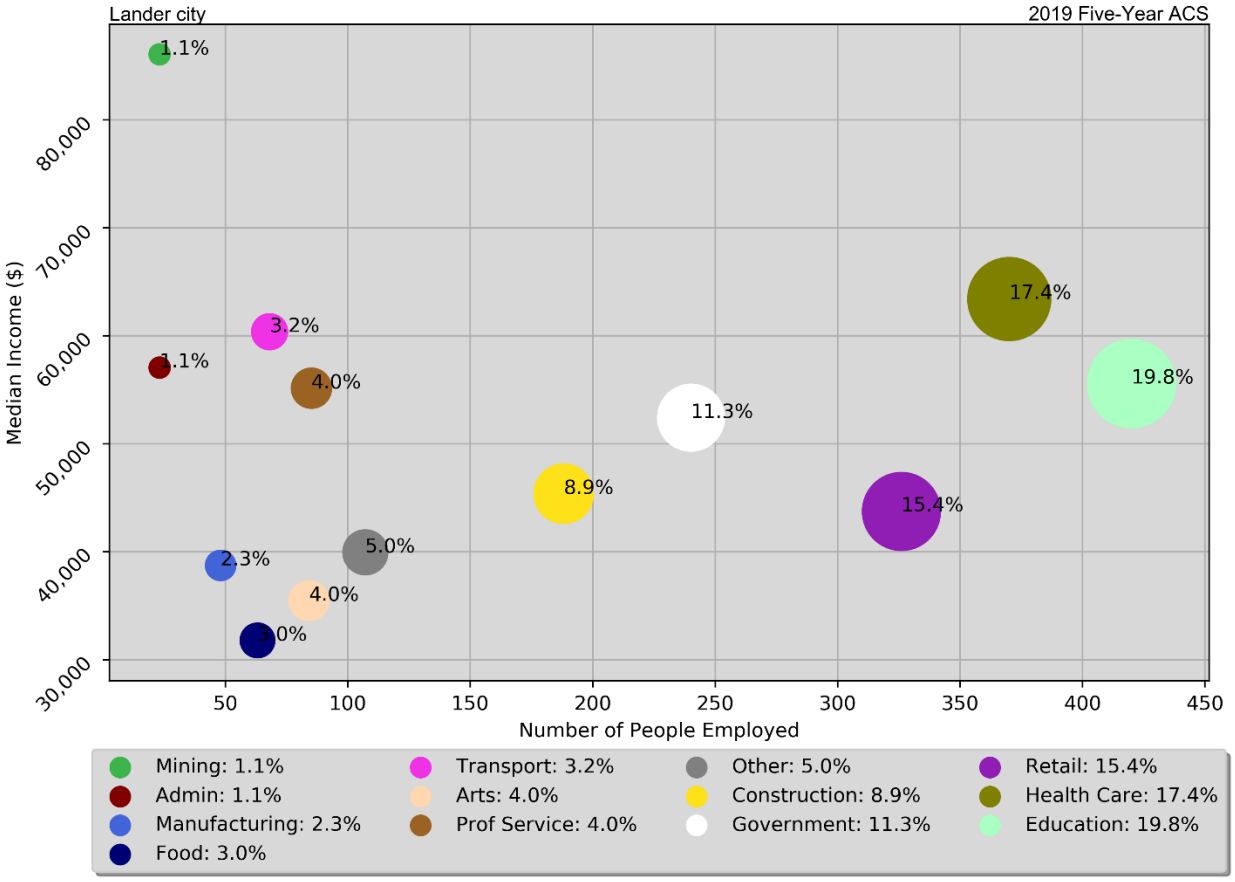
Table III.11.22 shows employment and median earnings by industry for Lander city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Lander city was Education, which employed 420 people and paid a median salary of 55,598 dollars. The highest paying industry in Lander city was the Mining industry, which paid a median salary of 86,094 dollars in 2019. This data is also displayed in Diagram III.11.8.

**Table III.11.22**
**City Level Employment by Industry**
Lander city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 23 | 1.1% | $57,083 |
| Arts, entertainment, and recreation | 84 | 4% | $35,476 |
| Construction | 188 | 8.9% | $45,375 |
| Educational services[22] | 420 | 19.8% | $55,598 |
| Agriculture, forestry, fishing and hunting | 10 | 0.5% | $ |
| Finance and insurance | 7 | 0.3% | $ |
| Accommodation and food services | 63 | 3% | $31,790 |
| Health care and social assistance | 370 | 17.4% | $63,438 |
| Information | 17 | 0.8% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 48 | 2.3% | $38,750 |
| Mining, quarrying, and oil and gas extraction | 23 | 1.1% | $86,094 |
| Other services, except public administration | 107 | 5% | $39,960 |
| Prof Service | 85 | 4% | $55,156 |
| Government | 240 | 11.3% | $52,422 |
| Real estate and rental and leasing | 14 | 0.7% | $ |
| Retail Trade | 326 | 15.4% | $43,750 |
| Transportation and warehousing | 68 | 3.2% | $60,391 |
| Utilities | 21 | 1% | $ |
| Wholesale trade | 8 | 0.4% | $ |

[22] Includes both Public and Private Education

## Diagram III.11.8
### 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.11.23, 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.11.23**
**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.11.24, shows the real average earnings per job by industry for Fremont County. In 2019, the utilities industry had the highest average earnings reaching 110,210 dollars. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 4.9 percent to 52,636 dollars.

**Table III.11.24**
**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 | 11,626 | 20,732 | 23,476 | 18,087 | 14,222 | 17,610 | 20,469 | 21,184 | 3.5% |
| Forestry, fishing, related activities, and other | 13,757 | 17,569 | 15,373 | 17,734 | 19,376 | 0 | 0 | 0 | 0% |
| Mining | 88,923 | 89,844 | 88,339 | 85,998 | 80,004 | 87,416 | 97,498 | 97,920 | 0.4% |
| Utilities | 106,206 | 107,724 | 110,067 | 104,767 | 121,868 | 111,006 | 106,499 | 110,210 | 3.5% |
| Construction | 59,280 | 55,893 | 54,525 | 52,697 | 48,824 | 49,055 | 50,183 | 52,636 | 4.9% |
| Manufacturing | 34,462 | 33,864 | 37,921 | 34,724 | 34,903 | 33,799 | 34,606 | 34,233 | -1.1% |
| Wholesale trade | 48,448 | 54,281 | 50,948 | 49,684 | 52,355 | 51,368 | 52,259 | 51,361 | -1.7% |
| Retail trade | 33,691 | 32,916 | 31,896 | 30,390 | 29,944 | 30,093 | 29,749 | 30,292 | 1.8% |
| Transportation and warehousing | 59,343 | 87,409 | 76,135 | 73,180 | 74,278 | 75,517 | 101,178 | 96,485 | -4.6% |
| Information | 46,669 | 50,182 | 49,728 | 49,587 | 47,254 | 46,132 | 46,065 | 46,188 | 0.3% |
| Finance and insurance | 34,838 | 32,451 | 34,034 | 36,389 | 33,373 | 34,481 | 31,505 | 31,980 | 1.5% |
| Real estate and rental and leasing | 28,678 | 31,010 | 31,895 | 30,583 | 22,723 | 22,750 | 19,934 | 19,967 | 0.2% |
| Professional and technical services | 54,459 | 50,665 | 52,947 | 51,241 | 44,666 | 45,459 | 43,783 | 43,446 | -0.8% |
| Management of companies and enterprises | 82,783 | 101,233 | 115,904 | 113,628 | 94,462 | 112,996 | 73,022 | 74,067 | 1.4% |
| Administrative and waste services | 22,562 | 34,110 | 36,087 | 36,635 | 29,282 | 28,472 | 26,717 | 26,416 | -1.1% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 38,517 | 37,445 | -2.8% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 49,458 | 48,837 | -1.3% |
| Arts, entertainment, and recreation | 8,750 | 12,215 | 6,758 | 7,078 | 7,576 | 8,022 | 0 | 0 | 0% |
| Accommodation and food services | 19,981 | 20,976 | 21,488 | 21,717 | 21,872 | 23,372 | 22,514 | 21,545 | -4.3% |
| Other services, except public administration | 36,275 | 33,023 | 32,953 | 33,449 | 33,589 | 34,709 | 34,473 | 33,806 | -1.9% |
| Government and government enterprises | 63,098 | 66,752 | 68,227 | 68,744 | 68,554 | 68,048 | 69,678 | 69,416 | -0.4% |
| **Total** | **45,689** | **48,492** | **48,531** | **47,112** | **44,859** | **45,192** | **46,217** | **45,931** | **-0.6%** |

Diagram III.11.9, 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 40,028 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.11.9**
**Real Average Earnings Per Job**

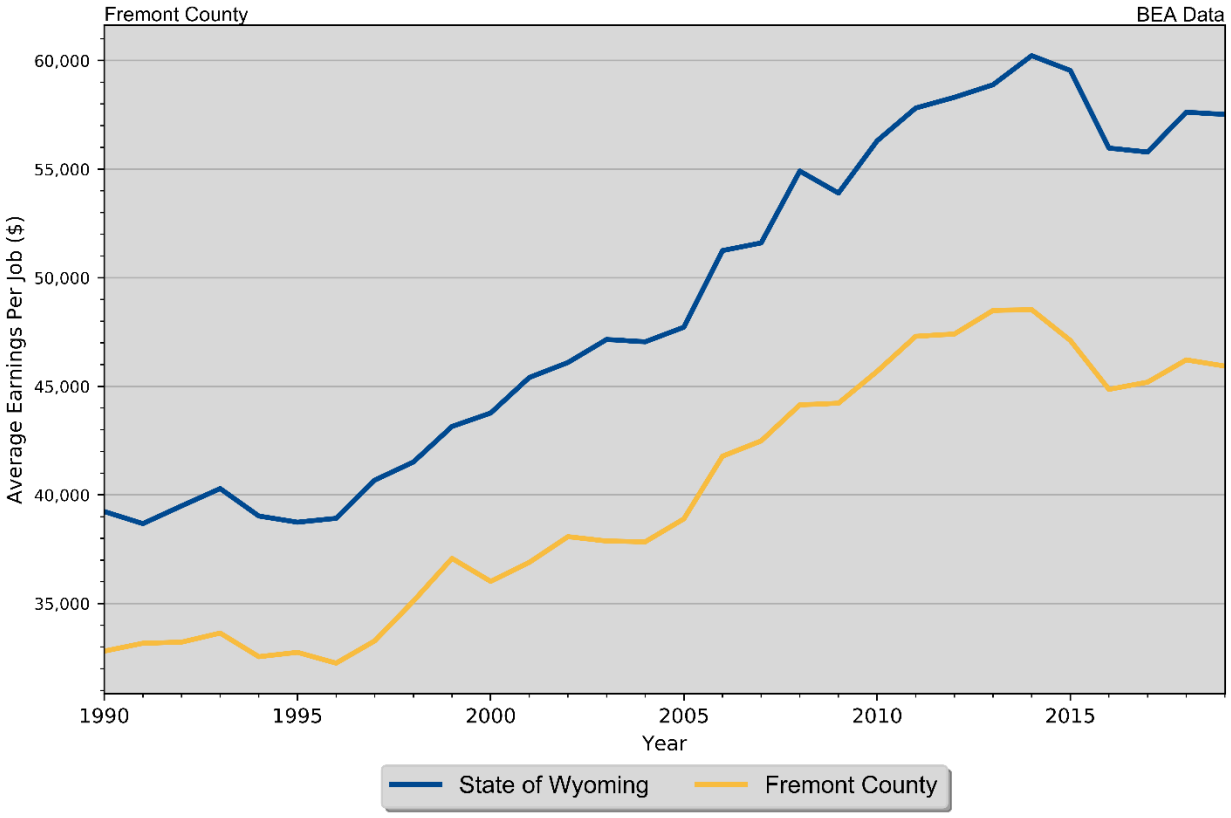
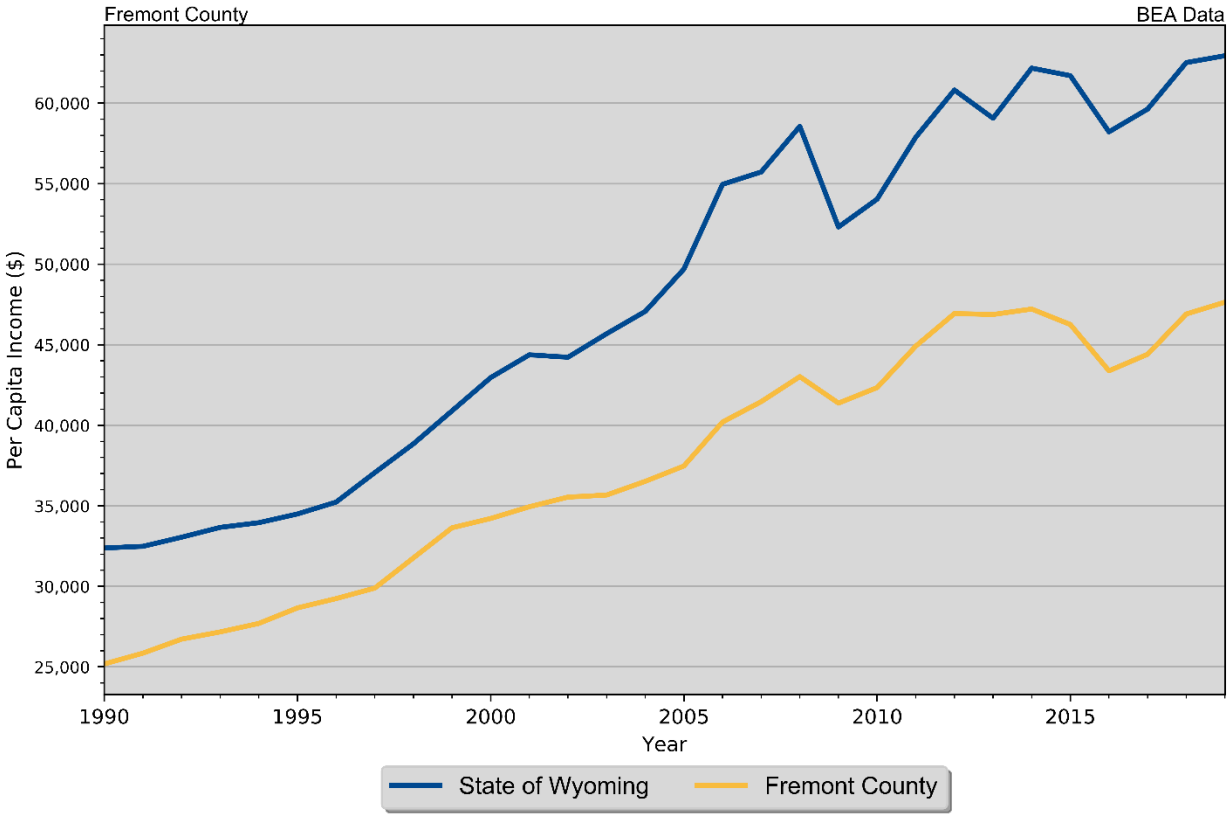


Diagram III.11.10, shows real per capita income for the Fremont County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was 37,438 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.11.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 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.11.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.11.11.

The rate of poverty for Lander city is shown in Table III.11.26. In 2019, the poverty rate was 8.4 percent meaning there were an estimated 612 people living in poverty, compared to 697 persons living in poverty in 2010. In 2019, some 12.6 percent of those in poverty were under age 6 and 6.5 percent were 65 or older.

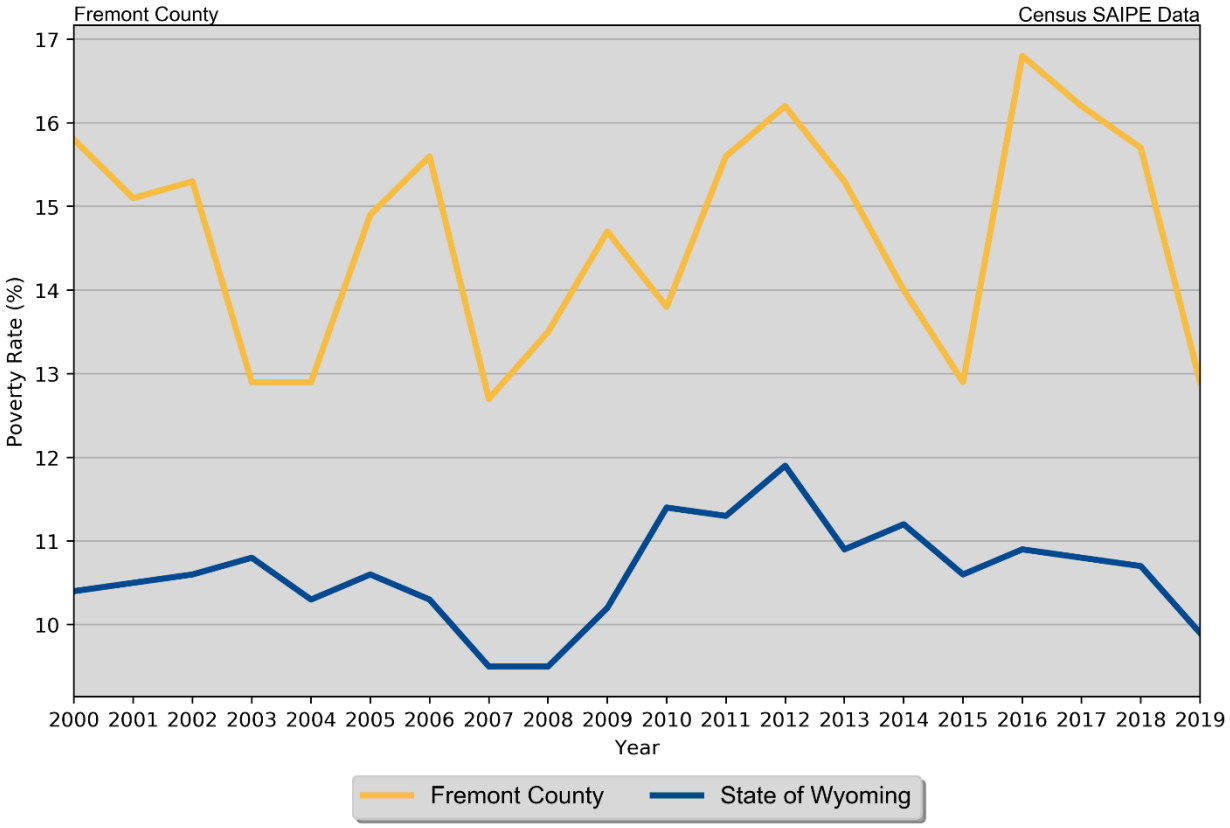
**Table III.11.25**
**Persons in Poverty**
Fremont County
2000–2019 SAIPE Estimates

| 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.11.26**
**Poverty by Age**
Lander 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 | 70 | 8.6 | 68 | 12.6% |
| 6 to 17 | 91 | 10.8 | 46 | 3.7% |
| 18 to 64 | 501 | 11.2 | 401 | 10% |
| 65 or Older | 35 | 3.8 | 97 | 6.5% |
| **Total** | **697** | **100.0%** | **612** | **100.0%** |
| **Poverty Rate** | **9.9%** | . | **8.4%** | . |

**Diagram III.11.11**
**Poverty Rates**



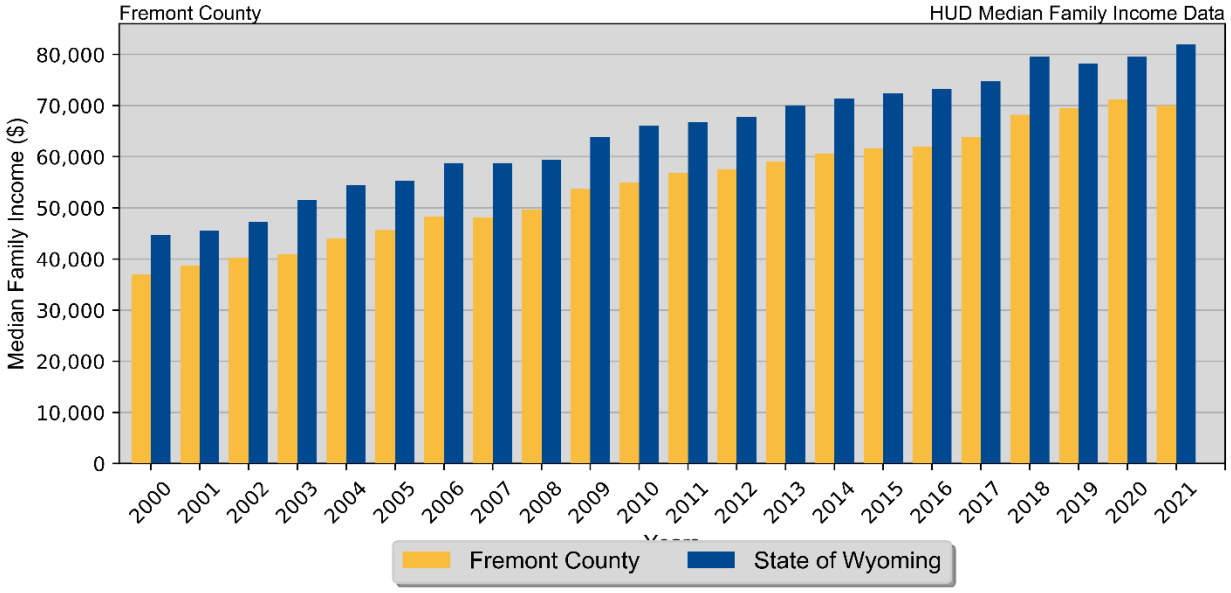
## Household Income

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.11.46 shows that the HUD estimated MFI for Fremont County was $70,000 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.11.12, illustrates the estimated MFI for 2000 through 2021 in Fremont County.

**Table III.11.27**
**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 |
| 2020 | 71,200 | 79,500 |
| 2021 | 70,000 | 81,900 |

**Diagram III.11.12**
**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 Lander city decreased from 5 authorizations in 2019 to 4 in 2020.

The real value of single-family building permits increased from 251,099 dollars in 2019 to 418,750 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.11.28.

**Table III.11.28**
**Building Permits and Valuation**
Lander city
Census Bureau Data, 1980–2020

| 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 | 18 | 2 | 4 | 30 | 54 | 121,976 | 54,957 |
| 1981 | 24 | 4 | 36 | 0 | 64 | 112,700 | 0 |
| 1982 | 23 | 0 | 0 | 0 | 23 | 92,124 | 0 |
| 1983 | 15 | 0 | 4 | 46 | 65 | 90,849 | 40,472 |
| 1984 | 1 | 0 | 0 | 54 | 55 | 70,892 | 25,707 |
| 1985 | 1 | 0 | 0 | 0 | 1 | 166,729 | 0 |
| 1986 | 1 | 0 | 0 | 0 | 1 | 347,010 | 0 |
| 1987 | 2 | 0 | 0 | 0 | 2 | 123,800 | 0 |
| 1988 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1989 | 3 | 0 | 0 | 0 | 3 | 97,636 | 0 |
| 1990 | 3 | 0 | 0 | 0 | 3 | 96,110 | 0 |
| 1991 | 5 | 0 | 0 | 0 | 5 | 96,337 | 0 |
| 1992 | 17 | 0 | 0 | 0 | 17 | 101,977 | 0 |
| 1993 | 22 | 2 | 0 | 0 | 24 | 82,881 | 0 |
| 1994 | 18 | 4 | 0 | 0 | 22 | 100,324 | 0 |
| 1995 | 26 | 0 | 0 | 0 | 26 | 88,718 | 0 |
| 1996 | 12 | 4 | 0 | 0 | 16 | 144,027 | 0 |
| 1997 | 16 | 4 | 0 | 0 | 20 | 134,111 | 0 |
| 1998 | 11 | 6 | 0 | 0 | 17 | 144,289 | 0 |
| 1999 | 19 | 4 | 0 | 0 | 23 | 148,283 | 0 |
| 2000 | 11 | 2 | 0 | 0 | 13 | 89,617 | 0 |
| 2001 | 9 | 2 | 0 | 0 | 11 | 144,029 | 0 |
| 2002 | 10 | 4 | 0 | 0 | 14 | 141,788 | 0 |
| 2003 | 12 | 0 | 0 | 20 | 32 | 225,358 | 39,795 |
| 2004 | 21 | 2 | 0 | 0 | 23 | 165,190 | 0 |
| 2005 | 17 | 4 | 0 | 0 | 21 | 179,583 | 0 |
| 2006 | 16 | 2 | 0 | 0 | 18 | 270,078 | 0 |
| 2007 | 6 | 6 | 3 | 0 | 15 | 282,016 | 0 |
| 2008 | 10 | 0 | 0 | 0 | 10 | 277,923 | 0 |
| 2009 | 5 | 0 | 0 | 0 | 5 | 227,708 | 0 |
| 2010 | 5 | 0 | 0 | 0 | 5 | 132,208 | 0 |
| 2011 | 3 | 0 | 0 | 0 | 3 | 163,846 | 0 |
| 2012 | 4 | 0 | 0 | 40 | 44 | 309,908 | 94,658 |
| 2013 | 2 | 0 | 0 | 0 | 2 | 198,213 | 0 |
| 2014 | 1 | 0 | 0 | 0 | 1 | 194,606 | 0 |
| 2015 | 2 | 0 | 0 | 0 | 2 | 192,767 | 0 |
| 2016 | 7 | 0 | 0 | 0 | 7 | 247,359 | 0 |
| 2017 | 6 | 0 | 0 | 0 | 6 | 242,792 | 0 |
| 2018 | 8 | 0 | 0 | 0 | 8 | 237,090 | 0 |
| 2019 | 5 | 0 | 0 | 0 | 5 | 251,099 | 0 |
| 2020 | 4 | 0 | 0 | 0 | 4 | 418,750 | 0 |

**Diagram III.11.13**
**Single-Family Permits**

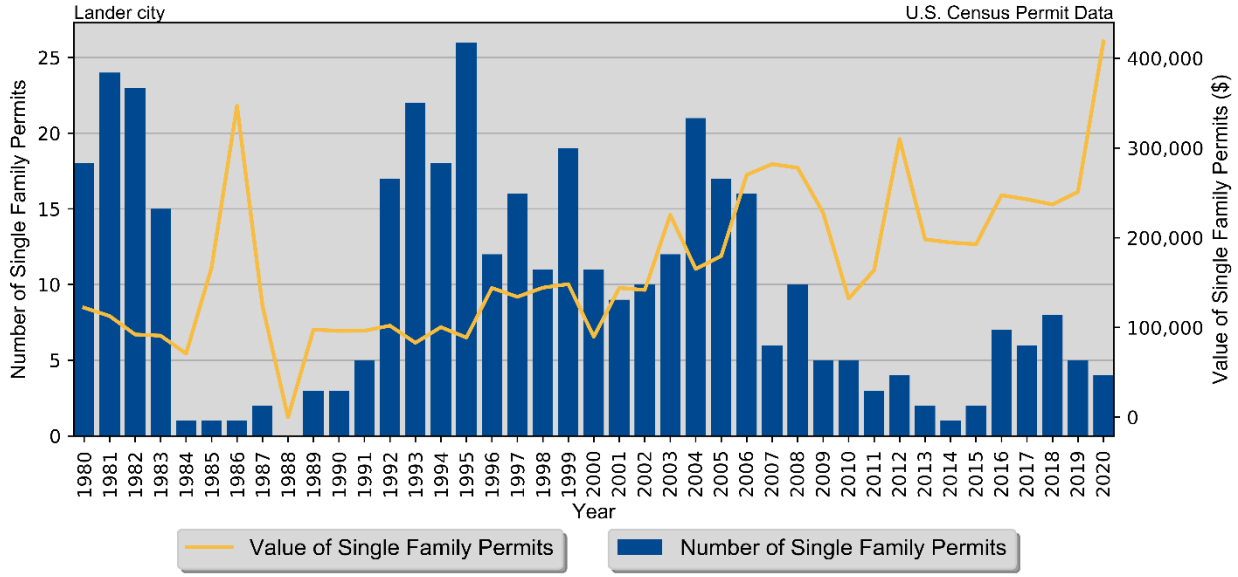
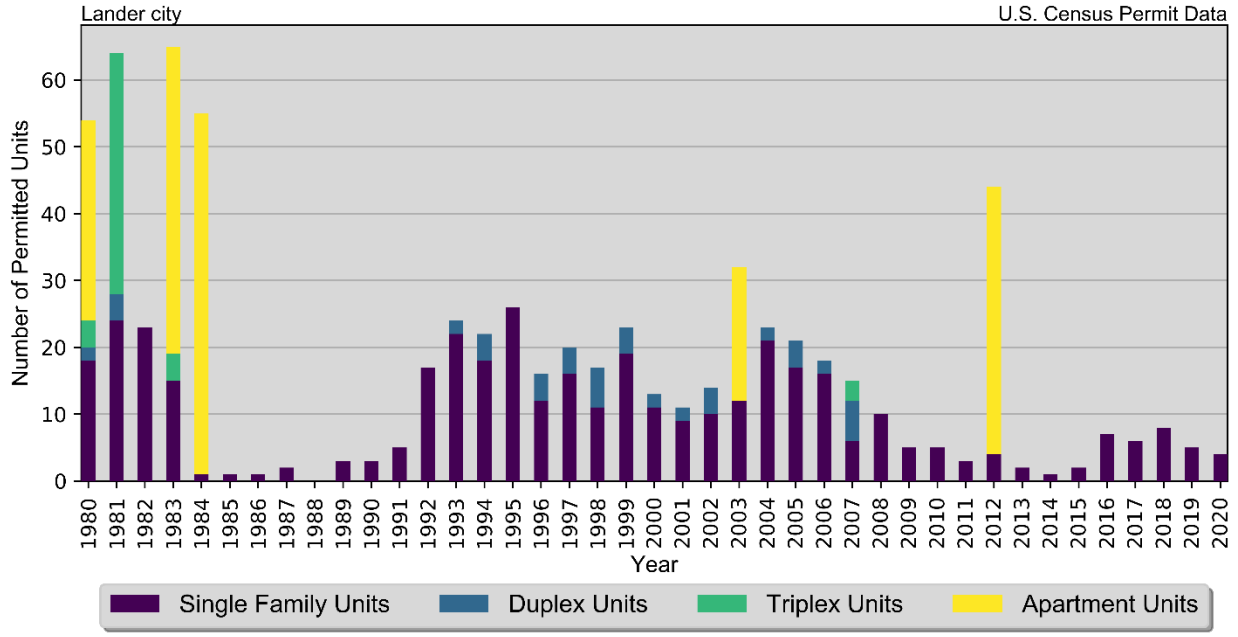



**Diagram III.11.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.11.29. Family households represented 58.2 percent of households, while non-family households accounted for 41.8 percent. These changed from 61.1 and 38.9 percent, respectively.

**Table II.11.29**
**Household Type by Tenure**
Lander city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,932 | 61.1% | 1,723 | 58.2% |
| Married-Couple Family | 1,459 | 75.5% | 1,312 | 76.1% |
| Owner-Occupied | 1,210 | 82.9% | 1,086 | 82.8% |
| Renter-Occupied | 249 | 17.1% | 226 | 17.2% |
| Other Family | 473 | 24.5% | 411 | 27.5% |
| Male Householder, No Spouse Present | 128 | 27.1% | 151 | 31.1% |
| Owner-Occupied | 66 | 51.6% | 91 | 60.3% |
| Renter-Occupied | 62 | 48.4% | 60 | 39.7% |
| Female Householder, No Spouse Present | 345 | 72.9% | 260 | 83.9% |
| Owner-Occupied | 171 | 49.6% | 177 | 68.1% |
| Renter-Occupied | 174 | 50.4% | 83 | 31.9% |
| Non-Family Households | 1,229 | 38.9% | 1,235 | 41.8% |
| Owner-Occupied | 622 | 50.6% | 630 | 51% |
| Renter-Occupied | 607 | 49.4% | 605 | 49% |
| **Total** | **3,161** | **100.0%** | **2,958** | **100.0%** |

Table II.11.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 3,183 housing units, compared with 3,265 in 2019. Single-family units accounted for 72.5 percent of units in 2019, compared to 67.4 in 2010. Apartment units accounted for 10.2 percent in 2019, compared to 13.5 percent in 2010.

**Table II.11.30**
**Housing Units by Type**
Lander 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 | 2,146 | 67.4% | **2,368** | 72.5% |
| Duplex | 87 | 2.7% | 79 | 2.4% |
| Tri- or Four-Plex | 180 | 5.7% | 123 | 3.8% |
| Apartment | 430 | 13.5% | 334 | 10.2% |
| Mobile Home | 340 | 10.7% | 361 | 11.1% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **3,183** | **100.0%** | **3,265** | **100.0%** |

Table II.11.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 3,265 housing units. An estimated 67.1 percent were owner-occupied, and 9.4 percent were vacant.

**Table II.11.31**
**Housing Units by Tenure**
Lander city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 3,161 | 93.4% | 2,958 | 90.6% |
| Owner-Occupied | 2,069 | 65.5% | 1,984 | 67.1% |
| Renter-Occupied | 1,092 | 34.5% | 974 | 32.9% |
| Vacant Housing Units | 224 | 6.6% | 307 | 9.4% |
| **Total Housing Units** | **3,385** | **100.0%** | **3,265** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.11.32. Households earning more than 100,000 dollars per year represented 25.9 percent of households in 2019, compared to 13.3 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.3 percent of households in 2019, compared to 10.3 percent in 2000.

**Table II.11.32**
**Households by Income**
Lander 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 | 305 | 10.3% | 216 | 7.3% |
| $15,000 to $19,999 | 130 | 4.4% | 145 | 4.9% |
| $20,000 to $24,999 | 147 | 5% | 63 | 2.1% |
| $25,000 to $34,999 | 439 | 14.9% | 356 | 12% |
| $35,000 to $49,999 | 554 | 18.8% | 467 | 15.8% |
| $50,000 to $74,999 | 560 | 19% | 623 | 21.1% |
| $75,000 to $99,999 | 424 | 14.4% | 323 | 10.9% |
| $100,000 or More | 391 | 13.3% | 765 | 25.9% |
| **Total** | **2,950** | **100.0%** | **2,958** | **100.0%** |

Table II.11.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 8 percent of households in 2010 and 8.9 percent of households in 2019. Housing units built in 1939 or earlier represented 14.6 percent of households in 2019 and 14.8 percent of households in 2010.

**Table II.11.33**
**Households by Year Home Built**
Lander 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 | 436 | 14.8% | 433 | 14.6% |
| 1940 to 1949 | 142 | 4.8% | 171 | 5.8% |
| 1950 to 1959 | 321 | 10.9% | 279 | 9.4% |
| 1960 to 1969 | 682 | 23.1% | 631 | 21.3% |
| 1970 to 1979 | 478 | 16.2% | 492 | 16.6% |
| 1980 to 1989 | 352 | 11.9% | 126 | 4.3% |
| 1990 to 1999 | 303 | 10.3% | 381 | 12.9% |
| 2000 to 2009 | 236 | 8% | 264 | 8.9% |
| 2010 or Later | . | . | 181 | 6.1% |
| **Total** | **2,950** | **100.0%** | **2,958** | **100.0%** |

The distribution of unit types by race are shown in Table II.11.34. An estimated 79.9 percent of white households occupy single-family homes, compared to 100 percent of black households. Some 7.4 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 0 percent of Asian, and 42.3 percent of American Indian households occupy single-family homes.

**Table II.11.34**
**Distribution of Units in Structure by Race**
Lander city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 79.9% | 100% | 42.3% | 0% | 100% | 0% | 0% |
| Duplex | 0.9% | 0% | 0% | 0% | 0% | 0% | 55.4% |
| Tri- or Four-Plex | 1.5% | 0% | 0% | 100% | 0% | 100% | 6.9% |
| Apartment | 7.4% | 0% | 51% | 0% | 0% | 0% | 29.7% |
| Mobile Home | 10.4% | 0% | 6.7% | 0% | 0% | 0% | 7.9% |
| Boat, RV, Van, Etc. | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **100.0%** | **100.0%** |

The disposition of vacant units between 2010 and 2019 are shown in Table II.11.35. An estimated 41.1 percent of vacant units were for rent in 2010. In addition, some 13.8 percent of vacant units were for sale. "Other" vacant units represented 29.9 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 28.3 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 44 percent of vacant units, representing a total of 135 "other" vacant units.

**Table II.11.35**
**Disposition of Vacant Housing Units**
Lander city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 92 | 41.1% | 87 | 28.3% |
| For Sale | 31 | 13.8% | 0 | 0% |
| Rented Not Occupied | 5 | 2.2% | 0 | 0% |
| Sold Not Occupied | 3 | 1.3% | 30 | 9.8% |
| For Seasonal, Recreational, or Occasional Use | 26 | 11.6% | 55 | 17.9% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 67 | 29.9% | 135 | 44% |
| **Total** | **224** | **100.0%** | **307** | **100.0%** |

Table II.11.36 shows the number of households in the county by number of bedrooms and tenure. There were 123 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26.2 percent of total households in Lander city. In Lander city the 1,233 households with three bedrooms accounted for 41.68 percent of all households, and there were 175 five-bedroom or more households, which accounted for 5.92 percent of all households.

**Table II.11.36**
**Households by Number of Bedrooms**
**Lander city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 0 | 123 | 123 | 4.16% |
| **One** | 25 | 148 | 173 | 5.85% |
| **Two** | 437 | 338 | 775 | 26.2% |
| **Three** | 987 | 246 | 1,233 | 41.68% |
| **Four** | 422 | 57 | 479 | 16.19% |
| **Five or more** | 113 | 62 | 175 | 5.92% |
| **Total** | **1,984** | **974** | **2,958** | **100.0** |

The age of a structure influences its value. As shown in Table II.11.37, structures built in 1939 or earlier had a median value of, 179,000 while structures built between 1950 and 1959 had a median value of 225,000 and those built between 1990 to 1999 had a median value of 255,900. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 320,000 and, respectively. The total median value in Lander city was, 215,900.

**Table II.11.37**
**Owner Occupied Median Value by Year Structure Built**
**Lander city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 179,000 |
| 1940 to 1949 | 203,600 |
| 1950 to 1959 | 225,000 |
| 1960 to 1969 | 194,200 |
| 1970 to 1979 | 195,300 |
| 1980 to 1989 | 266,700 |
| 1990 to 1999 | 255,900 |
| 2000 to 2009 | 340,600 |
| 2010 to 2013 | 320,000 |
| 2014 or later | |
| **Median Value** | **215,900** |

Household mortgage status is reported in Table II.11.38. In, Lander city households with a mortgage accounted for 54.9 percent of all households or 1,090 housing units, and the remaining 52 percent or 1,031 units had no mortgage. Of those units with a mortgage, 50 had either a second mortgage or home equity loan, 9 had both a second mortgage and home equity loan, and 1,031 or 52 percent had no second mortgage or no home equity loan.

**Table II.11.38**
**Mortgage Status**
**Lander city**
**2019** Five-Year ACS Data

| Mortgage Status | Lander city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,090 | 54.9 |
| With either a second mortgage or home equity loan, but not both | 50 | 2.5 |
| Second mortgage only | 13 | 0.7 |
| Home equity loan only | 37 | 1.9 |
| Both second mortgage and home equity loan | 9 | 0.5 |
| No second mortgage and no home equity loan | 1,031 | 52 |
| Housing units without a mortgage | 894 | 45.1 |
| **Total** | **1,984** | **100.0%** |

Table II.11.39 lists the Lander city median rent as $745 and the median home value as $215,900 in 2019.

**Table II.11.39**
**Median Rent**
**Lander city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $745 |
| Median Home Value | $215,900 |

## 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.11.40. In 2019, an estimated 1.7 percent of households were overcrowded, and an additional 0.2 percent were severely overcrowded.

**Table II.11.40**
**Overcrowding and Severe Overcrowding**
Lander 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 | 1,730 | 97.1% | 32 | 1.8% | 19 | 1.1% | 1,781 |
| 2019 Five-Year ACS | 1,954 | 98.5% | 30 | 1.5% | 0 | 0% | 1,984 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 1,142 | 97.7% | 19 | 1.6% | 8 | 0.7% | 1,169 |
| 2019 Five-Year ACS | 949 | 97.4% | 19 | 2% | 6 | 0.6% | 974 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 2,872 | 97.4% | 51 | 1.7% | 27 | 0.9% | 2,950 |
| 2019 Five-Year ACS | 2,903 | 98.1% | 49 | 1.7% | 6 | 0.2% | 2,958 |

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.11.41 and Table II.11.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Lander city. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2010.

**Table II.11.41**
**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 | 2,928 | 2,958 |
| Lacking Complete Plumbing Facilities | 22 | 0 |
| **Total Households** | **2,950** | **2,958** |
| **Percent Lacking** | **0.7%** | **0%** |

There were 76 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 2.6 percent in 2019.

**Table II.11.42**
**Households with Incomplete Kitchen Facilities**
Lander city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 2,950 | 2,882 |
| Lacking Complete Kitchen Facilities | 0 | 76 |
| **Total Households** | **2,950** | **2,958** |
| **Percent Lacking** | **0%** | **2.6%** |

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.11.43, in Lander city 14.8 percent of households had a cost burden and 9 percent had a severe cost burden. Some 27.2 percent of renters were cost burdened, and 18.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.9 percent and a severe cost burden rate of 3.9 percent. Owner occupied households with a mortgage had a cost burden rate of 13.4 percent, and severe cost burden at 5.1 percent.

**Table II.11.43**
**Cost Burden and Severe Cost Burden by Tenure**
Lander city
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 | 873 | 82.6% | 175 | 16.6% | 9 | 0.9% | 0 | 0% | 1,057 |
| 2019 Five-Year ACS | 888 | 81.5% | 146 | 13.4% | 56 | 5.1% | 0 | 0% | 1,090 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 673 | 93% | 32 | 4.4% | 19 | 2.6% | 0 | 0% | 724 |
| 2019 Five-Year ACS | 815 | 91.2% | 26 | 2.9% | 35 | 3.9% | 18 | 2% | 894 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 638 | 54.6% | 320 | 27.4% | 113 | 9.7% | 98 | 8.4% | 1,169 |
| 2019 Five-Year ACS | 485 | 49.8% | 265 | 27.2% | 176 | 18.1% | 48 | 4.9% | 974 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 2,184 | 74% | 527 | 17.9% | 141 | 4.8% | 98 | 3.3% | 2,950 |
| 2019 Five-Year ACS | 2,188 | 74% | 437 | 14.8% | 267 | 9% | 66 | 2.2% | 2,958 |

### 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 $21,000 |
| 30.1 – 50% MFI | $21,001 to $35,000 |
| 50.1 – 80% MFI | $35,001 to $56,000 |
| 80.1 – 100% MFI | $56,001 to $70,000 |
| Above 100% MFI | Above $70,000 |

## Housing Problems by Income, Race, and Tenure

Table III.11.44 through Table III.11.49 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 Lander city, housing problems are faced by 265 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 40 Hispanic homeowner households.

## Table III.11.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Lander 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 $21,000 | 40% | 0% | 0% | 0% | 0% | 0% | 100% | 50% |
| $21,001 to $35,000 | 27.3% | 0% | 0% | 0% | 0% | 0% | 0% | 26.8% |
| $35,001 to $56,000 | 34.6% | 0% | 0% | 0% | 0% | 0% | 0% | 32.9% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 71.4% | 7.7% |
| Above $70,000 | 3.9% | 0% | 0% | 0% | 0% | 0% | 0% | 3.9% |
| **Total** | **13.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **66.7%** | **14.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 46.7% | 0% | 0% | 0% | 0% | 0% | 0% | 38.9% |
| $21,001 to $35,000 | 72.7% | 0% | 0% | 100% | 0% | 0% | 0% | 73.2% |
| $35,001 to $56,000 | 65.4% | 0% | 0% | 100% | 0% | 100% | 0% | 67.1% |
| $56,001 to $70,000 | 100% | 0% | 0% | 100% | 100% | 0% | 28.6% | 92.3% |
| Above $70,000 | 96.1% | 0% | 0% | 0% | 0% | 0% | 100% | 96.1% |
| **Total** | **86.1%** | **0%** | **0%** | **100%** | **100%** | **100%** | **33.3%** | **84.9%** |

## Table III.11.45
## Homeowner Households with Housing Problems by Income and Race
Lander 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 $21,000 | 30 | 0 | 0 | 0 | 0 | 0 | 15 | 45 |
| $21,001 to $35,000 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $35,001 to $56,000 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 |
| Above $70,000 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| **Total** | **265** | **0** | **0** | **0** | **0** | **0** | **40** | **305** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $21,001 to $35,000 | 160 | 0 | 0 | 4 | 0 | 0 | 0 | 164 |
| $35,001 to $56,000 | 255 | 0 | 0 | 10 | 0 | 10 | 0 | 275 |
| $56,001 to $70,000 | 275 | 0 | 0 | 10 | 4 | 0 | 10 | 299 |
| Above $70,000 | 985 | 0 | 0 | 0 | 0 | 0 | 10 | 995 |
| **Total** | **1,710** | **0** | **0** | **24** | **4** | **10** | **20** | **1,768** |
| **Not Computed** | | | | | | | | |
| $0 to $21,000 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 75 | 0 | 0 | 0 | 0 | 0 | 15 | 90 |
| $21,001 to $35,000 | 220 | 0 | 0 | 4 | 0 | 0 | 0 | 224 |
| $35,001 to $56,000 | 390 | 0 | 0 | 10 | 0 | 10 | 0 | 410 |
| $56,001 to $70,000 | 275 | 0 | 0 | 10 | 4 | 0 | 35 | 324 |
| Above $70,000 | 1,025 | 0 | 0 | 0 | 0 | 0 | 10 | 1,035 |
| **Total** | **1,985** | **0** | **0** | **24** | **4** | **10** | **60** | **2,083** |

In total, some 400 renter households face housing problems in Lander city. Of these, some 330 white renter households, 0 black renter households, 0 Asian renter households, and 20 Hispanic renter households face housing problems.

**Table III.11.46**
**Renter Households with Housing Problems by Income and Race**
Lander 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 $21,000 | 175 | 0 | 0 | 40 | 0 | 0 | 20 | 235 |
| $21,001 to $35,000 | 70 | 0 | 0 | 10 | 0 | 0 | 0 | 80 |
| $35,001 to $56,000 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **330** | **0** | **0** | **50** | **0** | **0** | **20** | **400** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 10 | 0 | 0 | 0 | 0 | 10 | 0 | 20 |
| $21,001 to $35,000 | 40 | 0 | 0 | 0 | 0 | 0 | 20 | 60 |
| $35,001 to $56,000 | 170 | 0 | 0 | 0 | 0 | 0 | 20 | 190 |
| $56,001 to $70,000 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| Above $70,000 | 270 | 0 | 0 | 0 | 0 | 25 | 0 | 295 |
| **Total** | **550** | **0** | **0** | **0** | **0** | **35** | **40** | **625** |
| **Not Computed** | | | | | | | | |
| $0 to $21,000 | 10 | 0 | 0 | 4 | 0 | 0 | 0 | 14 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **4** | **0** | **0** | **0** | **14** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 195 | 0 | 0 | 44 | 0 | 10 | 20 | 269 |
| $21,001 to $35,000 | 110 | 0 | 0 | 10 | 0 | 0 | 20 | 140 |
| $35,001 to $56,000 | 240 | 0 | 0 | 0 | 0 | 0 | 20 | 260 |
| $56,001 to $70,000 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| Above $70,000 | 285 | 0 | 0 | 0 | 0 | 25 | 0 | 310 |
| **Total** | **890** | **0** | **0** | **54** | **0** | **35** | **60** | **1,039** |

**Table III.11.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Lander 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 $21,000 | 89.7% | 0% | 0% | 90.9% | 0% | 0% | 100% | 87.4% |
| $21,001 to $35,000 | 63.6% | 0% | 0% | 100% | 0% | 0% | 0% | 57.1% |
| $35,001 to $56,000 | 29.2% | 0% | 0% | 0% | 0% | 0% | 0% | 26.9% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $70,000 | 5.3% | 0% | 0% | 0% | 0% | 0% | 0% | 4.8% |
| **Total** | **37.1%** | **0%** | **0%** | **92.6%** | **0%** | **0%** | **33.3%** | **38.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 5.1% | 0% | 0% | 0% | 0% | 100% | 0% | 7.4% |
| $21,001 to $35,000 | 36.4% | 0% | 0% | 0% | 0% | 0% | 100% | 42.9% |
| $35,001 to $56,000 | 70.8% | 0% | 0% | 0% | 0% | 0% | 100% | 73.1% |
| $56,001 to $70,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $70,000 | 94.7% | 0% | 0% | 0% | 0% | 100% | 0% | 95.2% |
| **Total** | **61.8%** | **0%** | **0%** | **0%** | **0%** | **100%** | **66.7%** | **60.2%** |

Overall, there are 705 households, or 22.6 percent of households with housing problems in Lander city. This includes 595 white households, 0 black households, 0 Asian households, 50 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 60 Hispanic households with housing problems. This is shown in Table III.11.48 and Table III.11.49.

## Table III.11.48
## Percent of Total Households with Housing Problems by Income and Race
Lander 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 $21,000 | 75.9% | 0% | 0% | 90.9% | 0% | 0% | 100% | 78% |
| $21,001 to $35,000 | 39.4% | 0% | 0% | 71.4% | 0% | 0% | 0% | 38.5% |
| $35,001 to $56,000 | 32.5% | 0% | 0% | 0% | 0% | 0% | 0% | 30.6% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 71.4% | 6.5% |
| Above $70,000 | 4.2% | 0% | 0% | 0% | 0% | 0% | 0% | 4.1% |
| **Total** | **20.7%** | **0%** | **0%** | **64.1%** | **0%** | **0%** | **50%** | **22.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 16.7% | 0% | 0% | 0% | 0% | 100% | 0% | 15.3% |
| $21,001 to $35,000 | 60.6% | 0% | 0% | 28.6% | 0% | 0% | 100% | 61.5% |
| $35,001 to $56,000 | 67.5% | 0% | 0% | 100% | 0% | 100% | 100% | 69.4% |
| $56,001 to $70,000 | 100% | 0% | 0% | 100% | 100% | 0% | 28.6% | 93.5% |
| Above $70,000 | 95.8% | 0% | 0% | 0% | 0% | 100% | 100% | 95.9% |
| **Total** | **78.6%** | **0%** | **0%** | **30.8%** | **100%** | **100%** | **50%** | **76.6%** |

## Table III.11.49
## Total Households with Housing Problems by Income and Race
Lander 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 $21,000 | 205 | 0 | 0 | 40 | 0 | 0 | 35 | 280 |
| $21,001 to $35,000 | 130 | 0 | 0 | 10 | 0 | 0 | 0 | 140 |
| $35,001 to $56,000 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 205 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 25 | 25 |
| Above $70,000 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| **Total** | **595** | **0** | **0** | **50** | **0** | **0** | **60** | **705** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 45 | 0 | 0 | 0 | 0 | 10 | 0 | 55 |
| $21,001 to $35,000 | 200 | 0 | 0 | 4 | 0 | 0 | 20 | 224 |
| $35,001 to $56,000 | 425 | 0 | 0 | 10 | 0 | 10 | 20 | 465 |
| $56,001 to $70,000 | 335 | 0 | 0 | 10 | 4 | 0 | 10 | 359 |
| Above $70,000 | 1,255 | 0 | 0 | 0 | 0 | 25 | 10 | 1,290 |
| **Total** | **2,260** | **0** | **0** | **24** | **4** | **45** | **60** | **2,393** |
| **Not Computed** | | | | | | | | |
| $0 to $21,000 | 20 | 0 | 0 | 4 | 0 | 0 | 0 | 24 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **4** | **0** | **0** | **0** | **24** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 270 | 0 | 0 | 44 | 0 | 10 | 35 | 359 |
| $21,001 to $35,000 | 330 | 0 | 0 | 14 | 0 | 0 | 20 | 364 |
| $35,001 to $56,000 | 630 | 0 | 0 | 10 | 0 | 10 | 20 | 670 |
| $56,001 to $70,000 | 335 | 0 | 0 | 10 | 4 | 0 | 35 | 384 |
| Above $70,000 | 1,310 | 0 | 0 | 0 | 0 | 25 | 10 | 1,345 |
| **Total** | **2,875** | **0** | **0** | **78** | **4** | **45** | **120** | **3,122** |

Table III.11.50 through Table III.11.53 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 300 white households, 0 black households, 0 Asian households, as well as 35 Hispanic households.

**Table III.11.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Lander 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 $21,000 | 13.3% | 0% | 0% | 0% | 0% | 0% | 100% | 27.8% |
| $21,001 to $35,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $35,001 to $56,000 | 12.8% | 0% | 0% | 0% | 0% | 0% | 0% | 12.2% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $70,000 | 2.4% | 0% | 0% | 0% | 0% | 0% | 0% | 2.4% |
| **Total** | **4.3%** | **0** | **0%** | **0%** | **0%** | **0%** | **27.3%** | **4.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $21,000 | 73.3% | 0% | 0% | 0% | 0% | 0% | 0% | 61.1% |
| $21,001 to $35,000 | 100% | 0% | 0% | 100% | 0% | 0% | 0% | 100% |
| $35,001 to $56,000 | 87.2% | 0% | 0% | 100% | 0% | 100% | 0% | 87.8% |
| $56,001 to $70,000 | 100% | 0% | 0% | 100% | 100% | 0% | 100% | 100% |
| Above $70,000 | 97.6% | 0% | 0% | 0% | 0% | 0% | 100% | 97.6% |
| **Total** | **95.2%** | **0%** | **0%** | **100%** | **100%** | **100%** | **72.7%** | **94.7%** |

## Table III.11.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Lander 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 $21,000 | 81.6% | 0% | 0% | 90.9% | 0% | 0% | 100% | 81.4% |
| $21,001 to $35,000 | 8.7% | 0% | 0% | 100% | 0% | 0% | 0% | 13.8% |
| $35,001 to $56,000 | 14.6% | 0% | 0% | 0% | 0% | 0% | 0% | 13.5% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $70,000 | 5.3% | 0% | 0% | 0% | 0% | 0% | 0% | 4.8% |
| **Total** | **24.2%** | **0%** | **0%** | **92.6%** | **0%** | **0%** | **33.3%** | **27.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $21,000 | 13.2% | 0% | 0% | 0% | 0% | 100% | 0% | 13.3% |
| $21,001 to $35,000 | 91.3% | 0% | 0% | 0% | 0% | 0% | 100% | **86.2%** |
| $35,001 to $56,000 | 85.4% | 0% | 0% | 0% | 0% | 0% | 100% | **86.5%** |
| $56,001 to $70,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $70,000 | 94.7% | 0% | 0% | 0% | 0% | 100% | 0% | **95.2%** |
| **Total** | **74.7%** | **0%** | **0%** | **0%** | **0%** | **100%** | **66.7%** | **71.2%** |

## Table III.11.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Lander 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 $21,000 | 62.3% | 0% | 0% | 90.9% | 0% | 0% | 100% | 67.8% |
| $21,001 to $35,000 | 3% | 0% | 0% | 71.4% | 0% | 0% | 0% | 5.4% |
| $35,001 to $56,000 | 13.5% | 0% | 0% | 0% | 0% | 0% | 0% | 12.7% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $70,000 | 3.1% | 0% | 0% | 0% | 0% | 0% | 0% | 3% |
| **Total** | **10.4%** | **0%** | **0%** | **64.1%** | **0%** | **0%** | **30.4%** | **12.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $21,000 | 30.2% | 0% | 0% | 0% | 0% | 100% | 0% | 25.4% |
| $21,001 to $35,000 | 97% | 0% | 0% | 28.6% | 0% | 0% | 100% | 94.6% |
| $35,001 to $56,000 | 86.5% | 0% | 0% | 100% | 0% | 100% | 100% | 87.3% |
| $56,001 to $70,000 | 100% | 0% | 0% | 100% | 100% | 0% | 100% | 100% |
| Above $70,000 | 96.9% | 0% | 0% | 0% | 0% | 100% | 100% | 97% |
| **Total** | **88.9%** | **0%** | **0%** | **30.8%** | **100%** | **100%** | **69.6%** | **86.9%** |

## Table III.11.53
## Total Households with Severe Housing Problems by Income and Race
Lander 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 $21,000 | 165 | 0 | 0 | 40 | 0 | 0 | 35 | 240 |
| $21,001 to $35,000 | 10 | 0 | 0 | 10 | 0 | 0 | 0 | 20 |
| $35,001 to $56,000 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| **Total** | **300** | **0** | **0** | **50** | **0** | **0** | **35** | **385** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $21,000 | 80 | 0 | 0 | 0 | 0 | 10 | 0 | 90 |
| $21,001 to $35,000 | 325 | 0 | 0 | 4 | 0 | 0 | 20 | 349 |
| $35,001 to $56,000 | 545 | 0 | 0 | 10 | 0 | 10 | 20 | 585 |
| $56,001 to $70,000 | 335 | 0 | 0 | 10 | 4 | 0 | 30 | 379 |
| Above $70,000 | 1,270 | 0 | 0 | 0 | 0 | 25 | 10 | 1,305 |
| **Total** | **2,555** | **0** | **0** | **24** | **4** | **45** | **80** | **2,708** |
| **Not Computed** | | | | | | | | |
| $0 to $21,000 | 20 | 0 | 0 | 4 | 0 | 0 | 0 | 24 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **20** | **0** | **0** | **4** | **0** | **0** | **0** | **24** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 265 | 0 | 0 | 44 | 0 | 10 | 35 | 354 |
| $21,001 to $35,000 | 335 | 0 | 0 | 14 | 0 | 0 | 20 | 369 |
| $35,001 to $56,000 | 630 | 0 | 0 | 10 | 0 | 10 | 20 | 670 |
| $56,001 to $70,000 | 335 | 0 | 0 | 10 | 4 | 0 | 30 | 379 |
| Above $70,000 | 1,310 | 0 | 0 | 0 | 0 | 25 | 10 | 1,345 |
| **Total** | **2,875** | **0** | **0** | **78** | **4** | **45** | **115** | **3,117** |

Housing problems are explored by type and income in Table III.11.54 and Table III.11.55. More than 320 households have a cost burden and 275 have a severe cost burden. Some 115 renter households are impacted by cost burdens, and 215 are impacted by severe cost burdens. On the other hand, some 205 owner-occupied households have cost burdens, and 60 have severe cost burdens. Overall, there are 2,395 households without a housing problem.

**Table III.11.54**
**Percent of Housing Problems by Income and Tenure**
Lander city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $21,000 | $21,001 to $35,000 | $35,001 to $56,000 | $56,001 to $70,000 | Above $70,000 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 3.7% | 0% | 2.4% | 1.9% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 27.8% | 0% | 8.6% | 0% | 0% | 2.9% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 22.2% | 26.7% | 21% | 7.7% | 1.4% | 9.9% |
| Zero/negative income (and none of the above problems) | 11.1% | 0% | 0% | 0% | 0% | 0.5% |
| Has none of the 4 housing problems | 38.9% | 73.3% | 66.7% | 92.3% | 96.1% | 84.9% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 13% | 0% | 0% | 0% | 4.8% | 4.8% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 3.8% | 0% | 0% | 1% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 6.9% | 1.5% | 0% | 0% | 1.3% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 66.7% | 6.9% | 9.5% | 0% | 0% | 20.5% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 7.4% | 41.4% | 13.3% | 0% | 0% | 11% |
| Zero/negative income (and none of the above problems) | 5.6% | 0% | 0% | 0% | 0% | 1.4% |
| Has none of the 4 housing problems | 7.4% | 44.8% | 72% | 100% | 95.2% | 60.1% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.11.55
## Housing Problems by Income and Tenure
Lander city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $21,000 | $21,001 to $35,000 | $35,001 to $56,000 | $56,001 to $70,000 | Above $70,000 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 15 | 0 | 25 | 40 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 25 | 0 | 35 | 0 | 0 | 60 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 20 | 60 | 85 | 25 | 15 | 205 |
| Zero/negative income (and none of the above problems) | 10 | 0 | 0 | 0 | 0 | 10 |
| Has none of the 4 housing problems | 35 | 165 | 270 | 300 | 995 | 1,765 |
| **Total** | **90** | **225** | **405** | **325** | **1,035** | **2,080** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 35 | 0 | 0 | 0 | 15 | 50 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 10 | 0 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 10 | 4 | 0 | 0 | 14 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 180 | 10 | 25 | 0 | 0 | 215 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 20 | 60 | 35 | 0 | 0 | 115 |
| Zero/negative income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Has none of the 4 housing problems | 20 | 65 | 190 | 60 | 295 | 630 |
| **Total** | **270** | **145** | **264** | **60** | **310** | **1,049** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 35 | 0 | 0 | 0 | 15 | 50 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 10 | 0 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 10 | 19 | 0 | 25 | 54 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 205 | 10 | 60 | 0 | 0 | 275 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 40 | 120 | 120 | 25 | 15 | 320 |
| Zero/negative income (and none of the above problems) | 25 | 0 | 0 | 0 | 0 | 25 |
| Has none of the 4 housing problems | 55 | 230 | 460 | 360 | 1,290 | 2,395 |
| **Total** | **360** | **370** | **669** | **385** | **1,345** | **3,129** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 14.7 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 44.4 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.11.56.

Table III.11.57 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 150 renter occupied households faced cost burdens, compared to 214 owner occupied households. Of these, there are 45 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.11.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Lander city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $21,000 | 20 | 0 | 0 | 15 | 0 | 35 |
| $21,001 to $35,000 | 10 | 4 | 0 | 135 | 15 | 164 |
| $35,001 to $56,000 | 110 | 55 | 0 | 95 | 15 | 275 |
| $56,001 to $70,000 | 90 | 75 | 0 | 35 | 95 | 295 |
| Above $70,000 | 370 | 455 | 85 | 30 | 80 | 1,020 |
| Total | 600 | 589 | 85 | 310 | 205 | 1,789 |
| **Cost Burden** | | | | | | |
| $0 to $21,000 | 0 | 0 | 0 | 10 | 10 | 20 |
| $21,001 to $35,000 | 25 | 20 | 0 | 0 | 15 | 60 |
| $35,001 to $56,000 | 15 | 35 | 10 | 35 | 0 | 95 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 25 | 25 |
| Above $70,000 | 4 | 10 | 0 | 0 | 0 | 14 |
| Total | 44 | 65 | 10 | 45 | 50 | 214 |
| **Severe Cost Burden** | | | | | | |
| $0 to $21,000 | 10 | 10 | 0 | 10 | 0 | 30 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 35 | 35 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 10 | 0 | 10 | 35 | 65 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $21,000 | 0 | 0 | 0 | 10 | 0 | 10 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 10 | 0 | 10 |
| **Total** | | | | | | |
| $0 to $21,000 | 30 | 10 | 0 | 45 | 10 | 95 |
| $21,001 to $35,000 | 35 | 24 | 0 | 135 | 30 | 224 |
| $35,001 to $56,000 | 125 | 90 | 10 | 130 | 50 | 405 |
| $56,001 to $70,000 | 90 | 75 | 0 | 35 | 120 | 320 |
| Above $70,000 | 374 | 465 | 85 | 30 | 80 | 1,034 |
| **Total** | **654** | **664** | **95** | **375** | **290** | **2,078** |

## Table III.11.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Lander city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $21,000 | 0 | 0 | 0 | 0 | 20 | 20 |
| $21,001 to $35,000 | 15 | 10 | 0 | 40 | 0 | 65 |
| $35,001 to $56,000 | 10 | 85 | 35 | 0 | 75 | 205 |
| $56,001 to $70,000 | 0 | 50 | 10 | 0 | 0 | 60 |
| Above $70,000 | 10 | 70 | 55 | 30 | 150 | 315 |
| Total | 35 | 215 | 100 | 70 | 245 | 665 |
| **Cost Burden** | | | | | | |
| $0 to $21,000 | 0 | 0 | 0 | 45 | 0 | 45 |
| $21,001 to $35,000 | 0 | 10 | 10 | 25 | 25 | 70 |
| $35,001 to $56,000 | 10 | 10 | 0 | 15 | 0 | 35 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 20 | 10 | 85 | 25 | 150 |
| **Severe Cost Burden** | | | | | | |
| $0 to $21,000 | 0 | 55 | 10 | 20 | 105 | 190 |
| $21,001 to $35,000 | 0 | 0 | 10 | 0 | 0 | 10 |
| $35,001 to $56,000 | 0 | 0 | 0 | 25 | 0 | 25 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 55 | 20 | 45 | 105 | 225 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $21,000 | 0 | 0 | 0 | 4 | 10 | 14 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 4 | 10 | 14 |
| **Total** | | | | | | |
| $0 to $21,000 | 0 | 55 | 10 | 69 | 135 | 269 |
| $21,001 to $35,000 | 15 | 20 | 20 | 65 | 25 | 145 |
| $35,001 to $56,000 | 20 | 95 | 35 | 40 | 75 | 265 |
| $56,001 to $70,000 | 0 | 50 | 10 | 0 | 0 | 60 |
| Above $70,000 | 10 | 70 | 55 | 30 | 150 | 315 |
| **Total** | **45** | **290** | **130** | **204** | **385** | **1,054** |

In total, some 360 households face cost burdens, and 280 face severe cost burdens. This includes 210 owner households and 150 renter households with a cost burden, as seen in Table III.11.58.

**Table III.11.58**
**Households with Cost Burden by Tenure and Race**
Lander city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,740 | 185 | 45 | 10 | 1,980 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 20 | 0 | 0 | 0 | 20 |
| Pacific Islander | 4 | 0 | 0 | 0 | 4 |
| Other Race | 10 | 0 | 0 | 0 | 10 |
| Hispanic | 20 | 25 | 15 | 0 | 60 |
| **Total** | **1,794** | **210** | **60** | **10** | **2,074** |
| **Renter-Occupied** | | | | | |
| White | 580 | 150 | 150 | 10 | 890 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 0 | 0 | 50 | 4 | 54 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 40 | 0 | 0 | 0 | 40 |
| Hispanic | 45 | 0 | 20 | 0 | 65 |
| **Total** | **665** | **150** | **220** | **14** | **1,049** |
| **Total** | | | | | |
| White | 2,320 | 335 | 195 | 20 | 2,870 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 20 | 0 | 50 | 4 | 74 |
| Pacific Islander | 4 | 0 | 0 | 0 | 4 |
| Other Race | 50 | 0 | 0 | 0 | 50 |
| Hispanic | 65 | 25 | 35 | 0 | 125 |
| **Total** | **2,459** | **360** | **280** | **24** | **3,123** |

## Lead-Based Paint Risks

Table III.11.59 shows the risk of lead-based paint for households with young children present. There are an estimated 265 households built between 1940 and 1979 with young children present, and 125 built prior to 1939.

**Table III.11.59**
**Vintage of Households by Income and Presence of Young Children**
Lander 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 $21,000 | 0 | 30 | 30 |
| $21,001 to $35,000 | 10 | 40 | 50 |
| $35,001 to $56,000 | 35 | 75 | 110 |
| $56,001 to $70,000 | 35 | 40 | 75 |
| Above $70,000 | 45 | 125 | 170 |
| Total | 125 | 310 | 435 |
| **Built 1940 to 1979** | | | |
| $0 to $21,000 | 40 | 170 | 210 |
| $21,001 to $35,000 | 25 | 200 | 225 |
| $35,001 to $56,000 | 40 | 355 | 395 |
| $56,001 to $70,000 | 10 | 195 | 205 |
| Above $70,000 | 150 | 570 | 720 |
| Total | 265 | 1,490 | 1,755 |
| **Built 1980 or Later** | | | |
| $0 to $21,000 | 4 | 120 | 124 |
| $21,001 to $35,000 | 14 | 80 | 94 |
| $35,001 to $56,000 | 15 | 145 | 160 |
| $56,001 to $70,000 | 0 | 100 | 100 |
| Above $70,000 | 45 | 405 | 450 |
| Total | 78 | 850 | 928 |
| **Total** | | | |
| $0 to $21,000 | 44 | 320 | 364 |
| $21,001 to $35,000 | 49 | 320 | 369 |
| $35,001 to $56,000 | 90 | 575 | 665 |
| $56,001 to $70,000 | 45 | 335 | 380 |
| Above $70,000 | 240 | 1,100 | 1,340 |
| **Total** | **468** | **2,650** | **3,118** |

## Elderly Housing Needs

Table III.11.60 shows the rate of housing problems for elderly households. Some 154 elderly and 98 extra-elderly households have housing problems. Of these, some 55 elderly households with housing problems have incomes less than 30 percent HAMFI, and 40 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.11.60**
**Households with Housing Problems by Income and Elderly Status**
Lander city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $21,000 | 55 | 40 | 190 | 285 |
| $21,001 to $35,000 | 15 | 29 | 95 | 139 |
| $35,001 to $56,000 | 70 | 29 | 100 | 199 |
| $56,001 to $70,000 | 0 | 0 | 25 | 25 |
| Above $70,000 | 14 | 0 | 45 | 59 |
| Total | 154 | 98 | 455 | 707 |
| **Without Housing Problems** | | | | |
| $0 to $21,000 | 15 | 20 | 20 | 55 |
| $21,001 to $35,000 | 130 | 70 | 30 | 230 |
| $35,001 to $56,000 | 150 | 120 | 195 | 465 |
| $56,001 to $70,000 | 80 | 55 | 220 | 355 |
| Above $70,000 | 370 | 100 | 815 | 1,285 |
| Total | 745 | 365 | 1,280 | 2,390 |
| **Not Computed** | | | | |
| $0 to $21,000 | 10 | 4 | 10 | 24 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 |
| Total | 10 | 4 | 10 | 24 |
| **Total** | | | | |
| $0 to $21,000 | 80 | 64 | 220 | 364 |
| $21,001 to $35,000 | 145 | 99 | 125 | 369 |
| $35,001 to $56,000 | 220 | 149 | 295 | 664 |
| $56,001 to $70,000 | 80 | 55 | 245 | 380 |
| Above $70,000 | 384 | 100 | 860 | 1,344 |
| **Total** | 909 | 467 | 1,745 | 3,121 |

## 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.11.61 presents some basic statistics about the completed surveys.

**Table III.11.61**
**Survey of Rental Properties**
Lander city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 17 | 339 | 8.3 | 28 |
| 2019B | 20 | 293 | 9.9 | 29 |
| 2020A | 22 | 292 | 4.8 | 14 |
| 2020B | 13 | 205 | 6.3 | 13 |
| 2021A | 11 | 177 | 2.3 | 4 |

Table III.11.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 20 single-family units in Lander city, with 1 of them available. This translates into a vacancy rate of 5 percent in Lander city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 145 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 3.4 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.11.62**
**Rental Vacancy Survey by Type**
Lander city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 20 | 1 | 5% |
| Apartments | 145 | 5 | 3.4% |
| Mobile Homes | 11 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | -2 | -inf% |
| **Total** | **177** | **4** | **2.3%** |

Table III.11.63, reports units by bedroom size. As can be seen there were 56 two-bedroom apartment units and 0 three-bedroom units. Overall, the 62 two bedroom units accounted for 35 percent of all units, and the 3 three bedroom units accounted for 1.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 54 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.11.63**
**Rental Units by Bedroom Size**
Lander 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 | 2 | 57 | 0 | 0 | · | 59 |
| Two | 3 | 56 | 2 | 0 | · | 62 |
| Three | 2 | 0 | 0 | 0 | · | 3 |
| Four | 0 | 0 | 0 | 0 | · | 1 |
| Don't Know | 13 | 32 | 9 | 0 | 0 | 54 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **20** | **145** | **11** | **0** | **0** | **177** |

Table III.11.64 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 0 percent.

Table III.11.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0 percent.

**Table III.11.64**
**Single-Family Units by Bedroom Size**
Lander city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 2 | 0 | 0% |
| Two | 3 | 0 | 0% |
| Three | 2 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 13 | 1 | 7.7% |
| **Total** | **20** | **1** | **5%** |

**Table III.11.65**
**Apartment Units by Bedroom Size**
Lander city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 57 | 0 | 0% |
| Two | 56 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 32 | 5 | 15.6% |
| **Total** | **145** | **5** | **3.4%** |

Average market-rate rents by unit type are shown in Table III.11.66. 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.11.66**
**Average Market Rate Rents by Bedroom Size**
Lander 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 | $738 | $767 | $0 | $0 | $766 |
| Two | $875 | $725 | $375 | $0 | $750 |
| Three | $1,400 | $0 | $0 | $0 | $1,400 |
| Four | $1,300 | $0 | $0 | $0 | $1,300 |
| **Total** | **$1,073.6** | **$758.5** | **$375** | **$0** | **$861.7** |

Table III.11.67, 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.11.67**
**Average Assisted Rate Rents by Bedroom Size**
Lander 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.11.68, shows vacancy rates for single-family units by average rental rates for Lander 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 0 percent.

**Table III.11.68**
**Single-Family Market Rate Rents by Vacancy Status**
Lander 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 | 1 | 1 | 100% |
| $750 to $999 | 9 | 0 | 0% |
| $1,000 to $1,249 | 2 | 0 | 0% |
| $1,250 to $1,499 | 8 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **20** | **1** | **5%** |

The average rent and availability of apartment units is displayed in Table III.11.69. 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 5.4 percent.

**Table III.11.69**
**Apartment Market Rate Rents by Vacancy Status**
Lander city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 74 | 4 | 5.4% |
| $750 to $999 | 70 | 0 | 0% |
| $1,000 to $1,249 | 1 | 1 | 100% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **145** | **5** | **3.4%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.11.70, 9 respondents, or 90 percent, included some sort of utility in the rent.

**Table III.11.70**
**Are there any utilities included with the rent?**
Lander city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 9 |
| No | 1 |
| **% Offering Utilities** | **90%** |

The type of utility included in the rent is shown in Table III.11.71. There were 0 respondents who included electricity, 12 respondents who included natural gas, 153 respondents who included water and sewer and 163 respondents included trash collection in the rent.

**Table III.11.71**
**Which utilities are included with the rent?**
Lander city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 12 |
| Water/Sewer | 153 |
| Trash Collection | 163 |

## Perceived Need for Housing Units

Table III.11.72, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 8 number of persons on the wait list.

**Table III.11.72**
**Do you keep a waiting list?**
Lander city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 2 |
| No | 8 |
| **Waitlist Size** | **8** |

Table III.11.73, shows the condition of rental units by unit type for Lander 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 95 units were in good condition, or 53.7 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.11.73**
**Condition by Unit Type**
Lander city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 95 | 53.7% |
| Excellent | 73 | 41.2% |
| Don't Know | 0 | 0% |
| **Total** | **177** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.11.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.11.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Lander city
2021A Survey of Rental Properties

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

## 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).

**Table III.11.75**
**Households with Housing Problems by Income**
Lander city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 45 | 235 | 280 |
| 30.1-50% HAMFI | 60 | 80 | 140 |
| 50.1-80% HAMFI | 135 | 69 | 204 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 50 | 0 | 50 |
| 115.1% HAMFI or more | 14 | 20 | 34 |
| **Total** | 304 | 404 | 708 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 35 | 20 | 55 |
| 30.1-50% HAMFI | 165 | 65 | 230 |
| 50.1-80% HAMFI | 270 | 195 | 465 |
| 80.1-95% HAMFI | 175 | 60 | 235 |
| 95 – 115% HAMFI | 320 | 100 | 420 |
| 115.1% HAMFI or more | 795 | 200 | 995 |
| **Total** | 1,760 | 640 | 2,400 |
| **Not Computed** | | | |
| 30% HAMFI or less | 10 | 15 | 25 |
| 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 | 15 | 25 |
| **Total** | | | |
| 30% HAMFI or less | 90 | 270 | 360 |
| 30.1-50% HAMFI | 225 | 145 | 370 |
| 50.1-80% HAMFI | 405 | 264 | 669 |
| 80.1-95% HAMFI | 175 | 60 | 235 |
| 95 – 115% HAMFI | 370 | 100 | 470 |
| 115.1% HAMFI or more | 809 | 220 | 1,029 |
| **Total** | **2,074** | **1,059** | **3,133** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.11.75, 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 304 owner occupied and 404 renter occupied households experiencing a housing problem.

Table III.11.76, shows the total estimated housing by tenure for Lander city. As can be seen, in 2030 there are estimated to be a total of 2,165 owner and 1,147 renter occupied households or a total of 3,312 households. By 2050 there are estimated to be 2,435 owner, 1,263 renter for a total of 3,698 households in Lander city.

**Table III.11.76**
**Total Estimated Housing Forecast**
Lander city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,984 | 1,061 | 3,045 |
| 2025 | 2,077 | 1,106 | 3,183 |
| 2030 | 2,165 | 1,147 | 3,312 |
| 2035 | 2,244 | 1,182 | 3,426 |
| 2040 | 2,312 | 1,212 | 3,524 |
| 2045 | 2,373 | 1,238 | 3,611 |
| 2050 | 2,435 | 1,263 | 3,698 |

Table III.11.77, below shows the incremental housing demand for Lander 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.

As can be seen in 2030 an estimated additional 154 owner-occupied and 52 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 Lander city will see an additional 592 households, of which 61 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 125 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.11.77**
**Incremental Housing Demand Forecast**
Lander city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 3 | 7 | 10 | 13 | 16 | 18 |
| % | 0 | 7 | 17 | 25 | 33 | 39 | 46 |
| % | 0 | 13 | 30 | 45 | 59 | 71 | 83 |
| % | 0 | 6 | 13 | 20 | 25 | 31 | 36 |
| 5% | 0 | 12 | 27 | 42 | 54 | 65 | 76 |
| | 0 | 26 | 60 | 91 | 117 | 141 | 165 |
| | **0** | **66** | **154** | **233** | **301** | **362** | **424** |
| | | | | **Renter** | | | |
| | 0 | 3 | 13 | 22 | 30 | 36 | 43 |
| % | 0 | 2 | 7 | 12 | 16 | 20 | 23 |
| % | 0 | 3 | 13 | 22 | 29 | 36 | 42 |
| % | 0 | 1 | 3 | 5 | 7 | 8 | 10 |
| 5% | 0 | 1 | 5 | 8 | 11 | 14 | 16 |
| | 0 | 2 | 11 | 18 | 24 | 30 | 35 |
| | **0** | **10** | **52** | **87** | **117** | **143** | **168** |
| | | | | **Total** | | | |
| | 0 | 6 | 20 | 32 | 43 | 52 | 61 |
| % | 0 | 9 | 24 | 37 | 49 | 59 | 69 |
| % | 0 | 16 | 43 | 67 | 88 | 106 | 125 |
| % | 0 | 6 | 16 | 25 | 32 | 39 | 45 |
| 5% | 0 | 13 | 32 | 50 | 65 | 78 | 92 |
| | 0 | 28 | 71 | 109 | 142 | 171 | 200 |
| | **0** | **76** | **206** | **320** | **418** | **505** | **592** |

Table III.11.78 shows the Incremental Total Housing Need Forecast for Lander 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 696 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 719 owner and 586 renter occupied households for a total of 1,304 quality households.

| Table III.11.78<br>Incremental Total Housing Need Forecast<br>Lander city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 43 | 46 | 50 | 54 | 57 | 59 | 62 |
| 30.1-50% | 57 | 65 | 75 | 83 | 91 | 97 | 104 |
| 50.1-80% | 129 | 144 | 161 | 176 | 190 | 202 | 214 |
| 80.1-95% | 0 | 6 | 13 | 20 | 25 | 31 | 36 |
| 95.1-115% | 48 | 60 | 76 | 90 | 102 | 113 | 124 |
| 115+% | 13 | 39 | 74 | 104 | 131 | 155 | 179 |
| **Total** | **291** | **361** | **449** | **528** | **596** | **657** | **719** |
| | | | | **Renter** | | | |
| 0-30% | 235 | 246 | 256 | 265 | 273 | 279 | 286 |
| 30.1-50% | 80 | 84 | 90 | 95 | 99 | 102 | 106 |
| 50.1-80% | 69 | 74 | 84 | 93 | 101 | 107 | 113 |
| 80.1-95% | 0 | 1 | 3 | 5 | 7 | 8 | 10 |
| 95.1-115% | 0 | 1 | 5 | 8 | 11 | 14 | 16 |
| 115+% | 20 | 23 | 31 | 39 | 45 | 50 | 56 |
| **Total** | **405** | **428** | **470** | **505** | **535** | **561** | **586** |
| | | | | **Total** | | | |
| 0-30% | 278 | 292 | 307 | 319 | 330 | 339 | 348 |
| 30.1-50% | 138 | 150 | 165 | 178 | 190 | 200 | 210 |
| 50.1-80% | 198 | 218 | 245 | 269 | 290 | 309 | 327 |
| 80.1-95% | 0 | 6 | 16 | 25 | 32 | 39 | 45 |
| 95.1-115% | 48 | 61 | 81 | 98 | 113 | 127 | 140 |
| 115+% | 33 | 62 | 105 | 143 | 176 | 205 | 235 |
| **Total** | **696** | **788** | **918** | **1,032** | **1,130** | **1,217** | **1,304** |

# Laramie city

# Laramie city

## Demographics

### Population Estimates

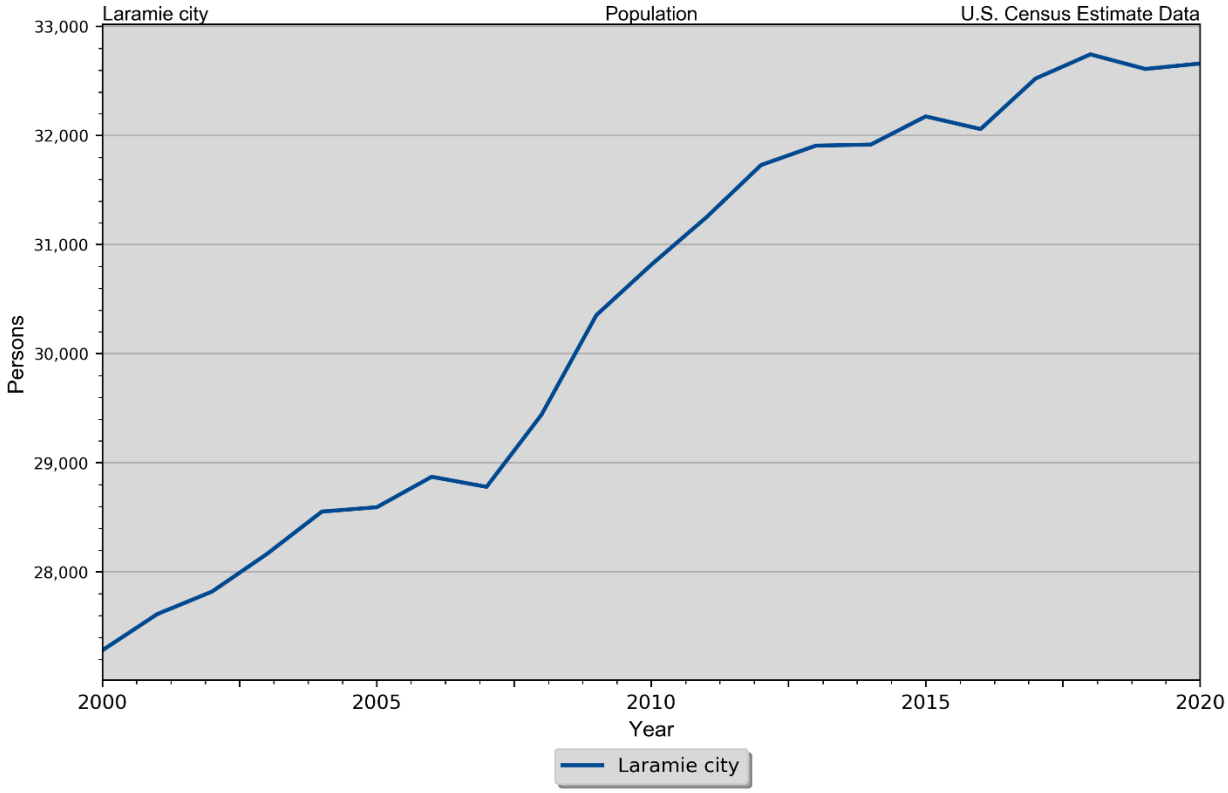
Table III.12.1, at right shows the population for Laramie city. The 2020 estimates indicate that Laramie city's population increased from 30,816 in 2010 to 32,661 in 2020, or by 6 percent.

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 Laramie city. Although a city may span several counties, for the county level data pieces, Albany County was selected.

**Table III.12.1**
**Population Estimates**
Laramie city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 27,281 | . |
| 2001 | 27,613 | 1.2% |
| 2002 | 27,820 | 0.7% |
| 2003 | 28,165 | 1.2% |
| 2004 | 28,553 | 1.4% |
| 2005 | 28,593 | 0.1% |
| 2006 | 28,872 | 1% |
| 2007 | 28,780 | -0.3% |
| 2008 | 29,441 | 2.3% |
| 2009 | 30,354 | 3.1% |
| 2010 | 30,816 | 1.5% |
| 2011 | 31,249 | 1.4% |
| 2012 | 31,730 | 1.5% |
| 2013 | 31,908 | 0.6% |
| 2014 | 31,918 | 0% |
| 2015 | 32,176 | 0.8% |
| 2016 | 32,060 | -0.4% |
| 2017 | 32,523 | 1.4% |
| 2018 | 32,745 | 0.7% |
| 2019 | 32,611 | -0.4% |
| 2020 | 32,661 | 0.2% |

**Diagram III.12.1**
**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.

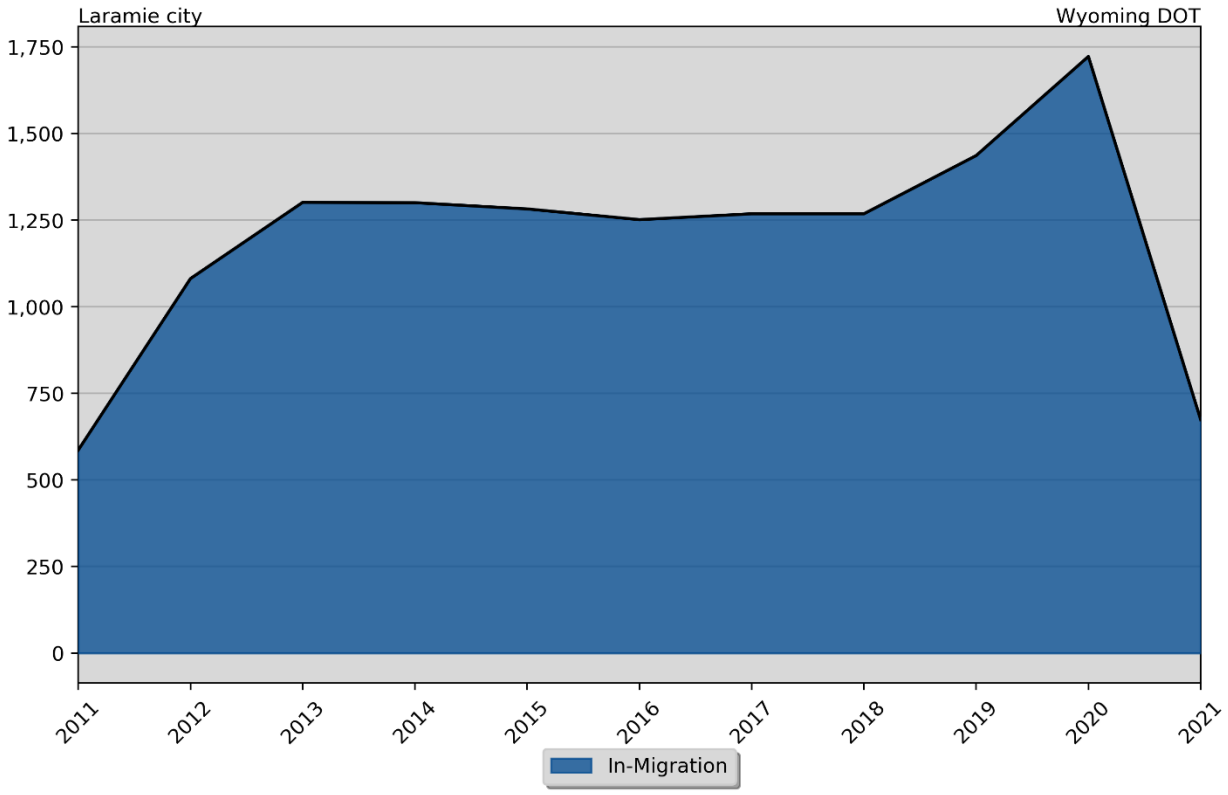
Table III.12.2 shows in-migration between 2011 and the first half of 2021 for Laramie city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Albany County to display net- and out-migration.

**Table III.12.2**
**In-Migration by Age Cohort**
Laramie city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 6 | 6 | 9 | 9 | 12 | 8 | 7 | 8 | 20 | 14 | 7 |
| 18-22 | 147 | 274 | 327 | 322 | 285 | 290 | 299 | 283 | 313 | 408 | 153 |
| 23-25 | 79 | 161 | 221 | 188 | 196 | 193 | 187 | 171 | 192 | 220 | 78 |
| 26-35 | 157 | 332 | 379 | 397 | 404 | 360 | 357 | 371 | 405 | 479 | 202 |
| 36-45 | 101 | 120 | 147 | 167 | 162 | 144 | 138 | 172 | 172 | 195 | 91 |
| 46-55 | 48 | 95 | 102 | 111 | 95 | 110 | 111 | 118 | 137 | 157 | 50 |
| 56-65 | 28 | 72 | 77 | 73 | 87 | 108 | 107 | 85 | 115 | 151 | 55 |
| 66 + | 20 | 21 | 39 | 33 | 41 | 38 | 62 | 60 | 82 | 98 | 38 |
| **Total** | **586** | **1,081** | **1,301** | **1,300** | **1,282** | **1,251** | **1,268** | **1,268** | **1,436** | **1,722** | **674** |

The shaded area in Diagram III.12.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 1,722 people entering Laramie city.

**Diagram III.12.2**
**In-Migration**



The driver's license total exchanges since 2000 for Albany County are presented in Diagram III.12.3, and showed a net migration of 1,227 persons over the time period. In 2008, there were a total of 1,267 in-migrations and 1,006 out-migrations, for a net-migration of 261 people. In the first half of 2021, there were 704 in-migrants, 805 out-migrants for a net out-migration of -101 people. The maximum net migration occurred in 2010 with 450 people entering and the lowest net migration occurred in 2018 with 767 entering Albany County.

Three of the most recent five years in Albany County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Since 2017, a net 701 people have left Albany County, creating an overall negative net-migration trend.Wyoming DOT data indicates that there was a net decrease of 101 people in the most recent year.

**Diagram III.12.3**
**Migration Trends**

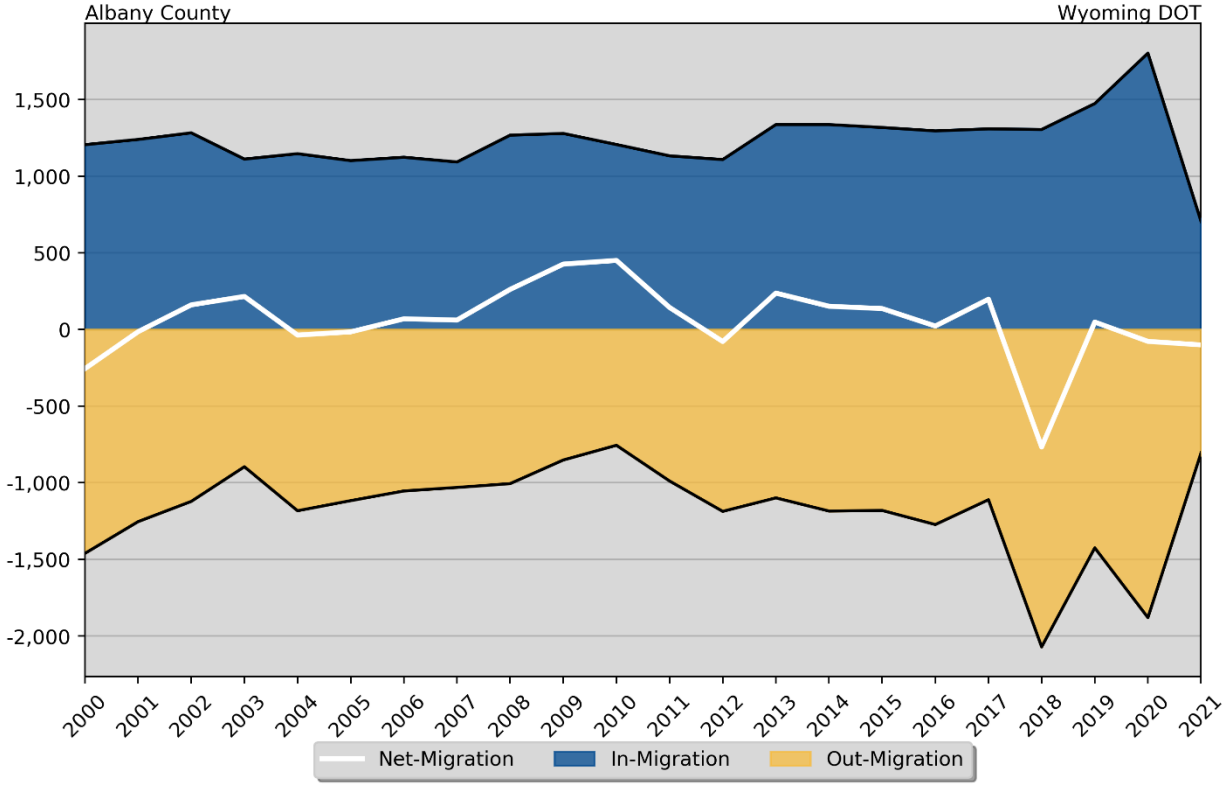


Table III.12.3, shows net-migration for Albany County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 18 to 22, with 105 persons entering Albany County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 144 persons leaving Albany County.

**Table III.12.3**
**Net-Migration by Age Range**
Albany Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 6 | 10 | 6 | 6 | -4 | 2 | 3 | 6 | 1 | 3 | -1 | 10 | 2 | -1 |
| 18-22 | 161 | 187 | 238 | 158 | 153 | 230 | 228 | 191 | 192 | 211 | 137 | 219 | 275 | 105 |
| 23-25 | -11 | 31 | 33 | -23 | -58 | 12 | -13 | -45 | -21 | -9 | -143 | -23 | -26 | -33 |
| 26-35 | 26 | 63 | 75 | -34 | -120 | -19 | -49 | -38 | -169 | -48 | -411 | -179 | -362 | -144 |
| 36-45 | 56 | 66 | 25 | 31 | -36 | 5 | 14 | 37 | -5 | -11 | -140 | -24 | -68 | -16 |
| 46-55 | 45 | 63 | 52 | 21 | 4 | 20 | -8 | -10 | 21 | 31 | -98 | 28 | 49 | -13 |
| 56-65 | -10 | 20 | 19 | -9 | 3 | -8 | -8 | 3 | 27 | 19 | -52 | 6 | 45 | 10 |
| 66 + | -12 | -14 | 2 | -7 | -21 | -5 | -16 | -8 | -24 | 1 | -59 | 11 | 7 | -9 |
| **Total** | **261** | **426** | **450** | **143** | **-79** | **237** | **151** | **136** | **22** | **197** | **-767** | **48** | **-78** | **-101** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[23], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Laramie city population by race and ethnicity is shown in Table III.12.4. The white population represented 88.3 percent of the population in 2019, compared with black populations accounting for 2 percent of the population in 2019. Hispanic households represented 10.4 percent of the population in 2019.

**Table III.12.4**
**Population by Race and Ethnicity**
Laramie city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 27,571 | 89.5% | 28,579 | 88.3% |
| Black | 407 | 1.3% | 654 | 2% |
| American Indian | 207 | 0.7% | 347 | 1.1% |
| Asian | 996 | 3.2% | 1,199 | 3.7% |
| Native Hawaiian/ Pacific Islander | 20 | 0.1% | 10 | 0% |
| Other | 764 | 2.5% | 528 | 1.6% |
| Two or More Races | 851 | 2.8% | 1,064 | 3.3% |
| **Total** | **30,816** | **100.0%** | **32,381** | **100.0%** |
| **Non-Hispanic** | 27,976 | 90.8% | 29,024 | 89.6% |
| **Hispanic** | 2,840 | 9.2% | 3,357 | 10.4% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.12.5. During this time, the total non-Hispanic population was 29,024 persons in 2019, while the Hispanic population was 3,357.

**Table III.12.5**
**Population by Race and Ethnicity**
Laramie city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 25,825 | 92.3% | 26,073 | 89.8% |
| Black | 377 | 1.3% | 573 | 2% |
| American Indian | 157 | 0.6% | 343 | 1.2% |
| Asian | 984 | 3.5% | 1,178 | 4.1% |
| Native Hawaiian/ Pacific Islander | 16 | 0.1% | 10 | 0% |
| Other | 44 | 0.2% | 34 | 0.1% |
| Two or More Races | 573 | 2% | 813 | 2.8% |
| **Total Non-Hispanic** | **27,976** | **100.0%** | **29,024** | **100.0%** |
| **Hispanic** | | | | |
| White | 1,746 | 61.5% | 2,506 | 74.6% |
| Black | 30 | 1.1% | 81 | 2.4% |
| American Indian | 50 | 1.8% | 4 | 0.1% |
| Asian | 12 | 0.4% | 21 | 0.6% |
| Native Hawaiian/ Pacific Islander | 4 | 0.1% | 0 | 0% |
| Other | 720 | 25.4% | 494 | 14.7% |
| Two or More Races | 278 | 9.8% | 251 | 7.5% |
| **Total Hispanic** | **2,840** | **100.0** | **3,357** | **100.0%** |
| **Total Population** | **30,816** | **100.0%** | **32,381** | **100.0%** |

## Cohorts

Table III.12.6 shows the population distribution in Laramie city by age. In 2010, children under the age of 5 accounted for 5.8 percent of the total population, which compared to 5 percent in 2019.

**Table III.12.6**
**Population Distribution by Age**
Laramie city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 1,781 | 5.8 | 1,632 | 5 |
| 5 to 19 | 5,769 | 18.7 | 5,820 | 18 |
| 20 to 24 | 7,441 | 24.1 | 7,992 | 24.7 |
| 25 to 34 | 5,450 | 17.7 | 5,959 | 18.4 |
| 35 to 54 | 5,456 | 17.7 | 5,527 | 17.1 |
| 55 to 64 | 2,596 | 8.4 | 2,585 | 8 |
| 65 or Older | 2,323 | 7.5 | 2,866 | 8.9 |
| **Total** | **30,816** | **100%** | **32,381** | **100%** |

Table III.12.7 shows the population in Laramie city by age and gender. In 2010, there were 5,450 people aged 25 to 34, made up of 3,069 men, and 2,381 women. In comparison, in 2019, there were 5,959 people in the 25 to 34 age cohort, with 3,424 men and 2,535 women.

**Table III.12.7**
**Population by Age and Gender**
Laramie 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 | 906 | 875 | 1,781 | 5.8% | 811 | 821 | 1,632 | 5% |
| 5 to 19 | 2,923 | 2,846 | 5,769 | 18.7% | 3,086 | 2,734 | 5,820 | 18% |
| 20 to 24 | 4,035 | 3,406 | 7,441 | 24.1% | 4,154 | 3,838 | 7,992 | 24.7% |
| 25 to 34 | 3,069 | 2,381 | 5,450 | 17.7% | 3,424 | 2,535 | 5,959 | 18.4% |
| 35 to 54 | 2,779 | 2,677 | 5,456 | 17.7% | 2,858 | 2,669 | 5,527 | 17.1% |
| 55 to 64 | 1,276 | 1,320 | 2,596 | 8.4% | 1,230 | 1,355 | 2,585 | 8% |
| 65 and Older | 1,036 | 1,287 | 2,323 | 7.5% | 1,268 | 1,598 | 2,866 | 8.9% |
| **Total** | **16,024** | **14,792** | **30,816** | **100%** | **16,831** | **15,550** | **32,381** | **100%** |

**Diagram III.12.4**
**Population Distribution by Age**
Laramie city
2010 Census and 2019 Five-Year ACS Data

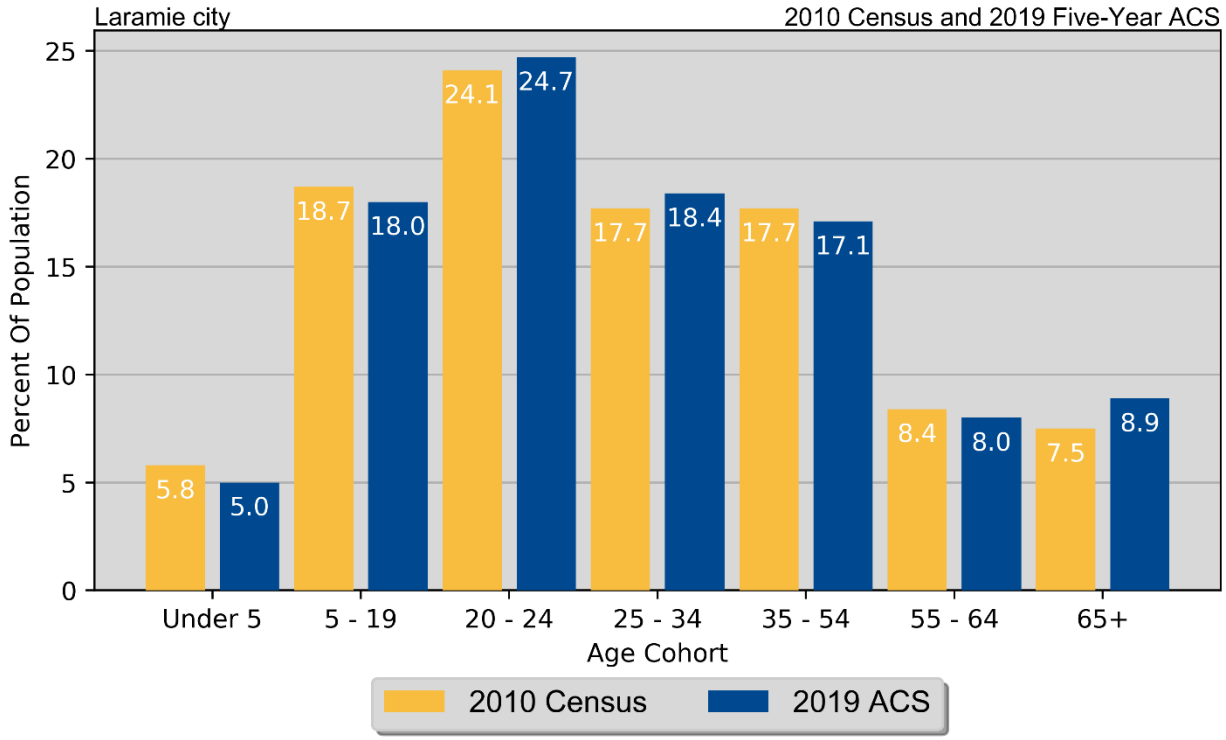
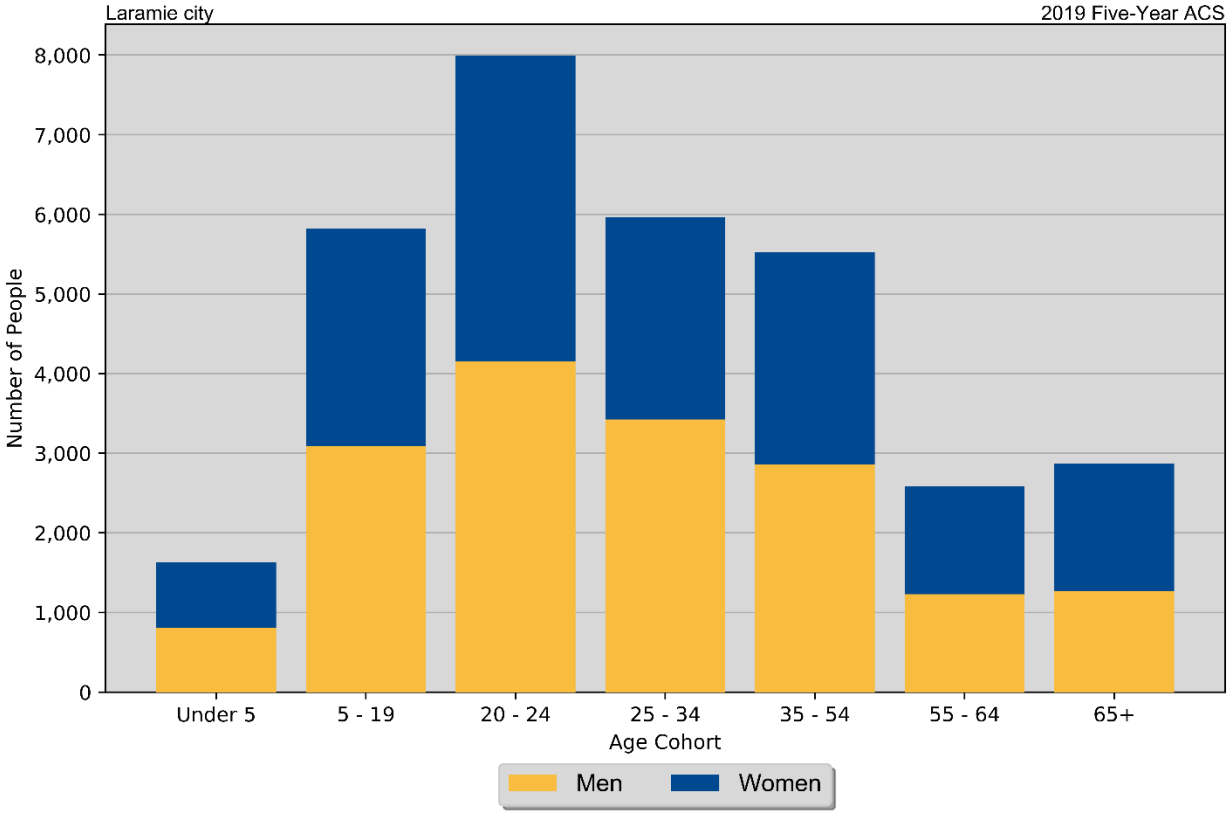


**Diagram III.12.5**
**Population Distribution by Age and Gender**
Laramie city
2019 Five-Year ACS



## 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.12.8, between 2000 and 2010, the institutionalized population changed -41.4 percent in Laramie city, from 133 people in 2000 to 78 in 2010.

**Table III.12.8**
**Group Quarters Population**
Laramie 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 | 32 | 24.1% | 0 | 0% | -100% |
| Juvenile Facilities | . | . | 8 | 10.3% | . |
| Nursing Homes | 101 | 75.9% | 70 | 89.7% | -30.7% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **133** | **100.0%** | **78** | **100.0%** | **-41.4%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 2,157 | 96.8% | 1,986 | 94.7% | -7.9% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 72 | 3.2% | 112 | 5.3% | 55.6% |
| Total | **2,229** | **100.0%** | **2,098** | **100.0%** | **-5.9%** |
| Group Quarters Population | **2,362** | **100.0%** | **2,176** | **100.0%** | **-7.9%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.12.9. An estimated 1.8 percent of the population was born in Mexico , some 1.1 percent were born in China, excluding Hong Kong and Taiwan , and another 0.7 percent were born in Kenya .

**Table III.12.9**
**Place of Birth for the Foreign-Born Population**
Laramie city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 592 | 1.8% |
| #2 country of origin | China, excluding Hong Kong and Taiwan | 354 | 1.1% |
| #3 country of origin | Kenya | 217 | 0.7% |
| #4 country of origin | India | 183 | 0.6% |
| #5 country of origin | Germany | 107 | 0.3% |
| #6 country of origin | United Kingdom, excluding England and Scotland | 102 | 0.3% |
| #7 country of origin | Bangladesh | 91 | 0.3% |
| #8 country of origin | Saudi Arabia | 86 | 0.3% |
| #9 country of origin | Canada | 80 | 0.2% |
| #10 country of origin | El Salvador | 75 | 0.2% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.12.10. An estimated 1.8 percent of the population speaks Spanish at home, followed by 0.7 percent speaking Chinese .

**Table III.12.10**
**Limited English Proficiency and Language Spoken at Home**
Laramie city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 567 | 1.8% |
| #2 LEP Language | Chinese | 229 | 0.7% |
| #3 LEP Language | Other Indo-European languages | 100 | 0.3% |
| #4 LEP Language | Other Asian and Pacific Island languages | 89 | 0.3% |
| #5 LEP Language | Arabic | 84 | 0.3% |
| #6 LEP Language | Korean | 29 | 0.1% |
| #7 LEP Language | Other and unspecified languages | 23 | 0.1% |
| #8 LEP Language | French, Haitian, or Cajun | 21 | 0.1% |
| #9 LEP Language | German or other West Germanic languages | 17 | 0.1% |
| #10 LEP Language | Vietnamese | 3 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.12.11, below. The disability rate for females was 10 percent, compared to 7.8 percent for males. The disability rate grew precipitously higher with age, with 56.4 percent of those over 75 experiencing a disability.

**Table III.12.11**
**Disability by Age**
Laramie 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 | 56 | 2.9% | 59 | 3.7% | 115 | 3.3% |
| 18 to 34 | 388 | 4.5% | 338 | 4.5% | 726 | 4.5% |
| 35 to 64 | 398 | 9.8% | 580 | 14.4% | 978 | 12.1% |
| 65 to 74 | 193 | 25% | 208 | 23.6% | 401 | 24.3% |
| 75 or Older | 271 | 58% | 370 | 55.2% | 641 | 56.4% |
| **Total** | **1,306** | **7.8%** | **1,555** | **10%** | **2,861** | **8.9%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.12.12. Some 3.5 percent have an ambulatory disability, 3.1 have an independent living disability, and 0.9 percent have a self-care disability.

**Table III.12.12**
**Total Disabilities Tallied: Aged 5 and Older**
Laramie city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 1,025 | 3.2% |
| Vision disability | 409 | 1.3% |
| Cognitive disability | 1,329 | 4.3% |
| Ambulatory disability | 1,077 | 3.5% |
| Self-Care disability | 288 | 0.9% |
| Independent living difficulty | 845 | 3.1% |

## Education and Employment

Education and employment data from the Laramie city 2019 Five-Year ACS is presented in Table III.12.13, Table III.12.14, and Table III.12.15. In 2019, 19,182 people were in the labor force, including 18,255 employed and 927 unemployed people. The unemployment rate for Laramie city was estimated at 4.8 percent in 2019.

**Table III.12.13**
**Employment, Labor Force and Unemployment**
Laramie city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 18,255 |
| Unemployed | 927 |
| **Labor Force** | **19,182** |
| Unemployment Rate | 4.8% |

Table III.12.14 and Table III.12.15 show educational attainment in Laramie city. In 2019, 96.9 percent of households had a high school education or greater, including 13.9 percent with a high school diploma or equivalent, 44.6 percent with some college, 22.9 percent with a Bachelor's Degree, and 15.5 percent with a graduate or professional degree.

**Table III.12.14**
**High School or Greater Education**
Laramie city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 26,360 |
| Total Households | 13,350 |
| **Percent High School or Above** | **96.9%** |

**Table III.12.15**
**Educational Attainment**
Laramie city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 855 | 3.1% |
| High School or Equivalent | 3,790 | 13.9% |
| Some College or Associates Degree | 12,136 | 44.6% |
| Bachelor's Degree | 6,225 | 22.9% |
| Graduate or Professional Degree | 4,209 | 15.5% |
| **Total Population Above 18 years** | **27,215** | **100.0%** |

## Commuting Patterns

Table III.12.16 shows the place of work by county of residence. In 2010 94.6 percent of residents worked within the county they reside with 3.6 percent working outside their home county. This compares to 94.4 percent of residents in 2019 who worked within the county in which they resided and 4.3 percent of residents worked outside their home county but still within the state.

**Table III.12.16**
**Place of Work**
Laramie 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 | 15,581 | 94.6% | 16,751 | 94.4% |
| Worked outside county of residence | 594 | 3.6% | 767 | 4.3% |
| Worked outside state of residence | 301 | 1.8% | 231 | 1.3% |
| **Total** | **16,476** | **100.0%** | **17,749** | **100.0%** |

Table III.12.17 shows the aggregate travel time to work based on place of work and residence. In Laramie city the total aggregate travel time was 203,060 minutes, with residents working in their home county spending a total of 155,765 minutes traveling.

**Table III.12.17**
**Aggregate Travel Time to Work (in Minutes)**
Laramie 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 | 138,280 | 79.8% | 155,765 | 76.7% |
| Worked outside county of residence | 25,620 | 14.8% | 39,135 | 19.3% |
| Worked outside State of residence | 9,380 | 5.4% | 8,155 | 4% |
| **Aggregate travel time to work (in minutes):** | **173,280** | **100.0%** | **203,060** | **100.0%** |

Table III.12.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 173,280 minutes. Residents working within their home county spent an average of 9.3 minutes commuting to work, with those working outside their county of residence spending an average of 51 minutes on their commute.

| Table III.12.18<br>Average Travel Time to Work (in Minutes)<br>Laramie city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 8.9 | 9.3 |
| Worked outside county of residence | 43.1 | 51 |
| Worked outside State of residence | 31.2 | 35.3 |
| **Average travel time to work (in minutes):** | **10.5** | **11.4** |

Table III.12.19 shows the means of transportation to work. In 2019, 70.9 percent of commuters drove alone in a car, truck, or van. Only 8.3 percent carpooled, with an additional 1.6 percent taking public transportation. Also, there were 626 persons or 3.5 percent who worked from home.

| Table III.12.19<br>Means of Transportation to Work<br>Laramie city<br>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 | 10,877 | 66% | 12,579 | 70.9% |
| Car, truck, or van: Carpooled: | 1,489 | 9% | 1,473 | 8.3% |
| Public transportation (excluding taxicab): | 320 | 1.9% | 284 | 1.6% |
| Taxicab | 15 | 0.1% | 0 | 0% |
| Motorcycle | 46 | 0.3% | 45 | 0.3% |
| Bicycle | 1,315 | 8% | 799 | 4.5% |
| Walked | 1,586 | 9.6% | 1,898 | 10.7% |
| Other means | 117 | 0.7% | 45 | 0.3% |
| Worked at home | 711 | 4.3% | 626 | 3.5% |
| **Total** | **16,476** | **100.0%** | **17,749** | **100.0%** |

Table III.12.20 shows the breakdown of the means of transportation by tenure. In 2019, 34.3 percent of commuters owned their home and commuted alone by car, which compares to 37.9 percent in 2010. There were also 6,495 renters who drove alone in 2019 and accounted for 37.7 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 221 renters, or 1.3 percent taking public transportation.

**Table III.12.20**
**Means Of Transportation To Work By Tenure**
Laramie 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 | 5,940 | 37.9% | 5,895 | 34.3% |
| Renter | 4,738 | 30.2% | 6,495 | 37.7% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 727 | 4.6% | 944 | 5.5% |
| Renter | 758 | 4.8% | 509 | 3% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 12 | 0.1% | 0 | 0% |
| Renter | 301 | 1.9% | 221 | 1.3% |
| **Walked:** | | | | |
| Owner | 417 | 2.7% | 386 | 2.2% |
| Renter | 734 | 4.7% | 1,342 | 7.8% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 610 | 3.9% | 326 | 1.9% |
| Renter | 858 | 5.5% | 535 | 3.1% |
| **Worked at home:** | | | | |
| Owner | 438 | 2.8% | 402 | 2.3% |
| Renter | 149 | 1% | 156 | 0.9% |
| **Total:** | **15,682** | **100.0%** | **17,211** | **100.0%** |

# ECONOMICS

## Labor Force

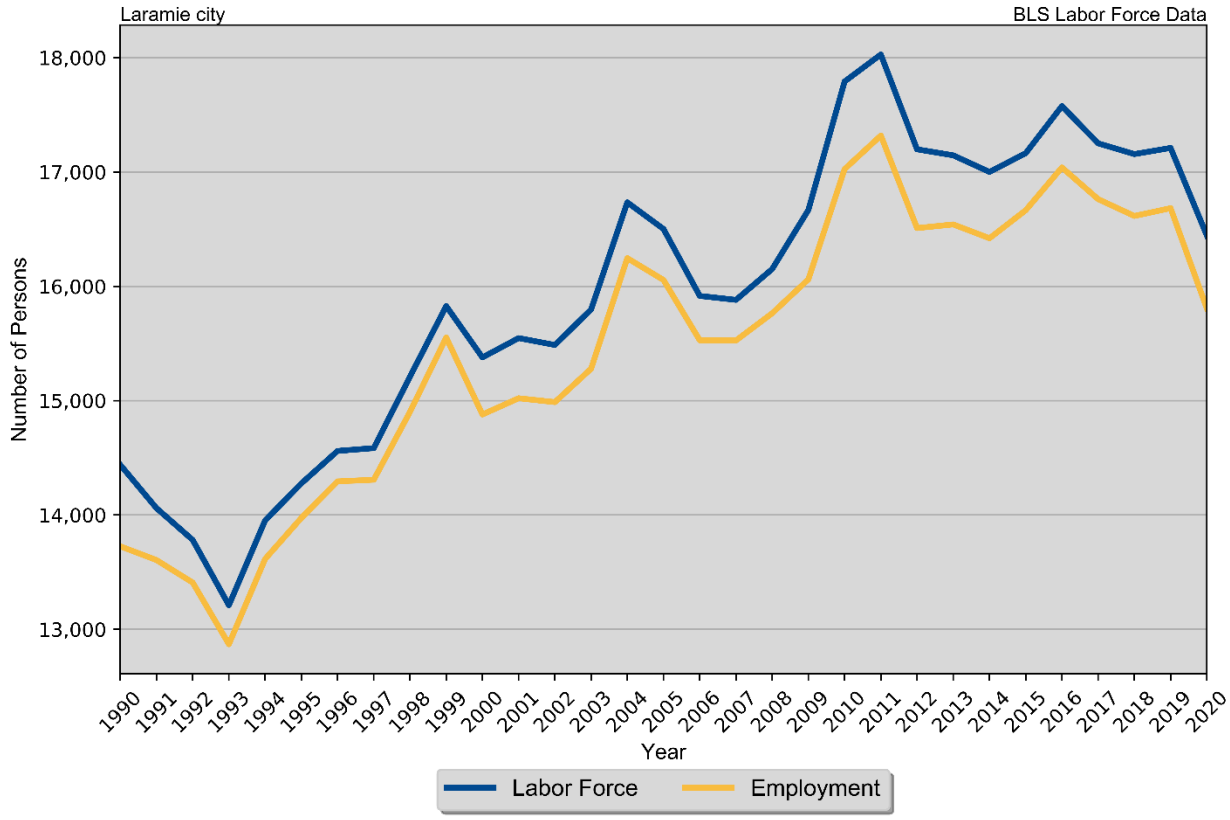
Table III.12.21, shows the labor force statistics for Laramie city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.7 percent. The highest level of unemployment occurred during 1990 rising to a rate of 4.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Laramie city increased from 3.1 percent in 2019 to 3.9 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.12.21**
**Labor Force Statistics**
Laramie city
1990 - 2020 BLS Data

| Year | Laramie city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 713 | 13,726 | 14,439 | 4.9% | 5.1% |
| 1991 | 454 | 13,606 | 14,060 | 3.2% | 5% |
| 1992 | 373 | 13,409 | 13,782 | 2.7% | 5.4% |
| 1993 | 341 | 12,870 | 13,211 | 2.6% | 5.3% |
| 1994 | 337 | 13,615 | 13,952 | 2.4% | 4.9% |
| 1995 | 302 | 13,974 | 14,276 | 2.1% | 4.8% |
| 1996 | 266 | 14,294 | 14,560 | 1.8% | 5% |
| 1997 | 277 | 14,308 | 14,585 | 1.9% | 4.8% |
| 1998 | 308 | 14,902 | 15,210 | 2% | 4.8% |
| 1999 | 275 | 15,552 | 15,827 | 1.7% | 4.7% |
| 2000 | 499 | 14,879 | 15,378 | 3.2% | 3.8% |
| 2001 | 526 | 15,021 | 15,547 | 3.4% | 3.8% |
| 2002 | 500 | 14,987 | 15,487 | 3.2% | 4% |
| 2003 | 518 | 15,279 | 15,797 | 3.3% | 4.3% |
| 2004 | 488 | 16,246 | 16,734 | 2.9% | 3.8% |
| 2005 | 446 | 16,055 | 16,501 | 2.7% | 3.6% |
| 2006 | 388 | 15,528 | 15,916 | 2.4% | 3% |
| 2007 | 355 | 15,526 | 15,881 | 2.2% | 2.6% |
| 2008 | 387 | 15,764 | 16,151 | 2.4% | 2.9% |
| 2009 | 607 | 16,061 | 16,668 | 3.6% | 6.3% |
| 2010 | 766 | 17,025 | 17,791 | 4.3% | 6.9% |
| 2011 | 709 | 17,318 | 18,027 | 3.9% | 6.2% |
| 2012 | 689 | 16,509 | 17,198 | 4% | 5.5% |
| 2013 | 604 | 16,541 | 17,145 | 3.5% | 4.8% |
| 2014 | 580 | 16,420 | 17,000 | 3.4% | 4.3% |
| 2015 | 499 | 16,665 | 17,164 | 2.9% | 4.2% |
| 2016 | 537 | 17,039 | 17,576 | 3.1% | 5.4% |
| 2017 | 488 | 16,762 | 17,250 | 2.8% | 4.3% |
| 2018 | 541 | 16,615 | 17,156 | 3.2% | 4% |
| 2019 | 527 | 16,683 | 17,210 | 3.1% | 3.7% |
| 2020 | 638 | 15,807 | 16,445 | 3.9% | 5.8% |

Diagram III.12.6, shows the employment and labor force for Laramie city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 15,807 persons, with the labor force reaching 16,445, indicating there were a total of 638 unemployed persons.

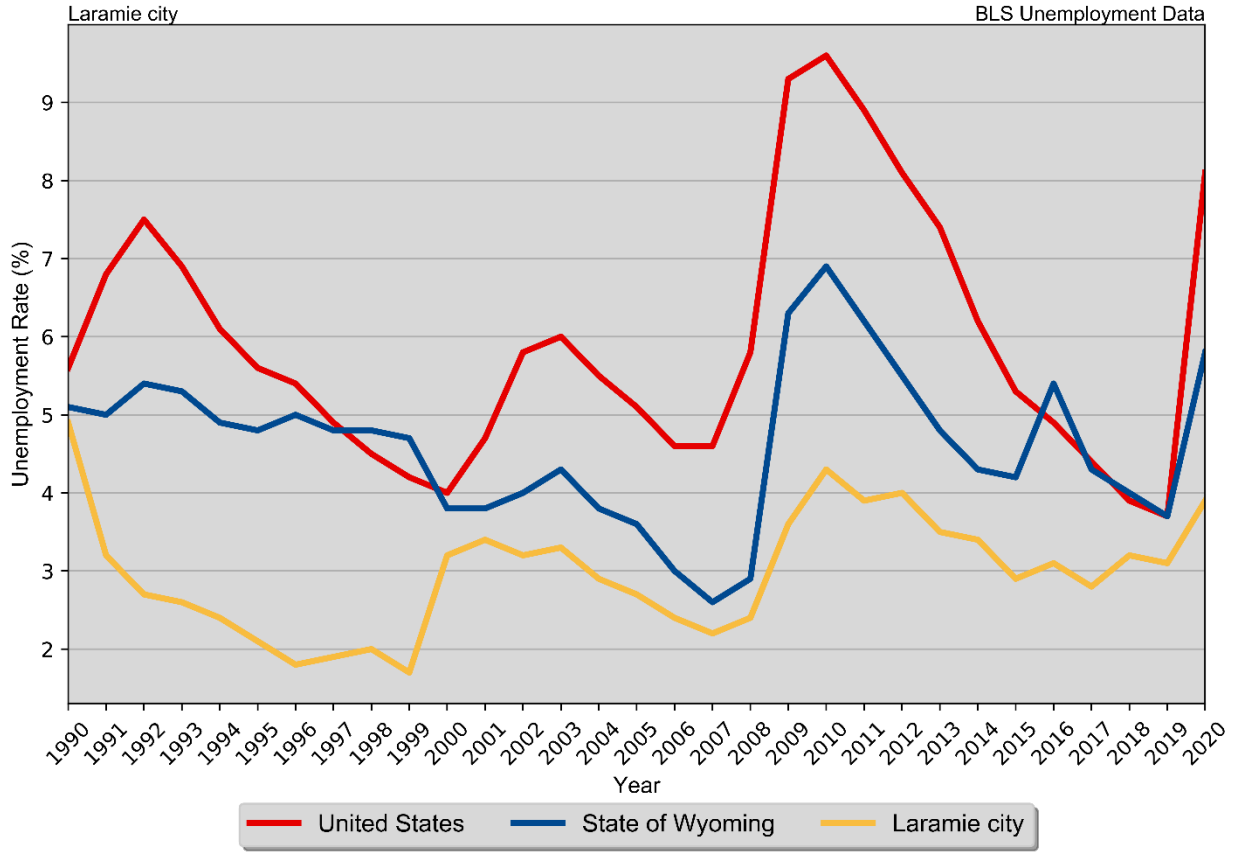
**Diagram III.12.6**
**Employment and Labor Force**



## Unemployment

Diagram III.12.7, shows the unemployment rate for both the State and Laramie city. During the 1990's the average rate for Laramie city was 2.5 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.9 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 3.5 percent. Over the course of the entire period the Laramie city had an average unemployment rate that lower than the State, 3 percent for Laramie city, versus 4.6 statewide.

**Diagram III.12.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

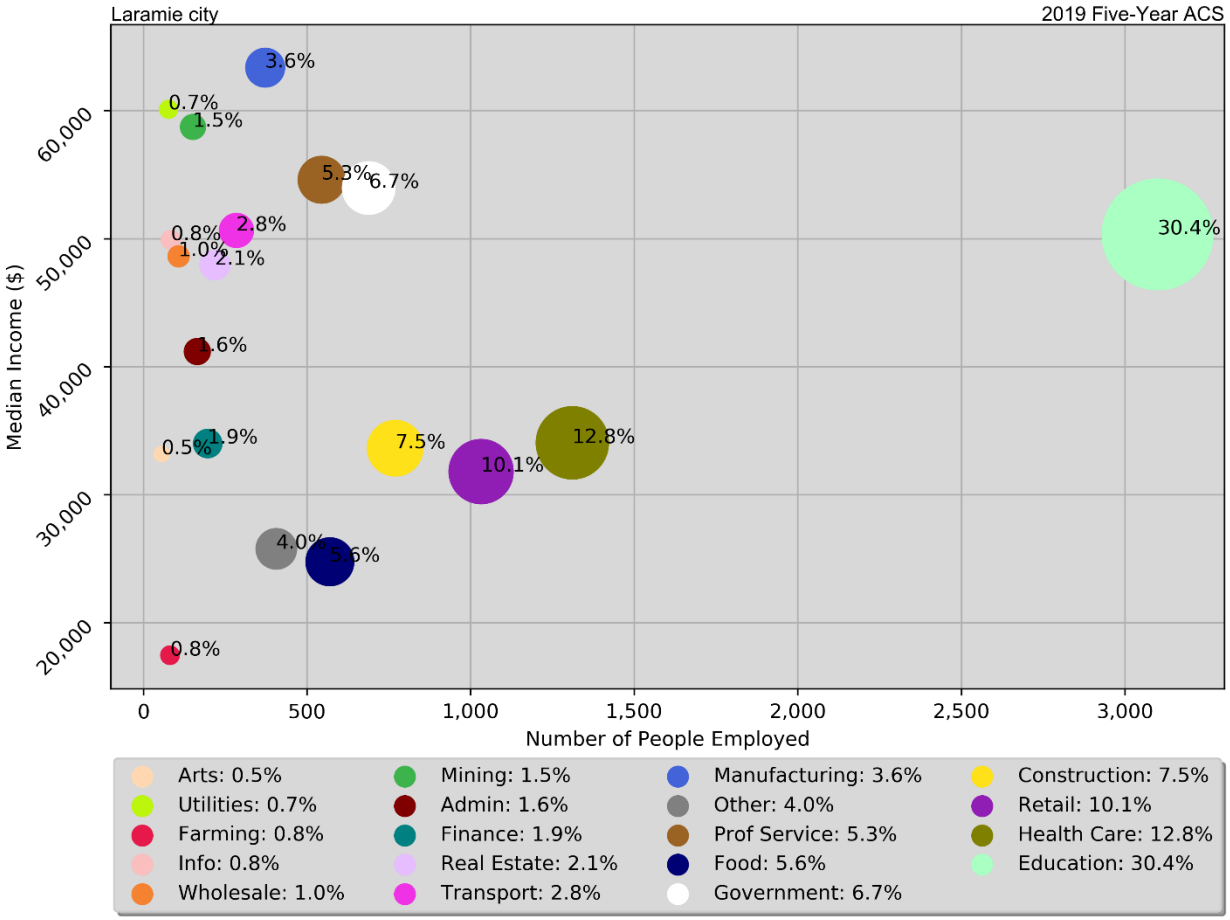
Table III.12.22 shows employment and median earnings by industry for Laramie city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Laramie city was Education, which employed 3,099 people and paid a median salary of 50,353 dollars. The highest paying industry in Laramie city was the Manufacturing industry, which paid a median salary of 63,380 dollars in 2019. This data is also displayed in Diagram III.12.8.

**Table III.12.22**
**City Level Employment by Industry**
Laramie city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 164 | 1.6% | $41,212 |
| Arts, entertainment, and recreation | 55 | 0.5% | $33,188 |
| Construction | 769 | 7.5% | $33,632 |
| Educational services[24] | 3,099 | 30.4% | $50,353 |
| Agriculture, forestry, fishing and hunting | 81 | 0.8% | $17,466 |
| Finance and insurance | 196 | 1.9% | $34,018 |
| Accommodation and food services | 569 | 5.6% | $24,775 |
| Health care and social assistance | 1,310 | 12.8% | $34,058 |
| Information | 83 | 0.8% | $49,926 |
| Management of companies and enterprises | 2 | 0% | $ |
| Manufacturing | 371 | 3.6% | $63,380 |
| Mining, quarrying, and oil and gas extraction | 151 | 1.5% | $58,750 |
| Other services, except public administration | 405 | 4% | $25,795 |
| Prof Service | 544 | 5.3% | $54,631 |
| Government | 688 | 6.7% | $53,981 |
| Real estate and rental and leasing | 218 | 2.1% | $47,969 |
| Retail Trade | 1,031 | 10.1% | $31,817 |
| Transportation and warehousing | 284 | 2.8% | $50,652 |
| Utilities | 76 | 0.7% | $60,132 |
| Wholesale trade | 107 | 1% | $48,641 |

[24] Includes both Public and Private Education

## Diagram III.12.8
## Earnings and Employment by Industry



## Earnings: Albany 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.12.23, shows the total employment by industry for the Albany County. The most recent estimates show the government and government enterprises industry was the largest employer in Albany County, with employment reaching 8,648 jobs in 2019. Between 2018 and 2019 the government and government enterprises industry saw the largest percentage increase, rising by 11.5 percent to 8,648 jobs.

**Table III.12.23**
**Employment by Industry**
Albany County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 516 | 551 | 559 | 577 | 580 | 598 | 578 | 590 | 2.1% |
| Forestry, fishing, related activities, and other | 113 | 123 | 132 | 105 | 112 | 120 | 139 | 144 | 3.6% |
| Mining | 151 | 215 | 241 | 266 | 232 | 223 | 200 | 189 | -5.5% |
| Utilities | 36 | 36 | 38 | 42 | 44 | 34 | 45 | 47 | 4.4% |
| Construction | 1,134 | 943 | 1,027 | 1,105 | 1,177 | 1,200 | 1,146 | 1,153 | 0.6% |
| Manufacturing | 410 | 404 | 404 | 458 | 513 | 537 | 533 | 556 | 4.3% |
| Wholesale trade | 198 | 215 | 197 | 215 | 227 | 234 | 200 | 193 | -3.5% |
| Retail trade | 2,144 | 2,134 | 2,121 | 2,154 | 2,171 | 2,171 | 2,154 | 2,096 | -2.7% |
| Transportation and warehousing | 275 | 303 | 299 | 324 | 304 | 370 | 377 | 324 | -14.1% |
| Information | 201 | 203 | 200 | 178 | 192 | 185 | 0 | 187 | 0% |
| Finance and insurance | 788 | 892 | 811 | 849 | 884 | 871 | 881 | 897 | 1.8% |
| Real estate and rental and leasing | 987 | 1,048 | 1,061 | 1,093 | 1,132 | 1,182 | 1,185 | 1,231 | 3.9% |
| Professional and technical services | 1,402 | 1,367 | 1,445 | 1,467 | 1,419 | 1,450 | 1,593 | 1,683 | 5.6% |
| Management of companies and enterprises | 0 | 0 | 0 | 17 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 0 | 0 | 557 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 621 | 524 | 513 | 429 | 409 | 432 | 410 | 422 | 2.9% |
| Health care and social assistance | 1,939 | 1,961 | 1,901 | 1,905 | 1,960 | 1,859 | 2,397 | 2,394 | -0.1% |
| Arts, entertainment, and recreation | 440 | 460 | 467 | 441 | 489 | 509 | 501 | 531 | 6% |
| Accommodation and food services | 1,881 | 2,075 | 2,109 | 2,080 | 2,051 | 2,058 | 2,110 | 2,168 | 2.7% |
| Other services, except public administration | 882 | 926 | 883 | 946 | 975 | 973 | 1,008 | 1,041 | 3.3% |
| Government and government enterprises | 8,008 | 8,281 | 8,206 | 8,425 | 8,422 | 8,129 | 7,757 | 8,648 | 11.5% |
| **Total** | **22,700** | **23,206** | **23,187** | **23,633** | **23,942** | **23,823** | **24,054** | **25,135** | **4.5%** |

Table III.12.24, shows the real average earnings per job by industry for Albany County. In 2019, the utilities industry had the highest average earnings reaching 113,145 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 5.7 percent to 43,426 dollars.

**Table III.12.24**
**Real Earnings Per Job by Industry**
Albany County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 5,221 | 30,976 | 40,197 | 33,689 | 17,592 | 12,063 | 15,191 | 13,395 | -11.8% |
| Forestry, fishing, related activities, and other | 11,194 | 15,280 | 19,004 | 16,559 | 17,514 | 20,827 | 20,952 | 20,911 | -0.2% |
| Mining | 22,508 | 35,298 | 40,275 | 34,336 | 29,140 | 36,635 | 41,068 | 43,426 | 5.7% |
| Utilities | 105,115 | 102,705 | 104,617 | 94,431 | 89,136 | 108,196 | 110,436 | 113,145 | 2.5% |
| Construction | 48,603 | 53,800 | 51,248 | 56,059 | 53,515 | 53,088 | 50,971 | 53,672 | 5.3% |
| Manufacturing | 51,880 | 52,360 | 53,435 | 49,473 | 50,246 | 50,275 | 54,451 | 54,911 | 0.8% |
| Wholesale trade | 51,938 | 46,558 | 56,711 | 63,014 | 67,353 | 67,964 | 60,750 | 62,035 | 2.1% |
| Retail trade | 29,029 | 28,371 | 29,401 | 30,165 | 30,653 | 29,364 | 29,456 | 30,090 | 2.1% |
| Transportation and warehousing | 64,388 | 76,123 | 69,185 | 66,230 | 57,870 | 52,409 | 66,566 | 60,013 | -9.8% |
| Information | 47,375 | 38,155 | 38,828 | 37,876 | 32,664 | 35,356 | 0 | 32,210 | 0% |
| Finance and insurance | 47,027 | 43,144 | 46,291 | 44,156 | 44,381 | 46,382 | 47,805 | 46,471 | -2.8% |
| Real estate and rental and leasing | 21,710 | 22,476 | 22,135 | 22,170 | 21,992 | 17,537 | 17,675 | 17,752 | 0.4% |
| Professional and technical services | 55,693 | 58,137 | 54,671 | 55,344 | 52,997 | 52,379 | 51,640 | 52,945 | 2.5% |
| Management of companies and enterprises | 0 | 0 | 0 | -21,465 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 0 | 0 | 29,523 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 36,411 | 35,035 | 31,504 | 29,183 | 27,480 | 26,508 | 23,574 | 24,066 | 2.1% |
| Health care and social assistance | 47,454 | 45,753 | 45,487 | 46,802 | 44,736 | 45,173 | 51,922 | 52,690 | 1.5% |
| Arts, entertainment, and recreation | 10,237 | 7,819 | 9,048 | 7,826 | 6,550 | 6,906 | 10,431 | 10,285 | -1.4% |
| Accommodation and food services | 18,865 | 18,905 | 19,246 | 19,854 | 20,397 | 20,949 | 20,898 | 20,473 | -2% |
| Other services, except public administration | 34,402 | 31,597 | 33,732 | 35,096 | 35,561 | 36,376 | 36,432 | 37,253 | 2.3% |
| Government and government enterprises | 61,832 | 63,682 | 65,054 | 65,052 | 64,092 | 65,161 | 62,232 | 58,639 | -5.8% |
| **Total** | **44,714** | **45,960** | **46,609** | **47,065** | **45,599** | **45,312** | **45,089** | **44,579** | **-1.1%** |

Diagram III.12.9, shows real average earnings per job for Albany County from 1990 to 2019. Over this period the average earning per job for Albany County was 39,673 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.12.9**
**Real Average Earnings Per Job**

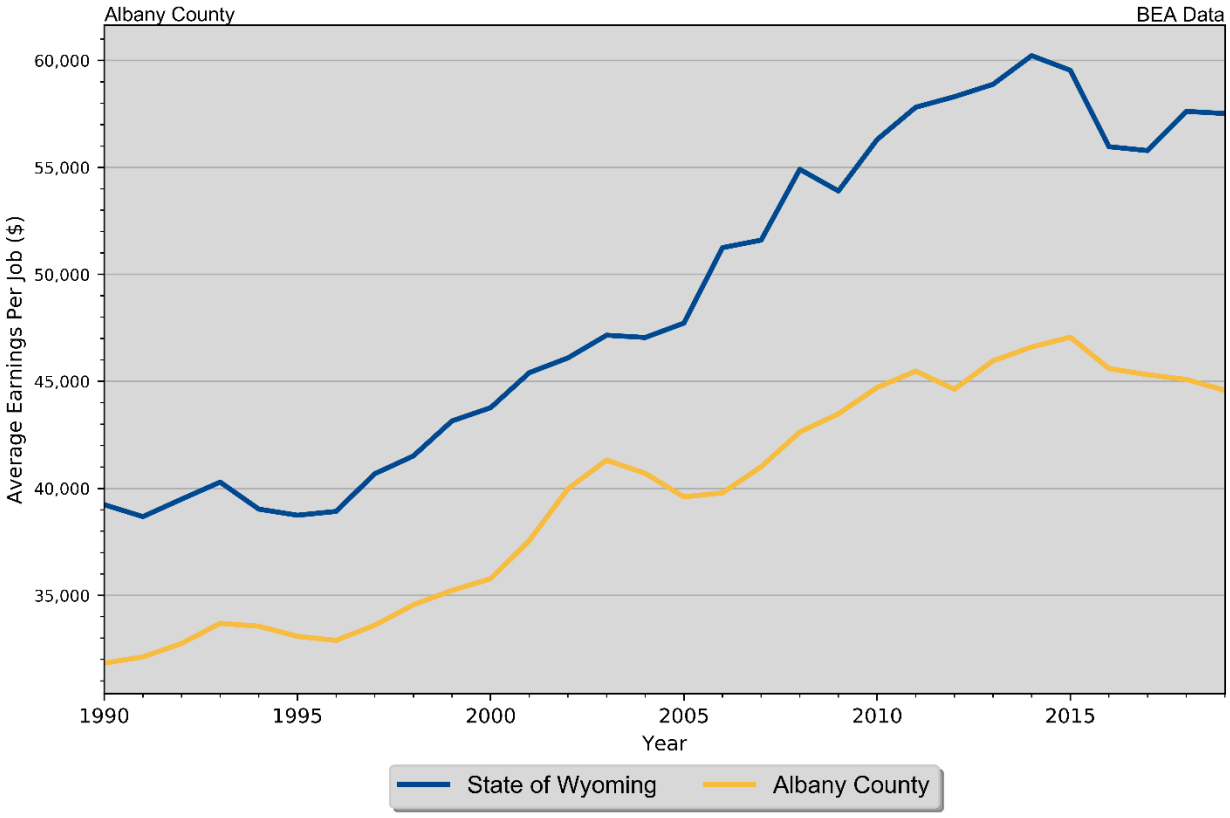
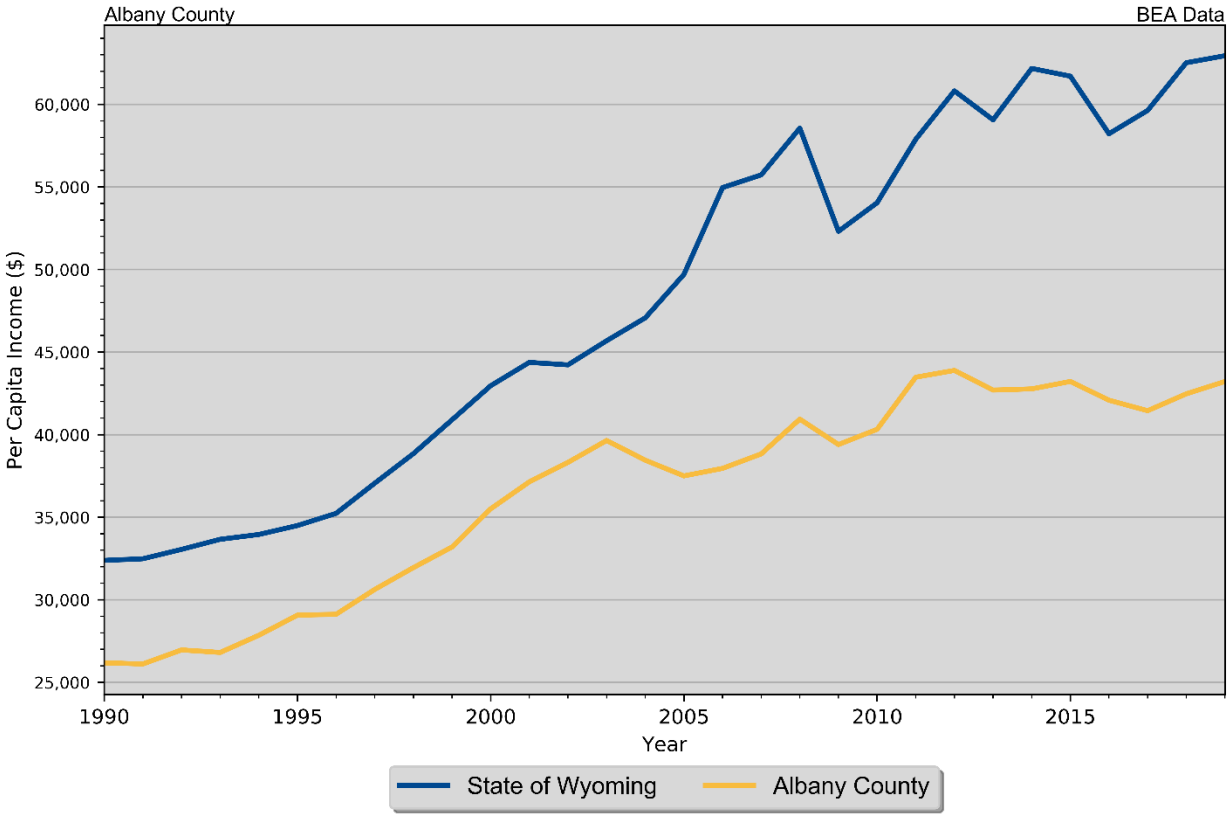


Diagram III.12.10, shows real per capita income for the Albany County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Albany County was 36,572 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.12.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 7,096 in 2010 to 5,861 in 2019, with the poverty rate reaching 16 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.12.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.12.11.

The rate of poverty for Laramie city is shown in Table III.12.26. In 2019, the poverty rate was 23.9 percent meaning there were an estimated 7,161 people living in poverty, compared to 6,690 persons living in poverty in 2010. In 2019, some 20.6 percent of those in poverty were under age 6 and 8.4 percent were 65 or older.

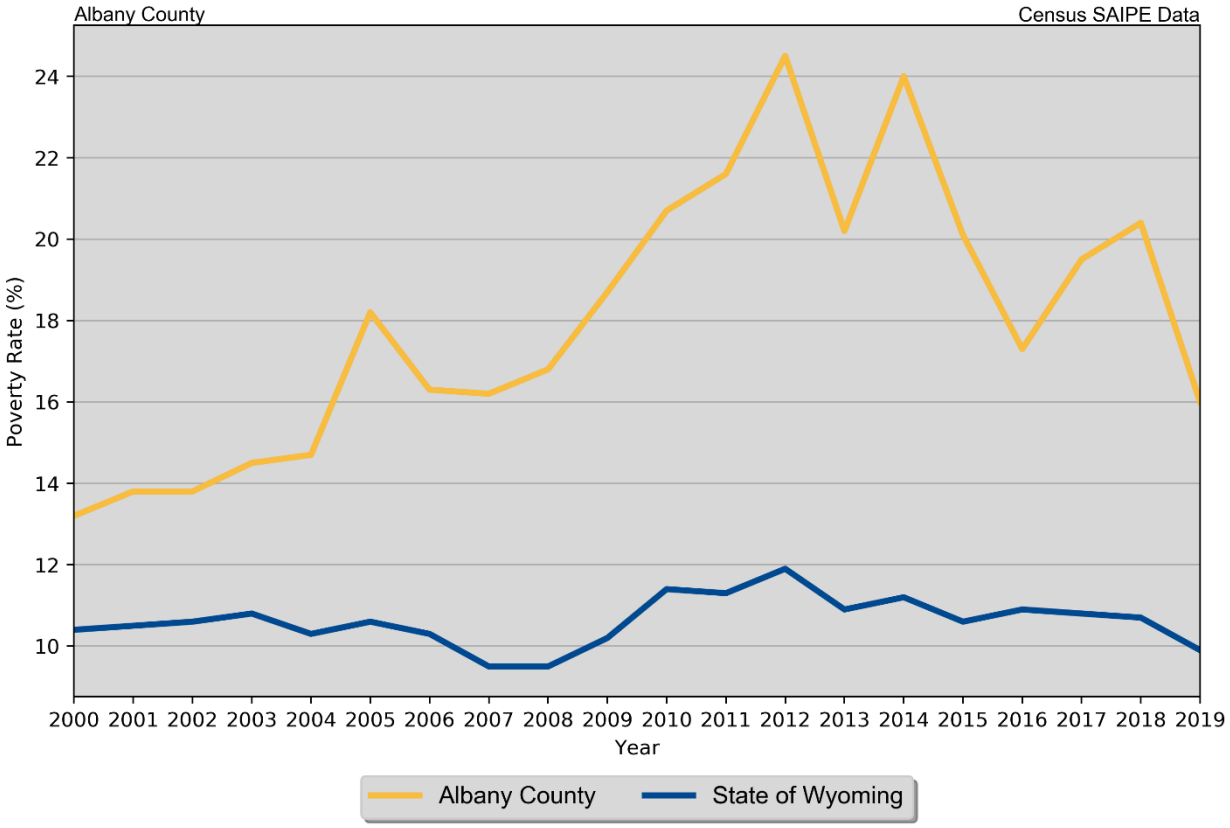
**Table III.12.25**
**Persons in Poverty**
Albany County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 3,904 | 13.2% |
| 2001 | 4,073 | 13.8% |
| 2002 | 4,103 | 13.8% |
| 2003 | 4,244 | 14.5% |
| 2004 | 4,232 | 14.7% |
| 2005 | 5,167 | 18.2% |
| 2006 | 4,556 | 16.3% |
| 2007 | 4,839 | 16.2% |
| 2008 | 5,084 | 16.8% |
| 2009 | 5,881 | 18.7% |
| 2010 | 7,096 | 20.7% |
| 2011 | 7,511 | 21.6% |
| 2012 | 8,559 | 24.5% |
| 2013 | 7,110 | 20.2% |
| 2014 | 8,547 | 24% |
| 2015 | 7,181 | 20.1% |
| 2016 | 6,229 | 17.3% |
| 2017 | 7,075 | 19.5% |
| 2018 | 7,451 | 20.4% |
| 2019 | 5,861 | 16% |

**Table III.12.26**
**Poverty by Age**
Laramie 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 | 311 | 17 | 380 | 20.6% |
| 6 to 17 | 247 | 8.6 | 286 | 9% |
| 18 to 64 | 6,007 | 29.6 | 6,260 | 28.2% |
| 65 or Older | 125 | 6 | 235 | 8.4% |
| **Total** | **6,690** | **100.0%** | **7,161** | **100.0%** |
| **Poverty Rate** | **24.7%** | **.** | **23.9%** | **.** |

**Diagram III.12.11**
**Poverty Rates**



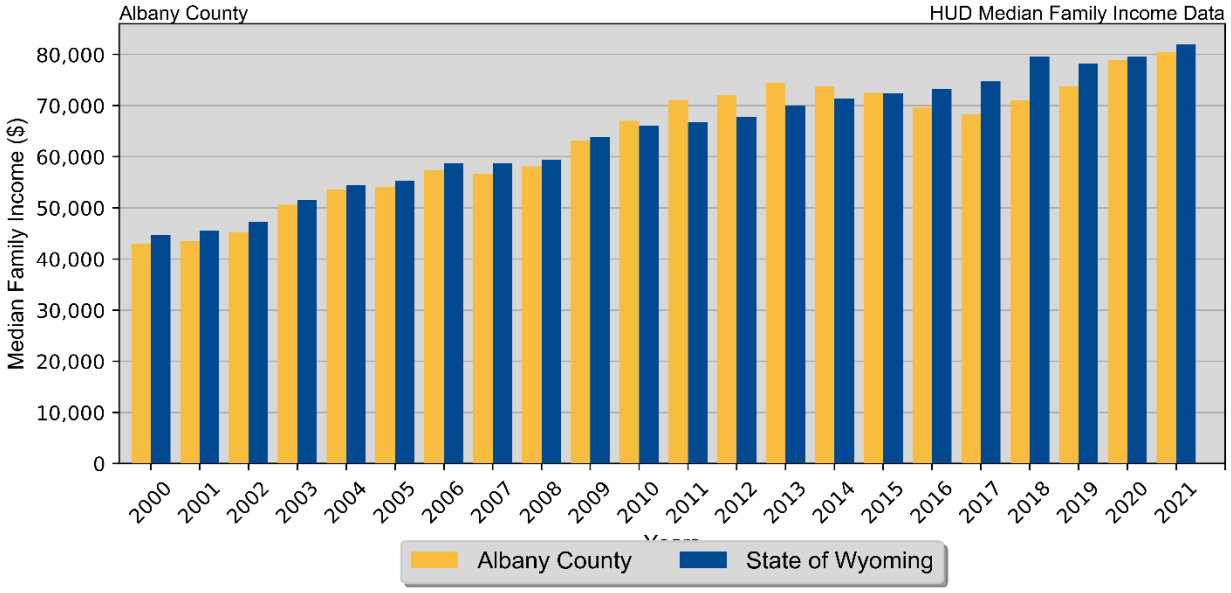
## Household Income

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.12.46 shows that the HUD estimated MFI for Albany County was $80,400 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.12.12, illustrates the estimated MFI for 2000 through 2021 in Albany County.

**Table III.12.27**
**Median Family Income**
Albany County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 43,000 | 44,700 |
| 2001 | 43,500 | 45,500 |
| 2002 | 45,200 | 47,200 |
| 2003 | 50,600 | 51,600 |
| 2004 | 53,600 | 54,500 |
| 2005 | 54,050 | 55,250 |
| 2006 | 57,400 | 58,800 |
| 2007 | 56,700 | 58,800 |
| 2008 | 58,100 | 59,450 |
| 2009 | 63,200 | 63,900 |
| 2010 | 67,000 | 66,100 |
| 2011 | 71,100 | 66,800 |
| 2012 | 72,100 | 67,700 |
| 2013 | 74,500 | 70,000 |
| 2014 | 73,700 | 71,400 |
| 2015 | 72,500 | 72,400 |
| 2016 | 69,700 | 73,300 |
| 2017 | 68,300 | 74,700 |
| 2018 | 71,000 | 79,600 |
| 2019 | 73,800 | 78,200 |
| 2020 | 78,900 | 79,500 |
| 2021 | 80,400 | 81,900 |

**Diagram III.12.12**
**Estimated Median Family Income**



# HOUSING

## Housing Production

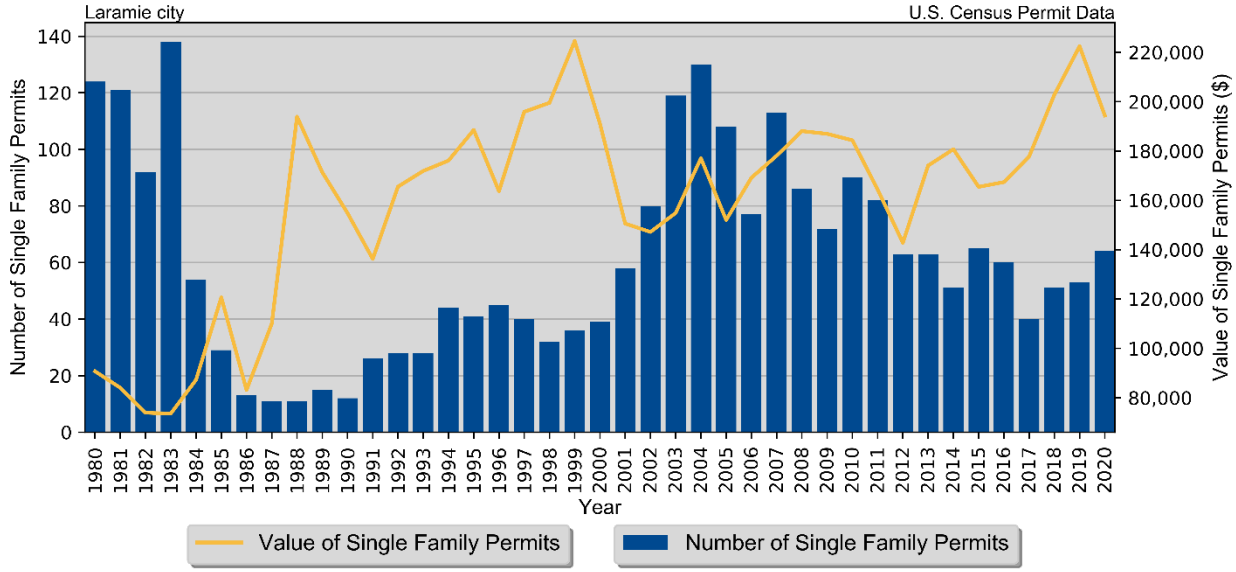
The Census Bureau reports building permit authorizations and "per unit" valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Laramie city increased from 53 authorizations in 2019 to 64 in 2020.

The real value of single-family building permits decreased from 222,472 dollars in 2019 to 194,418 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.12.28.

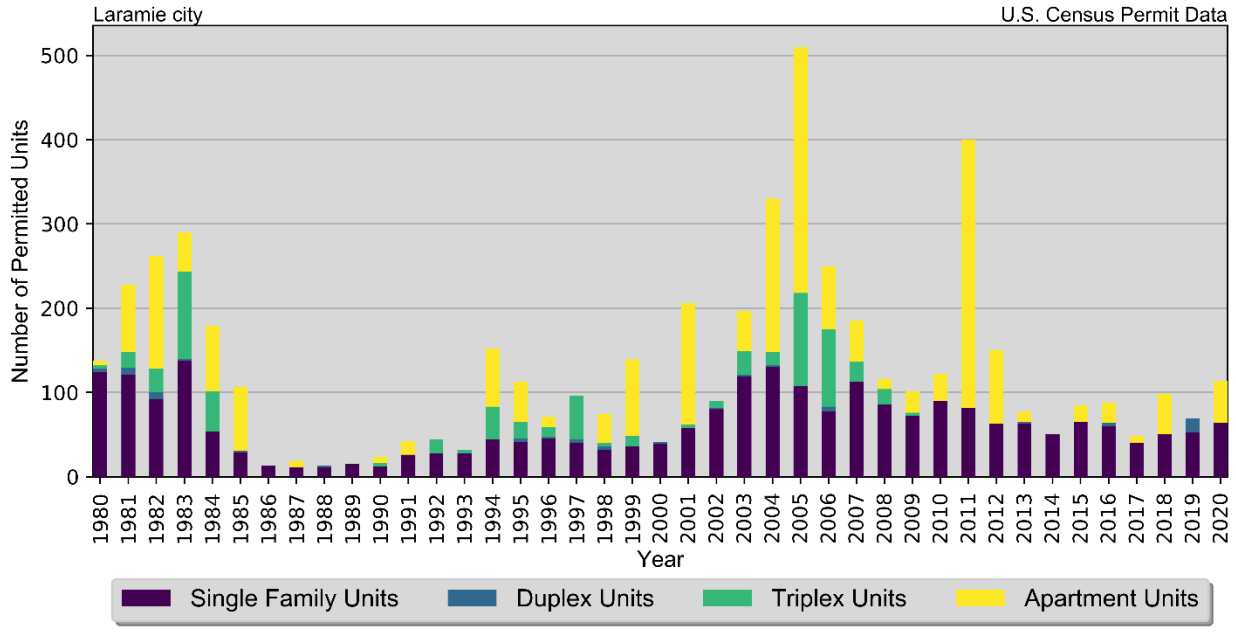
**Table III.12.28**
**Building Permits and Valuation**
Laramie city
Census Bureau Data, 1980–2020

| 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 | 124 | 4 | 4 | 6 | 138 | 90,696 | 53,763 |
| 1981 | 121 | 8 | 19 | 80 | 228 | 84,022 | 67,451 |
| 1982 | 92 | 8 | 28 | 134 | 262 | 73,900 | 22,590 |
| 1983 | 138 | 2 | 103 | 47 | 290 | 73,584 | 27,030 |
| 1984 | 54 | 0 | 47 | 78 | 179 | 87,248 | 23,378 |
| 1985 | 29 | 2 | 0 | 76 | 107 | 120,665 | 17,720 |
| 1986 | 13 | 0 | 0 | 0 | 13 | 83,141 | 0 |
| 1987 | 11 | 0 | 0 | 8 | 19 | 110,010 | 29,170 |
| 1988 | 11 | 2 | 0 | 0 | 13 | 193,945 | 0 |
| 1989 | 15 | 0 | 0 | 0 | 15 | 171,402 | 0 |
| 1990 | 12 | 0 | 4 | 8 | 24 | 154,860 | 37,830 |
| 1991 | 26 | 0 | 0 | 16 | 42 | 136,240 | 30,729 |
| 1992 | 28 | 0 | 16 | 0 | 44 | 165,571 | 0 |
| 1993 | 28 | 0 | 4 | 0 | 32 | 171,929 | 0 |
| 1994 | 44 | 0 | 39 | 69 | 152 | 176,119 | 40,707 |
| 1995 | 41 | 4 | 20 | 48 | 113 | 188,552 | 46,291 |
| 1996 | 45 | 2 | 12 | 12 | 71 | 163,730 | 68,385 |
| 1997 | 40 | 4 | 52 | 0 | 96 | 195,906 | 0 |
| 1998 | 32 | 4 | 4 | 34 | 74 | 199,551 | 50,697 |
| 1999 | 36 | 0 | 12 | 92 | 140 | 224,588 | 62,397 |
| 2000 | 39 | 2 | 0 | 0 | 41 | 191,117 | 0 |
| 2001 | 58 | 0 | 4 | 144 | 206 | 150,589 | 77,524 |
| 2002 | 80 | 2 | 8 | 0 | 90 | 147,200 | 0 |
| 2003 | 119 | 2 | 28 | 48 | 197 | 154,896 | 59,438 |
| 2004 | 130 | 2 | 16 | 182 | 330 | 177,091 | 55,142 |
| 2005 | 108 | 0 | 110 | 292 | 510 | 152,056 | 83,661 |
| 2006 | 77 | 6 | 92 | 75 | 250 | 169,181 | 79,947 |
| 2007 | 113 | 0 | 24 | 48 | 185 | 178,107 | 83,753 |
| 2008 | 86 | 0 | 18 | 12 | 116 | 188,072 | 71,302 |
| 2009 | 72 | 0 | 4 | 25 | 101 | 186,972 | 75,350 |
| 2010 | 90 | 0 | 0 | 32 | 122 | 184,352 | 69,224 |
| 2011 | 82 | 0 | 0 | 318 | 400 | 164,395 | 77,257 |
| 2012 | 63 | 0 | 0 | 87 | 150 | 142,814 | 60,487 |
| 2013 | 63 | 2 | 0 | 12 | 77 | 174,109 | 89,435 |
| 2014 | 51 | 0 | 0 | 0 | 51 | 180,720 | 0 |
| 2015 | 65 | 0 | 0 | 20 | 85 | 165,475 | 44,635 |
| 2016 | 60 | 4 | 0 | 24 | 88 | 167,406 | 33,011 |
| 2017 | 40 | 0 | 0 | 8 | 48 | 177,756 | 115,782 |
| 2018 | 51 | 0 | 0 | 47 | 98 | 202,810 | 121,622 |
| 2019 | 53 | 16 | 0 | 0 | 69 | 222,472 | 0 |
| 2020 | 64 | 0 | 0 | 50 | 114 | 194,418 | 88,703 |

## Diagram III.12.13
### Single-Family Permits




## Diagram III.12.14
### Total Permits by Unit Type



## Housing Characteristics

Households by type and tenure are shown in Table II.12.29. Family households represented 43.5 percent of households, while non-family households accounted for 56.5 percent. These changed from 43.6 and 56.4 percent, respectively.

**Table II.12.29**
**Household Type by Tenure**
Laramie city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 5,843 | 43.6% | 5,810 | 43.5% |
| Married-Couple Family | 4,418 | 75.6% | 4,827 | 83.1% |
| Owner-Occupied | 3,228 | 73.1% | 3,485 | 72.2% |
| Renter-Occupied | 1,190 | 26.9% | 1,342 | 27.8% |
| Other Family | 1,425 | 24.4% | 983 | 24.5% |
| Male Householder, No Spouse Present | 501 | 35.2% | 315 | 51% |
| Owner-Occupied | 235 | 46.9% | 126 | 40% |
| Renter-Occupied | 266 | 53.1% | 189 | 60% |
| Female Householder, No Spouse Present | 924 | 64.8% | 668 | 94% |
| Owner-Occupied | 398 | 43.1% | 308 | 46.1% |
| Renter-Occupied | 526 | 56.9% | 360 | 53.9% |
| Non-Family Households | 7,551 | 56.4% | 7,540 | 56.5% |
| Owner-Occupied | 2,153 | 28.5% | 2,125 | 28.2% |
| Renter-Occupied | 5,398 | 71.5% | 5,415 | 71.8% |
| **Total** | **13,394** | **100.0%** | **13,350** | **100.0%** |

Table II.12.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 14,178 housing units, compared with 15,180 in 2019. Single-family units accounted for 50.6 percent of units in 2019, compared to 51.1 in 2010. Apartment units accounted for 24.2 percent in 2019, compared to 19.3 percent in 2010.

**Table II.12.30**
**Housing Units by Type**
Laramie 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 | 7,245 | 51.1% | **7,680** | 50.6% |
| Duplex | 1,220 | 8.6% | 1,034 | 6.8% |
| Tri- or Four-Plex | 1,687 | 11.9% | 1,782 | 11.7% |
| Apartment | 2,731 | 19.3% | 3,671 | 24.2% |
| Mobile Home | 1,295 | 9.1% | 1,007 | 6.6% |
| Boat, RV, Van, Etc. | 0 | 0% | 6 | 0% |
| **Total** | **14,178** | **100.0%** | **15,180** | **100.0%** |

Table II.12.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 15,180 housing units. An estimated 45.3 percent were owner-occupied, and 12.1 percent were vacant.

**Table II.12.31**
**Housing Units by Tenure**
Laramie city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 13,394 | 93.6% | 13,350 | 87.9% |
| Owner-Occupied | 6,014 | 44.9% | 6,044 | 45.3% |
| Renter-Occupied | 7,380 | 55.1% | 7,306 | 54.7% |
| Vacant Housing Units | 913 | 6.4% | 1,830 | 12.1% |
| **Total Housing Units** | **14,307** | **100.0%** | **15,180** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.12.32. Households earning more than 100,000 dollars per year represented 18.8 percent of households in 2019, compared to 14.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 15.5 percent of households in 2019, compared to 21.6 percent in 2000.

**Table II.12.32**
**Households by Income**
Laramie 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 | 2,661 | 21.6% | 2,068 | 15.5% |
| $15,000 to $19,999 | 794 | 6.4% | 806 | 6% |
| $20,000 to $24,999 | 840 | 6.8% | 888 | 6.7% |
| $25,000 to $34,999 | 1,455 | 11.8% | 1,742 | 13% |
| $35,000 to $49,999 | 1,567 | 12.7% | 1,747 | 13.1% |
| $50,000 to $74,999 | 1,836 | 14.9% | 2,153 | 16.1% |
| $75,000 to $99,999 | 1,390 | 11.3% | 1,438 | 10.8% |
| $100,000 or More | 1,775 | 14.4% | 2,508 | 18.8% |
| **Total** | **12,318** | **100.0%** | **13,350** | **100.0%** |

Table II.12.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 9.8 percent of households in 2010 and 16.4 percent of households in 2019. Housing units built in 1939 or earlier represented 14.1 percent of households in 2019 and 16.2 percent of households in 2010.

**Table II.12.33**
**Households by Year Home Built**
Laramie 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 | 2,001 | 16.2% | 1,889 | 14.1% |
| 1940 to 1949 | 508 | 4.1% | 518 | 3.9% |
| 1950 to 1959 | 1,648 | 13.4% | 1,311 | 9.8% |
| 1960 to 1969 | 1,506 | 12.2% | 1,386 | 10.4% |
| 1970 to 1979 | 2,524 | 20.5% | 2,146 | 16.1% |
| 1980 to 1989 | 1,704 | 13.8% | 1,428 | 10.7% |
| 1990 to 1999 | 1,219 | 9.9% | 1,646 | 12.3% |
| 2000 to 2009 | 1,208 | 9.8% | 2,189 | 16.4% |
| 2010 or Later | . | . | 837 | 6.3% |
| **Total** | **12,318** | **100.0%** | **13,350** | **100.0%** |

The distribution of unit types by race are shown in Table II.12.34. An estimated 56.1 percent of white households occupy single-family homes, compared to 54.3 percent of black households. Some 20.5 percent of white households occupied apartments, compared to 42.6 percent of black households. An estimated 35.6 percent of Asian, and 39.2 percent of American Indian households occupy single-family homes.

**Table II.12.34**
**Distribution of Units in Structure by Race**
Laramie city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 56.1% | 54.3% | 39.2% | 35.6% | % | 43.1% | 24.3% |
| Duplex | 5.2% | 3.1% | 0% | 2.9% | % | 8.3% | 7.4% |
| Tri- or Four-Plex | 11.7% | 0% | 0% | 17.4% | % | 0% | 39.4% |
| Apartment | 20.5% | 42.6% | 0% | 44.1% | % | 24.3% | 16% |
| Mobile Home | 6.5% | 0% | 60.8% | 0% | % | 24.3% | 12.8% |
| Boat, RV, Van, Etc. | 0.1% | 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.12.35. An estimated 36.6 percent of vacant units were for rent in 2010. In addition, some 11.1 percent of vacant units were for sale. "Other" vacant units represented 35.7 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 39.8 percent of vacant units, while for sale units accounted for 7.4 percent. "Other" vacant units accounted for 38.7 percent of vacant units, representing a total of 709 "other" vacant units.

**Table II.12.35**
**Disposition of Vacant Housing Units**
Laramie city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 334 | 36.6% | 728 | 39.8% |
| For Sale | 101 | 11.1% | 135 | 7.4% |
| Rented Not Occupied | 26 | 2.8% | 179 | 9.8% |
| Sold Not Occupied | 29 | 3.2% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 97 | 10.6% | 79 | 4.3% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 326 | 35.7% | 709 | 38.7% |
| **Total** | **913** | **100.0%** | **1,830** | **100.0%** |

Table II.12.36 shows the number of households in the county by number of bedrooms and tenure. There were 341 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.1 percent of total households in Laramie city. In Laramie city the 4,216 households with three bedrooms accounted for 31.58 percent of all households, and there were 880 five-bedroom or more households, which accounted for 6.59 percent of all households.

**Table II.12.36**
**Households by Number of Bedrooms**
**Laramie city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 33 | 341 | 374 | 2.8% |
| **One** | 161 | 1,229 | 1,390 | 10.41% |
| **Two** | 1,112 | 2,907 | 4,019 | 30.1% |
| **Three** | 2,418 | 1,798 | 4,216 | 31.58% |
| **Four** | 1,579 | 892 | 2,471 | 18.51% |
| **Five or more** | 741 | 139 | 880 | 6.59% |
| **Total** | **6,044** | **7,306** | **13,350** | **100.0** |

The age of a structure influences its value. As shown in Table II.12.37, structures built in 1939 or earlier had a median value of, 182,900 while structures built between 1950 and 1959 had a median value of 198,700 and those built between 1990 to 1999 had a median value of 173,600. 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 362,200 and, 433,100 respectively. The total median value in Laramie city was, 216,300.

**Table II.12.37**
**Owner Occupied Median Value by Year Structure Built**
**Laramie city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 182,900 |
| 1940 to 1949 | 194,400 |
| 1950 to 1959 | 198,700 |
| 1960 to 1969 | 251,600 |
| 1970 to 1979 | 195,000 |
| 1980 to 1989 | 216,800 |
| 1990 to 1999 | 173,600 |
| 2000 to 2009 | 248,600 |
| 2010 to 2013 | 362,200 |
| 2014 or later | 433,100 |
| **Median Value** | **216,300** |

Household mortgage status is reported in Table II.12.38. In, Laramie city households with a mortgage accounted for 60.2 percent of all households or 3,636 housing units, and the remaining 52.9 percent or 3,199 units had no mortgage. Of those units with a mortgage, 437 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 3,199 or 52.9 percent had no second mortgage or no home equity loan.

**Table II.12.38**
**Mortgage Status**
**Laramie city**
**2019** Five-Year ACS Data

| Mortgage Status | Laramie city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 3,636 | 60.2 |
| With either a second mortgage or home equity loan, but not both | 437 | 7.2 |
| Second mortgage only | 159 | 2.6 |
| Home equity loan only | 278 | 4.6 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 3,199 | 52.9 |
| Housing units without a mortgage | 2,408 | 39.8 |
| **Total** | **6,044** | **100.0%** |

Table II.12.39 lists the Laramie city median rent as $727 and the median home value as $216,300 in 2019.

**Table II.12.39**
**Median Rent**
**Laramie city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $727 |
| Median Home Value | $216,300 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.12.40. In 2019, an estimated 0.8 percent of households were overcrowded, and an additional 0.9 percent were severely overcrowded.

**Table II.12.40**
**Overcrowding and Severe Overcrowding**
Laramie 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 | 5,948 | 99.2% | 48 | 0.8% | 0 | 0% | 5,996 |
| 2019 Five-Year ACS | 6,014 | 99.5% | 30 | 0.5% | 0 | 0% | 6,044 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 6,261 | 99% | 12 | 0.2% | 49 | 0.8% | 6,322 |
| 2019 Five-Year ACS | 7,108 | 97.3% | 73 | 1% | 125 | 1.7% | 7,306 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 12,209 | 99.1% | 60 | 0.5% | 49 | 0.4% | 12,318 |
| 2019 Five-Year ACS | 13,122 | 98.3% | 103 | 0.8% | 125 | 0.9% | 13,350 |

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.12.41 and Table II.12.42, below.

There were a total of 16 households with incomplete plumbing facilities in 2019, representing 0.1 percent of households in Laramie city. This is compared to 0.2 percent of households lacking complete plumbing facilities in 2010.

**Table II.12.41**
**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 | 12,288 | 13,334 |
| Lacking Complete Plumbing Facilities | 30 | 16 |
| **Total Households** | **12,318** | **13,350** |
| **Percent Lacking** | **0.2%** | **0.1%** |

There were 120 households lacking complete kitchen facilities in 2019, compared to 65 households in 2010. This was a change from 0.5 percent of households in 2010 to 0.9 percent in 2019.

**Table II.12.42**
**Households with Incomplete Kitchen Facilities**
Laramie city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 12,253 | 13,230 |
| Lacking Complete Kitchen Facilities | 65 | 120 |
| **Total Households** | **12,318** | **13,350** |
| **Percent Lacking** | **0.5%** | **0.9%** |

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.12.43, in Laramie city 18.2 percent of households had a cost burden and 19.3 percent had a severe cost burden. Some 24.9 percent of renters were cost burdened, and 29.6 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.7 percent and a severe cost burden rate of 4.5 percent. Owner occupied households with a mortgage had a cost burden rate of 14.3 percent, and severe cost burden at 8.4 percent.

**Table II.12.43**
**Cost Burden and Severe Cost Burden by Tenure**
Laramie city
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 | 2,648 | 67.7% | 779 | 19.9% | 485 | 12.4% | 0 | 0% | 3,912 |
| 2019 Five-Year ACS | 2,810 | 77.3% | 521 | 14.3% | 305 | 8.4% | 0 | 0% | 3,636 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 1,859 | 89.2% | 124 | 6% | 93 | 4.5% | 8 | 0.4% | 2,084 |
| 2019 Five-Year ACS | 2,212 | 91.9% | 88 | 3.7% | 108 | 4.5% | 0 | 0% | 2,408 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 2,568 | 40.6% | 1,111 | 17.6% | 2,180 | 34.5% | 463 | 7.3% | 6,322 |
| 2019 Five-Year ACS | 3,088 | 42.3% | 1,820 | 24.9% | 2,166 | 29.6% | 232 | 3.2% | 7,306 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 7,075 | 57.4% | 2,014 | 16.4% | 2,758 | 22.4% | 471 | 3.8% | 12,318 |
| 2019 Five-Year ACS | 8,110 | 60.7% | 2,429 | 18.2% | 2,579 | 19.3% | 232 | 1.7% | 13,350 |

### 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 Albany County. Below is a table showing the MFI breakdown:

| Albany County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $24,120 |
| 30.1 – 50% MFI | $24,121 to $40,200 |
| 50.1 – 80% MFI | $40,201 to $64,320 |
| 80.1 – 100% MFI | $64,321 to $80,400 |
| Above 100% MFI | Above $80,400 |

## Housing Problems by Income, Race, and Tenure

Table III.12.44 through Table III.12.49 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 Laramie city, housing problems are faced by 755 white homeowner households, 30 black homeowner households, 34 Asian homeowner households, and 124 Hispanic homeowner households.

## Table III.12.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Laramie 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 $24,120 | 87% | 0% | 100% | 0% | 0% | 0% | 83.3% | 86.4% |
| $24,121 to $40,200 | 44.9% | 0% | 100% | 0% | 0% | 0% | 33.3% | 44.8% |
| $40,201 to $64,320 | 23.6% | 0% | 0% | 0% | 0% | 0% | 5.1% | 21.6% |
| $64,321 to $80,400 | 23.3% | 100% | 0% | 0% | 0% | 0% | 16.7% | 25% |
| Above $80,400 | 3.6% | 0% | 21.4% | 0% | 0% | 0% | 11.1% | 4.4% |
| **Total** | **15**% | **100**% | **36.6**% | **0**% | **0**% | **0**% | **21.1**% | **16.1**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,120 | 13% | 0% | 0% | 0% | 0% | 0% | 16.7% | 13.6% |
| $24,121 to $40,200 | 55.1% | 0% | 0% | 0% | 0% | 100% | 66.7% | 55.2% |
| $40,201 to $64,320 | 76.4% | 0% | 100% | 0% | 0% | 0% | 94.9% | 78.4% |
| $64,321 to $80,400 | 76.7% | 0% | 0% | 0% | 0% | 100% | 83.3% | 75% |
| Above $80,400 | 96.4% | 0% | 78.6% | 100% | 0% | 100% | 88.9% | 95.6% |
| **Total** | **85**% | **0**% | **63.4**% | **100**% | **0**% | **100**% | **78.9**% | **83.9**% |

## Table III.12.45
## Homeowner Households with Housing Problems by Income and Race
Laramie 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 $24,120 | 200 | 0 | 4 | 0 | 0 | 0 | 50 | 254 |
| $24,121 to $40,200 | 155 | 0 | 15 | 0 | 0 | 0 | 20 | 190 |
| $40,201 to $64,320 | 165 | 0 | 0 | 0 | 0 | 0 | 4 | 169 |
| $64,321 to $80,400 | 120 | 30 | 0 | 0 | 0 | 0 | 20 | 170 |
| Above $80,400 | 115 | 0 | 15 | 0 | 0 | 0 | 30 | 160 |
| **Total** | **755** | **30** | **34** | **0** | **0** | **0** | **124** | **943** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,120 | 30 | 0 | 0 | 0 | 0 | 0 | 10 | 40 |
| $24,121 to $40,200 | 190 | 0 | 0 | 0 | 0 | 4 | 40 | 234 |
| $40,201 to $64,320 | 535 | 0 | 4 | 0 | 0 | 0 | 75 | 614 |
| $64,321 to $80,400 | 395 | 0 | 0 | 0 | 0 | 15 | 100 | 510 |
| Above $80,400 | 3,115 | 0 | 55 | 10 | 0 | 90 | 240 | 3,510 |
| **Total** | **4,265** | **0** | **59** | **10** | **0** | **109** | **465** | **4,908** |
| **Not Computed** | | | | | | | | |
| $0 to $24,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $24,120 | 230 | 0 | 4 | 0 | 0 | 0 | 60 | 294 |
| $24,121 to $40,200 | 345 | 0 | 15 | 0 | 0 | 4 | 60 | 424 |
| $40,201 to $64,320 | 700 | 0 | 4 | 0 | 0 | 0 | 79 | 783 |
| $64,321 to $80,400 | 515 | 30 | 0 | 0 | 0 | 15 | 120 | 680 |
| Above $80,400 | 3,230 | 0 | 70 | 10 | 0 | 90 | 270 | 3,670 |
| **Total** | **5,020** | **30** | **93** | **10** | **0** | **109** | **589** | **5,851** |

In total, some 4,220 renter households face housing problems in Laramie city. Of these, some 3,480 white renter households, 85 black renter households, 145 Asian renter households, and 255 Hispanic renter households face housing problems.

**Table III.12.46**
**Renter Households with Housing Problems by Income and Race**
Laramie 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 $24,120 | 2,225 | 65 | 60 | 0 | 0 | 155 | 125 | 2,630 |
| $24,121 to $40,200 | 920 | 20 | 60 | 35 | 0 | 30 | 130 | 1,195 |
| $40,201 to $64,320 | 265 | 0 | 25 | 15 | 0 | 0 | 0 | 305 |
| $64,321 to $80,400 | 50 | 0 | 0 | 0 | 0 | 20 | 0 | 70 |
| Above $80,400 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **3,480** | **85** | **145** | **50** | **0** | **205** | **255** | **4,220** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,120 | 185 | 0 | 4 | 4 | 0 | 0 | 4 | 197 |
| $24,121 to $40,200 | 410 | 15 | 15 | 0 | 0 | 4 | 10 | 454 |
| $40,201 to $64,320 | 855 | 0 | 25 | 4 | 0 | 10 | 115 | 1,009 |
| $64,321 to $80,400 | 520 | 70 | 20 | 0 | 0 | 85 | 35 | 730 |
| Above $80,400 | 680 | 30 | 15 | 0 | 0 | 25 | 55 | 805 |
| **Total** | **2,650** | **115** | **79** | **8** | **0** | **124** | **219** | **3,195** |
| **Not Computed** | | | | | | | | |
| $0 to $24,120 | 85 | 0 | 65 | 0 | 0 | 10 | 25 | 185 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **85** | **0** | **65** | **0** | **0** | **10** | **25** | **185** |
| **Total** | | | | | | | | |
| $0 to $24,120 | 2,495 | 65 | 129 | 4 | 0 | 165 | 154 | 3,012 |
| $24,121 to $40,200 | 1,330 | 35 | 75 | 35 | 0 | 34 | 140 | 1,649 |
| $40,201 to $64,320 | 1,120 | 0 | 50 | 19 | 0 | 10 | 115 | 1,314 |
| $64,321 to $80,400 | 570 | 70 | 20 | 0 | 0 | 105 | 35 | 800 |
| Above $80,400 | 700 | 30 | 15 | 0 | 0 | 25 | 55 | 825 |
| **Total** | **6,215** | **200** | **289** | **58** | **0** | **339** | **499** | **7,600** |

**Table III.12.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Laramie 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 $24,120 | 89.2% | 100% | 46.5% | 0% | 0% | 93.9% | 81.2% | 87.3% |
| $24,121 to $40,200 | 69.2% | 57.1% | 80% | 100% | 0% | 88.2% | 92.9% | 72.5% |
| $40,201 to $64,320 | 23.7% | 0% | 50% | 78.9% | 0% | 0% | 0% | 23.2% |
| $64,321 to $80,400 | 8.8% | 0% | 0% | 0% | 0% | 19% | 0% | 8.8% |
| Above $80,400 | 2.9% | 0% | 0% | 0% | 0% | 0% | 0% | 2.4% |
| **Total** | **56%** | **42.5%** | **50.2%** | **86.2%** | **0%** | **60.5%** | **51.1%** | **55.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,120 | 7.4% | 0% | 3.1% | 100% | 0% | 0% | 2.6% | 6.5% |
| $24,121 to $40,200 | 30.8% | 42.9% | 20% | 0% | 0% | 11.8% | 7.1% | 27.5% |
| $40,201 to $64,320 | 76.3% | 0% | 50% | 21.1% | 0% | 100% | 100% | 76.8% |
| $64,321 to $80,400 | 91.2% | 100% | 100% | 0% | 0% | 81% | 100% | 91.2% |
| Above $80,400 | 97.1% | 100% | 100% | 0% | 0% | 100% | 100% | 97.6% |
| **Total** | **42.6%** | **57.5%** | **27.3%** | **13.8%** | **0%** | **36.6%** | **43.9%** | **42%** |

Overall, there are 5,163 households, or 38.4 percent of households with housing problems in Laramie city. This includes 4,235 white households, 115 black households, 179 Asian households, 50 American Indian, 0 Pacific Islander, and 205 "other" race households with housing problems. In addition, there are 379 Hispanic households with housing problems. This is shown in Table III.12.48 and Table III.12.49.

## Table III.12.48
## Percent of Total Households with Housing Problems by Income and Race
Laramie 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 $24,120 | 89% | 100% | 48.1% | 0% | 0% | 93.9% | 81.8% | 87.2% |
| $24,121 to $40,200 | 64.2% | 57.1% | 83.3% | 100% | 0% | 78.9% | 75% | 66.8% |
| $40,201 to $64,320 | 23.6% | 0% | 46.3% | 78.9% | 0% | 0% | 2.1% | 22.6% |
| $64,321 to $80,400 | 15.7% | 30% | 0% | 0% | 0% | 16.7% | 12.9% | 16.2% |
| Above $80,400 | 3.4% | 0% | 17.6% | 0% | 0% | 0% | 9.2% | 4% |
| **Total** | **37.7%** | **50%** | **46.9%** | **73.5%** | **0%** | **45.8%** | **34.8%** | **38.4%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,120 | 7.9% | 0% | 3% | 100% | 0% | 0% | 6.5% | 7.2% |
| $24,121 to $40,200 | 35.8% | 42.9% | 16.7% | 0% | 0% | 21.1% | 25% | 33.2% |
| $40,201 to $64,320 | 76.4% | 0% | 53.7% | 21.1% | 0% | 100% | 97.9% | 77.4% |
| $64,321 to $80,400 | 84.3% | 70% | 100% | 0% | 0% | 83.3% | 87.1% | 83.8% |
| Above $80,400 | 96.6% | 100% | 82.4% | 100% | 0% | 100% | 90.8% | 96% |
| **Total** | **61.5%** | **50%** | **36.1%** | **26.5%** | **0%** | **52%** | **62.9%** | **60.2%** |

## Table III.12.49
## Total Households with Housing Problems by Income and Race
Laramie 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 $24,120 | 2,425 | 65 | 64 | 0 | 0 | 155 | 175 | 2,884 |
| $24,121 to $40,200 | 1,075 | 20 | 75 | 35 | 0 | 30 | 150 | 1,385 |
| $40,201 to $64,320 | 430 | 0 | 25 | 15 | 0 | 0 | 4 | 474 |
| $64,321 to $80,400 | 170 | 30 | 0 | 0 | 0 | 20 | 20 | 240 |
| Above $80,400 | 135 | 0 | 15 | 0 | 0 | 0 | 30 | 180 |
| **Total** | **4,235** | **115** | **179** | **50** | **0** | **205** | **379** | **5,163** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,120 | 215 | 0 | 4 | 4 | 0 | 0 | 14 | 237 |
| $24,121 to $40,200 | 600 | 15 | 15 | 0 | 0 | 8 | 50 | 688 |
| $40,201 to $64,320 | 1,390 | 0 | 29 | 4 | 0 | 10 | 190 | 1,623 |
| $64,321 to $80,400 | 915 | 70 | 20 | 0 | 0 | 100 | 135 | 1,240 |
| Above $80,400 | 3,795 | 30 | 70 | 10 | 0 | 115 | 295 | 4,315 |
| **Total** | **6,915** | **115** | **138** | **18** | **0** | **233** | **684** | **8,103** |
| **Not Computed** | | | | | | | | |
| $0 to $24,120 | 85 | 0 | 65 | 0 | 0 | 10 | 25 | 185 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **85** | **0** | **65** | **0** | **0** | **10** | **25** | **185** |
| **Total** | | | | | | | | |
| $0 to $24,120 | 2,725 | 65 | 133 | 4 | 0 | 165 | 214 | 3,306 |
| $24,121 to $40,200 | 1,675 | 35 | 90 | 35 | 0 | 38 | 200 | 2,073 |
| $40,201 to $64,320 | 1,820 | 0 | 54 | 19 | 0 | 10 | 194 | 2,097 |
| $64,321 to $80,400 | 1,085 | 100 | 20 | 0 | 0 | 120 | 155 | 1,480 |
| Above $80,400 | 3,930 | 30 | 85 | 10 | 0 | 115 | 325 | 4,495 |
| **Total** | **11,235** | **230** | **382** | **68** | **0** | **448** | **1,088** | **13,451** |

Table III.12.50 through Table III.12.53 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 2,455 white households, 85 black households, 109 Asian households, as well as 230 Hispanic households.

**Table III.12.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Laramie 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 $24,120 | 58.7% | 0% | 100% | 0% | 0% | 0% | 75% | 62.6% |
| $24,121 to $40,200 | 26.5% | 0% | 100% | 0% | 0% | 0% | 30.8% | 29.5% |
| $40,201 to $64,320 | 7.1% | 0% | 0% | 0% | 0% | 0% | 0% | 6.3% |
| $64,321 to $80,400 | 3.9% | 0% | 0% | 0% | 0% | 0% | 0% | 2.9% |
| Above $80,400 | 0% | 0% | 21.4% | 0% | 0% | 0% | 0% | 0.4% |
| **Total** | **5.9%** | **0** | **36.6%** | **0%** | **0%** | **0%** | **10.8%** | **6.7%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,120 | 41.3% | 0% | 0% | 0% | 0% | 0% | 25% | 37.4% |
| $24,121 to $40,200 | 73.5% | 0% | 0% | 0% | 0% | 100% | 69.2% | 70.5% |
| $40,201 to $64,320 | 92.9% | 0% | 100% | 0% | 0% | 0% | 100% | 93.7% |
| $64,321 to $80,400 | 96.1% | 100% | 0% | 0% | 0% | 100% | 100% | 97.1% |
| Above $80,400 | 100% | 0% | 78.6% | 100% | 0% | 100% | 100% | 99.6% |
| **Total** | **94.1%** | **100%** | **63.4%** | **100%** | **0%** | **100%** | **89.2%** | **93.3%** |

## Table III.12.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Laramie 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 $24,120 | 72.7% | 100% | 46.5% | 0% | 0% | 75.8% | 81.2% | 72.7% |
| $24,121 to $40,200 | 18.4% | 57.1% | 18.8% | 100% | 0% | 0% | 27.6% | 21.4% |
| $40,201 to $64,320 | 2.7% | 0% | 0% | 78.9% | 0% | 0% | 0% | 3.4% |
| $64,321 to $80,400 | 8.8% | 0% | 0% | 0% | 0% | 0% | 0% | 6.2% |
| Above $80,400 | 2.9% | 0% | 0% | 0% | 0% | 0% | 0% | 2.4% |
| **Total** | **34.8%** | **42.5%** | **25.5%** | **86.2%** | **0%** | **36.8%** | **32.7%** | **35%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,120 | 23.8% | 0% | 3.1% | 100% | 0% | 18.2% | 2.6% | 21.1% |
| $24,121 to $40,200 | 81.6% | 42.9% | 81.2% | 0% | 0% | 100% | 72.4% | **78.6%** |
| $40,201 to $64,320 | 97.3% | 0% | 100% | 21.1% | 0% | 100% | 100% | **96.6%** |
| $64,321 to $80,400 | 91.2% | 100% | 100% | 0% | 0% | 100% | 100% | **93.8%** |
| Above $80,400 | 97.1% | 100% | 100% | 0% | 0% | 100% | 100% | **97.6%** |
| **Total** | **63.8%** | **57.5%** | **52.4%** | **13.8%** | **0%** | **60.3%** | **62.3%** | **62.6%** |

## Table III.12.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Laramie 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 $24,120 | 71.6% | 100% | 48.1% | 0% | 0% | 75.8% | 79.4% | 71.8% |
| $24,121 to $40,200 | 20.1% | 57.1% | 31.6% | 100% | 0% | 0% | 28.6% | 23% |
| $40,201 to $64,320 | 4.4% | 0% | 0% | 78.9% | 0% | 0% | 0% | 4.5% |
| $64,321 to $80,400 | 6.5% | 0% | 0% | 0% | 0% | 0% | 0% | 4.7% |
| Above $80,400 | 0.5% | 0% | 17.6% | 0% | 0% | 0% | 0% | 0.8% |
| **Total** | **21.9%** | **37%** | **28.2%** | **73.5%** | **0%** | **27.8%** | **20.8%** | **22.7%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,120 | 25.3% | 0% | 3% | 100% | 0% | 18.2% | 8.9% | 22.6% |
| $24,121 to $40,200 | 79.9% | 42.9% | 68.4% | 0% | 0% | 100% | 71.4% | 77% |
| $40,201 to $64,320 | 95.6% | 0% | 100% | 21.1% | 0% | 100% | 100% | 95.5% |
| $64,321 to $80,400 | 93.5% | 100% | 100% | 0% | 0% | 100% | 100% | 95.3% |
| Above $80,400 | 99.5% | 100% | 82.4% | 100% | 0% | 100% | 100% | 99.2% |
| **Total** | **77.4%** | **63%** | **55%** | **26.5%** | **0%** | **69.9%** | **76.9%** | **75.9%** |

## Table III.12.53
## Total Households with Severe Housing Problems by Income and Race
Laramie 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 $24,120 | 1,950 | 65 | 64 | 0 | 0 | 125 | 170 | 2,374 |
| $24,121 to $40,200 | 335 | 20 | 30 | 35 | 0 | 0 | 60 | 480 |
| $40,201 to $64,320 | 80 | 0 | 0 | 15 | 0 | 0 | 0 | 95 |
| $64,321 to $80,400 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| Above $80,400 | 20 | 0 | 15 | 0 | 0 | 0 | 0 | 35 |
| **Total** | **2,455** | **85** | **109** | **50** | **0** | **125** | **230** | **3,054** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,120 | 690 | 0 | 4 | 4 | 0 | 30 | 19 | 747 |
| $24,121 to $40,200 | 1,335 | 15 | 65 | 0 | 0 | 39 | 150 | 1,604 |
| $40,201 to $64,320 | 1,740 | 0 | 54 | 4 | 0 | 10 | 195 | 2,003 |
| $64,321 to $80,400 | 1,015 | 100 | 20 | 0 | 0 | 120 | 155 | 1,410 |
| Above $80,400 | 3,905 | 30 | 70 | 10 | 0 | 115 | 330 | 4,460 |
| **Total** | **8,685** | **145** | **213** | **18** | **0** | **314** | **849** | **10,224** |
| **Not Computed** | | | | | | | | |
| $0 to $24,120 | 85 | 0 | 65 | 0 | 0 | 10 | 25 | 185 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **85** | **0** | **65** | **0** | **0** | **10** | **25** | **185** |
| **Total** | | | | | | | | |
| $0 to $24,120 | 2,725 | 65 | 133 | 4 | 0 | 165 | 214 | 3,306 |
| $24,121 to $40,200 | 1,670 | 35 | 95 | 35 | 0 | 39 | 210 | 2,084 |
| $40,201 to $64,320 | 1,820 | 0 | 54 | 19 | 0 | 10 | 195 | 2,098 |
| $64,321 to $80,400 | 1,085 | 100 | 20 | 0 | 0 | 120 | 155 | 1,480 |
| Above $80,400 | 3,925 | 30 | 85 | 10 | 0 | 115 | 330 | 4,495 |
| **Total** | **11,225** | **230** | **387** | **68** | **0** | **449** | **1,104** | **13,463** |

Housing problems are explored by type and income in Table III.12.54 and Table III.12.55. More than 2,120 households have a cost burden and 2,625 have a severe cost burden. Some 1,570 renter households are impacted by cost burdens, and 2,270 are impacted by severe cost burdens. On the other hand, some 550 owner-occupied households have cost burdens, and 355 have severe cost burdens. Overall, there are 8,120 households without a housing problem.

**Table III.12.54**
**Percent of Housing Problems by Income and Tenure**
Laramie city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,120 | $24,121 to $40,200 | $40,201 to $64,320 | $64,321 to $80,400 | Above $80,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 1.4% | 0% | 0% | 0% | 0% | 0.1% |
| 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) | 1.4% | 2.4% | 1.3% | 0% | 0% | 0.4% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 59% | 26.2% | 5.1% | 2.9% | 0.4% | 6.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 24.3% | 15.5% | 15.2% | 22.1% | 3.9% | 9.4% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 13.9% | 56% | 78.5% | 75% | 95.6% | 84.1% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 2.4% | 0% | 0.5% | 2.4% | 0.8% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 6% | 3.9% | 0.3% | 0% | 0% | 3.3% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0.3% | 0.2% | 1.1% | 5.6% | 0% | 1% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 66.3% | 14.8% | 1.9% | 0% | 0% | 29.8% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 14.8% | 50.9% | 19.9% | 2.5% | 0% | 20.6% |
| Zero/negative income (and none of the above problems) | 6.1% | 0% | 0% | 0% | 0% | 2.4% |
| Has none of the 4 housing problems | 6.5% | 27.7% | 76.8% | 91.4% | 97.6% | 42% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.12.55
## Housing Problems by Income and Tenure
Laramie city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,120 | $24,121 to $40,200 | $40,201 to $64,320 | $64,321 to $80,400 | Above $80,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 4 | 0 | 0 | 0 | 0 | 4 |
| 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 | 10 | 10 | 0 | 0 | 24 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 170 | 110 | 40 | 20 | 15 | 355 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 70 | 65 | 120 | 150 | 145 | 550 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 40 | 235 | 620 | 510 | 3,515 | 4,920 |
| **Total** | **288** | **420** | **790** | **680** | **3,675** | **5,853** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 40 | 0 | 4 | 20 | 64 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 180 | 65 | 4 | 0 | 0 | 249 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 10 | 4 | 15 | 45 | 0 | 74 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 2,000 | 245 | 25 | 0 | 0 | 2,270 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 445 | 845 | 260 | 20 | 0 | 1,570 |
| Zero/negative income (and none of the above problems) | 185 | 0 | 0 | 0 | 0 | 185 |
| Has none of the 4 housing problems | 195 | 460 | 1,005 | 735 | 805 | 3,200 |
| **Total** | **3,015** | **1,659** | **1,309** | **804** | **825** | **7,612** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 4 | 40 | 0 | 4 | 20 | 68 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 180 | 65 | 4 | 0 | 0 | 249 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 14 | 14 | 25 | 45 | 0 | 98 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 2,170 | 355 | 65 | 20 | 15 | 2,625 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 515 | 910 | 380 | 170 | 145 | 2,120 |
| Zero/negative income (and none of the above problems) | 185 | 0 | 0 | 0 | 0 | 185 |
| Has none of the 4 housing problems | 235 | 695 | 1,625 | 1,245 | 4,320 | 8,120 |
| **Total** | **3,303** | **2,079** | **2,099** | **1,484** | **4,500** | **13,465** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 19.4 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 72.2 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.12.56.

Table III.12.57 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 1,604 renter occupied households faced cost burdens, compared to 563 owner occupied households. Of these, there are 444 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.12.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Laramie city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,120 | 10 | 0 | 0 | 25 | 4 | 39 |
| $24,121 to $40,200 | 15 | 85 | 4 | 85 | 60 | 249 |
| $40,201 to $64,320 | 140 | 170 | 25 | 200 | 85 | 620 |
| $64,321 to $80,400 | 35 | 235 | 25 | 85 | 130 | 510 |
| Above $80,400 | 480 | 1,925 | 285 | 290 | 530 | 3,510 |
| Total | 680 | 2,415 | 339 | 685 | 809 | 4,928 |
| **Cost Burden** | | | | | | |
| $0 to $24,120 | 0 | 15 | 4 | 0 | 60 | 79 |
| $24,121 to $40,200 | 0 | 15 | 15 | 20 | 20 | 70 |
| $40,201 to $64,320 | 4 | 30 | 10 | 20 | 50 | 114 |
| $64,321 to $80,400 | 25 | 80 | 0 | 0 | 45 | 150 |
| Above $80,400 | 50 | 85 | 0 | 15 | 0 | 150 |
| Total | 79 | 225 | 29 | 55 | 175 | 563 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,120 | 30 | 15 | 0 | 65 | 60 | 170 |
| $24,121 to $40,200 | 20 | 40 | 0 | 30 | 15 | 105 |
| $40,201 to $64,320 | 0 | 0 | 10 | 0 | 40 | 50 |
| $64,321 to $80,400 | 0 | 15 | 0 | 0 | 4 | 19 |
| Above $80,400 | 0 | 0 | 0 | 15 | 0 | 15 |
| Total | 50 | 70 | 10 | 110 | 119 | 359 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $24,120 | 40 | 30 | 4 | 90 | 124 | 288 |
| $24,121 to $40,200 | 35 | 140 | 19 | 135 | 95 | 424 |
| $40,201 to $64,320 | 144 | 200 | 45 | 220 | 175 | 784 |
| $64,321 to $80,400 | 60 | 330 | 25 | 85 | 179 | 679 |
| Above $80,400 | 530 | 2,010 | 285 | 320 | 530 | 3,675 |
| **Total** | **809** | **2,710** | **378** | **850** | **1,103** | **5,850** |

## Table III.12.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Laramie city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,120 | 0 | 15 | 0 | 85 | 220 | 320 |
| $24,121 to $40,200 | 25 | 65 | 40 | 40 | 335 | 505 |
| $40,201 to $64,320 | 4 | 295 | 35 | 50 | 640 | 1,024 |
| $64,321 to $80,400 | 0 | 165 | 65 | 35 | 520 | 785 |
| Above $80,400 | 75 | 450 | 15 | 25 | 260 | 825 |
| Total | 104 | 990 | 155 | 235 | 1,975 | 3,459 |
| **Cost Burden** | | | | | | |
| $0 to $24,120 | 4 | 115 | 0 | 60 | 265 | 444 |
| $24,121 to $40,200 | 0 | 245 | 20 | 20 | 595 | 880 |
| $40,201 to $64,320 | 0 | 35 | 0 | 0 | 225 | 260 |
| $64,321 to $80,400 | 0 | 20 | 0 | 0 | 0 | 20 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 4 | 415 | 20 | 80 | 1,085 | 1,604 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,120 | 0 | 250 | 40 | 95 | 1,680 | 2,065 |
| $24,121 to $40,200 | 0 | 30 | 4 | 20 | 210 | 264 |
| $40,201 to $64,320 | 0 | 0 | 0 | 15 | 10 | 25 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 280 | 44 | 130 | 1,900 | 2,354 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,120 | 0 | 20 | 0 | 20 | 145 | 185 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 20 | 0 | 20 | 145 | 185 |
| **Total** | | | | | | |
| $0 to $24,120 | 4 | 400 | 40 | 260 | 2,310 | 3,014 |
| $24,121 to $40,200 | 25 | 340 | 64 | 80 | 1,140 | 1,649 |
| $40,201 to $64,320 | 4 | 330 | 35 | 65 | 875 | 1,309 |
| $64,321 to $80,400 | 0 | 185 | 65 | 35 | 520 | 805 |
| Above $80,400 | 75 | 450 | 15 | 25 | 260 | 825 |
| **Total** | **108** | **1,705** | **219** | **465** | **5,105** | **7,602** |

In total, some 2,170 households face cost burdens, and 2,715 face severe cost burdens. This includes 565 owner households and 1,605 renter households with a cost burden, as seen in Table III.12.58.

**Table III.12.58**
**Households with Cost Burden by Tenure and Race**
Laramie city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 4,275 | 465 | 270 | 0 | 5,010 |
| Black | 0 | 30 | 0 | 0 | 30 |
| Asian | 65 | 0 | 30 | 0 | 95 |
| American Indian | 10 | 0 | 0 | 0 | 10 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 115 | 0 | 0 | 0 | 115 |
| Hispanic | 470 | 70 | 55 | 0 | 595 |
| **Total** | **4,935** | **565** | **355** | **0** | **5,855** |
| **Renter-Occupied** | | | | | |
| White | 2,840 | 1,320 | 1,960 | 85 | 6,205 |
| Black | 115 | 20 | 65 | 0 | 200 |
| Asian | 95 | 75 | 60 | 65 | 295 |
| American Indian | 60 | 0 | 0 | 0 | 60 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 125 | 80 | 125 | 10 | 340 |
| Hispanic | 220 | 110 | 150 | 25 | 505 |
| **Total** | **3,455** | **1,605** | **2,360** | **185** | **7,605** |
| **Total** | | | | | |
| White | 7,115 | 1,785 | 2,230 | 85 | 11,215 |
| Black | 115 | 50 | 65 | 0 | 230 |
| Asian | 160 | 75 | 90 | 65 | 390 |
| American Indian | 70 | 0 | 0 | 0 | 70 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 240 | 80 | 125 | 10 | 455 |
| Hispanic | 690 | 180 | 205 | 25 | 1,100 |
| **Total** | **8,390** | **2,170** | **2,715** | **185** | **13,460** |

## Lead-Based Paint Risks

Table III.12.59 shows the risk of lead-based paint for households with young children present. There are an estimated 585 households built between 1940 and 1979 with young children present, and 154 built prior to 1939.

**Table III.12.59**
**Vintage of Households by Income and Presence of Young Children**
Laramie 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 $24,120 | 10 | 505 | 515 |
| $24,121 to $40,200 | 4 | 265 | 269 |
| $40,201 to $64,320 | 15 | 365 | 380 |
| $64,321 to $80,400 | 40 | 230 | 270 |
| Above $80,400 | 85 | 545 | 630 |
| Total | 154 | 1,910 | 2,064 |
| **Built 1940 to 1979** | | | |
| $0 to $24,120 | 40 | 1,035 | 1,075 |
| $24,121 to $40,200 | 95 | 660 | 755 |
| $40,201 to $64,320 | 135 | 750 | 885 |
| $64,321 to $80,400 | 125 | 510 | 635 |
| Above $80,400 | 190 | 1,860 | 2,050 |
| Total | 585 | 4,815 | 5,400 |
| **Built 1980 or Later** | | | |
| $0 to $24,120 | 84 | 1,625 | 1,709 |
| $24,121 to $40,200 | 165 | 890 | 1,055 |
| $40,201 to $64,320 | 95 | 740 | 835 |
| $64,321 to $80,400 | 90 | 485 | 575 |
| Above $80,400 | 455 | 1,365 | 1,820 |
| Total | 889 | 5,105 | 5,994 |
| **Total** | | | |
| $0 to $24,120 | 134 | 3,165 | 3,299 |
| $24,121 to $40,200 | 264 | 1,815 | 2,079 |
| $40,201 to $64,320 | 245 | 1,855 | 2,100 |
| $64,321 to $80,400 | 255 | 1,225 | 1,480 |
| Above $80,400 | 730 | 3,770 | 4,500 |
| **Total** | **1,628** | **11,830** | **13,458** |

## Elderly Housing Needs

Table III.12.60 shows the rate of housing problems for elderly households. Some 325 elderly and 255 extra-elderly households have housing problems. Of these, some 110 elderly households with housing problems have incomes less than 30 percent HAMFI, and 145 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.12.60**
**Households with Housing Problems by Income and Elderly Status**
Laramie city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $24,120 | 110 | 145 | 2,625 | 2,880 |
| $24,121 to $40,200 | 65 | 50 | 1,270 | 1,385 |
| $40,201 to $64,320 | 40 | 0 | 430 | 470 |
| $64,321 to $80,400 | 45 | 25 | 170 | 240 |
| Above $80,400 | 65 | 35 | 85 | 185 |
| Total | 325 | 255 | 4,580 | 5,160 |
| **Without Housing Problems** | | | | |
| $0 to $24,120 | 64 | 55 | 119 | 238 |
| $24,121 to $40,200 | 115 | 65 | 520 | 700 |
| $40,201 to $64,320 | 295 | 100 | 1,230 | 1,625 |
| $64,321 to $80,400 | 105 | 50 | 1,090 | 1,245 |
| Above $80,400 | 800 | 315 | 3,200 | 4,315 |
| Total | 1,379 | 585 | 6,159 | 8,123 |
| **Not Computed** | | | | |
| $0 to $24,120 | 20 | 0 | 165 | 185 |
| $24,121 to $40,200 | 0 | 0 | 0 | 0 |
| $40,201 to $64,320 | 0 | 0 | 0 | 0 |
| $64,321 to $80,400 | 0 | 0 | 0 | 0 |
| Above $80,400 | 0 | 0 | 0 | 0 |
| Total | 20 | 0 | 165 | 185 |
| **Total** | | | | |
| $0 to $24,120 | 194 | 200 | 2,909 | 3,303 |
| $24,121 to $40,200 | 180 | 115 | 1,790 | 2,085 |
| $40,201 to $64,320 | 335 | 100 | 1,660 | 2,095 |
| $64,321 to $80,400 | 150 | 75 | 1,260 | 1,485 |
| Above $80,400 | 865 | 350 | 3,285 | 4,500 |
| **Total** | 1,724 | 840 | 10,904 | 13,468 |

## 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.12.61 presents some basic statistics about the completed surveys.

**Table III.12.61**
**Survey of Rental Properties**
Laramie city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 135 | 3,219 | 5.3 | 172 |
| 2019B | 100 | 2,556 | 4.3 | 110 |
| 2020A | 90 | 2,016 | 3.8 | 76 |
| 2020B | 42 | 1,862 | 3.2 | 60 |
| 2021A | 71 | 939 | 4 | 38 |

Table III.12.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 76 single-family units in Laramie city, with 1 of them available. This translates into a vacancy rate of 1.3 percent in Laramie city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 446 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 2.7 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.12.62**
**Rental Vacancy Survey by Type**
Laramie city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 76 | 1 | 1.3% |
| Apartments | 446 | 12 | 2.7% |
| Mobile Homes | 18 | 2 | 11.1% |
| "Other" Units | 51 | 1 | 2% |
| Don't Know | 304 | 19 | 6.2% |
| **Total** | **939** | **38** | **4%** |

Table III.12.63, reports units by bedroom size. As can be seen there were 207 two-bedroom apartment units and 85 three-bedroom units. Overall, the 259 two bedroom units accounted for 27.6 percent of all units, and the 140 three bedroom units accounted for 14.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 408 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.12.63**
**Rental Units by Bedroom Size**
Laramie city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 4 | 0 | 0 | · | 4 |
| One | 1 | 91 | 3 | 0 | · | 103 |
| Two | 22 | 207 | 6 | 7 | · | 259 |
| Three | 12 | 85 | 8 | 23 | · | 140 |
| Four | 10 | 7 | 0 | 6 | · | 24 |
| Don't Know | 30 | 52 | 1 | 15 | 304 | 408 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **76** | **446** | **18** | **51** | **304** | **939** |

Table III.12.64 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 0 percent.

Table III.12.65 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 2.9 percent.

**Table III.12.64**
**Single-Family Units by Bedroom Size**
Laramie city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 1 | 0 | 0% |
| Two | 22 | 0 | 0% |
| Three | 12 | 0 | 0% |
| Four | 10 | 0 | 0% |
| Don't know | 30 | 1 | 3.3% |
| **Total** | **76** | **1** | **1.3%** |

**Table III.12.65**
**Apartment Units by Bedroom Size**
Laramie city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 4 | 0 | 0% |
| One | 91 | 1 | 1.1% |
| Two | 207 | 6 | 2.9% |
| Three | 85 | 0 | 0% |
| Four | 7 | 0 | 0% |
| Don't know | 52 | 5 | 9.6% |
| **Total** | **446** | **12** | **2.7%** |

Average market-rate rents by unit type are shown in Table III.12.66. 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.12.66**
**Average Market Rate Rents by Bedroom Size**
Laramie city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $500 | $0 | $0 | $500 |
| One | $0 | $640 | $0 | $0 | $619 |
| Two | $1,011 | $784 | $662 | $825 | $829 |
| Three | $1,125 | $974 | $725 | $1,250 | $1,059 |
| Four | $1,525 | $0 | $0 | $1,825 | $1,577 |
| **Total** | **$1,211.9** | **$793** | **$731.2** | **$1,296.7** | **$1,013.9** |

Table III.12.67, 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.12.67**
**Average Assisted Rate Rents by Bedroom Size**
Laramie 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.12.68, shows vacancy rates for single-family units by average rental rates for Laramie city. The most common rent for single-family units was between 1,250 amd 1,500 dollars and the units in this price range had a vacancy rate of 5.6 percent.

**Table III.12.68**
**Single-Family Market Rate Rents by Vacancy Status**
Laramie 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 | 11 | 0 | 0% |
| $750 to $999 | 7 | 0 | 0% |
| $1,000 to $1,249 | 17 | 0 | 0% |
| $1,250 to $1,499 | 18 | 1 | 5.6% |
| Above $1,500 | 18 | 0 | 0% |
| Missing | 5 | 0 | 0% |
| **Total** | **76** | **1** | **1.3%** |

The average rent and availability of apartment units is displayed in Table III.12.69. 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 1.6 percent.

**Table III.12.69**
**Apartment Market Rate Rents by Vacancy Status**
Laramie city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 3 | 1 | 33.3% |
| $500 to $749 | 190 | 3 | 1.6% |
| $750 to $999 | 128 | 1 | 0.8% |
| $1,000 to $1,249 | 61 | 1 | 1.6% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 64 | 6 | 9.4% |
| **Total** | **446** | **12** | **2.7%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.12.70, 38 respondents, or 69.1 percent, included some sort of utility in the rent.

**Table III.12.70**
**Are there any utilities included with the rent?**
Laramie city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 38 |
| No | 17 |
| **% Offering Utilities** | **69.1%** |

The type of utility included in the rent is shown in Table III.12.71. There were 62 respondents who included electricity, 41 respondents who included natural gas, 746 respondents who included water and sewer and 746 respondents included trash collection in the rent.

**Table III.12.71**
**Which utilities are included with the rent?**
Laramie city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 62 |
| Natural Gas | 41 |
| Water/Sewer | 746 |
| Trash Collection | 746 |

## Perceived Need for Housing Units

Table III.12.72, shows the number of survey respondents who keep a waiting list. As can be seen 8 respondents said they keep a waitlist, with an estimated 76 number of persons on the wait list.

**Table III.12.72**
**Do you keep a waiting list?**
Laramie city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 8 |
| No | 46 |
| **Waitlist Size** | **76** |

Table III.12.73, shows the condition of rental units by unit type for Laramie 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 692 units were in good condition, or 73.7 percent and 28 units, or 3 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.12.73**
**Condition by Unit Type**
Laramie city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 28 | 3% |
| Good | 692 | 73.7% |
| Excellent | 115 | 12.2% |
| Don't Know | 0 | 0% |
| **Total** | **939** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.12.74, 2 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 6 respondents indicated they would prefer more units of any type.

**Table III.12.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Laramie 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 | 6 |
| **Total** | **9** |

## 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).

**Table III.12.75**
**Households with Housing Problems by Income**
Laramie city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 255 | 2,630 | 2,885 |
| 30.1-50% HAMFI | 190 | 1,195 | 1,385 |
| 50.1-80% HAMFI | 170 | 305 | 475 |
| 80.1-95% HAMFI | 155 | 70 | 225 |
| 95 – 115% HAMFI | 65 | 0 | 65 |
| 115.1% HAMFI or more | 115 | 20 | 135 |
| **Total** | 950 | 4,220 | 5,170 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 39 | 195 | 234 |
| 30.1-50% HAMFI | 235 | 460 | 695 |
| 50.1-80% HAMFI | 615 | 1,005 | 1,620 |
| 80.1-95% HAMFI | 415 | 535 | 950 |
| 95 – 115% HAMFI | 610 | 380 | 990 |
| 115.1% HAMFI or more | 3,000 | 620 | 3,620 |
| **Total** | 4,914 | 3,195 | 8,109 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 185 | 185 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 185 | 185 |
| **Total** | | | |
| 30% HAMFI or less | 294 | 3,010 | 3,304 |
| 30.1-50% HAMFI | 425 | 1,655 | 2,080 |
| 50.1-80% HAMFI | 785 | 1,310 | 2,095 |
| 80.1-95% HAMFI | 570 | 605 | 1,175 |
| 95 – 115% HAMFI | 675 | 380 | 1,055 |
| 115.1% HAMFI or more | 3,115 | 640 | 3,755 |
| **Total** | **5,864** | **7,600** | **13,464** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.12.75, 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 950 owner occupied and 4,220 renter occupied households experiencing a housing problem.

Table III.12.76, shows the total estimated housing by tenure for Laramie city. As can be seen, in 2030 there are estimated to be a total of 6,655 owner and 9,238 renter occupied households or a total of 15,893 households. By 2050 there are estimated to be 7,463 owner, 10,957 renter for a total of 18,420 households in Laramie city.

**Table III.12.76**
**Total Estimated Housing Forecast**
Laramie city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 6,283 | 8,501 | 14,784 |
| 2025 | 6,455 | 8,845 | 15,300 |
| 2030 | 6,655 | 9,238 | 15,893 |
| 2035 | 6,855 | 9,645 | 16,500 |
| 2040 | 7,057 | 10,067 | 17,124 |
| 2045 | 7,260 | 10,504 | 17,764 |
| 2050 | 7,463 | 10,957 | 18,420 |

Table III.12.77, below shows the incremental housing demand for Laramie 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.

As can be seen in 2030 an estimated additional 583 owner-occupied and 1,542 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 Laramie city will see an additional 4,652 households, of which 1,361 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 748 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.12.77**
**Incremental Housing Demand Forecast**
Laramie city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 19 | 29 | 39 | 49 | 60 | 70 |
| % | 0 | 28 | 42 | 57 | 71 | 86 | 101 |
| % | 0 | 51 | 78 | 105 | 132 | 159 | 186 |
| % | 0 | 37 | 57 | 76 | 96 | 115 | 135 |
| 5% | 0 | 44 | 67 | 90 | 113 | 137 | 160 |
| | 0 | 203 | 310 | 416 | 523 | 631 | 739 |
| | **0** | **383** | **583** | **783** | **985** | **1,188** | **1,391** |
| | | | | **Renter** | | | |
| | 0 | 455 | 611 | 772 | 939 | 1,112 | 1,292 |
| % | 0 | 250 | 336 | 424 | 516 | 611 | 710 |
| % | 0 | 198 | 266 | 336 | 409 | 484 | 562 |
| % | 0 | 91 | 123 | 155 | 189 | 224 | 260 |
| 5% | 0 | 57 | 77 | 97 | 119 | 140 | 163 |
| | 0 | 97 | 130 | 164 | 200 | 236 | 275 |
| | **0** | **1,149** | **1,542** | **1,949** | **2,371** | **2,808** | **3,261** |
| | | | | **Total** | | | |
| | 0 | 474 | 640 | 811 | 988 | 1,172 | 1,361 |
| % | 0 | 278 | 378 | 481 | 588 | 698 | 811 |
| % | 0 | 249 | 344 | 441 | 541 | 643 | 748 |
| % | 0 | 129 | 179 | 231 | 284 | 339 | 395 |
| 5% | 0 | 102 | 144 | 188 | 232 | 277 | 323 |
| | 0 | 300 | 440 | 580 | 723 | 868 | 1,014 |
| | **0** | **1,532** | **2,125** | **2,732** | **3,356** | **3,996** | **4,652** |

Table III.12.78 shows the Incremental Total Housing Need Forecast for Laramie 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 6,273 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,375 owner and 7,534 renter occupied households for a total of 9,909 quality households.

| Table III.12.78<br>Incremental Total Housing Need Forecast<br>Laramie city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 275 | 283 | 293 | 303 | 313 | 324 | 334 |
| 30.1-50% | 212 | 224 | 239 | 253 | 268 | 283 | 298 |
| 50.1-80% | 204 | 227 | 254 | 281 | 308 | 335 | 362 |
| 80.1-95% | 181 | 198 | 217 | 237 | 256 | 276 | 296 |
| 95.1-115% | 92 | 111 | 134 | 157 | 181 | 204 | 227 |
| 115+% | 231 | 323 | 429 | 535 | 642 | 750 | 858 |
| **Total** | **1,195** | **1,367** | **1,567** | **1,767** | **1,969** | **2,172** | **2,375** |
| | | | | **Renter** | | | |
| 0-30% | 2,982 | 3,118 | 3,274 | 3,435 | 3,602 | 3,775 | 3,955 |
| 30.1-50% | 1,385 | 1,460 | 1,546 | 1,635 | 1,726 | 1,822 | 1,920 |
| 50.1-80% | 448 | 507 | 575 | 645 | 718 | 793 | 871 |
| 80.1-95% | 135 | 162 | 194 | 226 | 260 | 294 | 330 |
| 95.1-115% | 40 | 57 | 77 | 97 | 119 | 140 | 163 |
| 115+% | 88 | 117 | 150 | 184 | 220 | 257 | 295 |
| **Total** | **5,078** | **5,422** | **5,815** | **6,222** | **6,644** | **7,081** | **7,534** |
| | | | | **Total** | | | |
| 0-30% | 3,257 | 3,402 | 3,567 | 3,738 | 3,916 | 4,099 | 4,289 |
| 30.1-50% | 1,597 | 1,685 | 1,785 | 1,888 | 1,995 | 2,104 | 2,218 |
| 50.1-80% | 652 | 734 | 829 | 926 | 1,025 | 1,128 | 1,233 |
| 80.1-95% | 316 | 360 | 411 | 463 | 516 | 570 | 626 |
| 95.1-115% | 132 | 169 | 212 | 255 | 299 | 344 | 390 |
| 115+% | 319 | 440 | 579 | 719 | 862 | 1,007 | 1,153 |
| **Total** | **6,273** | **6,789** | **7,382** | **7,989** | **8,613** | **9,253** | **9,909** |

# Lovell town

# Lovell town

## Demographics

### Population Estimates

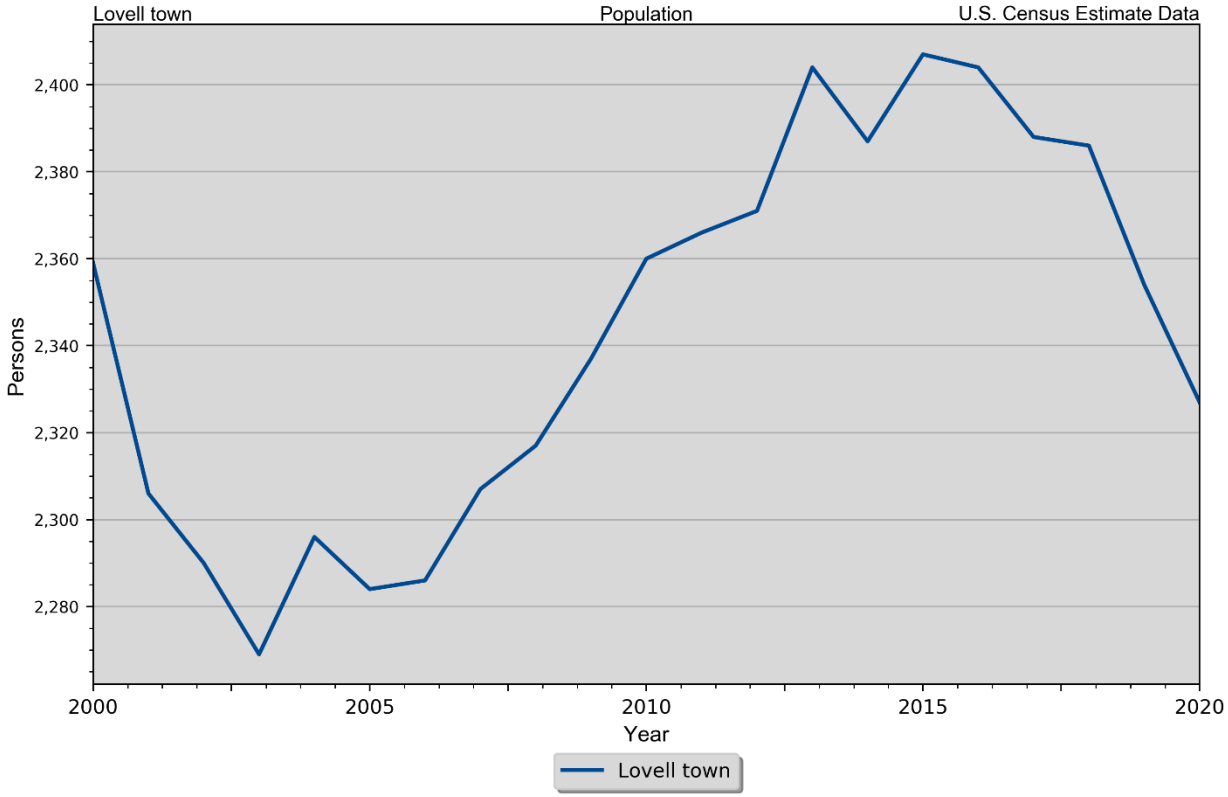
Table III.13.1, at right shows the population for Lovell town. The 2020 estimates indicate that Lovell town's population decreased from 2,360 in 2010 to 2,327 in 2020, or by -1.4 percent.

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 Lovell town. Although a city may span several counties, for the county level data pieces, Big Horn County was selected.

**Table III.13.1**
**Population Estimates**
Lovell town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 2,359 | . |
| 2001 | 2,306 | -2.2% |
| 2002 | 2,290 | -0.7% |
| 2003 | 2,269 | -0.9% |
| 2004 | 2,296 | 1.2% |
| 2005 | 2,284 | -0.5% |
| 2006 | 2,286 | 0.1% |
| 2007 | 2,307 | 0.9% |
| 2008 | 2,317 | 0.4% |
| 2009 | 2,337 | 0.9% |
| 2010 | 2,360 | 1% |
| 2011 | 2,366 | 0.3% |
| 2012 | 2,371 | 0.2% |
| 2013 | 2,404 | 1.4% |
| 2014 | 2,387 | -0.7% |
| 2015 | 2,407 | 0.8% |
| 2016 | 2,404 | -0.1% |
| 2017 | 2,388 | -0.7% |
| 2018 | 2,386 | -0.1% |
| 2019 | 2,354 | -1.3% |
| 2020 | 2,327 | -1.1% |

**Diagram III.13.1**
**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.

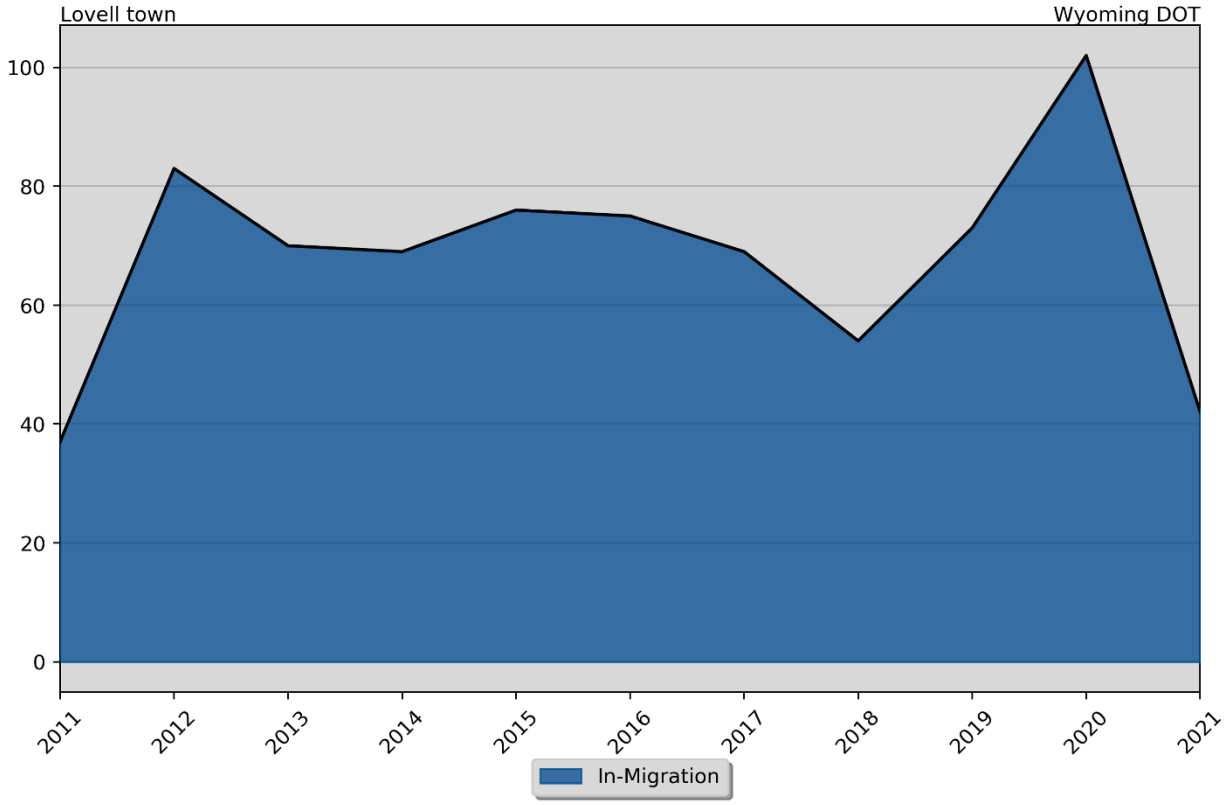
Table III.13.2 shows in-migration between 2011 and the first half of 2021 for Lovell town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Big Horn County to display net- and out-migration.

**Table III.13.2**
**In-Migration by Age Cohort**
Lovell town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 1 | 1 | 2 | 2 | 1 | 0 | 0 | 1 | 4 | 0 |
| 18-22 | 4 | 5 | 10 | 7 | 14 | 6 | 3 | 8 | 8 | 4 | 2 |
| 23-25 | 2 | 4 | 7 | 8 | 12 | 10 | 8 | 2 | 3 | 7 | 4 |
| 26-35 | 12 | 19 | 16 | 20 | 19 | 22 | 17 | 11 | 15 | 19 | 12 |
| 36-45 | 11 | 13 | 11 | 9 | 9 | 12 | 6 | 14 | 18 | 18 | 9 |
| 46-55 | 5 | 27 | 11 | 10 | 10 | 9 | 18 | 9 | 9 | 13 | 6 |
| 56-65 | 2 | 9 | 10 | 5 | 3 | 7 | 7 | 6 | 4 | 20 | 4 |
| 66 + | 0 | 5 | 4 | 8 | 7 | 8 | 10 | 4 | 15 | 17 | 5 |
| **Total** | **37** | **83** | **70** | **69** | **76** | **75** | **69** | **54** | **73** | **102** | **42** |

The shaded area in Diagram III.13.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 102 people entering Lovell town.

**Diagram III.13.2**
**In-Migration**



The driver's license total exchanges since 2000 for Big Horn County are presented in Diagram III.13.3, and showed a net migration of 1,205 persons over the time period. In 2008, there were a total of 305 in-migrations and 222 out-migrations, for a net-migration of 83 people. In the first half of 2021, there were 176 in-migrants, 163 out-migrants for a net in-migration of 13 people. The maximum net migration occurred in 2020 with 134 people entering and the lowest net migration occurred in 2018 with 5 entering Big Horn County.

Over the past five years, there was only one year with negative net-migration in Big Horn County, which could indicate a generally healthy inflow of people into the county. Since 2017, Big Horn County has experienced a net growth of 175 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net increase of 13 people in the most recent year.

**Diagram III.13.3**
**Migration Trends**

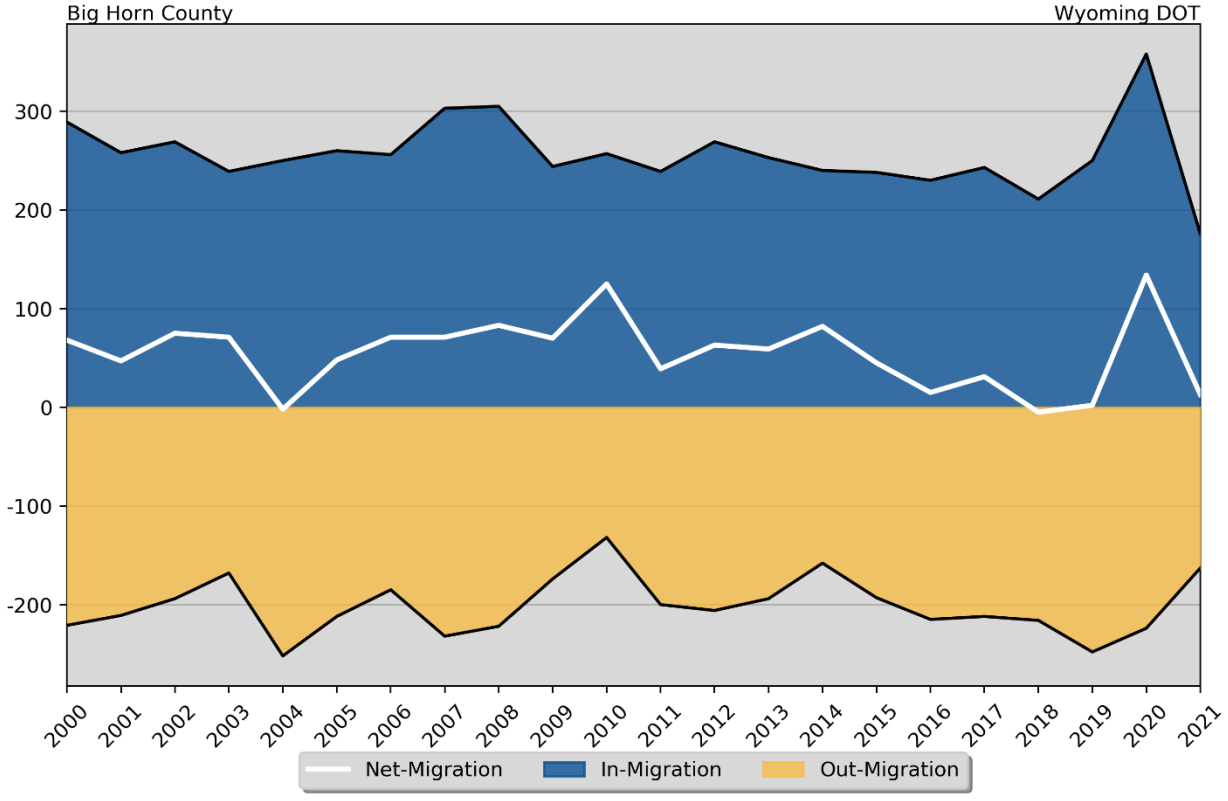


Table III.13.3, shows net-migration for Big Horn County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 5 persons entering Big Horn County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 7 persons leaving Big Horn County.

**Table III.13.3**
**Net-Migration by Age Range**
Big Horn Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 3 | 3 | -1 | 4 | -2 | 3 | 2 | 2 | 1 | -1 | 0 | -4 | 6 | -2 |
| 18-22 | -6 | -12 | 6 | 2 | -15 | -7 | 5 | 15 | -13 | -18 | -11 | -13 | -14 | -7 |
| 23-25 | 2 | 12 | 10 | -8 | -9 | -3 | 8 | -5 | 0 | -2 | -6 | -13 | 8 | -2 |
| 26-35 | 8 | 4 | 38 | 19 | 38 | 27 | 21 | 25 | 6 | 10 | -7 | 5 | 9 | -3 |
| 36-45 | 33 | 25 | 41 | 18 | 22 | 22 | 14 | -2 | 5 | 16 | 11 | 7 | 40 | 0 |
| 46-55 | 16 | 24 | 10 | 1 | 16 | 12 | 10 | 11 | 3 | 11 | 0 | 11 | 18 | 5 |
| 56-65 | 32 | 4 | 13 | 5 | 11 | 14 | 10 | 2 | 15 | 12 | 14 | 2 | 37 | 19 |
| 66 + | -5 | 10 | 8 | -2 | 2 | -9 | 12 | -3 | -2 | 3 | -6 | 7 | 30 | 3 |
| **Total** | **83** | **70** | **125** | **39** | **63** | **59** | **82** | **45** | **15** | **31** | **-5** | **2** | **134** | **13** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[25], along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

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## Population Characteristics

The Lovell town population by race and ethnicity is shown in Table III.13.4. The white population represented 93.1 percent of the population in 2019, compared with black populations accounting for 1.3 percent of the population in 2019. Hispanic households represented 15.1 percent of the population in 2019.

**Table III.13.4**
**Population by Race and Ethnicity**
Lovell town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 2,219 | 94% | 2,083 | 93.1% |
| Black | 6 | 0.3% | 30 | 1.3% |
| American Indian | 14 | 0.6% | 15 | 0.7% |
| Asian | 13 | 0.6% | 17 | 0.8% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 83 | 3.5% | 60 | 2.7% |
| Two or More Races | 25 | 1.1% | 32 | 1.4% |
| **Total** | **2,360** | **100.0%** | **2,237** | **100.0%** |
| **Non-Hispanic** | 2,104 | 89.2% | 1,899 | 84.9% |
| **Hispanic** | 256 | 10.8% | 338 | 15.1% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.13.5. During this time, the total non-Hispanic population was 1,899 persons in 2019, while the Hispanic population was 338.

**Table III.13.5**
**Population by Race and Ethnicity**
Lovell town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 2,059 | 97.9% | 1,796 | 94.6% |
| Black | 6 | 0.3% | 30 | 1.6% |
| American Indian | 13 | 0.6% | 12 | 0.6% |
| Asian | 13 | 0.6% | 17 | 0.9% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 0 | 0% | 19 | 1% |
| Two or More Races | 13 | 0.6% | 25 | 1.3% |
| **Total Non-Hispanic** | **2,104** | **100.0%** | **1,899** | **100.0%** |
| **Hispanic** | | | | |
| White | 160 | 62.5% | 287 | 84.9% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 1 | 0.4% | 3 | 0.9% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 83 | 32.4% | 41 | 12.1% |
| Two or More Races | 12 | 4.7% | 7 | 2.1% |
| **Total Hispanic** | **256** | **100.0** | **338** | **100.0%** |
| **Total Population** | **2,360** | **100.0%** | **2,237** | **100.0%** |

## Cohorts

Table III.13.6 shows the population distribution in Lovell town by age. In 2010, children under the age of 5 accounted for 8.6 percent of the total population, which compared to 7.2 percent in 2019.

**Table III.13.6**
**Population Distribution by Age**
Lovell town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 204 | 8.6 | 162 | 7.2 |
| 5 to 19 | 503 | 21.3 | 482 | 21.5 |
| 20 to 24 | 160 | 6.8 | 56 | 2.5 |
| 25 to 34 | 286 | 12.1 | 267 | 11.9 |
| 35 to 54 | 485 | 20.6 | 561 | 25.1 |
| 55 to 64 | 267 | 11.3 | 236 | 10.5 |
| 65 or Older | 455 | 19.3 | 473 | 21.1 |
| **Total** | **2,360** | **100%** | **2,237** | **100%** |

Table III.13.7 shows the population in Lovell town by age and gender. In 2010, there were 286 people aged 25 to 34, made up of 143 men, and 143 women. In comparison, in 2019, there were 267 people in the 25 to 34 age cohort, with 97 men and 170 women.

**Table III.13.7**
**Population by Age and Gender**
Lovell town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 98 | 106 | 204 | 8.6% | 100 | 62 | 162 | 7.2% |
| 5 to 19 | 248 | 255 | 503 | 21.3% | 221 | 261 | 482 | 21.5% |
| 20 to 24 | 87 | 73 | 160 | 6.8% | 51 | 5 | 56 | 2.5% |
| 25 to 34 | 143 | 143 | 286 | 12.1% | 97 | 170 | 267 | 11.9% |
| 35 to 54 | 239 | 246 | 485 | 20.6% | 305 | 256 | 561 | 25.1% |
| 55 to 64 | 128 | 139 | 267 | 11.3% | 111 | 125 | 236 | 10.5% |
| 65 and Older | 200 | 255 | 455 | 19.3% | 246 | 227 | 473 | 21.1% |
| **Total** | **1,143** | **1,217** | **2,360** | **100%** | **1,131** | **1,106** | **2,237** | **100%** |

**Diagram III.13.4**
**Population Distribution by Age**
Lovell town
2010 Census and 2019 Five-Year ACS Data

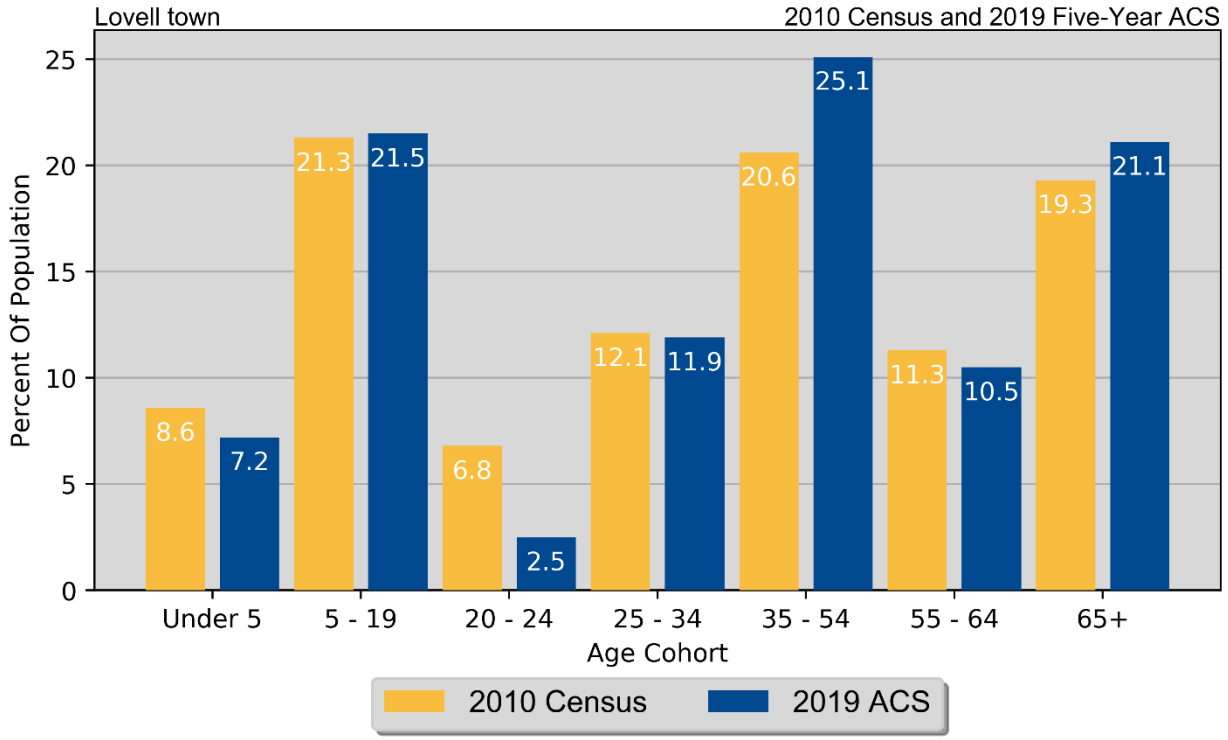
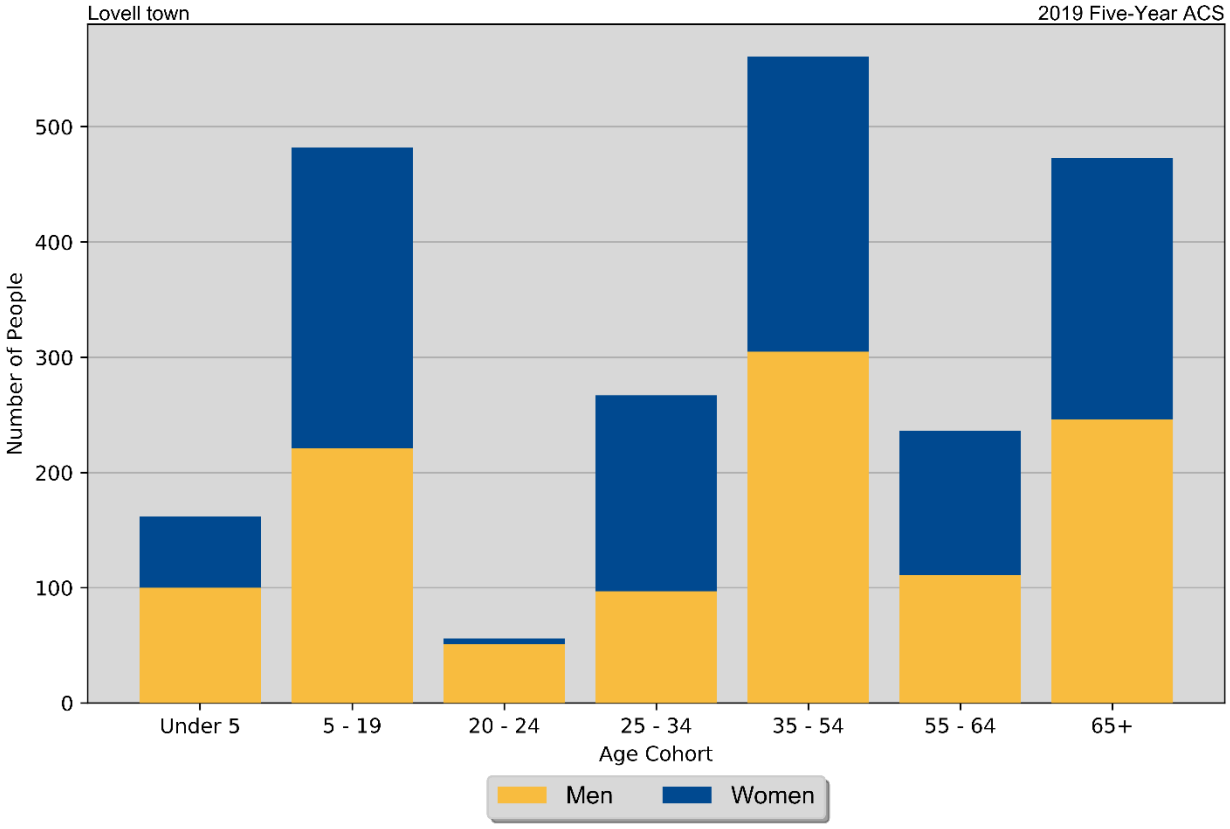


**Diagram III.13.5**
**Population Distribution by Age and Gender**
Lovell town
2019 Five-Year ACS



## 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.13.8, between 2000 and 2010, the institutionalized population changed inf percent in Lovell town, from 0 people in 2000 to 74 in 2010.

**Table III.13.8**
**Group Quarters Population**
Lovell town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 0 | % | 0 | 0% | % |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 0 | % | 74 | 100% | inf% |
| Other Institutions | 0 | % | 0 | 0% | % |
| Total | **0** | **100.0%** | **74** | **100.0%** | **inf%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | % | 0 | % | % |
| Military Quarters | 0 | % | 0 | % | % |
| Other Noninstitutionalized | 0 | % | 0 | % | % |
| Total | **0** | **100.0%** | **0** | **100.0%** | **%** |
| Group Quarters Population | **0** | **100.0%** | **74** | **100.0%** | **inf%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.13.9. An estimated 1.7 percent of the population was born in Mexico , some 0.5 percent were born in Saudi Arabia , and another 0.5 percent were born in Kenya .

**Table III.13.9**
**Place of Birth for the Foreign-Born Population**
Lovell town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 37 | 1.7% |
| #2 country of origin | Saudi Arabia | 12 | 0.5% |
| #3 country of origin | Kenya | 11 | 0.5% |
| #4 country of origin | England | 4 | 0.2% |
| #5 country of origin | India | 4 | 0.2% |
| #6 country of origin | Philippines | 4 | 0.2% |
| #7 country of origin | Afghanistan | 0 | 0% |
| #8 country of origin | Africa, n.e.c. | 0 | 0% |
| #9 country of origin | Albania | 0 | 0% |
| #10 country of origin | Argentina | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.13.10. An estimated 1.9 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Other Indo-European languages .

**Table III.13.10**
**Limited English Proficiency and Language Spoken at Home**
Lovell town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 39 | 1.9% |
| #2 LEP Language | Other Indo-European languages | 4 | 0.2% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | German or other West Germanic languages | 0 | 0% |
| #7 LEP Language | Korean | 0 | 0% |
| #8 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #9 LEP Language | Other and unspecified languages | 0 | 0% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.13.11, below. The disability rate for females was 13.3 percent, compared to 15.3 percent for males. The disability rate grew precipitously higher with age, with 65.8 percent of those over 75 experiencing a disability.

**Table III.13.11**
**Disability by Age**
Lovell town
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 | 14 | 6.7% | 7 | 3% | 21 | 4.7% |
| 18 to 34 | 0 | 0% | 5 | 2.5% | 5 | 1.4% |
| 35 to 64 | 31 | 7.5% | 38 | 10.1% | 69 | 8.7% |
| 65 to 74 | 62 | 50.8% | 22 | 26.8% | 84 | 41.2% |
| 75 or Older | 61 | 67% | 70 | 64.8% | 131 | 65.8% |
| **Total** | **168** | **15.3%** | **142** | **13.3%** | **310** | **14.3%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.13.12. Some 6.8 percent have an ambulatory disability, 6.6 have an independent living disability, and 2.7 percent have a self-care disability.

**Table III.13.12**
**Total Disabilities Tallied: Aged 5 and Older**
Lovell town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 134 | 6.2% |
| Vision disability | 39 | 1.8% |
| Cognitive disability | 115 | 5.7% |
| Ambulatory disability | 137 | 6.8% |
| Self-Care disability | 54 | 2.7% |
| Independent living difficulty | 103 | 6.6% |

## Education and Employment

Education and employment data from the Lovell town 2019 Five-Year ACS is presented in Table III.13.13, Table III.13.14, and Table III.13.15. In 2019, 1,060 people were in the labor force, including 954 employed and 106 unemployed people. The unemployment rate for Lovell town was estimated at 10 percent in 2019.

**Table III.13.13**
**Employment, Labor Force and Unemployment**
Lovell town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 954 |
| Unemployed | 106 |
| **Labor Force** | **1,060** |
| Unemployment Rate | 10% |

Table III.13.14 and Table III.13.15 show educational attainment in Lovell town. In 2019, 88.8 percent of households had a high school education or greater, including 38.9 percent with a high school diploma or equivalent, 37.4 percent with some college, 10.1 percent with a Bachelor's Degree, and 2.3 percent with a graduate or professional degree.

**Table III.13.14**
**High School or Greater Education**
Lovell town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 1,448 |
| Total Households | 852 |
| **Percent High School or Above** | **88.8%** |

**Table III.13.15**
**Educational Attainment**
Lovell town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 183 | 11.2% |
| High School or Equivalent | 635 | 38.9% |
| Some College or Associates Degree | 610 | 37.4% |
| Bachelor's Degree | 165 | 10.1% |
| Graduate or Professional Degree | 38 | 2.3% |
| **Total Population Above 18 years** | **1,631** | **100.0%** |

## Commuting Patterns

Table III.13.16 shows the place of work by county of residence. In 2010 84.6 percent of residents worked within the county they reside with 14 percent working outside their home county. This compares to 84.4 percent of residents in 2019 who worked within the county in which they resided and 14.7 percent of residents worked outside their home county but still within the state.

**Table III.13.16**
**Place of Work**
Lovell town
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 | 876 | 84.6% | 789 | 84.4% |
| Worked outside county of residence | 145 | 14% | 137 | 14.7% |
| Worked outside state of residence | 15 | 1.4% | 9 | 1% |
| **Total** | **1,036** | **100.0%** | **935** | **100.0%** |

Table III.13.17 shows the aggregate travel time to work based on place of work and residence. In Lovell town the total aggregate travel time was 0 minutes, with residents working in their home county spending a total of 0 minutes traveling.

**Table III.13.17**
**Aggregate Travel Time to Work (in Minutes)**
Lovell town
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 | % | 0 | % |
| Worked outside county of residence | 0 | % | 0 | % |
| Worked outside State of residence | 0 | % | 0 | % |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **0** | **100.0%** |

Table III.13.18 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 0 minutes commuting to work, with those working outside their county of residence spending an average of 0 minutes on their commute.

| Table III.13.18<br>Average Travel Time to Work (in Minutes)<br>Lovell town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 0 |
| Worked outside county of residence | 0 | 0 |
| Worked outside State of residence | 0 | 0 |
| **Average travel time to work (in minutes):** | **0** | **0** |

Table III.13.19 shows the means of transportation to work. In 2019, 83 percent of commuters drove alone in a car, truck, or van. Only 6.4 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 12 persons or 1.3 percent who worked from home.

| Table III.13.19<br>Means of Transportation to Work<br>Lovell town<br>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 | 819 | 79.1% | 776 | 83% |
| Car, truck, or van: Carpooled: | 116 | 11.2% | 60 | 6.4% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 8 | 0.8% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 38 | 3.7% | 87 | 9.3% |
| Other means | 17 | 1.6% | 0 | 0% |
| Worked at home | 38 | 3.7% | 12 | 1.3% |
| **Total** | **1,036** | **100.0%** | **935** | **100.0%** |

Table III.13.20 shows the breakdown of the means of transportation by tenure. In 2019, 57.1 percent of commuters owned their home and commuted alone by car, which compares to 52.4 percent in 2010. There were also 242 renters who drove alone in 2019 and accounted for 25.9 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.13.20**
**Means Of Transportation To Work By Tenure**
Lovell town
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 | 543 | 52.4% | 534 | 57.1% |
| Renter | 276 | 26.6% | 242 | 25.9% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 81 | 7.8% | 29 | 3.1% |
| Renter | 35 | 3.4% | 31 | 3.3% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 30 | 2.9% | 65 | 7% |
| Renter | 8 | 0.8% | 22 | 2.4% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 25 | 2.4% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 34 | 3.3% | 5 | 0.5% |
| Renter | 4 | 0.4% | 7 | 0.7% |
| **Total:** | **1,036** | **100.0%** | **935** | **100.0%** |

# ECONOMICS

## Labor Force

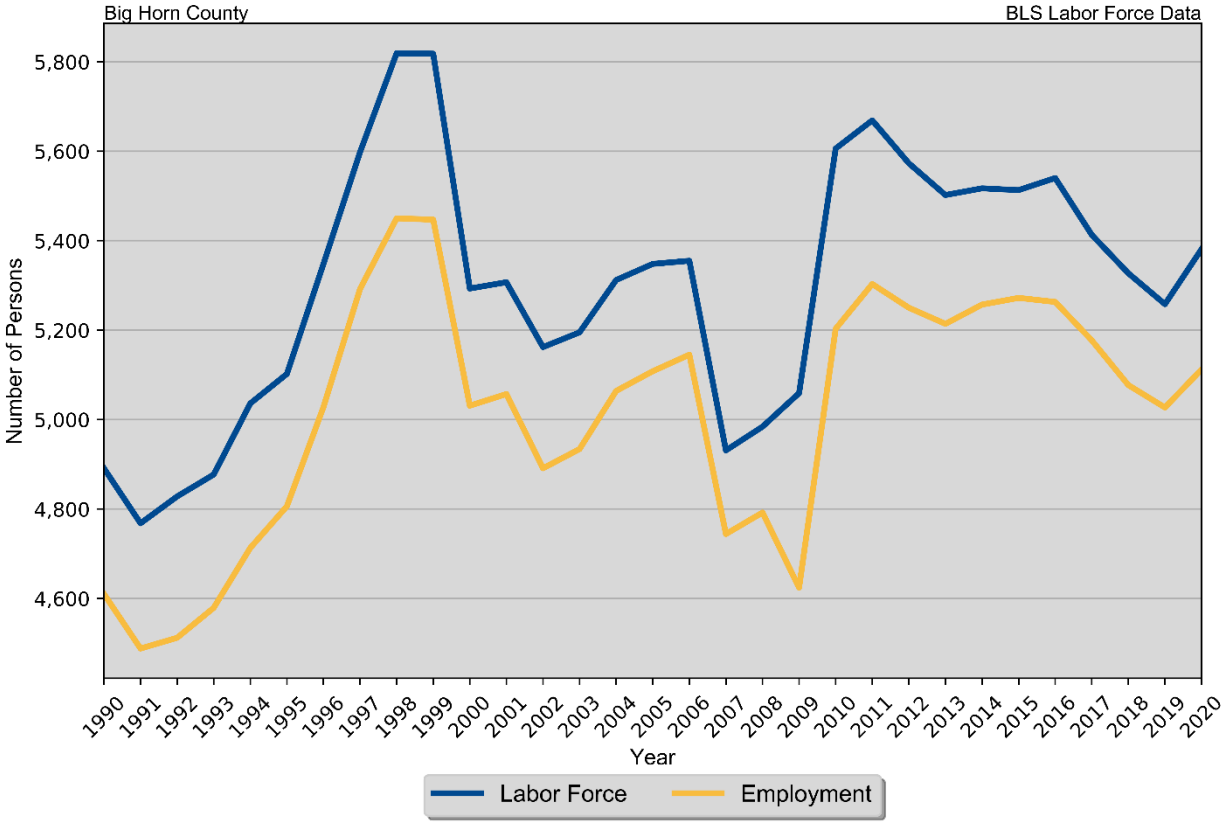
Table III.13.21, shows the labor force statistics for Big Horn County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.8 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.6 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Big Horn County increased from 4.4 percent in 2019 to 5 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.13.21**
**Labor Force Statistics**
Big Horn County
1990 - 2020 BLS Data

| Year | Big Horn County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 281 | 4,610 | 4,891 | 5.7% | 5.1% |
| 1991 | 280 | 4,488 | 4,768 | 5.9% | 5% |
| 1992 | 316 | 4,512 | 4,828 | 6.5% | 5.4% |
| 1993 | 298 | 4,579 | 4,877 | 6.1% | 5.3% |
| 1994 | 323 | 4,713 | 5,036 | 6.4% | 4.9% |
| 1995 | 296 | 4,806 | 5,102 | 5.8% | 4.8% |
| 1996 | 320 | 5,028 | 5,348 | 6% | 5% |
| 1997 | 306 | 5,292 | 5,598 | 5.5% | 4.8% |
| 1998 | 369 | 5,450 | 5,819 | 6.3% | 4.8% |
| 1999 | 371 | 5,447 | 5,818 | 6.4% | 4.7% |
| 2000 | 262 | 5,031 | 5,293 | 4.9% | 3.8% |
| 2001 | 250 | 5,057 | 5,307 | 4.7% | 3.8% |
| 2002 | 271 | 4,891 | 5,162 | 5.2% | 4% |
| 2003 | 261 | 4,934 | 5,195 | 5% | 4.3% |
| 2004 | 248 | 5,064 | 5,312 | 4.7% | 3.8% |
| 2005 | 240 | 5,108 | 5,348 | 4.5% | 3.6% |
| 2006 | 210 | 5,145 | 5,355 | 3.9% | 3% |
| 2007 | 187 | 4,744 | 4,931 | 3.8% | 2.6% |
| 2008 | 192 | 4,792 | 4,984 | 3.9% | 2.9% |
| 2009 | 435 | 4,624 | 5,059 | 8.6% | 6.3% |
| 2010 | 403 | 5,203 | 5,606 | 7.2% | 6.9% |
| 2011 | 366 | 5,303 | 5,669 | 6.5% | 6.2% |
| 2012 | 323 | 5,250 | 5,573 | 5.8% | 5.5% |
| 2013 | 288 | 5,214 | 5,502 | 5.2% | 4.8% |
| 2014 | 260 | 5,257 | 5,517 | 4.7% | 4.3% |
| 2015 | 241 | 5,272 | 5,513 | 4.4% | 4.2% |
| 2016 | 277 | 5,263 | 5,540 | 5% | 5.4% |
| 2017 | 236 | 5,177 | 5,413 | 4.4% | 4.3% |
| 2018 | 250 | 5,077 | 5,327 | 4.7% | 4% |
| 2019 | 231 | 5,027 | 5,258 | 4.4% | 3.7% |
| 2020 | 269 | 5,112 | 5,381 | 5% | 5.8% |

Diagram III.13.6, shows the employment and labor force for Big Horn County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 5,112 persons, with the labor force reaching 5,381, indicating there were a total of 269 unemployed persons.

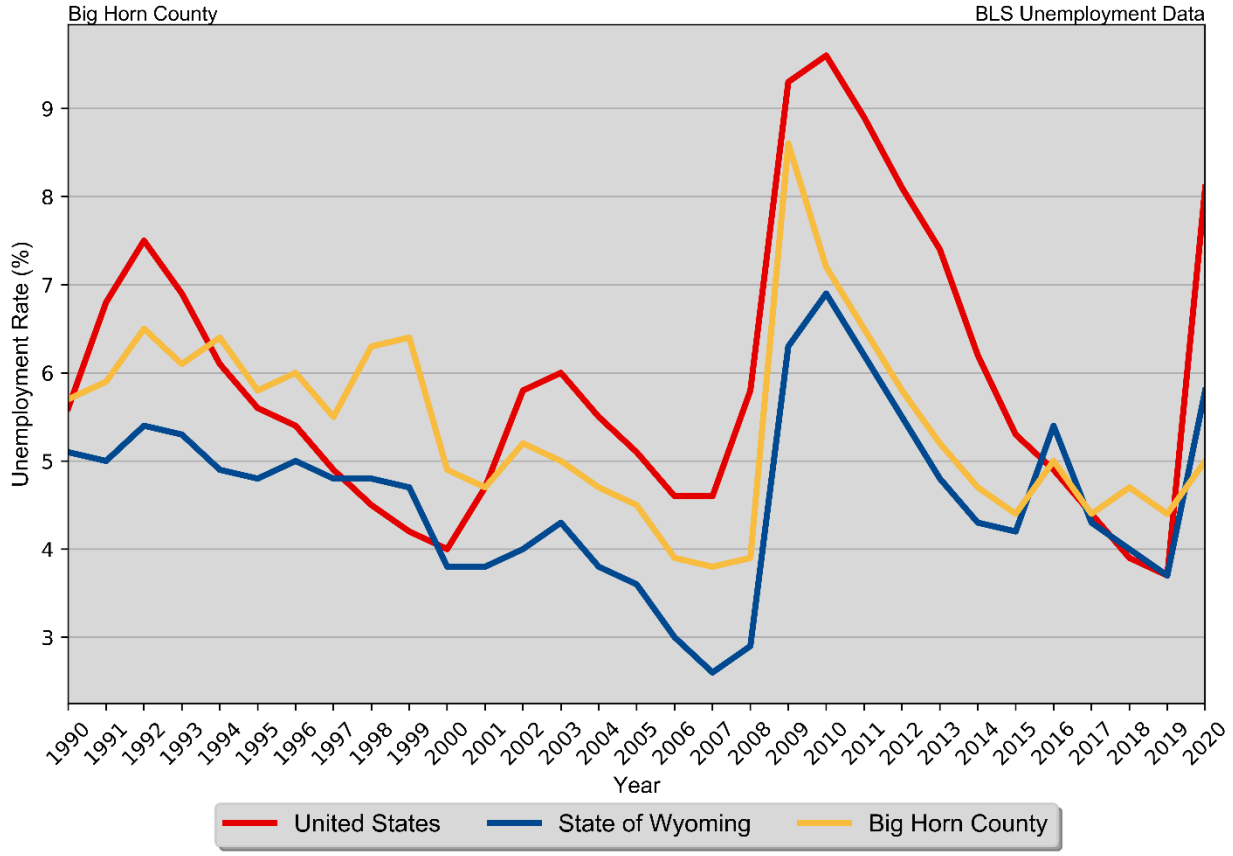
**Diagram III.13.6**
**Employment and Labor Force**



## Unemployment

Diagram III.13.7, shows the unemployment rate for both the State and Big Horn County. During the 1990's the average rate for Big Horn County was 6.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.9 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Big Horn County had an average unemployment rate that higher than the State, 5.4 percent for Big Horn County, versus 4.6 statewide.

**Diagram III.13.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

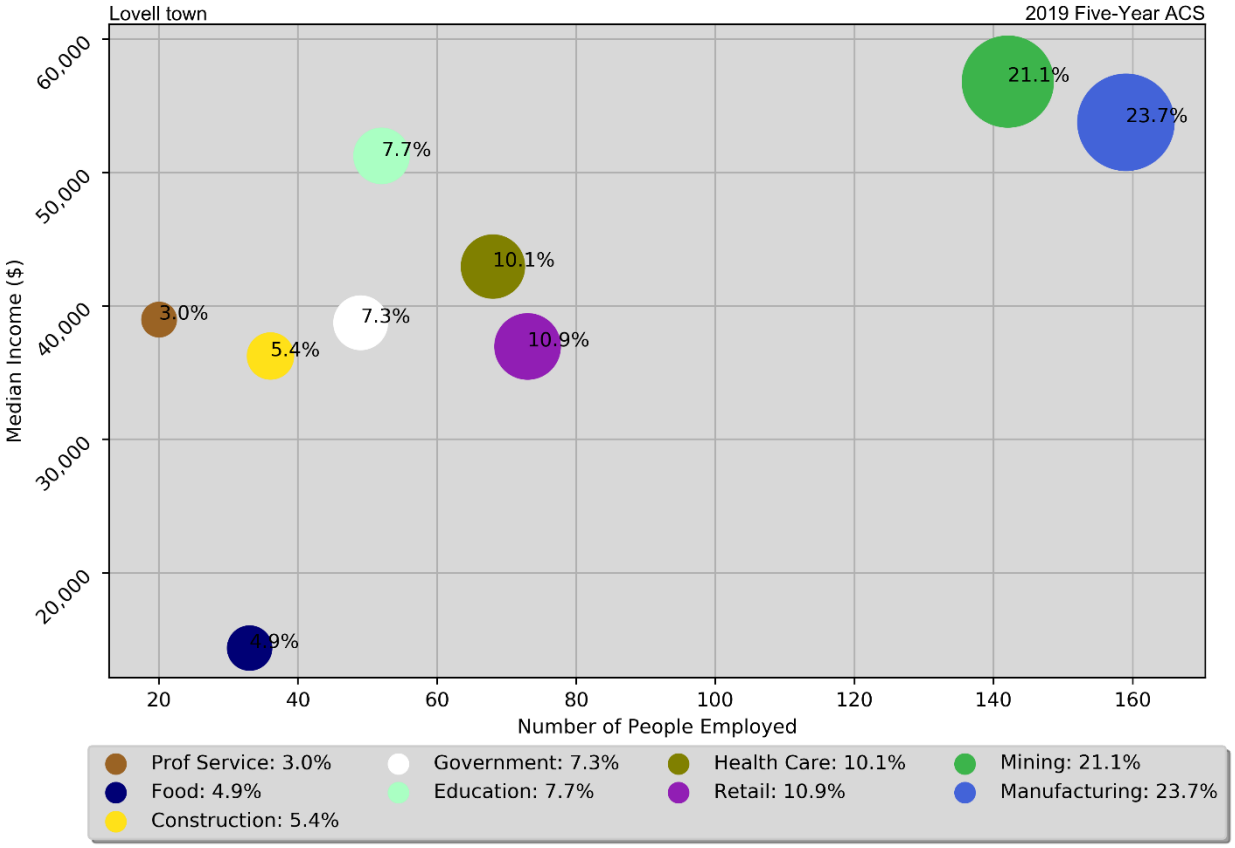
Table III.13.22 shows employment and median earnings by industry for Lovell town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Lovell town was Manufacturing, which employed 159 people and paid a median salary of 53,783 dollars. The highest paying industry in Lovell town was the Mining industry, which paid a median salary of 56,833 dollars in 2019. This data is also displayed in Diagram III.13.8.

**Table III.13.22**
**City Level Employment by Industry**
Lovell town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 0 | 0% | $ |
| Arts, entertainment, and recreation | 0 | 0% | $ |
| Construction | 36 | 5.4% | $36,250 |
| Educational services[26] | 52 | 7.7% | $51,250 |
| Agriculture, forestry, fishing and hunting | 0 | 0% | $ |
| Finance and insurance | 11 | 1.6% | $ |
| Accommodation and food services | 33 | 4.9% | $14,375 |
| Health care and social assistance | 68 | 10.1% | $42,969 |
| Information | 3 | 0.4% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 159 | 23.7% | $53,783 |
| Mining, quarrying, and oil and gas extraction | 142 | 21.1% | $56,833 |
| Other services, except public administration | 5 | 0.7% | $ |
| Prof Service | 20 | 3% | $39,000 |
| Government | 49 | 7.3% | $38,750 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 73 | 10.9% | $36,989 |
| Transportation and warehousing | 0 | 0% | $ |
| Utilities | 0 | 0% | $ |
| Wholesale trade | 21 | 3.1% | $ |

[26] Includes both Public and Private Education

**Diagram III.13.8**
**Earnings and Employment by Industry**



## Earnings: Big Horn 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.13.23, shows the total employment by industry for the Big Horn County. The most recent estimates show the government and government enterprises industry was the largest employer in Big Horn County, with employment reaching 1,541 jobs in 2019. Between 2018 and 2019 the information industry saw the largest percentage increase, rising by 10.7 percent to 93 jobs.

**Table III.13.23**
**Employment by Industry**
Big Horn County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 745 | 759 | 774 | 793 | 801 | 819 | 796 | 811 | 1.9% |
| Forestry, fishing, related activities, and other | 0 | 0 | 148 | 141 | 134 | 137 | 148 | 151 | 2% |
| Mining | 639 | 685 | 697 | 602 | 520 | 526 | 531 | 519 | -2.3% |
| Utilities | 26 | 31 | 30 | 36 | 35 | 38 | 40 | 38 | -5% |
| Construction | 477 | 443 | 464 | 503 | 488 | 467 | 513 | 557 | 8.6% |
| Manufacturing | 304 | 365 | 382 | 385 | 409 | 387 | 354 | 379 | 7.1% |
| Wholesale trade | 165 | 145 | 160 | 125 | 114 | 103 | 111 | 112 | 0.9% |
| Retail trade | 0 | 504 | 514 | 498 | 485 | 474 | 452 | 451 | -0.2% |
| Transportation and warehousing | 214 | 214 | 234 | 240 | 172 | 179 | 167 | 163 | -2.4% |
| Information | 131 | 93 | 89 | 92 | 84 | 80 | 84 | 93 | 10.7% |
| Finance and insurance | 222 | 227 | 213 | 213 | 215 | 222 | 244 | 244 | 0% |
| Real estate and rental and leasing | 176 | 189 | 191 | 191 | 200 | 211 | 201 | 207 | 3% |
| Professional and technical services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 301 | 303 | 356 | 302 | 289 | 275 | 299 | 299 | 0% |
| Educational services | 34 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 265 | 230 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 36 | 59 | 54 | 75 | 0 | 54 | 0 | 66 | 0% |
| Accommodation and food services | 277 | 268 | 270 | 270 | 0 | 334 | 324 | 358 | 10.5% |
| Other services, except public administration | 274 | 268 | 308 | 339 | 350 | 319 | 279 | 276 | -1.1% |
| Government and government enterprises | 1,579 | 1,586 | 1,559 | 1,576 | 1,581 | 1,541 | 1,526 | 1,541 | 1% |
| **Total** | **6,750** | **6,774** | **6,935** | **6,911** | **6,746** | **6,674** | **6,625** | **6,791** | **2.5%** |

Table III.13.24, shows the real average earnings per job by industry for Big Horn County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 110,591 dollars. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 9.3 percent to 76,124 dollars.

**Table III.13.24**
**Real Earnings Per Job by Industry**
Big Horn County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 11,673 | 23,030 | 20,685 | 19,230 | 6,291 | 7,653 | 14,546 | 15,183 | 4.4% |
| Forestry, fishing, related activities, and other | 0 | 0 | 30,054 | 25,810 | 23,662 | 28,769 | 23,284 | 22,395 | -3.8% |
| Mining | 74,025 | 75,484 | 75,514 | 74,166 | 69,244 | 70,265 | 74,305 | 72,742 | -2.1% |
| Utilities | 80,842 | 77,700 | 81,643 | 69,505 | 89,178 | 77,290 | 69,640 | 76,124 | 9.3% |
| Construction | 48,866 | 45,283 | 49,058 | 53,199 | 51,357 | 54,630 | 47,507 | 47,335 | -0.4% |
| Manufacturing | 43,635 | 53,623 | 54,282 | 51,172 | 52,905 | 54,436 | 51,972 | 53,222 | 2.4% |
| Wholesale trade | 49,701 | 57,452 | 52,715 | 46,890 | 51,242 | 52,615 | 50,340 | 49,396 | -1.9% |
| Retail trade | 0 | 23,027 | 20,925 | 19,710 | 18,824 | 17,371 | 17,278 | 17,260 | -0.1% |
| Transportation and warehousing | 62,876 | 106,848 | 95,145 | 96,022 | 97,914 | 97,351 | 112,284 | 110,591 | -1.5% |
| Information | 56,600 | 64,288 | 59,586 | 54,537 | 56,850 | 46,141 | 43,096 | 40,170 | -6.8% |
| Finance and insurance | 31,908 | 29,875 | 33,159 | 37,832 | 38,248 | 39,742 | 33,456 | 32,057 | -4.2% |
| Real estate and rental and leasing | 12,037 | 5,879 | 3,702 | 3,741 | 5,068 | 3,880 | 4,090 | 3,599 | -12% |
| Professional and technical services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 25,478 | 35,697 | 35,176 | 35,033 | 33,847 | 33,149 | 32,587 | 32,775 | 0.6% |
| Educational services | 8,484 | 18,984 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 28,430 | 32,413 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 12,281 | 10,997 | 10,395 | 4,330 | 0 | 6,740 | 0 | 5,628 | 0% |
| Accommodation and food services | 14,630 | 14,238 | 14,289 | 14,963 | 0 | 14,261 | 15,631 | 15,629 | -0% |
| Other services, except public administration | 29,977 | 29,230 | 34,258 | 37,360 | 33,555 | 29,331 | 24,566 | 23,331 | -5% |
| Government and government enterprises | 58,654 | 63,463 | 65,566 | 66,376 | 65,749 | 66,353 | 67,597 | 66,787 | -1.2% |
| **Total** | **42,350** | **46,871** | **46,456** | **45,913** | **42,772** | **42,388** | **43,105** | **42,442** | **-1.5%** |

Diagram III.13.9, shows real average earnings per job for Big Horn County from 1990 to 2019. Over this period the average earning per job for Big Horn County was 40,140 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.13.9**
**Real Average Earnings Per Job**

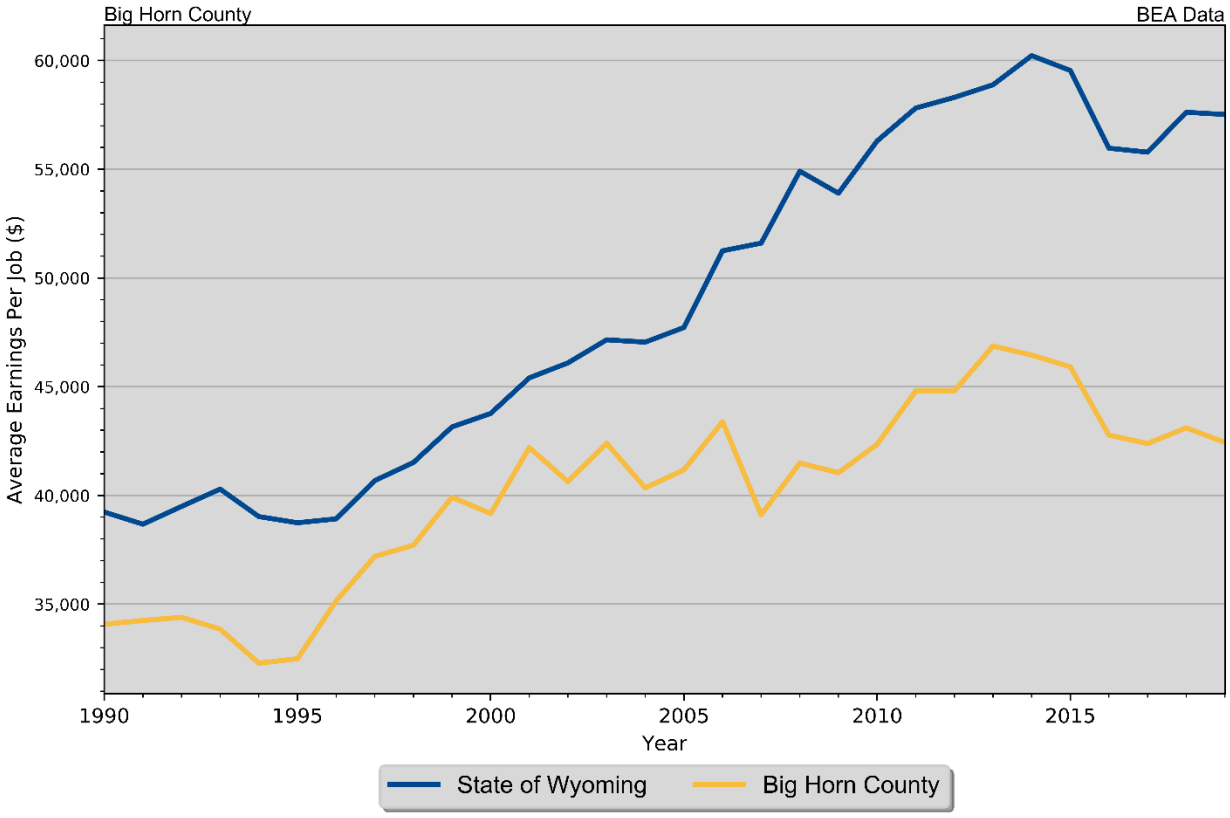
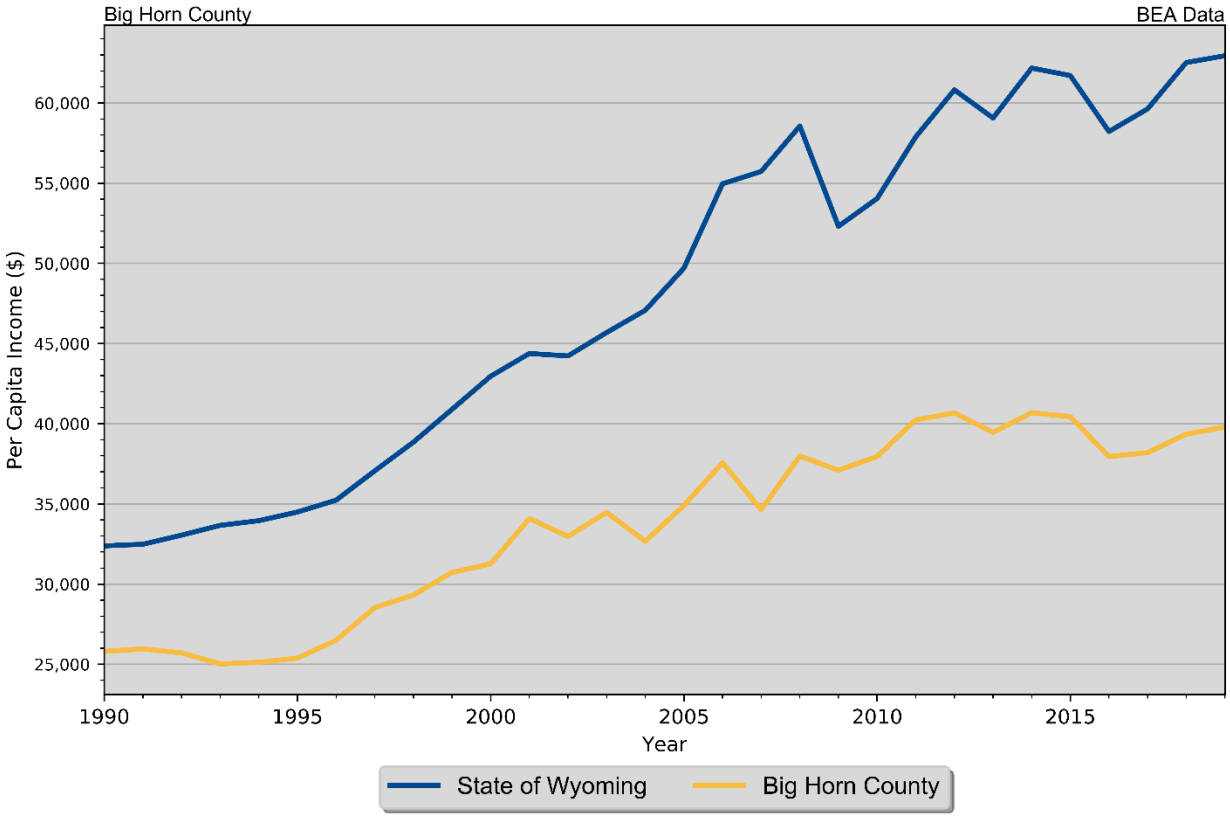


Diagram III.13.10, shows real per capita income for the Big Horn County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Big Horn County was 33,682 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.13.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,495 in 2010 to 1,400 in 2019, with the poverty rate reaching 12.1 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.13.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.13.11.

The rate of poverty for Lovell town is shown in Table III.13.26. In 2019, the poverty rate was 15.9 percent meaning there were an estimated 341 people living in poverty, compared to 222 persons living in poverty in 2010. In 2019, some 28.7 percent of those in poverty were under age 6 and 5.5 percent were 65 or older.

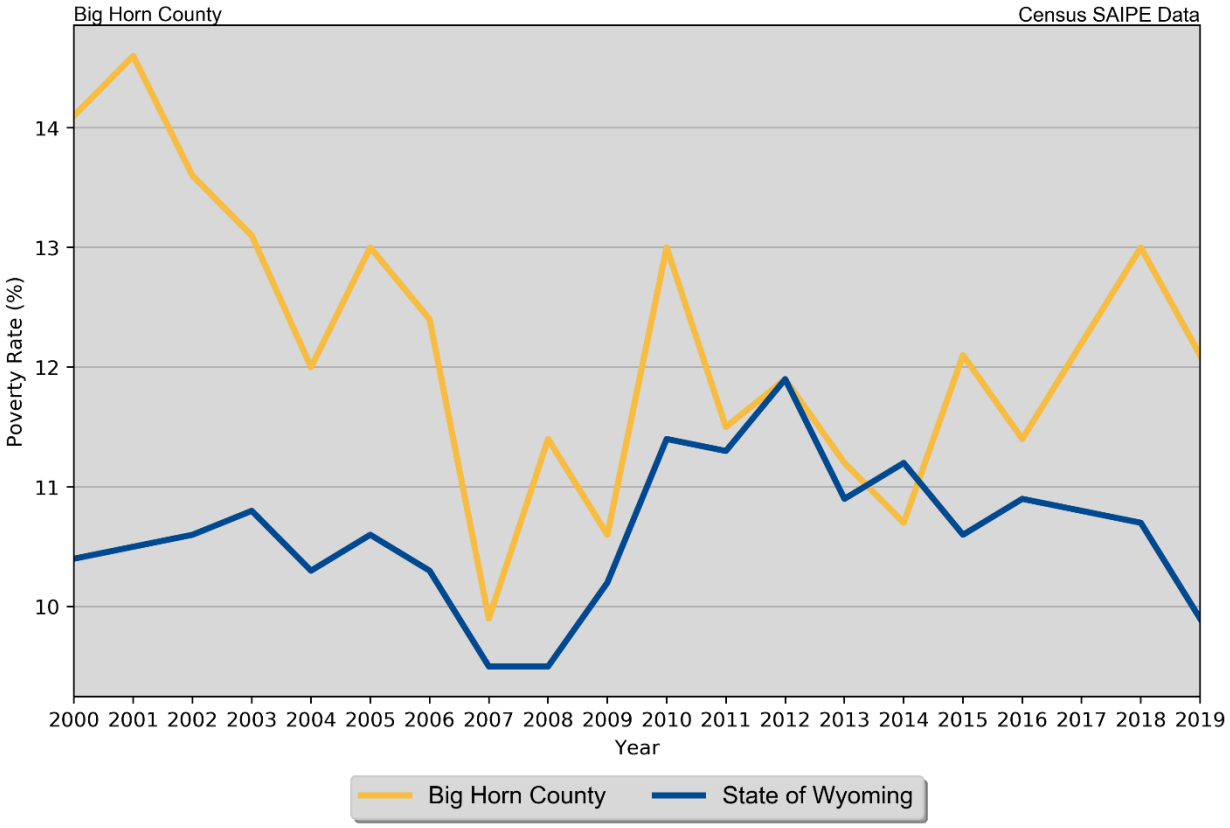
**Table III.13.25**
**Persons in Poverty**
Big Horn County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,564 | 14.1% |
| 2001 | 1,615 | 14.6% |
| 2002 | 1,508 | 13.6% |
| 2003 | 1,475 | 13.1% |
| 2004 | 1,338 | 12% |
| 2005 | 1,433 | 13% |
| 2006 | 1,377 | 12.4% |
| 2007 | 1,090 | 9.9% |
| 2008 | 1,265 | 11.4% |
| 2009 | 1,200 | 10.6% |
| 2010 | 1,495 | 13% |
| 2011 | 1,332 | 11.5% |
| 2012 | 1,375 | 11.9% |
| 2013 | 1,323 | 11.2% |
| 2014 | 1,251 | 10.7% |
| 2015 | 1,437 | 12.1% |
| 2016 | 1,342 | 11.4% |
| 2017 | 1,433 | 12.2% |
| 2018 | 1,519 | 13% |
| 2019 | 1,400 | 12.1% |

**Table III.13.26**
**Poverty by Age**
Lovell town
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 | 30 | 11.4 | 47 | 28.7% |
| 6 to 17 | 33 | 7.7 | 27 | 6.5% |
| 18 to 64 | 136 | 10.1 | 245 | 21.2% |
| 65 or Older | 23 | 6.9 | 22 | 5.5% |
| **Total** | **222** | **100.0%** | **341** | **100.0%** |
| **Poverty Rate** | **9.4%** | . | **15.9%** | . |

**Diagram III.13.11**
**Poverty Rates**



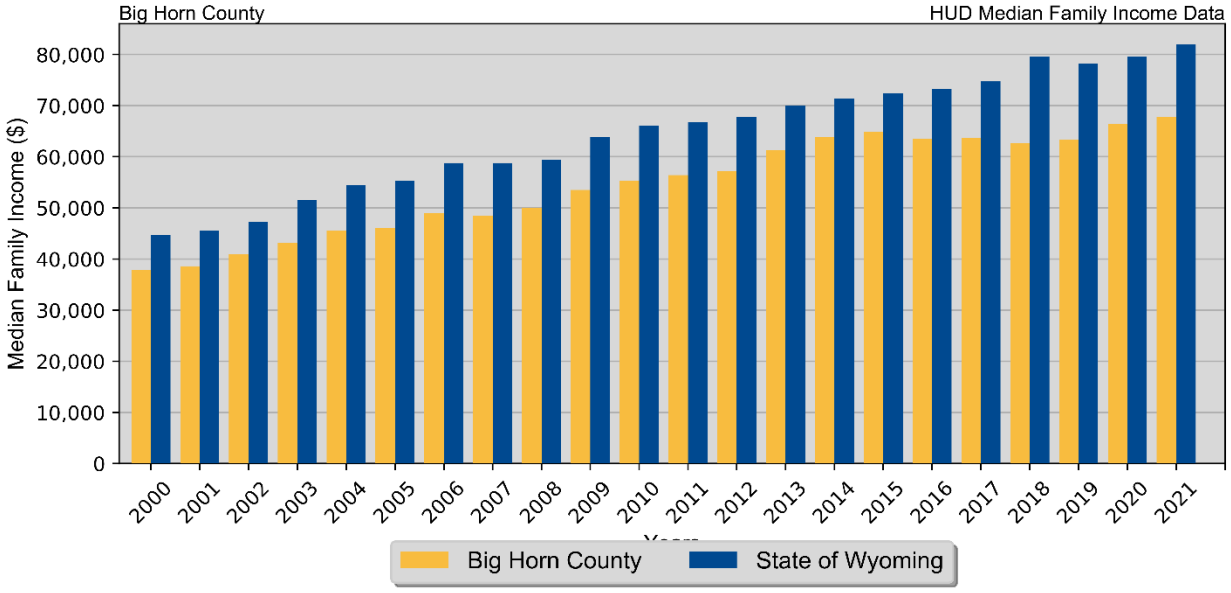
## Household Income

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.13.46 shows that the HUD estimated MFI for Big Horn County was $67,700 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.13.12, illustrates the estimated MFI for 2000 through 2021 in Big Horn County.

**Table III.13.27**
**Median Family Income**
Big Horn County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 37,800 | 44,700 |
| 2001 | 38,600 | 45,500 |
| 2002 | 41,000 | 47,200 |
| 2003 | 43,100 | 51,600 |
| 2004 | 45,500 | 54,500 |
| 2005 | 46,000 | 55,250 |
| 2006 | 49,000 | 58,800 |
| 2007 | 48,400 | 58,800 |
| 2008 | 50,000 | 59,450 |
| 2009 | 53,500 | 63,900 |
| 2010 | 55,300 | 66,100 |
| 2011 | 56,400 | 66,800 |
| 2012 | 57,200 | 67,700 |
| 2013 | 61,300 | 70,000 |
| 2014 | 63,900 | 71,400 |
| 2015 | 64,900 | 72,400 |
| 2016 | 63,500 | 73,300 |
| 2017 | 63,700 | 74,700 |
| 2018 | 62,700 | 79,600 |
| 2019 | 63,300 | 78,200 |
| 2020 | 66,400 | 79,500 |
| 2021 | 67,700 | 81,900 |

**Diagram III.13.12**
**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 Lovell town remained unchanged from 5 authorizations in 2019 to 5 in 2020.

The real value of single-family building permits increased from 154,858 dollars in 2019 to 244,910 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.13.28.

**Table III.13.28**
**Building Permits and Valuation**
Lovell town
Census Bureau Data, 1980–2020

| 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 | 3 | 0 | 0 | 6 | 9 | 136,201 | 44,848 |
| 1981 | 4 | 2 | 0 | 0 | 6 | 104,371 | 0 |
| 1982 | 2 | 0 | 4 | 6 | 12 | 87,882 | 77,089 |
| 1983 | 5 | 0 | 0 | 0 | 5 | 87,469 | 0 |
| 1984 | 8 | 0 | 0 | 0 | 8 | 104,726 | 0 |
| 1985 | 2 | 0 | 0 | 0 | 2 | 86,404 | 0 |
| 1986 | 3 | 0 | 0 | 0 | 3 | 78,928 | 0 |
| 1987 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1988 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1989 | 2 | 0 | 0 | 0 | 2 | 168,487 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1991 | 3 | 0 | 0 | 0 | 3 | 127,740 | 0 |
| 1992 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1993 | 1 | 0 | 0 | 0 | 1 | 145,071 | 0 |
| 1994 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1995 | 2 | 0 | 0 | 0 | 2 | 92,885 | 0 |
| 1996 | 1 | 0 | 0 | 0 | 1 | 77,628 | 0 |
| 1997 | 1 | 0 | 0 | 0 | 1 | 178,571 | 0 |
| 1998 | 3 | 0 | 0 | 0 | 3 | 113,397 | 0 |
| 1999 | 1 | 0 | 0 | 0 | 1 | 153,436 | 0 |
| 2000 | 2 | 0 | 0 | 0 | 2 | 103,333 | 0 |
| 2001 | 1 | 0 | 0 | 0 | 1 | 142,410 | 0 |
| 2002 | 5 | 0 | 0 | 0 | 5 | 108,773 | 0 |
| 2003 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2004 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2006 | 2 | 0 | 0 | 0 | 2 | 109,247 | 0 |
| 2007 | 8 | 0 | 0 | 0 | 8 | 162,930 | 0 |
| 2008 | 6 | 0 | 0 | 0 | 6 | 222,544 | 0 |
| 2009 | 2 | 0 | 0 | 0 | 2 | 135,151 | 0 |
| 2010 | 2 | 0 | 0 | 0 | 2 | 76,841 | 0 |
| 2011 | 2 | 0 | 0 | 0 | 2 | 152,403 | 0 |
| 2012 | 2 | 0 | 0 | 0 | 2 | 301,102 | 0 |
| 2013 | 0 | 2 | 0 | 0 | 2 | 0 | 0 |
| 2014 | 3 | 0 | 0 | 0 | 3 | 145,452 | 0 |
| 2015 | 3 | 0 | 0 | 0 | 3 | 199,102 | 0 |
| 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2017 | 1 | 0 | 0 | 0 | 1 | 210,993 | 0 |
| 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 5 | 0 | 0 | 0 | 5 | 154,858 | 0 |
| 2020 | 5 | 6 | 0 | 0 | 11 | 244,910 | 0 |

**Diagram III.13.13**
**Single-Family Permits**

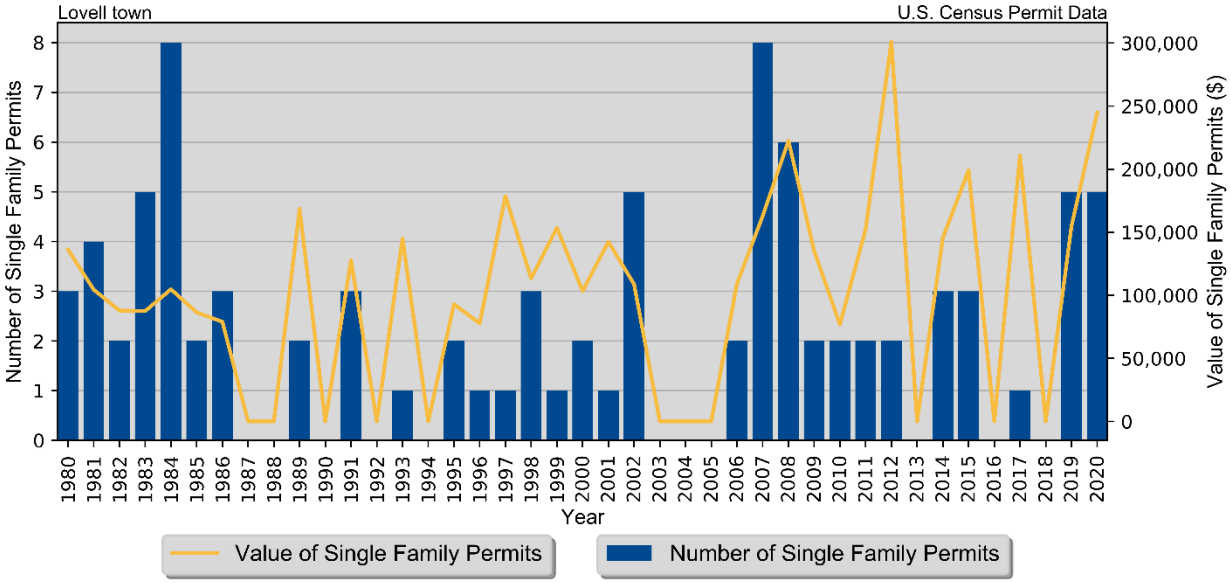
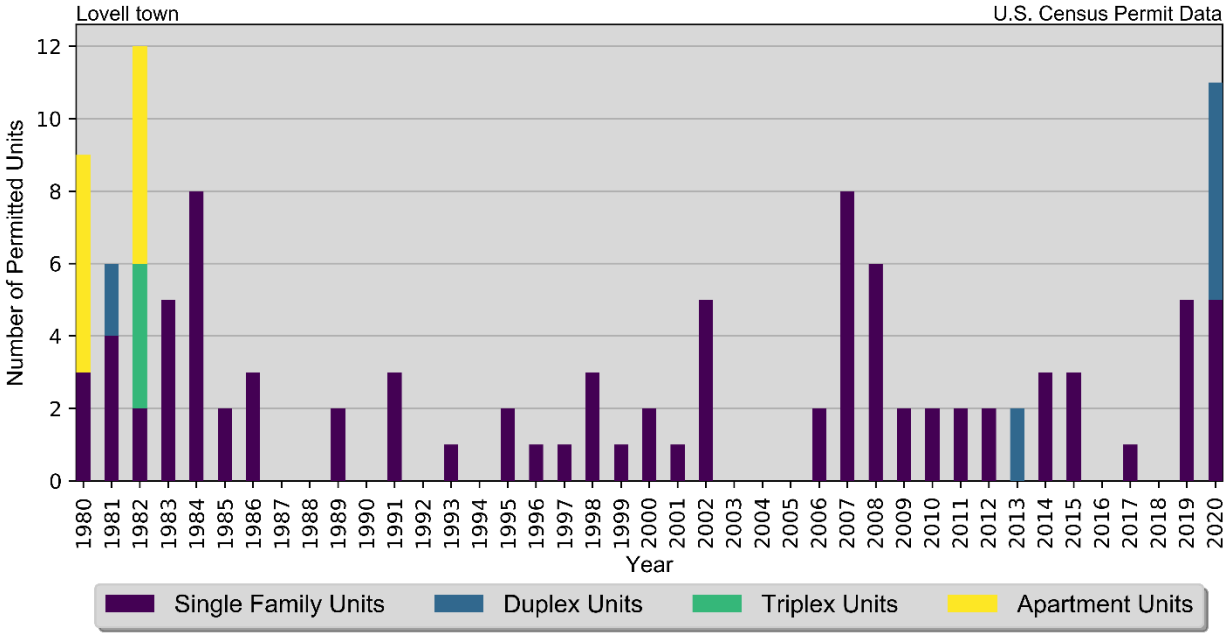



**Diagram III.13.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.13.29. Family households represented 62.3 percent of households, while non-family households accounted for 37.7 percent. These changed from 66.6 and 33.4 percent, respectively.

**Table II.13.29**
**Household Type by Tenure**
Lovell town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 605 | 66.6% | 531 | 62.3% |
| Married-Couple Family | 468 | 77.4% | 410 | 77.2% |
| Owner-Occupied | 383 | 81.8% | 321 | 78.3% |
| Renter-Occupied | 85 | 18.2% | 89 | 21.7% |
| Other Family | 137 | 22.6% | 121 | 25.8% |
| Male Householder, No Spouse Present | 37 | 27% | 62 | 30.6% |
| Owner-Occupied | 21 | 56.8% | 46 | 74.2% |
| Renter-Occupied | 16 | 43.2% | 16 | 25.8% |
| Female Householder, No Spouse Present | 100 | 73% | 59 | 82.6% |
| Owner-Occupied | 49 | 49% | 16 | 27.1% |
| Renter-Occupied | 51 | 51% | 43 | 72.9% |
| Non-Family Households | 304 | 33.4% | 321 | 37.7% |
| Owner-Occupied | 152 | 50% | 150 | 46.7% |
| Renter-Occupied | 152 | 50% | 171 | 53.3% |
| **Total** | **909** | **100.0%** | **852** | **100.0%** |

Table II.13.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 1,050 housing units, compared with 1,040 in 2019. Single-family units accounted for 77.1 percent of units in 2019, compared to 77.5 in 2010. Apartment units accounted for 6.6 percent in 2019, compared to 4.7 percent in 2010.

**Table II.13.30**
**Housing Units by Type**
Lovell town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 814 | 77.5% | **802** | 77.1% |
| Duplex | 56 | 5.3% | 55 | 5.3% |
| Tri- or Four-Plex | 27 | 2.6% | 40 | 3.8% |
| Apartment | 49 | 4.7% | 69 | 6.6% |
| Mobile Home | 104 | 9.9% | 74 | 7.1% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **1,050** | **100.0%** | **1,040** | **100.0%** |

Table II.13.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 1,040 housing units. An estimated 62.6 percent were owner-occupied, and 18.1 percent were vacant.

**Table II.13.31**
**Housing Units by Tenure**
Lovell town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 909 | 89.7% | 852 | 81.9% |
| Owner-Occupied | 605 | 66.6% | 533 | 62.6% |
| Renter-Occupied | 304 | 33.4% | 319 | 37.4% |
| Vacant Housing Units | 104 | 10.3% | 188 | 18.1% |
| **Total Housing Units** | **1,013** | **100.0%** | **1,040** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.13.32. Households earning more than 100,000 dollars per year represented 15 percent of households in 2019, compared to 6.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 6.6 percent of households in 2019, compared to 11.9 percent in 2000.

**Table II.13.32**
**Households by Income**
Lovell town
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 | 109 | 11.9% | 56 | 6.6% |
| $15,000 to $19,999 | 55 | 6% | 81 | 9.5% |
| $20,000 to $24,999 | 37 | 4% | 42 | 4.9% |
| $25,000 to $34,999 | 114 | 12.4% | 120 | 14.1% |
| $35,000 to $49,999 | 185 | 20.2% | 157 | 18.4% |
| $50,000 to $74,999 | 241 | 26.3% | 134 | 15.7% |
| $75,000 to $99,999 | 116 | 12.6% | 134 | 15.7% |
| $100,000 or More | 60 | 6.5% | 128 | 15% |
| **Total** | **917** | **100.0%** | **852** | **100.0%** |

Table II.13.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 1.3 percent of households in 2010 and 2.9 percent of households in 2019. Housing units built in 1939 or earlier represented 12.9 percent of households in 2019 and 13.8 percent of households in 2010.

**Table II.13.33**
**Households by Year Home Built**
Lovell town
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 | 127 | 13.8% | 110 | 12.9% |
| 1940 to 1949 | 182 | 19.8% | 166 | 19.5% |
| 1950 to 1959 | 111 | 12.1% | 160 | 18.8% |
| 1960 to 1969 | 72 | 7.9% | 121 | 14.2% |
| 1970 to 1979 | 217 | 23.7% | 171 | 20.1% |
| 1980 to 1989 | 143 | 15.6% | 76 | 8.9% |
| 1990 to 1999 | 53 | 5.8% | 11 | 1.3% |
| 2000 to 2009 | 12 | 1.3% | 25 | 2.9% |
| 2010 or Later | . | . | 12 | 1.4% |
| **Total** | **917** | **100.0%** | **852** | **100.0%** |

The distribution of unit types by race are shown in Table II.13.34. An estimated 77.1 percent of white households occupy single-family homes, compared to  percent of black households. Some 5.9 percent of white households occupied apartments, compared to  percent of black households. An estimated 100 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

**Table II.13.34**
**Distribution of Units in Structure by Race**
Lovell town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 77.1% | % | 100% | 100% | % | 100% | 0% |
| Duplex | 5.1% | % | 0% | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 5% | % | 0% | 0% | % | 0% | 0% |
| Apartment | 5.9% | % | 0% | 0% | % | 0% | 56.2% |
| Mobile Home | 7% | % | 0% | 0% | % | 0% | 43.8% |
| 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.13.35. An estimated 24 percent of vacant units were for rent in 2010. In addition, some 13.5 percent of vacant units were for sale. "Other" vacant units represented 46.2 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 22.9 percent of vacant units, while for sale units accounted for 2.7 percent. "Other" vacant units accounted for 72.3 percent of vacant units, representing a total of 136 "other" vacant units.

**Table II.13.35**
**Disposition of Vacant Housing Units**
Lovell town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 25 | 24% | 43 | 22.9% |
| For Sale | 14 | 13.5% | 5 | 2.7% |
| Rented Not Occupied | 2 | 1.9% | 0 | 0% |
| Sold Not Occupied | 2 | 1.9% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 13 | 12.5% | 4 | 2.1% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 48 | 46.2% | 136 | 72.3% |
| **Total** | **104** | **100.0%** | **188** | **100.0%** |

Table II.13.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 32.86 percent of total households in Lovell town. In Lovell town the 295 households with three bedrooms accounted for 34.62 percent of all households, and there were 45 five-bedroom or more households, which accounted for 5.28 percent of all households.

**Table II.13.36**
**Households by Number of Bedrooms**
**Lovell town**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 0 | 0 | 0 | 0% |
| **One** | 5 | 52 | 57 | 6.69% |
| **Two** | 136 | 144 | 280 | 32.86% |
| **Three** | 202 | 93 | 295 | 34.62% |
| **Four** | 148 | 27 | 175 | 20.54% |
| **Five or more** | 42 | 3 | 45 | 5.28% |
| **Total** | **533** | **319** | **852** | **100.0** |

The age of a structure influences its value. As shown in Table II.13.37, structures built in 1939 or earlier had a median value of, 135,400 while structures built between 1950 and 1959 had a median value of 98,500 and those built between 1990 to 1999 had a median value of . 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 Lovell town was, 150,100.

**Table II.13.37**
**Owner Occupied Median Value by Year Structure Built**
**Lovell town**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 135,400 |
| 1940 to 1949 | 138,900 |
| 1950 to 1959 | 98,500 |
| 1960 to 1969 | 121,100 |
| 1970 to 1979 | 147,200 |
| 1980 to 1989 | 213,700 |
| 1990 to 1999 | |
| 2000 to 2009 | |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **150,100** |

Household mortgage status is reported in Table II.13.38. In, Lovell town households with a mortgage accounted for 47.3 percent of all households or 252 housing units, and the remaining 45.2 percent or 241 units had no mortgage. Of those units with a mortgage, 11 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 241 or 45.2 percent had no second mortgage or no home equity loan.

**Table II.13.38**
**Mortgage Status**
**Lovell town**
**2019** Five-Year ACS Data

| Mortgage Status | Lovell town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 252 | 47.3 |
| With either a second mortgage or home equity loan, but not both | 11 | 2.1 |
| Second mortgage only | 0 | 0 |
| Home equity loan only | 11 | 2.1 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 241 | 45.2 |
| Housing units without a mortgage | 281 | 52.7 |
| **Total** | **533** | **100.0%** |

Table II.13.39 lists the Lovell town median rent as $494 and the median home value as $150,100 in 2019.

**Table II.13.39**
**Median Rent**
**Lovell town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $494 |
| Median Home Value | $150,100 |

## 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.13.40. In 2019, an estimated 1.4 percent of households were overcrowded, and an additional 1.9 percent were severely overcrowded.

**Table II.13.40**
**Overcrowding and Severe Overcrowding**
Lovell town
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 | 574 | 95% | 30 | 5% | 0 | 0% | 604 |
| 2019 Five-Year ACS | 533 | 100% | 0 | 0% | 0 | 0% | 533 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 305 | 97.4% | 0 | 0% | 8 | 2.6% | 313 |
| 2019 Five-Year ACS | 291 | 91.2% | 12 | 3.8% | 16 | 5% | 319 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 879 | 95.9% | 30 | 3.3% | 8 | 0.9% | 917 |
| 2019 Five-Year ACS | 824 | 96.7% | 12 | 1.4% | 16 | 1.9% | 852 |

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.13.41 and Table II.13.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Lovell town. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2010.

**Table II.13.41**
**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 | 910 | 852 |
| Lacking Complete Plumbing Facilities | 7 | 0 |
| **Total Households** | **917** | **852** |
| **Percent Lacking** | **0.8%** | **0%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0 percent in 2019.

**Table II.13.42**
**Households with Incomplete Kitchen Facilities**
Lovell town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 917 | 852 |
| Lacking Complete Kitchen Facilities | 0 | 0 |
| **Total Households** | **917** | **852** |
| **Percent Lacking** | **0%** | **0%** |

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.13.43, in Lovell town 7.6 percent of households had a cost burden and 9.6 percent had a severe cost burden. Some 12.9 percent of renters were cost burdened, and 15 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.4 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 7.9 percent, and severe cost burden at 10.7 percent.

**Table II.13.43**
**Cost Burden and Severe Cost Burden by Tenure**
Lovell town
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 | 256 | 76.6% | 65 | 19.5% | 13 | 3.9% | 0 | 0% | 334 |
| 2019 Five-Year ACS | 205 | 81.3% | 20 | 7.9% | 27 | 10.7% | 0 | 0% | 252 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 247 | 91.5% | 23 | 8.5% | 0 | 0% | 0 | 0% | 270 |
| 2019 Five-Year ACS | 270 | 96.1% | 4 | 1.4% | 7 | 2.5% | 0 | 0% | 281 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 221 | 70.6% | 43 | 13.7% | 40 | 12.8% | 9 | 2.9% | 313 |
| 2019 Five-Year ACS | 203 | 63.6% | 41 | 12.9% | 48 | 15% | 27 | 8.5% | 319 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 724 | 79% | 131 | 14.3% | 53 | 5.8% | 9 | 1% | 917 |
| 2019 Five-Year ACS | 678 | 79.6% | 65 | 7.6% | 82 | 9.6% | 27 | 3.2% | 852 |

### 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 Big Horn County. Below is a table showing the MFI breakdown:

| Big Horn County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $20,310 |
| 30.1 – 50% MFI | $20,311 to $33,850 |
| 50.1 – 80% MFI | $33,851 to $54,160 |
| 80.1 – 100% MFI | $54,161 to $67,700 |
| Above 100% MFI | Above $67,700 |

## Housing Problems by Income, Race, and Tenure

Table III.13.44 through Table III.13.49 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 Lovell town, housing problems are faced by 49 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 8 Hispanic homeowner households.

## Table III.13.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Lovell town
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 $20,310 | 11.8% | 0% | 0% | 0% | 0% | 0% | 0% | 11.8% |
| $20,311 to $33,850 | 33.3% | 0% | 0% | 0% | 0% | 0% | 50% | 35.8% |
| $33,851 to $54,160 | 20% | 0% | 0% | 0% | 0% | 0% | 50% | 21.5% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **9.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **26.7%** | **10.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,310 | 88.2% | 0% | 0% | 0% | 0% | 0% | 0% | 88.2% |
| $20,311 to $33,850 | 66.7% | 0% | 0% | 0% | 0% | 0% | 50% | 64.2% |
| $33,851 to $54,160 | 80% | 0% | 0% | 0% | 0% | 0% | 50% | 78.5% |
| $54,161 to $67,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $67,700 | 100% | 0% | 100% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **90.4%** | **0%** | **100%** | **0%** | **0%** | **0%** | **73.3%** | **89.5%** |

## Table III.13.45
## Homeowner Households with Housing Problems by Income and Race
Lovell town
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 $20,310 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $20,311 to $33,850 | 15 | 0 | 0 | 0 | 0 | 0 | 4 | 19 |
| $33,851 to $54,160 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 34 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **49** | **0** | **0** | **0** | **0** | **0** | **8** | **57** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,310 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $20,311 to $33,850 | 30 | 0 | 0 | 0 | 0 | 0 | 4 | 34 |
| $33,851 to $54,160 | 120 | 0 | 0 | 0 | 0 | 0 | 4 | 124 |
| $54,161 to $67,700 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 54 |
| Above $67,700 | 230 | 0 | 4 | 0 | 0 | 0 | 10 | 244 |
| **Total** | **460** | **0** | **4** | **0** | **0** | **0** | **22** | **486** |
| **Not Computed** | | | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,310 | 34 | 0 | 0 | 0 | 0 | 0 | 0 | 34 |
| $20,311 to $33,850 | 45 | 0 | 0 | 0 | 0 | 0 | 8 | 53 |
| $33,851 to $54,160 | 150 | 0 | 0 | 0 | 0 | 0 | 8 | 158 |
| $54,161 to $67,700 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 54 |
| Above $67,700 | 230 | 0 | 4 | 0 | 0 | 0 | 10 | 244 |
| **Total** | **509** | **0** | **4** | **0** | **0** | **0** | **30** | **543** |

In total, some 155 renter households face housing problems in Lovell town. Of these, some 55 white renter households, 0 black renter households, 0 Asian renter households, and 60 Hispanic renter households face housing problems.

**Table III.13.46**
**Renter Households with Housing Problems by Income and Race**
Lovell town
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 $20,310 | 20 | 0 | 0 | 30 | 0 | 0 | 40 | 90 |
| $20,311 to $33,850 | 15 | 0 | 0 | 10 | 0 | 0 | 0 | 25 |
| $33,851 to $54,160 | 20 | 0 | 0 | 0 | 0 | 0 | 20 | 40 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **55** | **0** | **0** | **40** | **0** | **0** | **60** | **155** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,310 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $20,311 to $33,850 | 40 | 0 | 0 | 0 | 0 | 0 | 4 | 44 |
| $33,851 to $54,160 | 55 | 0 | 0 | 0 | 0 | 0 | 10 | 65 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 55 | 0 | 0 | 0 | 0 | 0 | 10 | 65 |
| **Total** | **195** | **0** | **0** | **0** | **0** | **0** | **24** | **219** |
| **Not Computed** | | | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,310 | 65 | 0 | 0 | 30 | 0 | 0 | 40 | 135 |
| $20,311 to $33,850 | 55 | 0 | 0 | 10 | 0 | 0 | 4 | 69 |
| $33,851 to $54,160 | 75 | 0 | 0 | 0 | 0 | 0 | 30 | 105 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 55 | 0 | 0 | 0 | 0 | 0 | 10 | 65 |
| **Total** | **250** | **0** | **0** | **40** | **0** | **0** | **84** | **374** |

**Table III.13.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Lovell town
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 $20,310 | 30.8% | 0% | 0% | 100% | 0% | 0% | 100% | 66.7% |
| $20,311 to $33,850 | 27.3% | 0% | 0% | 100% | 0% | 0% | 0% | 36.2% |
| $33,851 to $54,160 | 26.7% | 0% | 0% | 0% | 0% | 0% | 66.7% | 38.1% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **22%** | **0%** | **0%** | **100%** | **0%** | **0%** | **71.4%** | **41.4%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,310 | 69.2% | 0% | 0% | 0% | 0% | 0% | 0% | 33.3% |
| $20,311 to $33,850 | 72.7% | 0% | 0% | 0% | 0% | 0% | 100% | 63.8% |
| $33,851 to $54,160 | 73.3% | 0% | 0% | 0% | 0% | 0% | 33.3% | 61.9% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **78%** | **0%** | **0%** | **0%** | **0%** | **0%** | **28.6%** | **58.6%** |

Overall, there are 212 households, or 23.1 percent of households with housing problems in Lovell town. This includes 104 white households, 0 black households, 0 Asian households, 40 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 68 Hispanic households with housing problems. This is shown in Table III.13.48 and Table III.13.49.

## Table III.13.48
## Percent of Total Households with Housing Problems by Income and Race
Lovell town
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 $20,310 | 24.2% | 0% | 0% | 100% | 0% | 0% | 100% | 55.6% |
| $20,311 to $33,850 | 30% | 0% | 0% | 100% | 0% | 0% | 33.3% | 36.1% |
| $33,851 to $54,160 | 22.2% | 0% | 0% | 0% | 0% | 0% | 63.2% | 28.1% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **13.7%** | **0%** | **0%** | **100%** | **0%** | **0%** | **59.6%** | **23.1%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,310 | 75.8% | 0% | 0% | 0% | 0% | 0% | 0% | 44.4% |
| $20,311 to $33,850 | 70% | 0% | 0% | 0% | 0% | 0% | 66.7% | 63.9% |
| $33,851 to $54,160 | 77.8% | 0% | 0% | 0% | 0% | 0% | 36.8% | 71.9% |
| $54,161 to $67,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $67,700 | 100% | 0% | 100% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **86.3%** | **0%** | **100%** | **0%** | **0%** | **0%** | **40.4%** | **76.9%** |

## Table III.13.49
## Total Households with Housing Problems by Income and Race
Lovell town
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 $20,310 | 24 | 0 | 0 | 30 | 0 | 0 | 40 | 94 |
| $20,311 to $33,850 | 30 | 0 | 0 | 10 | 0 | 0 | 4 | 44 |
| $33,851 to $54,160 | 50 | 0 | 0 | 0 | 0 | 0 | 24 | 74 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **104** | **0** | **0** | **40** | **0** | **0** | **68** | **212** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,310 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $20,311 to $33,850 | 70 | 0 | 0 | 0 | 0 | 0 | 8 | 78 |
| $33,851 to $54,160 | 175 | 0 | 0 | 0 | 0 | 0 | 14 | 189 |
| $54,161 to $67,700 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 54 |
| Above $67,700 | 285 | 0 | 4 | 0 | 0 | 0 | 20 | 309 |
| **Total** | **655** | **0** | **4** | **0** | **0** | **0** | **46** | **705** |
| **Not Computed** | | | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,310 | 99 | 0 | 0 | 30 | 0 | 0 | 40 | 169 |
| $20,311 to $33,850 | 100 | 0 | 0 | 10 | 0 | 0 | 12 | 122 |
| $33,851 to $54,160 | 225 | 0 | 0 | 0 | 0 | 0 | 38 | 263 |
| $54,161 to $67,700 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 54 |
| Above $67,700 | 285 | 0 | 4 | 0 | 0 | 0 | 20 | 309 |
| **Total** | **759** | **0** | **4** | **40** | **0** | **0** | **114** | **917** |

Table III.13.50 through Table III.13.53 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 60 white households, 0 black households, 0 Asian households, as well as 60 Hispanic households.

**Table III.13.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Lovell town
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 $20,310 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $20,311 to $33,850 | 33.3% | 0% | 0% | 0% | 0% | 0% | 0% | 30.6% |
| $33,851 to $54,160 | 6.7% | 0% | 0% | 0% | 0% | 0% | 0% | 6.5% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **4.9%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **4.7%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,310 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $20,311 to $33,850 | 66.7% | 0% | 0% | 0% | 0% | 0% | 100% | 69.4% |
| $33,851 to $54,160 | 93.3% | 0% | 0% | 0% | 0% | 0% | 100% | 93.5% |
| $54,161 to $67,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $67,700 | 100% | 0% | 100% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **95.1%** | **0%** | **100%** | **0%** | **0%** | **0%** | **100%** | **95.3%** |

## Table III.13.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Lovell town
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 $20,310 | 30.8% | 0% | 0% | 100% | 0% | 0% | 100% | 66.7% |
| $20,311 to $33,850 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $33,851 to $54,160 | 18.8% | 0% | 0% | 0% | 0% | 0% | 66.7% | 31.8% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **13.7%** | **0%** | **0%** | **75%** | **0%** | **0%** | **71.4%** | **33%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,310 | 69.2% | 0% | 0% | 0% | 0% | 0% | 0% | 33.3% |
| $20,311 to $33,850 | 100% | 0% | 0% | 100% | 0% | 0% | 100% | **100%** |
| $33,851 to $54,160 | 81.2% | 0% | 0% | 0% | 0% | 0% | 33.3% | **68.2%** |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | **0%** |
| Above $67,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | **100%** |
| **Total** | **86.3%** | **0%** | **0%** | **25%** | **0%** | **0%** | **28.6%** | **67%** |

## Table III.13.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Lovell town
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 $20,310 | 20% | 0% | 0% | 100% | 0% | 0% | 100% | 52.9% |
| $20,311 to $33,850 | 15% | 0% | 0% | 0% | 0% | 0% | 0% | 12.7% |
| $33,851 to $54,160 | 10.9% | 0% | 0% | 0% | 0% | 0% | 58.8% | 17% |
| $54,161 to $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $67,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **7.8%** | **0%** | **0%** | **75%** | **0%** | **0%** | **56.6%** | **16.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,310 | 80% | 0% | 0% | 0% | 0% | 0% | 0% | 47.1% |
| $20,311 to $33,850 | 85% | 0% | 0% | 100% | 0% | 0% | 100% | 87.3% |
| $33,851 to $54,160 | 89.1% | 0% | 0% | 0% | 0% | 0% | 41.2% | 83% |
| $54,161 to $67,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $67,700 | 100% | 0% | 100% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **92.2%** | **0%** | **100%** | **25%** | **0%** | **0%** | **43.4%** | **83.6%** |

## Table III.13.53
## Total Households with Severe Housing Problems by Income and Race
Lovell town
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 $20,310 | 20 | 0 | 0 | 30 | 0 | 0 | 40 | 90 |
| $20,311 to $33,850 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $33,851 to $54,160 | 25 | 0 | 0 | 0 | 0 | 0 | 20 | 45 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **60** | **0** | **0** | **30** | **0** | **0** | **60** | **150** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,310 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| $20,311 to $33,850 | 85 | 0 | 0 | 10 | 0 | 0 | 8 | 103 |
| $33,851 to $54,160 | 205 | 0 | 0 | 0 | 0 | 0 | 14 | 219 |
| $54,161 to $67,700 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 54 |
| Above $67,700 | 285 | 0 | 4 | 0 | 0 | 0 | 20 | 309 |
| **Total** | **705** | **0** | **4** | **10** | **0** | **0** | **46** | **765** |
| **Not Computed** | | | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,310 | 100 | 0 | 0 | 30 | 0 | 0 | 40 | 170 |
| $20,311 to $33,850 | 100 | 0 | 0 | 10 | 0 | 0 | 8 | 118 |
| $33,851 to $54,160 | 230 | 0 | 0 | 0 | 0 | 0 | 34 | 264 |
| $54,161 to $67,700 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 54 |
| Above $67,700 | 285 | 0 | 4 | 0 | 0 | 0 | 20 | 309 |
| **Total** | **765** | **0** | **4** | **40** | **0** | **0** | **106** | **915** |

Housing problems are explored by type and income in Table III.13.54 and Table III.13.55. More than 57 households have a cost burden and 94 have a severe cost burden. Some 29 renter households are impacted by cost burdens, and 90 are impacted by severe cost burdens. On the other hand, some 28 owner-occupied households have cost burdens, and 4 have severe cost burdens. Overall, there are 700 households without a housing problem.

**Table III.13.54**
**Percent of Housing Problems by Income and Tenure**
Lovell town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,310 | $20,311 to $33,850 | $33,851 to $54,160 | $54,161 to $67,700 | Above $67,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 18.9% | 6.7% | 0% | 0% | 3.8% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0% | 7.5% | 0% | 0% | 0% | 0.8% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 11.8% | 7.5% | 13.3% | 0% | 0% | 5.3% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 88.2% | 66% | 80% | 100% | 100% | 90.2% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 19.2% | 0% | 0% | 5.3% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 14.4% | 0% | 0% | 4% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 66.7% | 0% | 0% | 0% | 0% | 24.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 35.7% | 3.8% | 0% | 0% | 7.8% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 33.3% | 64.3% | 62.5% | 0% | 100% | 58.8% |
| **Total** | **100%** | **100%** | **100%** | **0%** | **100%** | **100%** |

## Table III.13.55
## Housing Problems by Income and Tenure
Lovell town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,310 | $20,311 to $33,850 | $33,851 to $54,160 | $54,161 to $67,700 | Above $67,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 10 | 10 | 0 | 0 | 20 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0 | 4 | 0 | 0 | 0 | 4 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4 | 4 | 20 | 0 | 0 | 28 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 30 | 35 | 120 | 55 | 240 | 480 |
| **Total** | **34** | **53** | **150** | **55** | **240** | **532** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 20 | 0 | 0 | 20 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 15 | 0 | 0 | 15 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 90 | 0 | 0 | 0 | 0 | 90 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 25 | 4 | 0 | 0 | 29 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 45 | 45 | 65 | 0 | 65 | 220 |
| **Total** | **135** | **70** | **104** | **0** | **65** | **374** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 20 | 0 | 0 | 20 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 10 | 25 | 0 | 0 | 35 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 90 | 4 | 0 | 0 | 0 | 94 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4 | 29 | 24 | 0 | 0 | 57 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 75 | 80 | 185 | 55 | 305 | 700 |
| **Total** | **169** | **123** | **254** | **55** | **305** | **906** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 7.8 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 28.6 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.13.56.

Table III.13.57 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 26 renter occupied households faced cost burdens, compared to 30 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.13.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Lovell town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,310 | 0 | 15 | 0 | 10 | 4 | 29 |
| $20,311 to $33,850 | 4 | 4 | 10 | 25 | 0 | 43 |
| $33,851 to $54,160 | 40 | 25 | 20 | 40 | 4 | 129 |
| $54,161 to $67,700 | 25 | 10 | 20 | 0 | 0 | 55 |
| Above $67,700 | 25 | 155 | 35 | 20 | 10 | 245 |
| Total | 94 | 209 | 85 | 95 | 18 | 501 |
| **Cost Burden** | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 4 | 0 | 4 |
| $20,311 to $33,850 | 4 | 0 | 0 | 0 | 0 | 4 |
| $33,851 to $54,160 | 4 | 4 | 0 | 4 | 10 | 22 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 8 | 4 | 0 | 8 | 10 | 30 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 4 | 0 | 0 | 0 | 0 | 4 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 4 | 0 | 0 | 0 | 0 | 4 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $20,310 | 0 | 15 | 0 | 14 | 4 | 33 |
| $20,311 to $33,850 | 12 | 4 | 10 | 25 | 0 | 51 |
| $33,851 to $54,160 | 44 | 29 | 20 | 44 | 14 | 151 |
| $54,161 to $67,700 | 25 | 10 | 20 | 0 | 0 | 55 |
| Above $67,700 | 25 | 155 | 35 | 20 | 10 | 245 |
| **Total** | **106** | **213** | **85** | **103** | **28** | **535** |

## Table III.13.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Lovell town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,310 | 0 | 40 | 0 | 4 | 0 | 44 |
| $20,311 to $33,850 | 0 | 10 | 10 | 20 | 4 | 44 |
| $33,851 to $54,160 | 0 | 25 | 50 | 0 | 25 | 100 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 10 | 10 | 0 | 0 | 45 | 65 |
| Total | 10 | 85 | 60 | 24 | 74 | 253 |
| **Cost Burden** | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 4 | 0 | 4 | 10 | 18 |
| $33,851 to $54,160 | 0 | 0 | 0 | 4 | 4 | 8 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 4 | 0 | 8 | 14 | 26 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,310 | 0 | 15 | 0 | 45 | 35 | 95 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 15 | 0 | 45 | 35 | 95 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $20,310 | 0 | 55 | 0 | 49 | 35 | 139 |
| $20,311 to $33,850 | 0 | 14 | 10 | 24 | 14 | 62 |
| $33,851 to $54,160 | 0 | 25 | 50 | 4 | 29 | 108 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $67,700 | 10 | 10 | 0 | 0 | 45 | 65 |
| **Total** | **10** | **104** | **60** | **77** | **123** | **374** |

In total, some 54 households face cost burdens, and 94 face severe cost burdens. This includes 24 owner households and 30 renter households with a cost burden, as seen in Table III.13.58.

**Table III.13.58**
**Households with Cost Burden by Tenure and Race**
Lovell town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 475 | 20 | 4 | 0 | 499 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 4 | 0 | 0 | 0 | 4 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 20 | 4 | 0 | 0 | 24 |
| **Total** | **499** | **24** | **4** | **0** | **527** |
| **Renter-Occupied** | | | | | |
| White | 210 | 20 | 20 | 0 | 250 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 0 | 10 | 30 | 0 | 40 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 45 | 0 | 40 | 0 | 85 |
| **Total** | **255** | **30** | **90** | **0** | **375** |
| **Total** | | | | | |
| White | 685 | 40 | 24 | 0 | 749 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 4 | 0 | 0 | 0 | 4 |
| American Indian | 0 | 10 | 30 | 0 | 40 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 65 | 4 | 40 | 0 | 109 |
| **Total** | **754** | **54** | **94** | **0** | **902** |

## Lead-Based Paint Risks

Table III.13.59 shows the risk of lead-based paint for households with young children present. There are an estimated 78 households built between 1940 and 1979 with young children present, and 4 built prior to 1939.

**Table III.13.59**
**Vintage of Households by Income and Presence of Young Children**
Lovell town
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 $20,310 | 0 | 8 | 8 |
| $20,311 to $33,850 | 4 | 8 | 12 |
| $33,851 to $54,160 | 0 | 44 | 44 |
| $54,161 to $67,700 | 0 | 25 | 25 |
| Above $67,700 | 0 | 24 | 24 |
| Total | 4 | 109 | 113 |
| **Built 1940 to 1979** | | | |
| $0 to $20,310 | 4 | 135 | 139 |
| $20,311 to $33,850 | 20 | 80 | 100 |
| $33,851 to $54,160 | 14 | 140 | 154 |
| $54,161 to $67,700 | 0 | 25 | 25 |
| Above $67,700 | 40 | 200 | 240 |
| Total | 78 | 580 | 658 |
| **Built 1980 or Later** | | | |
| $0 to $20,310 | 0 | 19 | 19 |
| $20,311 to $33,850 | 0 | 4 | 4 |
| $33,851 to $54,160 | 40 | 20 | 60 |
| $54,161 to $67,700 | 0 | 4 | 4 |
| Above $67,700 | 4 | 35 | 39 |
| Total | 44 | 82 | 126 |
| **Total** | | | |
| $0 to $20,310 | 4 | 162 | 166 |
| $20,311 to $33,850 | 24 | 92 | 116 |
| $33,851 to $54,160 | 54 | 204 | 258 |
| $54,161 to $67,700 | 0 | 54 | 54 |
| Above $67,700 | 44 | 259 | 303 |
| **Total** | **126** | **771** | **897** |

## Elderly Housing Needs

Table III.13.60 shows the rate of housing problems for elderly households. Some 48 elderly and 32 extra-elderly households have housing problems. Of these, some 44 elderly households with housing problems have incomes less than 30 percent HAMFI, and 20 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.13.60**
**Households with Housing Problems by Income and Elderly Status**
Lovell town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $20,310 | 44 | 20 | 35 | 99 |
| $20,311 to $33,850 | 4 | 4 | 30 | 38 |
| $33,851 to $54,160 | 0 | 8 | 65 | 73 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 |
| Total | 48 | 32 | 130 | 210 |
| **Without Housing Problems** | | | | |
| $0 to $20,310 | 4 | 8 | 60 | 72 |
| $20,311 to $33,850 | 30 | 30 | 24 | 84 |
| $33,851 to $54,160 | 35 | 60 | 95 | 190 |
| $54,161 to $67,700 | 20 | 10 | 30 | 60 |
| Above $67,700 | 40 | 15 | 255 | 310 |
| Total | 129 | 123 | 464 | 716 |
| **Not Computed** | | | | |
| $0 to $20,310 | 0 | 0 | 0 | 0 |
| $20,311 to $33,850 | 0 | 0 | 0 | 0 |
| $33,851 to $54,160 | 0 | 0 | 0 | 0 |
| $54,161 to $67,700 | 0 | 0 | 0 | 0 |
| Above $67,700 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |
| **Total** | | | | |
| $0 to $20,310 | 48 | 28 | 95 | 171 |
| $20,311 to $33,850 | 34 | 34 | 54 | 122 |
| $33,851 to $54,160 | 35 | 68 | 160 | 263 |
| $54,161 to $67,700 | 20 | 10 | 30 | 60 |
| Above $67,700 | 40 | 15 | 255 | 310 |
| **Total** | 177 | 155 | 594 | 926 |

## 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.13.61 presents some basic statistics about the completed surveys.

**Table III.13.61**
**Survey of Rental Properties**
Lovell town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 5 | 62 | 6.5 | 4 |
| 2019B | 4 | 45 | 13.3 | 6 |
| 2020A | 3 | 13 | 46.2 | 6 |
| 2020B | 3 | 42 | 4.8 | 2 |
| 2021A | 3 | 14 | 0 | 0 |

Table III.13.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 0 single-family units in Lovell town, with 0 of them available. This translates into a vacancy rate of 0 percent in Lovell town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 8 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.13.62**
**Rental Vacancy Survey by Type**
Lovell town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 0 | 0 | 0% |
| Apartments | 8 | 0 | 0% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 4 | 0 | 0% |
| **Total** | **14** | **0** | **0%** |

Table III.13.63, reports units by bedroom size. As can be seen there were 0 two-bedroom apartment units and 0 three-bedroom units. Overall, the 1 two bedroom units accounted for 7.1 percent of all units, and the 0 three bedroom units accounted for 0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 12 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.13.63**
**Rental Units by Bedroom Size**
Lovell town
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 | 0 | 0 | 0 | · | 1 |
| Two | 0 | 0 | 0 | 0 | · | 1 |
| Three | 0 | 0 | 0 | 0 | · | 0 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 0 | 8 | 0 | 0 | 4 | 12 |
| **Total** | **0** | **8** | **0** | **0** | **4** | **14** |

Table III.13.64 displays the vacancy rate of single-family units by the number of bedrooms. Studio-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.13.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Studio-bedroom units, which had a vacancy rate of 0 percent.

**Table III.13.64**
**Single-Family Units by Bedroom Size**
Lovell town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **0** | **0** | **0%** |

**Table III.13.65**
**Apartment Units by Bedroom Size**
Lovell town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 8 | 0 | 0% |
| **Total** | **8** | **0** | **0%** |

Average market-rate rents by unit type are shown in Table III.13.66. 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.13.66**
**Average Market Rate Rents by Bedroom Size**
Lovell town
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 | $400 |
| Two | $0 | $0 | $0 | $0 | $700 |
| Three | $0 | $0 | $0 | $0 | $0 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$0** | **$0** | **$0** | **$0** |

Table III.13.67, 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.13.67**
**Average Assisted Rate Rents by Bedroom Size**
Lovell town
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.13.68, shows vacancy rates for single-family units by average rental rates for Lovell town. The most common rent for single-family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.13.68**
**Single-Family Market Rate Rents by Vacancy Status**
Lovell town
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 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **0** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.13.69. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.13.69**
**Apartment Market Rate Rents by Vacancy Status**
Lovell town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 8 | 0 | 0% |
| **Total** | **8** | **0** | **0%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.13.70, 0 respondents, or 0 percent, included some sort of utility in the rent.

**Table III.13.70**
**Are there any utilities included with the rent?**
Lovell town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 1 |
| **% Offering Utilities** | **0%** |

The type of utility included in the rent is shown in Table III.13.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 0 respondents who included water and sewer and 0 respondents included trash collection in the rent.

**Table III.13.71**
**Which utilities are included with the rent?**
Lovell town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 0 |
| Water/Sewer | 0 |
| Trash Collection | 0 |

## Perceived Need for Housing Units

Table III.13.72, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

**Table III.13.72**
**Do you keep a waiting list?**
Lovell town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 1 |
| **Waitlist Size** | **0** |

Table III.13.73, shows the condition of rental units by unit type for Lovell town. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 2 units were in good condition, or 14.3 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.13.73**
**Condition by Unit Type**
Lovell town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 2 | 14.3% |
| Excellent | 0 | 0% |
| Don't Know | 0 | 0% |
| **Total** | **14** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.13.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.13.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Lovell town
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.13.75**
**Households with Housing Problems by Income**
Lovell town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 4 | 90 | 94 |
| 30.1-50% HAMFI | 15 | 24 | 39 |
| 50.1-80% HAMFI | 34 | 40 | 74 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 53 | 154 | 207 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 30 | 45 | 75 |
| 30.1-50% HAMFI | 35 | 45 | 80 |
| 50.1-80% HAMFI | 120 | 69 | 189 |
| 80.1-95% HAMFI | 35 | 0 | 35 |
| 95 – 115% HAMFI | 65 | 25 | 90 |
| 115.1% HAMFI or more | 194 | 40 | 234 |
| **Total** | 479 | 224 | 703 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 0 | 0 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |
| **Total** | | | |
| 30% HAMFI or less | 34 | 135 | 169 |
| 30.1-50% HAMFI | 50 | 69 | 119 |
| 50.1-80% HAMFI | 154 | 109 | 263 |
| 80.1-95% HAMFI | 35 | 0 | 35 |
| 95 – 115% HAMFI | 65 | 25 | 90 |
| 115.1% HAMFI or more | 194 | 40 | 234 |
| **Total** | **532** | **378** | **910** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.13.75, 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 53 owner occupied and 154 renter occupied households experiencing a housing problem.

Table III.13.76, shows the total estimated housing by tenure for Lovell town. As can be seen, in 2030 there are estimated to be a total of 603 owner and 301 renter occupied households or a total of 904 households. By 2050 there are estimated to be 636 owner, 295 renter for a total of 931 households in Lovell town.

**Table III.13.76**
**Total Estimated Housing Forecast**
Lovell town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 576 | 298 | 874 |
| 2025 | 590 | 300 | 890 |
| 2030 | 603 | 301 | 904 |
| 2035 | 613 | 301 | 914 |
| 2040 | 622 | 300 | 922 |
| 2045 | 629 | 297 | 926 |
| 2050 | 636 | 295 | 931 |

Table III.13.77, below shows the incremental housing demand for Lovell town. 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.

As can be seen in 2030 an estimated additional 12 owner-occupied and 0 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 Lovell town will see an additional 45 households, of which 3 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 13 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.13.77**
**Incremental Housing Demand Forecast**
Lovell town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 1 | 1 | 2 | 2 | 3 |
| % | 0 | 0 | 1 | 2 | 3 | 4 | 4 |
| % | 0 | 0 | 3 | 6 | 9 | 11 | 13 |
| % | 0 | 0 | 1 | 1 | 2 | 3 | 3 |
| 5% | 0 | 0 | 1 | 3 | 4 | 5 | 5 |
| | 0 | 0 | 4 | 8 | 11 | 14 | 16 |
| | **0** | **0** | **12** | **22** | **31** | **38** | **45** |
| | | | | **Renter** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Total** | | | |
| | 0 | 0 | 1 | 1 | 2 | 2 | 3 |
| % | 0 | 0 | 1 | 2 | 3 | 4 | 4 |
| % | 0 | 0 | 3 | 6 | 9 | 11 | 13 |
| % | 0 | 0 | 1 | 1 | 2 | 3 | 3 |
| 5% | 0 | 0 | 1 | 3 | 4 | 5 | 5 |
| | 0 | 0 | 4 | 8 | 11 | 14 | 16 |
| | **0** | **0** | **12** | **22** | **31** | **38** | **45** |

Table III.13.78 shows the Incremental Total Housing Need Forecast for Lovell town. 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 179 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 104 owner and 120 renter occupied households for a total of 224 quality households.

**Table III.13.78**
**Incremental Total Housing Need Forecast**
Lovell town
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 4 | 4 | 5 | 6 | 6 | 7 | 7 |
| 30.1-50% | 16 | 17 | 18 | 19 | 20 | 20 | 21 |
| 50.1-80% | 37 | 38 | 41 | 44 | 47 | 49 | 51 |
| 80.1-95% | 0 | 0 | 1 | 1 | 2 | 3 | 3 |
| 95.1-115% | 0 | 0 | 1 | 3 | 4 | 5 | 5 |
| 115+% | 0 | 0 | 4 | 8 | 11 | 14 | 16 |
| **Total** | **57** | **59** | **71** | **81** | **90** | **97** | **104** |
| **Renter** | | | | | | | |
| 0-30% | 71 | 71 | 72 | 72 | 71 | 71 | 70 |
| 30.1-50% | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| 50.1-80% | 32 | 32 | 32 | 32 | 32 | 31 | 31 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **121** | **122** | **123** | **123** | **122** | **121** | **120** |
| **Total** | | | | | | | |
| 0-30% | 75 | 76 | 77 | 78 | 78 | 78 | 78 |
| 30.1-50% | 35 | 36 | 37 | 38 | 39 | 39 | 40 |
| 50.1-80% | 68 | 69 | 73 | 76 | 78 | 80 | 82 |
| 80.1-95% | 0 | 0 | 1 | 1 | 2 | 3 | 3 |
| 95.1-115% | 0 | 0 | 1 | 3 | 4 | 5 | 5 |
| 115+% | 0 | 0 | 4 | 8 | 11 | 14 | 16 |
| **Total** | **179** | **181** | **194** | **204** | **212** | **218** | **224** |

# Lusk town

# Lusk town

## Demographics

### Population Estimates

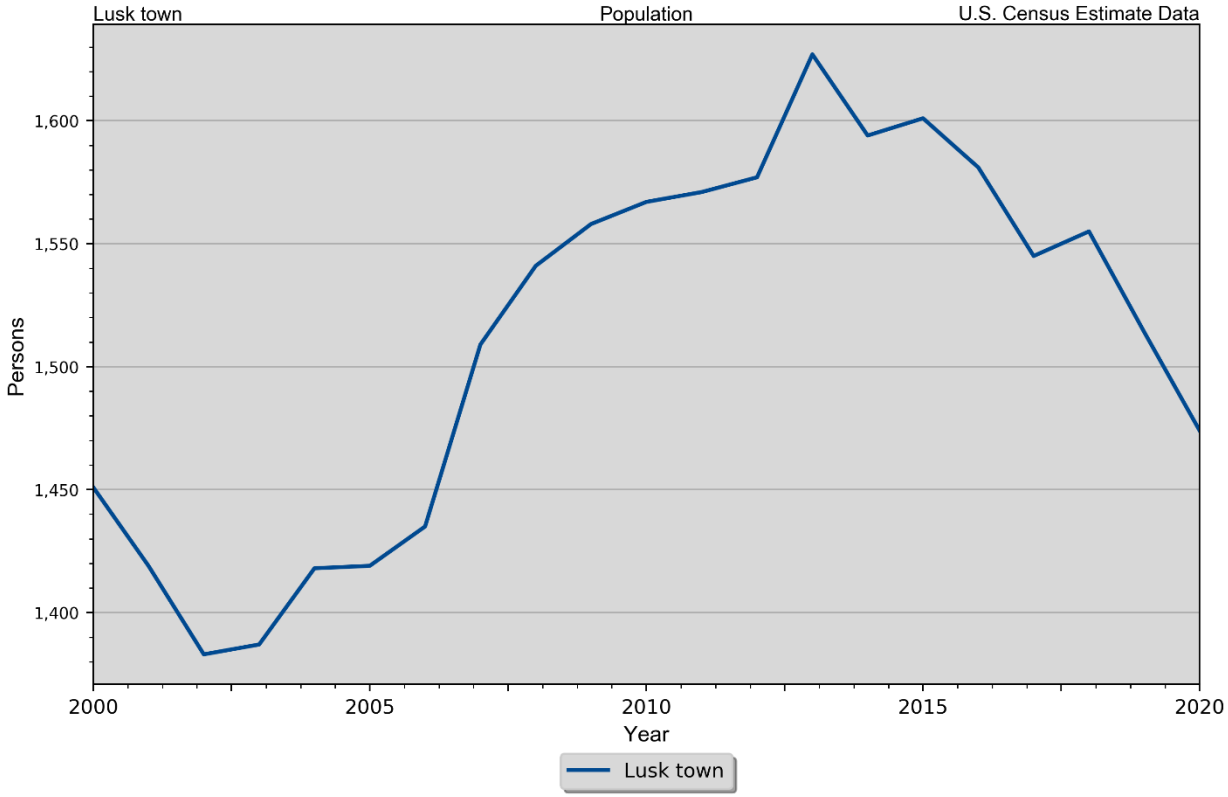
Table III.14.1, at right shows the population for Lusk town. The 2020 estimates indicate that Lusk town's population decreased from 1,567 in 2010 to 1,474 in 2020, or by -5.9 percent.

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 Lusk town. Although a city may span several counties, for the county level data pieces, Niobrara County was selected.

**Table III.14.1**
**Population Estimates**
Lusk town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 1,451 | . |
| 2001 | 1,419 | -2.2% |
| 2002 | 1,383 | -2.5% |
| 2003 | 1,387 | 0.3% |
| 2004 | 1,418 | 2.2% |
| 2005 | 1,419 | 0.1% |
| 2006 | 1,435 | 1.1% |
| 2007 | 1,509 | 5.2% |
| 2008 | 1,541 | 2.1% |
| 2009 | 1,558 | 1.1% |
| 2010 | 1,567 | 0.6% |
| 2011 | 1,571 | 0.3% |
| 2012 | 1,577 | 0.4% |
| 2013 | 1,627 | 3.2% |
| 2014 | 1,594 | -2% |
| 2015 | 1,601 | 0.4% |
| 2016 | 1,581 | -1.2% |
| 2017 | 1,545 | -2.3% |
| 2018 | 1,555 | 0.6% |
| 2019 | 1,514 | -2.6% |
| 2020 | 1,474 | -2.6% |

**Diagram III.14.1**
**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.

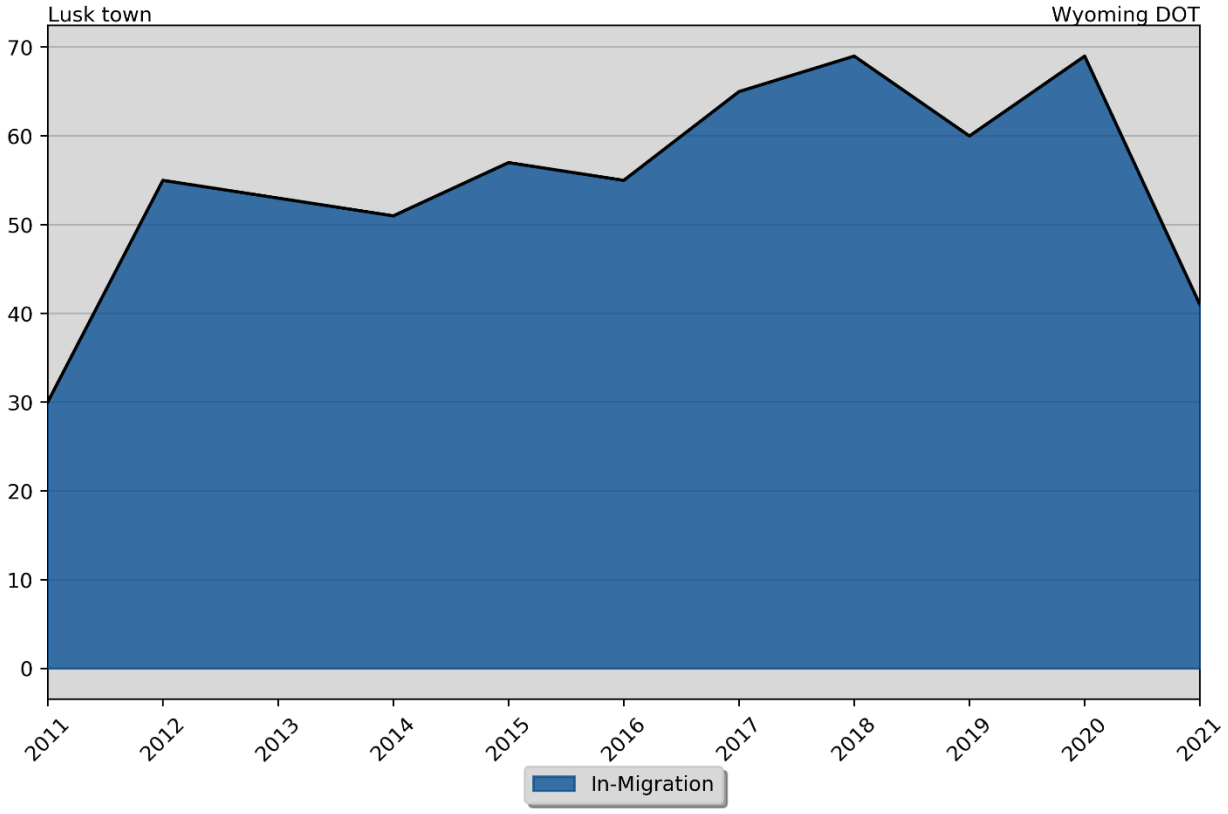
Table III.14.2 shows in-migration between 2011 and the first half of 2021 for Lusk town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Niobrara County to display net- and out-migration.

**Table III.14.2**
**In-Migration by Age Cohort**
Lusk town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 0 | 1 | 0 | 0 | 3 | 2 | 0 | 1 | 2 | 2 | 1 |
| 18-22 | 5 | 6 | 5 | 4 | 7 | 2 | 6 | 8 | 5 | 4 | 3 |
| 23-25 | 2 | 11 | 7 | 3 | 7 | 3 | 4 | 6 | 4 | 3 | 3 |
| 26-35 | 9 | 13 | 17 | 12 | 13 | 12 | 15 | 18 | 20 | 19 | 9 |
| 36-45 | 3 | 11 | 3 | 12 | 10 | 15 | 13 | 4 | 9 | 16 | 6 |
| 46-55 | 5 | 4 | 7 | 7 | 5 | 8 | 15 | 17 | 10 | 11 | 9 |
| 56-65 | 6 | 8 | 6 | 8 | 6 | 9 | 9 | 12 | 8 | 11 | 5 |
| 66 + | 0 | 1 | 8 | 5 | 6 | 4 | 3 | 3 | 2 | 3 | 5 |
| **Total** | **30** | **55** | **53** | **51** | **57** | **55** | **65** | **69** | **60** | **69** | **41** |

The shaded area in Diagram III.14.2 represents in-migration, as seen, the maximum net migration occurred in 2018 with 69 people entering Lusk town.

**Diagram III.14.2**
**In-Migration**



The driver's license total exchanges since 2000 for Niobrara County are presented in Diagram III.14.3, and showed a net migration of 264 persons over the time period. In 2008, there were a total of 75 in-migrations and 35 out-migrations, for a net-migration of 40 people. In the first half of 2021, there were 46 in-migrants, 46 out-migrants for a net out-migration of 0 people. The maximum net migration occurred in 2009 with 45 people entering and the lowest net migration occurred in 2020 with 39 entering Niobrara County.

Three of the most recent five years in Niobrara County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Since 2017, a net 48 people have left Niobrara County, creating an overall negative net-migration trend.Wyoming DOT data indicates that there was no net change in the most recent year.

**Diagram III.14.3**
**Migration Trends**

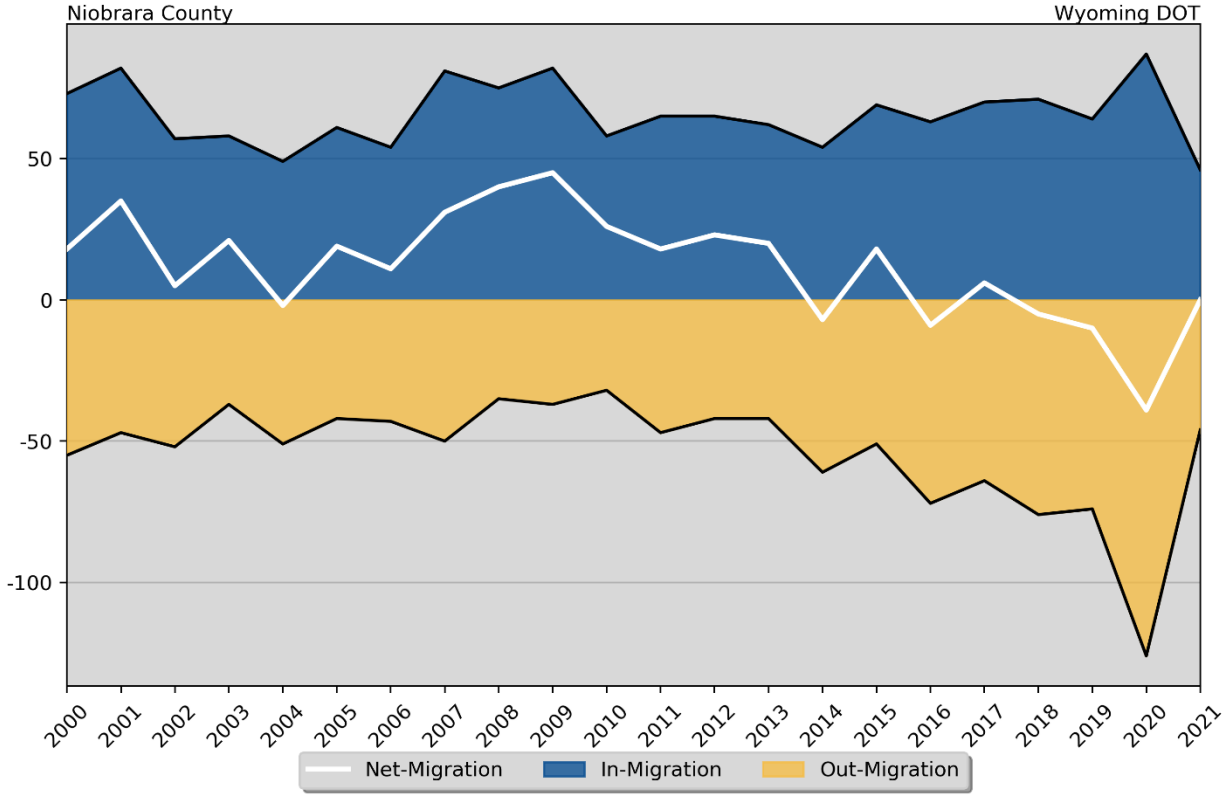


Table III.14.3, shows net-migration for Niobrara County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 36 to 45, with 3 persons entering Niobrara County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 7 persons leaving Niobrara County.

**Table III.14.3**
**Net-Migration by Age Range**
Niobrara Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 2 | 2 | 0 | -2 | 0 | 0 | -2 | 2 | 2 | -1 | 1 | 1 | 0 | 0 |
| 18-22 | 4 | 4 | 1 | 2 | 3 | 3 | -4 | 6 | -10 | 1 | -1 | -8 | -11 | -4 |
| 23-25 | -2 | 1 | 0 | 1 | 8 | 4 | -1 | 4 | -3 | -1 | 2 | -1 | -11 | 0 |
| 26-35 | 9 | 2 | 4 | 2 | 8 | 12 | -9 | 2 | -2 | -5 | -4 | 8 | -8 | -7 |
| 36-45 | 13 | 10 | 10 | 3 | 5 | -7 | 8 | 5 | 3 | 2 | -8 | -3 | -12 | 3 |
| 46-55 | 9 | 11 | 7 | 11 | 1 | 4 | 4 | 1 | 2 | 2 | 6 | -2 | 1 | 3 |
| 56-65 | 2 | 10 | 3 | 2 | 4 | 1 | -4 | -1 | 1 | 9 | 3 | -2 | 10 | 0 |
| 66 + | 3 | 5 | 1 | -1 | -6 | 3 | 1 | -1 | -2 | -1 | -4 | -3 | -8 | 5 |
| **Total** | **40** | **45** | **26** | **18** | **23** | **20** | **-7** | **18** | **-9** | **6** | **-5** | **-10** | **-39** | **0** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[27], 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.

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## Population Characteristics

The Lusk town population by race and ethnicity is shown in Table III.14.4. The white population represented 91.3 percent of the population in 2019, compared with black populations accounting for 0.3 percent of the population in 2019. Hispanic households represented 4.4 percent of the population in 2019.

**Table III.14.4**
**Population by Race and Ethnicity**
Lusk town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 1,499 | 95.7% | 1,423 | 91.3% |
| Black | 4 | 0.3% | 4 | 0.3% |
| American Indian | 17 | 1.1% | 90 | 5.8% |
| Asian | 9 | 0.6% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 25 | 1.6% |
| Other | 9 | 0.6% | 3 | 0.2% |
| Two or More Races | 29 | 1.9% | 13 | 0.8% |
| **Total** | **1,567** | **100.0%** | **1,558** | **100.0%** |
| **Non-Hispanic** | 1,528 | 97.5% | 1,490 | 95.6% |
| **Hispanic** | 39 | 2.5% | 68 | 4.4% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.14.5. During this time, the total non-Hispanic population was 1,490 persons in 2019, while the Hispanic population was 68.

**Table III.14.5**
**Population by Race and Ethnicity**
Lusk town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 1,474 | 96.5% | 1,368 | 91.8% |
| Black | 3 | 0.2% | 4 | 0.3% |
| American Indian | 16 | 1% | 80 | 5.4% |
| Asian | 9 | 0.6% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 25 | 1.7% |
| Other | 0 | 0% | 0 | 0% |
| Two or More Races | 26 | 1.7% | 13 | 0.9% |
| **Total Non-Hispanic** | **1,528** | **100.0%** | **1,490** | **100.0%** |
| **Hispanic** | | | | |
| White | 25 | 64.1% | 55 | 80.9% |
| Black | 1 | 2.6% | 0 | 0% |
| American Indian | 1 | 2.6% | 10 | 14.7% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 9 | 23.1% | 3 | 4.4% |
| Two or More Races | 3 | 7.7% | 0 | 0% |
| **Total Hispanic** | **39** | **100.0** | **68** | **100.0%** |
| **Total Population** | **1,567** | **100.0%** | **1,558** | **100.0%** |

## Cohorts

Table III.14.6 shows the population distribution in Lusk town by age. In 2010, children under the age of 5 accounted for 3.5 percent of the total population, which compared to 3.4 percent in 2019.

**Table III.14.6**
**Population Distribution by Age**
Lusk town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 55 | 3.5 | 53 | 3.4 |
| 5 to 19 | 256 | 16.3 | 363 | 23.3 |
| 20 to 24 | 85 | 5.4 | 49 | 3.1 |
| 25 to 34 | 212 | 13.5 | 281 | 18 |
| 35 to 54 | 456 | 29.1 | 389 | 25 |
| 55 to 64 | 210 | 13.4 | 173 | 11.1 |
| 65 or Older | 293 | 18.7 | 250 | 16 |
| **Total** | **1,567** | **100%** | **1,558** | **100%** |

Table III.14.7 shows the population in Lusk town by age and gender. In 2010, there were 212 people aged 25 to 34, made up of 64 men, and 148 women. In comparison, in 2019, there were 281 people in the 25 to 34 age cohort, with 57 men and 224 women.

**Table III.14.7**
**Population by Age and Gender**
Lusk town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 26 | 29 | 55 | 3.5% | 12 | 41 | 53 | 3.4% |
| 5 to 19 | 142 | 114 | 256 | 16.3% | 181 | 182 | 363 | 23.3% |
| 20 to 24 | 28 | 57 | 85 | 5.4% | 9 | 40 | 49 | 3.1% |
| 25 to 34 | 64 | 148 | 212 | 13.5% | 57 | 224 | 281 | 18% |
| 35 to 54 | 177 | 279 | 456 | 29.1% | 159 | 230 | 389 | 25% |
| 55 to 64 | 108 | 102 | 210 | 13.4% | 61 | 112 | 173 | 11.1% |
| 65 and Older | 116 | 177 | 293 | 18.7% | 119 | 131 | 250 | 16% |
| **Total** | **661** | **906** | **1,567** | **100%** | **598** | **960** | **1,558** | **100%** |

**Diagram III.14.4**
**Population Distribution by Age**
Lusk town
2010 Census and 2019 Five-Year ACS Data

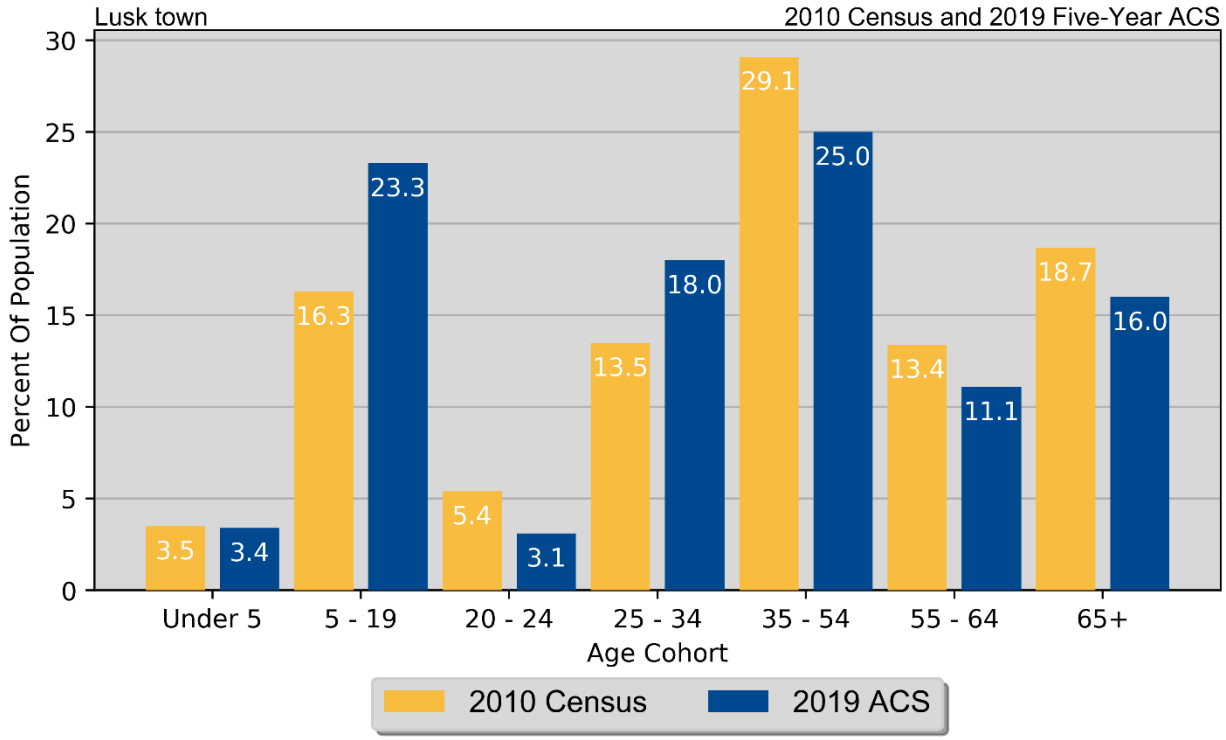
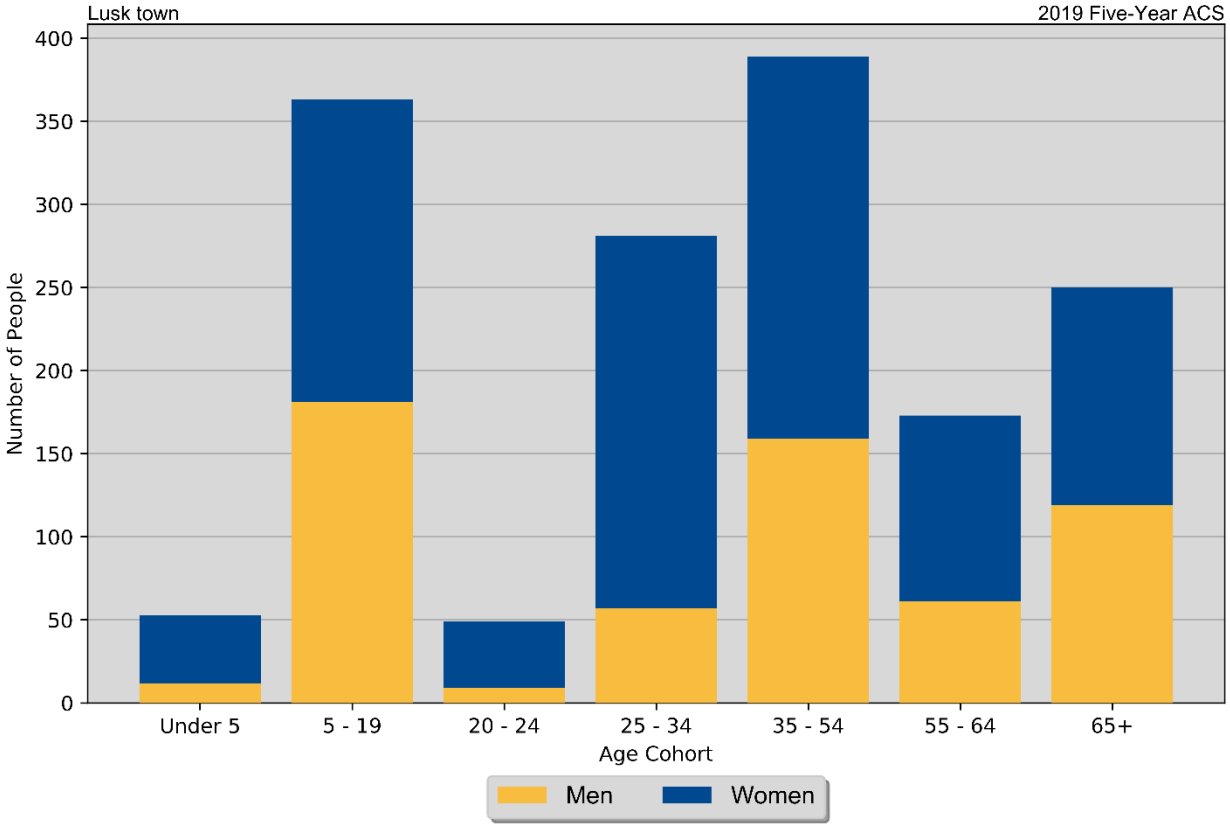


**Diagram III.14.5**
**Population Distribution by Age and Gender**
Lusk town
2019 Five-Year ACS



## 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.14.8, between 2000 and 2010, the institutionalized population changed 114 percent in Lusk town, from 100 people in 2000 to 214 in 2010.

**Table III.14.8**
**Group Quarters Population**
Lusk town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 100 | 100% | 214 | 100% | 114% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 0 | 0% | 0 | 0% | % |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **100** | **100.0%** | **214** | **100.0%** | **114%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | % | 0 | % | % |
| Military Quarters | 0 | % | 0 | % | % |
| Other Noninstitutionalized | 0 | % | 0 | % | % |
| Total | **0** | **100.0%** | **0** | **100.0%** | **%** |
| Group Quarters Population | **100** | **100.0%** | **214** | **100.0%** | **114%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.14.9. An estimated 0.4 percent of the population was born in Canada , some 0 percent were born in Afghanistan , and another 0 percent were born in Africa, n.e.c. .

**Table III.14.9**
**Place of Birth for the Foreign-Born Population**
Lusk town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Canada | 7 | 0.4% |
| #2 country of origin | Afghanistan | 0 | 0% |
| #3 country of origin | Africa, n.e.c. | 0 | 0% |
| #4 country of origin | Albania | 0 | 0% |
| #5 country of origin | Argentina | 0 | 0% |
| #6 country of origin | Armenia | 0 | 0% |
| #7 country of origin | Asia,n.e.c. | 0 | 0% |
| #8 country of origin | Australia | 0 | 0% |
| #9 country of origin | Austria | 0 | 0% |
| #10 country of origin | Azores Islands | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.14.10. An estimated 1.9 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 1.8 percent speaking Spanish .

**Table III.14.10**
**Limited English Proficiency and Language Spoken at Home**
Lusk town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Other Asian and Pacific Island languages | 28 | 1.9% |
| #2 LEP Language | Spanish | 27 | 1.8% |
| #3 LEP Language | Russian, Polish, or other Slavic languages | 3 | 0.2% |
| #4 LEP Language | Arabic | 0 | 0% |
| #5 LEP Language | Chinese | 0 | 0% |
| #6 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #7 LEP Language | German or other West Germanic languages | 0 | 0% |
| #8 LEP Language | Korean | 0 | 0% |
| #9 LEP Language | Other Indo-European languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.14.11, below. The disability rate for females was 12.7 percent, compared to 25.1 percent for males. The disability rate grew precipitously higher with age, with 45.8 percent of those over 75 experiencing a disability.

**Table III.14.11**
**Disability by Age**
Lusk town
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 | 20 | 11.6% | 0 | 0% | 20 | 5.8% |
| 18 to 34 | 0 | 0% | 0 | 0% | 0 | 0% |
| 35 to 64 | 63 | 28.6% | 40 | 20.5% | 103 | 24.8% |
| 65 to 74 | 27 | 51.9% | 20 | 39.2% | 47 | 45.6% |
| 75 or Older | 40 | 59.7% | 26 | 33.8% | 66 | 45.8% |
| **Total** | **150** | **25.1%** | **86** | **12.7%** | **236** | **18.5%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.14.12. Some 10.4 percent have an ambulatory disability, 3 have an independent living disability, and 1.6 percent have a self-care disability.

**Table III.14.12**
**Total Disabilities Tallied: Aged 5 and Older**
Lusk town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 63 | 4.9% |
| Vision disability | 62 | 4.9% |
| Cognitive disability | 81 | 6.6% |
| Ambulatory disability | 127 | 10.4% |
| Self-Care disability | 20 | 1.6% |
| Independent living difficulty | 26 | 3% |

## Education and Employment

Education and employment data from the Lusk town 2019 Five-Year ACS is presented in Table III.14.13, Table III.14.14, and Table III.14.15. In 2019, 611 people were in the labor force, including 568 employed and 43 unemployed people. The unemployment rate for Lusk town was estimated at 7 percent in 2019.

**Table III.14.13**
**Employment, Labor Force and Unemployment**
Lusk town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 568 |
| Unemployed | 43 |
| **Labor Force** | **611** |
| Unemployment Rate | 7% |

Table III.14.14 and Table III.14.15 show educational attainment in Lusk town. In 2019, 85.3 percent of households had a high school education or greater, including 38.4 percent with a high school diploma or equivalent, 34.9 percent with some college, 8.7 percent with a Bachelor's Degree, and 3.4 percent with a graduate or professional degree.

**Table III.14.14**
**High School or Greater Education**
Lusk town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 991 |
| Total Households | 547 |
| **Percent High School or Above** | **85.3%** |

**Table III.14.15**
**Educational Attainment**
Lusk town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 171 | 14.7% |
| High School or Equivalent | 446 | 38.4% |
| Some College or Associates Degree | 405 | 34.9% |
| Bachelor's Degree | 101 | 8.7% |
| Graduate or Professional Degree | 39 | 3.4% |
| **Total Population Above 18 years** | **1,162** | **100.0%** |

## Commuting Patterns

Table III.14.16 shows the place of work by county of residence. In 2010 92 percent of residents worked within the county they reside with 5.7 percent working outside their home county. This compares to 95.3 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.14.16**
**Place of Work**
Lusk town
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 | 648 | 92% | 532 | 95.3% |
| Worked outside county of residence | 40 | 5.7% | 7 | 1.3% |
| Worked outside state of residence | 16 | 2.3% | 19 | 3.4% |
| **Total** | **704** | **100.0%** | **558** | **100.0%** |

Table III.14.17 shows the aggregate travel time to work based on place of work and residence. In Lusk town the total aggregate travel time was 6,690 minutes, with residents working in their home county spending a total of 5,180 minutes traveling.

**Table III.14.17**
**Aggregate Travel Time to Work (in Minutes)**
Lusk town
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 | 4,660 | 57.6% | 5,180 | 77.4% |
| Worked outside county of residence | 2,910 | 36% | 420 | 6.3% |
| Worked outside State of residence | 515 | 6.4% | 1,090 | 16.3% |
| **Aggregate travel time to work (in minutes):** | **8,085** | **100.0%** | **6,690** | **100.0%** |

Table III.14.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 8,085 minutes. Residents working within their home county spent an average of 9.7 minutes commuting to work, with those working outside their county of residence spending an average of 60 minutes on their commute.

| Table III.14.18<br>Average Travel Time to Work (in Minutes)<br>Lusk town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 7.2 | 9.7 |
| Worked outside county of residence | 72.8 | 60 |
| Worked outside State of residence | 32.2 | 57.4 |
| **Average travel time to work (in minutes):** | **11.5** | **12** |

Table III.14.19 shows the means of transportation to work. In 2019, 84.6 percent of commuters drove alone in a car, truck, or van. Only 4.8 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 27 persons or 4.8 percent who worked from home.

| Table III.14.19<br>Means of Transportation to Work<br>Lusk town<br>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 | 494 | 70.2% | 472 | 84.6% |
| Car, truck, or van: Carpooled: | 58 | 8.2% | 27 | 4.8% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 9 | 1.3% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 93 | 13.2% | 24 | 4.3% |
| Other means | 4 | 0.6% | 8 | 1.4% |
| Worked at home | 46 | 6.5% | 27 | 4.8% |
| **Total** | **704** | **100.0%** | **558** | **100.0%** |

Table III.14.20 shows the breakdown of the means of transportation by tenure. In 2019, 65.9 percent of commuters owned their home and commuted alone by car, which compares to 46.6 percent in 2010. There were also 104 renters who drove alone in 2019 and accounted for 18.6 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.14.20**
**Means Of Transportation To Work By Tenure**
Lusk town
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 | 328 | 46.6% | 368 | 65.9% |
| Renter | 166 | 23.6% | 104 | 18.6% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 30 | 4.3% | 16 | 2.9% |
| Renter | 28 | 4% | 11 | 2% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 58 | 8.2% | 7 | 1.3% |
| Renter | 35 | 5% | 17 | 3% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 7 | 1% | 8 | 1.4% |
| Renter | 6 | 0.9% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 36 | 5.1% | 27 | 4.8% |
| Renter | 10 | 1.4% | 0 | 0% |
| **Total:** | **704** | **100.0%** | **558** | **100.0%** |

# ECONOMICS

## Labor Force

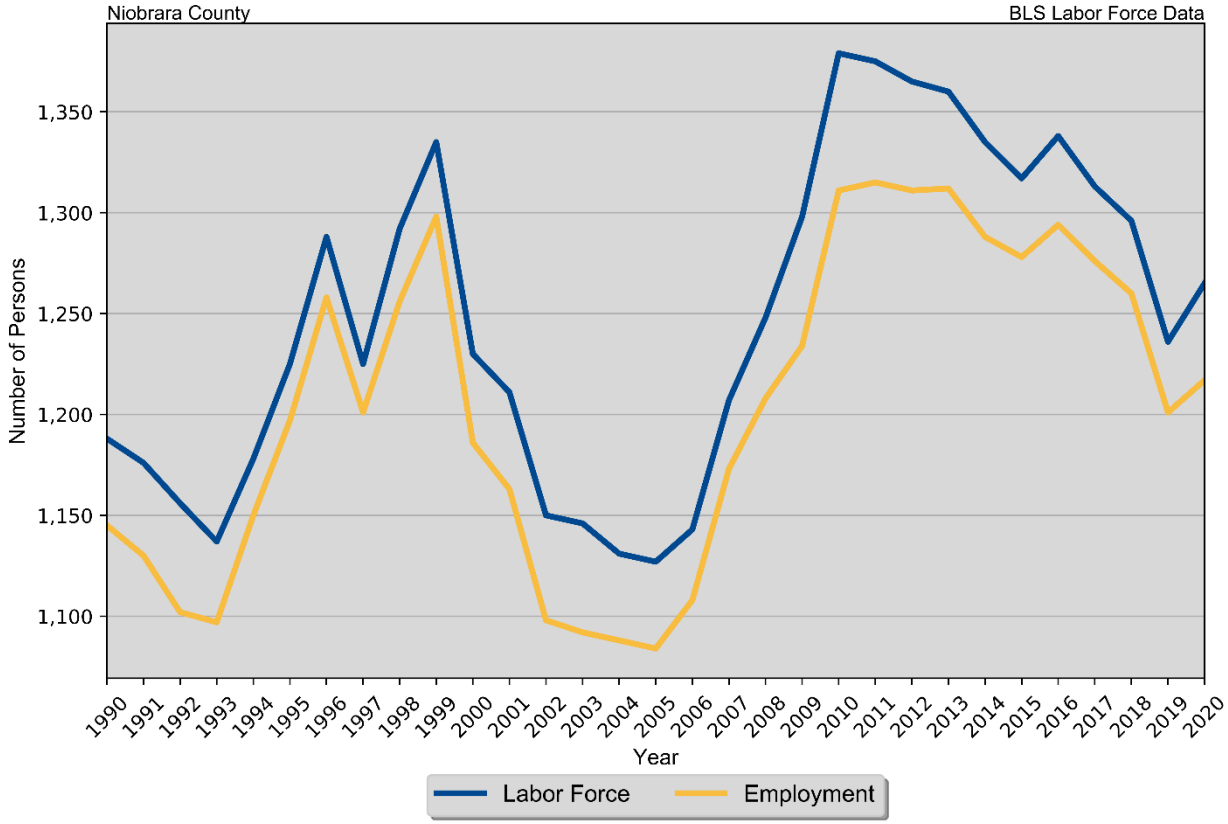
Table III.14.21, shows the labor force statistics for Niobrara County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1997 with a rate of 2 percent. The highest level of unemployment occurred during 2009 rising to a rate of 4.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Niobrara County increased from 2.8 percent in 2019 to 3.8 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.14.21**
**Labor Force Statistics**
Niobrara County
1990 - 2020 BLS Data

| Year | Niobrara County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 43 | 1,145 | 1,188 | 3.6% | 5.1% |
| 1991 | 46 | 1,130 | 1,176 | 3.9% | 5% |
| 1992 | 54 | 1,102 | 1,156 | 4.7% | 5.4% |
| 1993 | 40 | 1,097 | 1,137 | 3.5% | 5.3% |
| 1994 | 28 | 1,150 | 1,178 | 2.4% | 4.9% |
| 1995 | 28 | 1,197 | 1,225 | 2.3% | 4.8% |
| 1996 | 30 | 1,258 | 1,288 | 2.3% | 5% |
| 1997 | 24 | 1,201 | 1,225 | 2% | 4.8% |
| 1998 | 36 | 1,256 | 1,292 | 2.8% | 4.8% |
| 1999 | 37 | 1,298 | 1,335 | 2.8% | 4.7% |
| 2000 | 44 | 1,186 | 1,230 | 3.6% | 3.8% |
| 2001 | 48 | 1,163 | 1,211 | 4% | 3.8% |
| 2002 | 52 | 1,098 | 1,150 | 4.5% | 4% |
| 2003 | 54 | 1,092 | 1,146 | 4.7% | 4.3% |
| 2004 | 43 | 1,088 | 1,131 | 3.8% | 3.8% |
| 2005 | 43 | 1,084 | 1,127 | 3.8% | 3.6% |
| 2006 | 35 | 1,108 | 1,143 | 3.1% | 3% |
| 2007 | 34 | 1,173 | 1,207 | 2.8% | 2.6% |
| 2008 | 40 | 1,208 | 1,248 | 3.2% | 2.9% |
| 2009 | 64 | 1,234 | 1,298 | 4.9% | 6.3% |
| 2010 | 68 | 1,311 | 1,379 | 4.9% | 6.9% |
| 2011 | 60 | 1,315 | 1,375 | 4.4% | 6.2% |
| 2012 | 54 | 1,311 | 1,365 | 4% | 5.5% |
| 2013 | 48 | 1,312 | 1,360 | 3.5% | 4.8% |
| 2014 | 47 | 1,288 | 1,335 | 3.5% | 4.3% |
| 2015 | 39 | 1,278 | 1,317 | 3% | 4.2% |
| 2016 | 44 | 1,294 | 1,338 | 3.3% | 5.4% |
| 2017 | 37 | 1,276 | 1,313 | 2.8% | 4.3% |
| 2018 | 36 | 1,260 | 1,296 | 2.8% | 4% |
| 2019 | 35 | 1,201 | 1,236 | 2.8% | 3.7% |
| 2020 | 48 | 1,217 | 1,265 | 3.8% | 5.8% |

Diagram III.14.6, shows the employment and labor force for Niobrara County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 1,217 persons, with the labor force reaching 1,265, indicating there were a total of 48 unemployed persons.

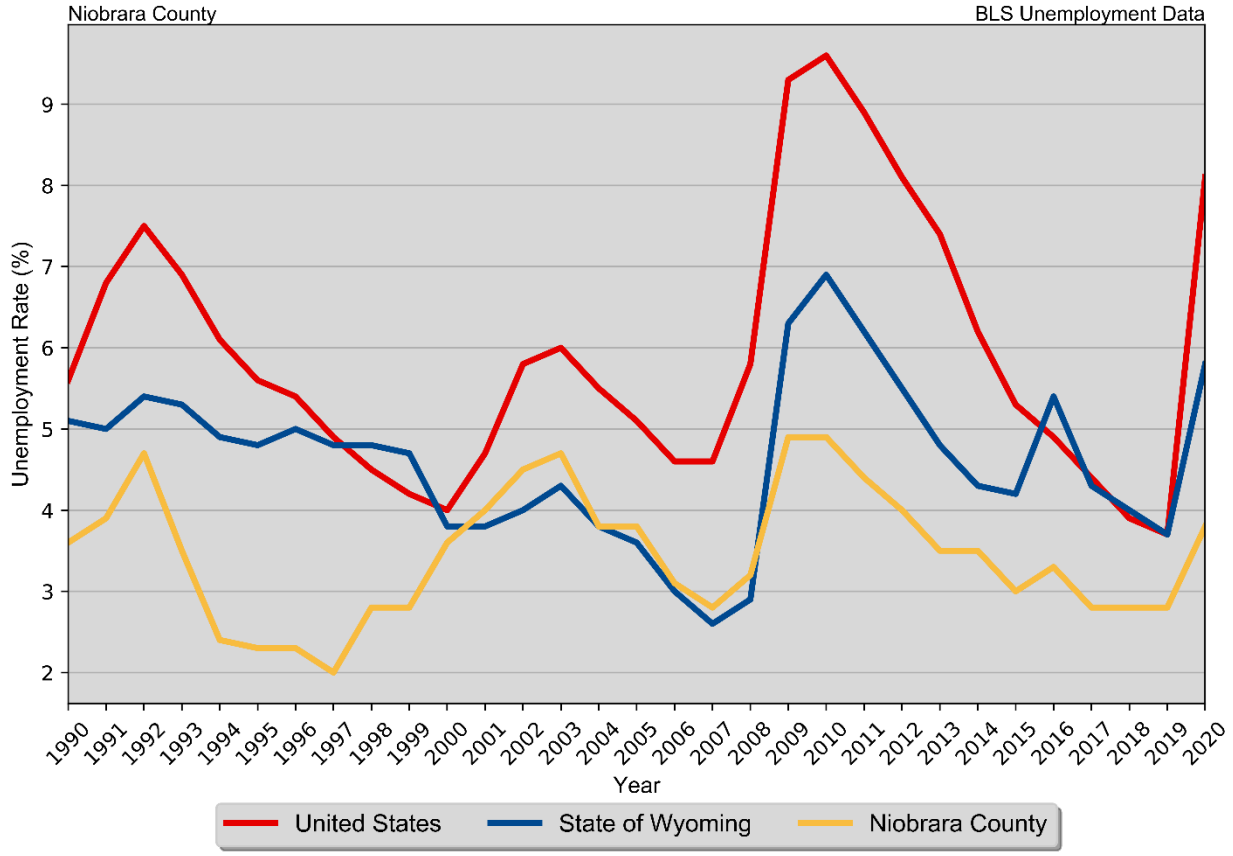
**Diagram III.14.6**
**Employment and Labor Force**



## Unemployment

Diagram III.14.7, shows the unemployment rate for both the State and Niobrara County. During the 1990's the average rate for Niobrara County was 3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.8 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 3.5 percent. Over the course of the entire period the Niobrara County had an average unemployment rate that lower than the State, 3.5 percent for Niobrara County, versus 4.6 statewide.

**Diagram III.14.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

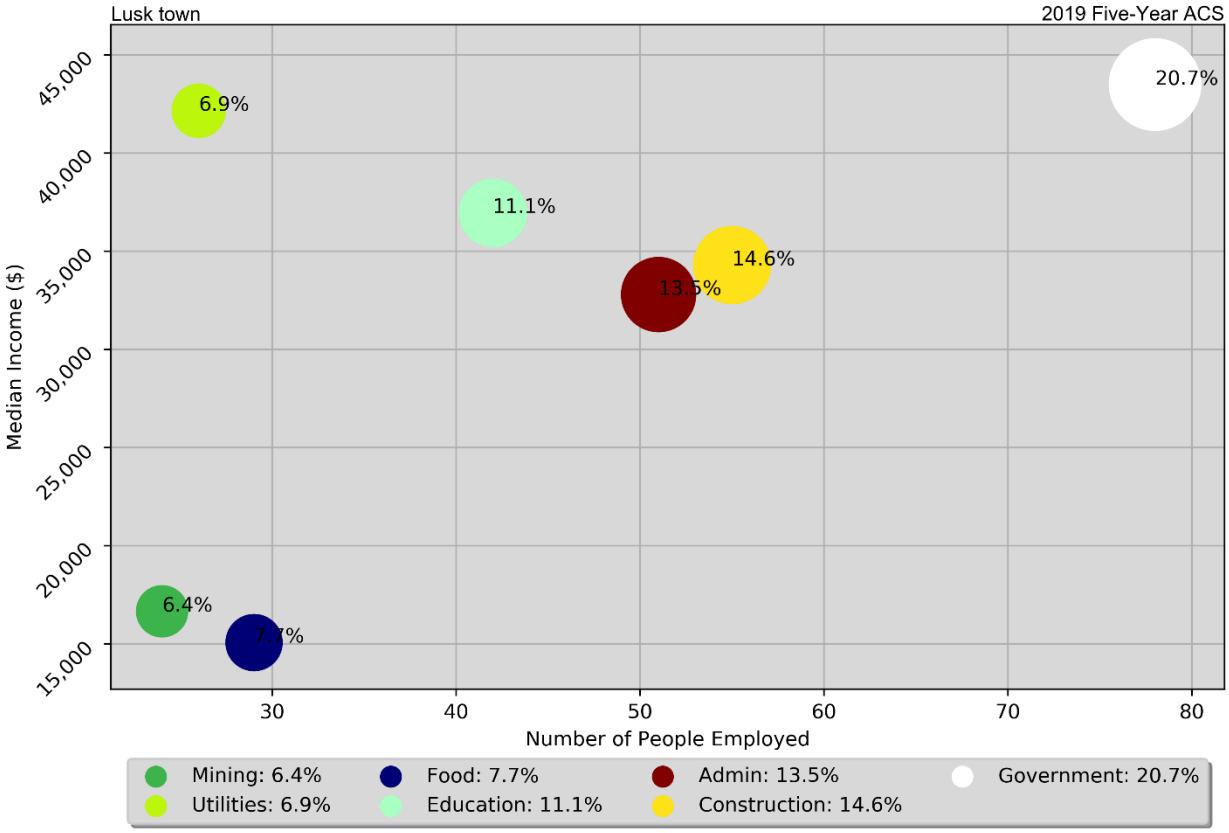
Table III.14.22 shows employment and median earnings by industry for Lusk town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Lusk town was Government, which employed 78 people and paid a median salary of 43,500 dollars. The highest paying industry in Lusk town was also the Government industry, which paid a median salary of 43,500 dollars in 2019. This data is also displayed in Diagram III.14.8.

**Table III.14.22**
**City Level Employment by Industry**
Lusk town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 51 | 13.5% | $32,802 |
| Arts, entertainment, and recreation | 0 | 0% | $ |
| Construction | 55 | 14.6% | $34,301 |
| Educational services[28] | 42 | 11.1% | $36,964 |
| Agriculture, forestry, fishing and hunting | 0 | 0% | $ |
| Finance and insurance | 4 | 1.1% | $ |
| Accommodation and food services | 29 | 7.7% | $15,083 |
| Health care and social assistance | 23 | 6.1% | $ |
| Information | 0 | 0% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 0 | 0% | $ |
| Mining, quarrying, and oil and gas extraction | 24 | 6.4% | $16,667 |
| Other services, except public administration | 10 | 2.7% | $ |
| Prof Service | 7 | 1.9% | $ |
| Government | 78 | 20.7% | $43,500 |
| Real estate and rental and leasing | 4 | 1.1% | $ |
| Retail Trade | 12 | 3.2% | $ |
| Transportation and warehousing | 12 | 3.2% | $ |
| Utilities | 26 | 6.9% | $42,167 |
| Wholesale trade | 0 | 0% | $ |

[28] Includes both Public and Private Education

**Diagram III.14.8**
**Earnings and Employment by Industry**



## Earnings: Niobrara 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.14.23, shows the total employment by industry for the Niobrara County. The most recent estimates show the government and government enterprises industry was the largest employer in Niobrara County, with employment reaching 460 jobs in 2019. Between 2018 and 2019 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 14.3 percent to 8 jobs.

**Table III.14.23**
**Employment by Industry**
Niobrara County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 262 | 270 | 275 | 283 | 285 | 291 | 284 | 289 | 1.8% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 100 | 177 | 184 | 148 | 131 | 148 | 121 | 109 | -9.9% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 86 | 0 | 0 | 84 | 0 | 96 | 0 | 0 | 0% |
| Manufacturing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Transportation and warehousing | 91 | 95 | 0 | 0 | 0 | 61 | 60 | 62 | 3.3% |
| Information | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Finance and insurance | 0 | 53 | 64 | 63 | 0 | 61 | 61 | 65 | 6.6% |
| Real estate and rental and leasing | 0 | 60 | 38 | 55 | 0 | 57 | 58 | 61 | 5.2% |
| Professional and technical services | 0 | 51 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 0 | 0 | 0 | 20 | 0 | 0 | 25 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 0 | 0 | 0 | 0 | 0 | 7 | 7 | 8 | 14.3% |
| Accommodation and food services | 0 | 0 | 0 | 0 | 0 | 0 | 107 | 0 | -100% |
| Other services, except public administration | 65 | 75 | 0 | 0 | 0 | 58 | 60 | 0 | -100% |
| Government and government enterprises | 464 | 460 | 471 | 467 | 475 | 469 | 460 | 460 | 0% |
| **Total** | **1,709** | **1,871** | **1,859** | **1,789** | **1,782** | **1,814** | **1,754** | **1,741** | **-0.7%** |

Table III.14.24, shows the real average earnings per job by industry for Niobrara County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 304,395 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 16.5 percent to 50,041 dollars.

**Table III.14.24**
**Real Earnings Per Job by Industry**
Niobrara County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 10,779 | 30,250 | 63,346 | 45,943 | 27,421 | 23,836 | 22,998 | 23,906 | 4% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 16,645 | 37,778 | 39,058 | 22,146 | 18,887 | 24,029 | 42,970 | 50,041 | 16.5% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 53,239 | 0 | 0 | 52,581 | 0 | 39,012 | 0 | 0 | 0% |
| Manufacturing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Transportation and warehousing | 112,190 | 124,882 | 0 | 0 | 0 | 260,368 | 332,475 | 304,395 | -8.4% |
| Information | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Finance and insurance | 0 | 22,250 | 18,159 | 18,928 | 0 | 18,488 | 19,185 | 19,636 | 2.3% |
| Real estate and rental and leasing | 0 | 15,299 | 29,948 | 24,978 | 0 | 11,938 | 9,218 | 9,590 | 4% |
| Professional and technical services | 0 | 26,494 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 0 | 0 | 0 | 43,960 | 0 | 0 | 12,429 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 0 | 0 | 0 | 0 | 0 | 1,658 | 11,774 | 10,628 | -9.7% |
| Accommodation and food services | 0 | 0 | 0 | 0 | 0 | 0 | 14,114 | 0 | 0% |
| Other services, except public administration | 51,252 | 41,005 | 0 | 0 | 0 | 47,946 | 45,792 | 0 | 0% |
| Government and government enterprises | 59,771 | 66,118 | 67,198 | 69,256 | 67,487 | 67,767 | 68,445 | 67,512 | -1.4% |
| **Total** | **40,066** | **44,060** | **49,736** | **48,773** | **43,830** | **43,878** | **48,483** | **48,282** | **-0.4%** |

Diagram III.14.9, shows real average earnings per job for Niobrara County from 1990 to 2019. Over this period the average earning per job for Niobrara County was 35,937 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.14.9**
**Real Average Earnings Per Job**

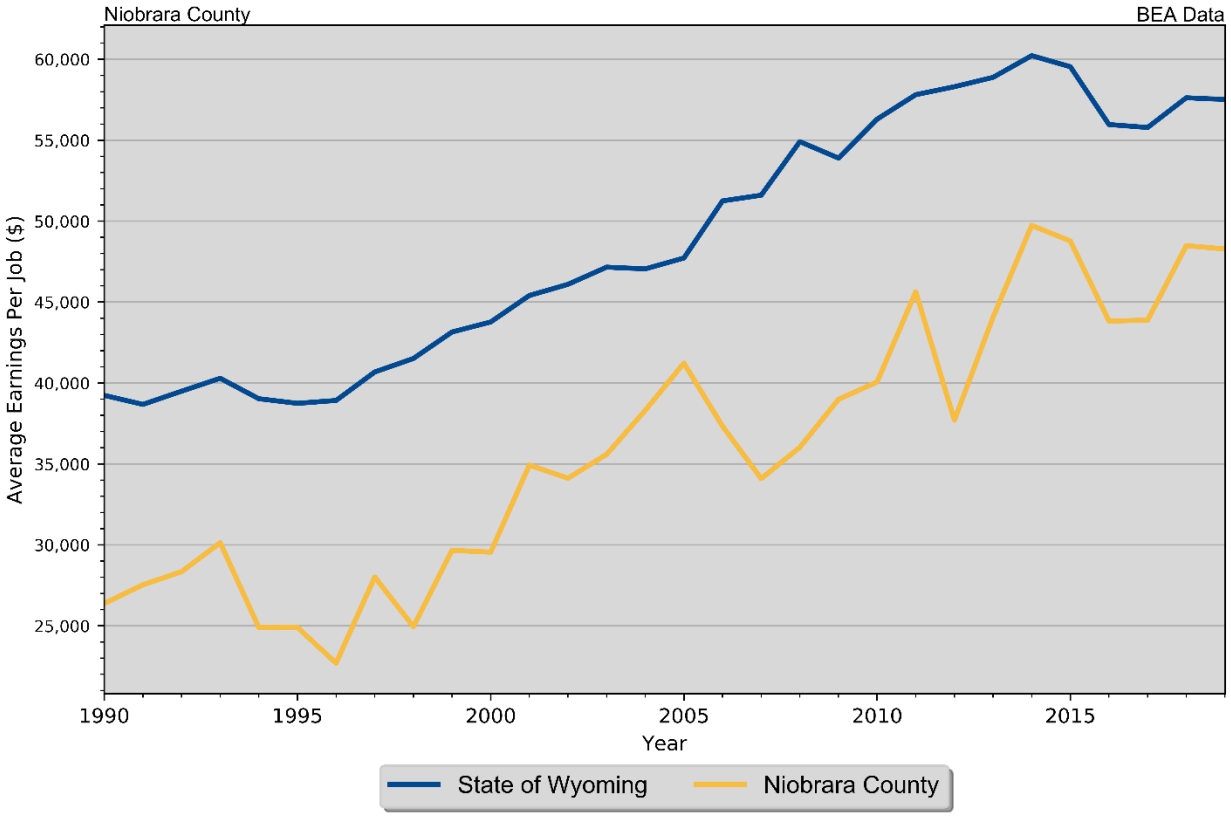
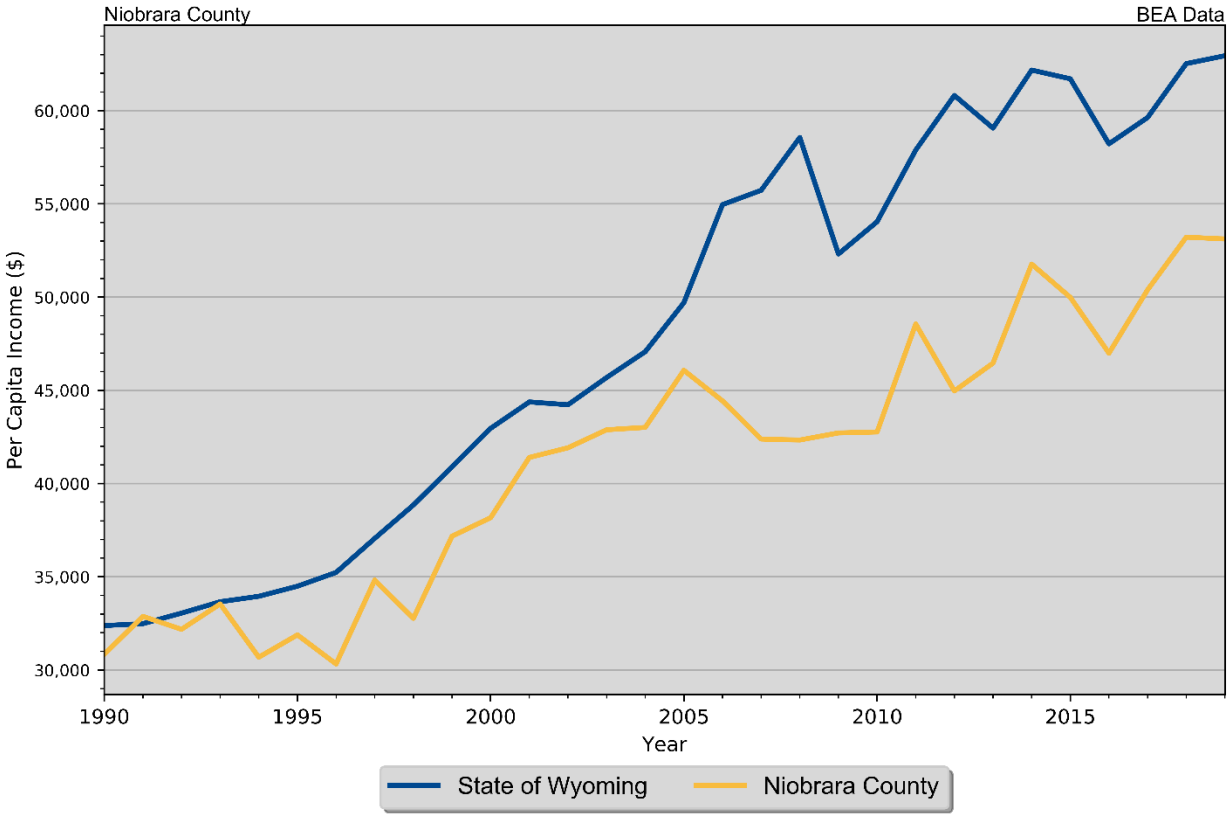


Diagram III.14.10, shows real per capita income for the Niobrara County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Niobrara County was 41,355 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.14.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 336 in 2010 to 316 in 2019, with the poverty rate reaching 15.1 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.14.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.14.11.

The rate of poverty for Lusk town is shown in Table III.14.26. In 2019, the poverty rate was 25.1 percent meaning there were an estimated 320 people living in poverty, compared to 191 persons living in poverty in 2010. In 2019, some 11.7 percent of those in poverty were under age 6 and 21.9 percent were 65 or older.

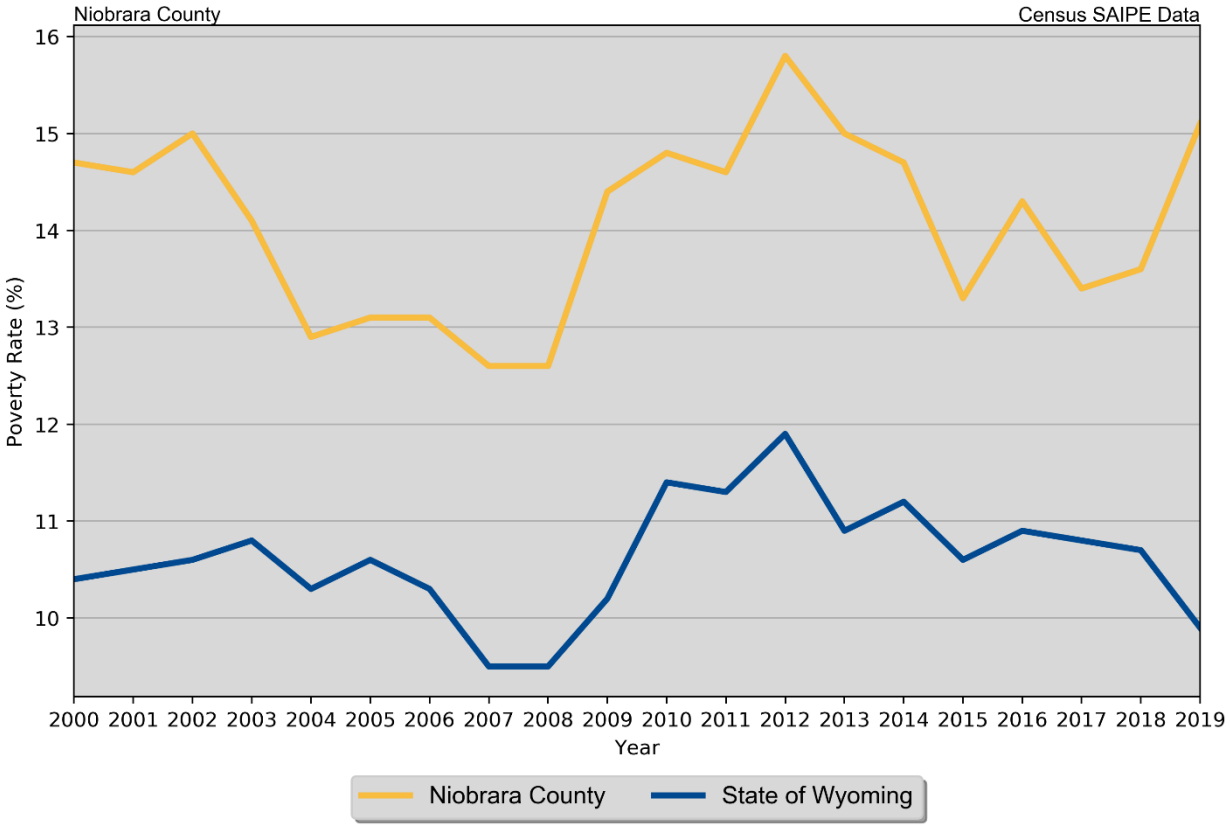
**Table III.14.25**
**Persons in Poverty**
Niobrara County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 333 | 14.7% |
| 2001 | 322 | 14.6% |
| 2002 | 328 | 15% |
| 2003 | 309 | 14.1% |
| 2004 | 284 | 12.9% |
| 2005 | 286 | 13.1% |
| 2006 | 283 | 13.1% |
| 2007 | 273 | 12.6% |
| 2008 | 281 | 12.6% |
| 2009 | 318 | 14.4% |
| 2010 | 336 | 14.8% |
| 2011 | 333 | 14.6% |
| 2012 | 352 | 15.8% |
| 2013 | 346 | 15% |
| 2014 | 326 | 14.7% |
| 2015 | 304 | 13.3% |
| 2016 | 318 | 14.3% |
| 2017 | 290 | 13.4% |
| 2018 | 292 | 13.6% |
| 2019 | 316 | 15.1% |

**Table III.14.26**
**Poverty by Age**
Lusk town
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 | 14 | 16.3 | 7 | 11.7% |
| 6 to 17 | 55 | 18.5 | 106 | 31.5% |
| 18 to 64 | 81 | 9.5 | 153 | 24.2% |
| 65 or Older | 41 | 17.5 | 54 | 21.9% |
| **Total** | **191** | **100.0%** | **320** | **100.0%** |
| **Poverty Rate** | **13%** | . | **25.1%** | . |

**Diagram III.14.11**
**Poverty Rates**



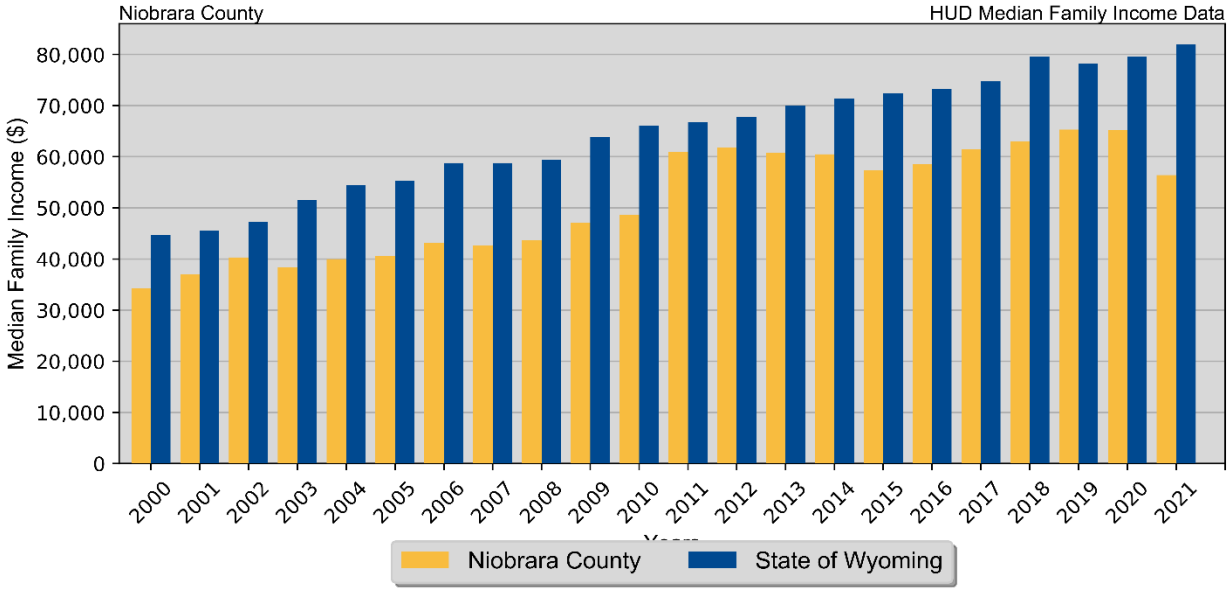
## Household Income

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.14.46 shows that the HUD estimated MFI for Niobrara County was $56,400 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.14.12, illustrates the estimated MFI for 2000 through 2021 in Niobrara County.

**Table III.14.27**
**Median Family Income**
Niobrara County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 34,300 | 44,700 |
| 2001 | 37,000 | 45,500 |
| 2002 | 40,300 | 47,200 |
| 2003 | 38,300 | 51,600 |
| 2004 | 40,000 | 54,500 |
| 2005 | 40,550 | 55,250 |
| 2006 | 43,100 | 58,800 |
| 2007 | 42,600 | 58,800 |
| 2008 | 43,700 | 59,450 |
| 2009 | 47,100 | 63,900 |
| 2010 | 48,700 | 66,100 |
| 2011 | 60,900 | 66,800 |
| 2012 | 61,800 | 67,700 |
| 2013 | 60,700 | 70,000 |
| 2014 | 60,500 | 71,400 |
| 2015 | 57,400 | 72,400 |
| 2016 | 58,500 | 73,300 |
| 2017 | 61,400 | 74,700 |
| 2018 | 63,000 | 79,600 |
| 2019 | 65,300 | 78,200 |
| 2020 | 65,200 | 79,500 |
| 2021 | 56,400 | 81,900 |

**Diagram III.14.12**
**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 Lusk town remained unchanged from 0 authorizations in 2019 to 0 in 2020.

The real value of single-family building permits remained unchanged from 0 dollars in 2019 to 0 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.14.28.

**Table III.14.28**
**Building Permits and Valuation**
Lusk town
Census Bureau Data, 1980–2020

| 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 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1981 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1982 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1983 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1984 | 3 | 0 | 0 | 0 | 3 | 108,997 | 0 |
| 1985 | 3 | 0 | 0 | 0 | 3 | 173,503 | 0 |
| 1986 | 3 | 0 | 0 | 0 | 3 | 170,103 | 0 |
| 1987 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1988 | 1 | 0 | 0 | 0 | 1 | 115,429 | 0 |
| 1989 | 1 | 0 | 0 | 0 | 1 | 92,575 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1991 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1992 | 3 | 0 | 0 | 0 | 3 | 84,669 | 0 |
| 1993 | 1 | 0 | 0 | 0 | 1 | 90,669 | 0 |
| 1994 | 1 | 0 | 0 | 0 | 1 | 366,425 | 0 |
| 1995 | 4 | 0 | 0 | 0 | 4 | 201,581 | 0 |
| 1996 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1997 | 2 | 0 | 0 | 0 | 2 | 228,938 | 0 |
| 1998 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1999 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2001 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2002 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2003 | 1 | 0 | 0 | 0 | 1 | 96,339 | 0 |
| 2004 | 3 | 0 | 0 | 0 | 3 | 89,354 | 0 |
| 2005 | 4 | 0 | 0 | 0 | 4 | 194,751 | 0 |
| 2006 | 3 | 0 | 0 | 0 | 3 | 195,534 | 0 |
| 2007 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2008 | 3 | 0 | 0 | 0 | 3 | 173,536 | 0 |
| 2009 | 3 | 0 | 0 | 0 | 3 | 181,398 | 0 |
| 2010 | 4 | 0 | 0 | 0 | 4 | 94,574 | 0 |
| 2011 | 3 | 0 | 0 | 0 | 3 | 36,479 | 0 |
| 2012 | 2 | 0 | 0 | 0 | 2 | 255,821 | 0 |
| 2013 | 5 | 0 | 0 | 0 | 5 | 36,036 | 0 |
| 2014 | 1 | 0 | 0 | 0 | 1 | 40,566 | 0 |
| 2015 | 2 | 0 | 3 | 6 | 11 | 162,902 | 45,251 |
| 2016 | 7 | 0 | 0 | 0 | 7 | 309,236 | 0 |
| 2017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 1 | 0 | 0 | 0 | 1 | 233,852 | 0 |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Diagram III.14.13**
**Single-Family Permits**

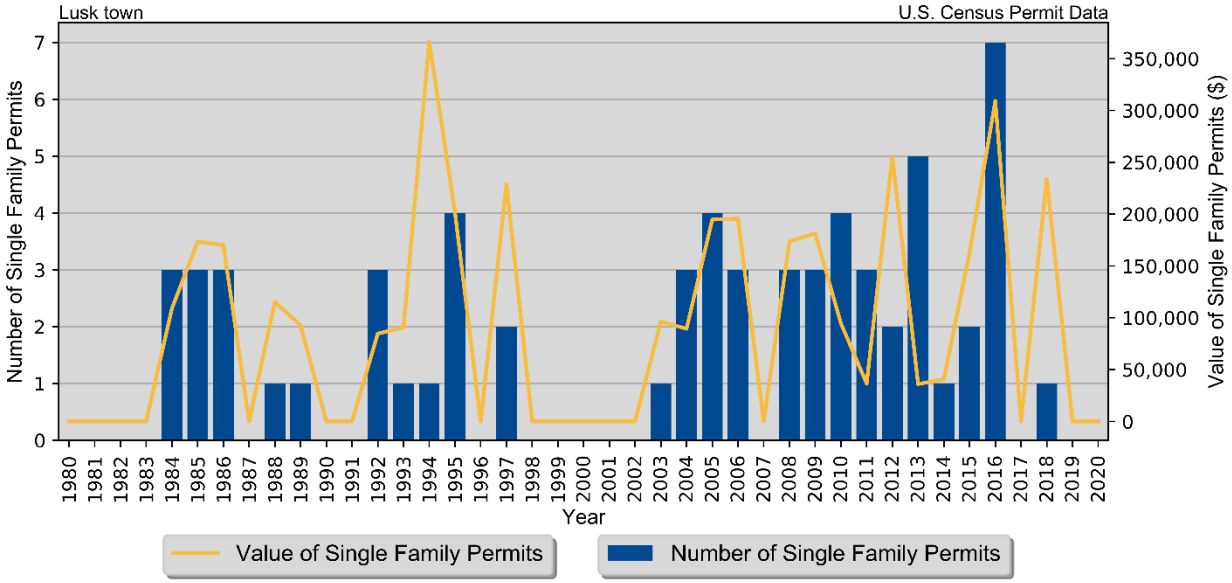
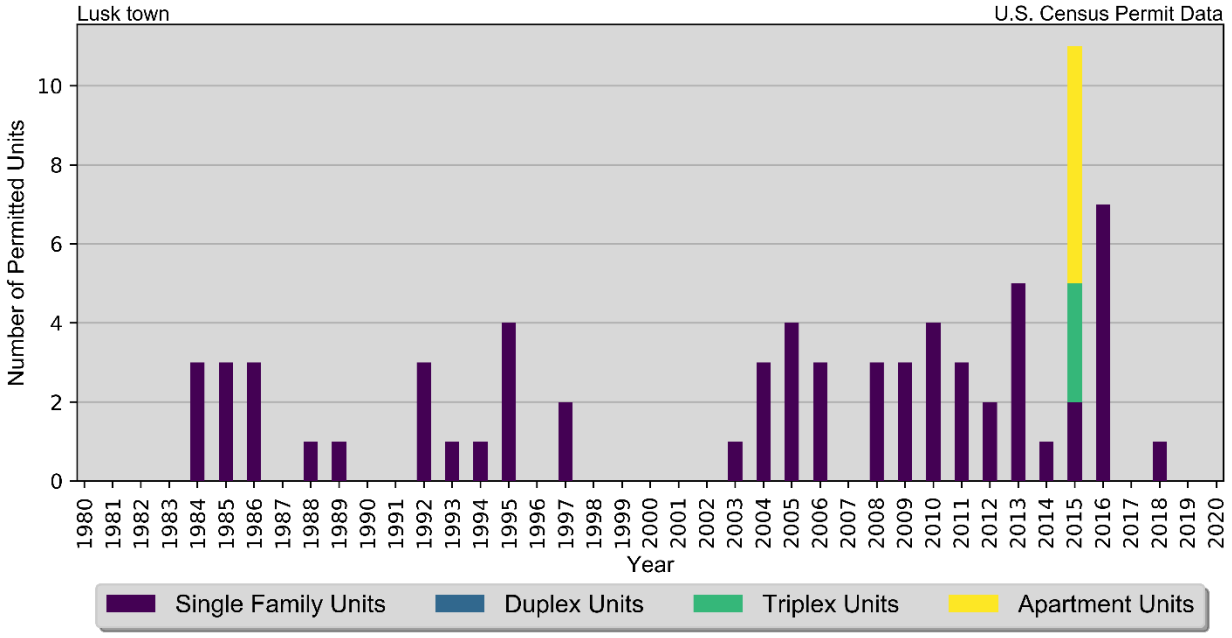



**Diagram III.14.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.14.29. Family households represented 56.1 percent of households, while non-family households accounted for 43.9 percent. These changed from 56.7 and 43.3 percent, respectively.

**Table II.14.29**
**Household Type by Tenure**
Lusk town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 373 | 56.7% | 307 | 56.1% |
| Married-Couple Family | 291 | 78% | 252 | 82.1% |
| Owner-Occupied | 243 | 83.5% | 218 | 86.5% |
| Renter-Occupied | 48 | 16.5% | 34 | 13.5% |
| Other Family | 82 | 22% | 55 | 26.7% |
| Male Householder, No Spouse Present | 21 | 25.6% | 19 | 38.2% |
| Owner-Occupied | 14 | 66.7% | 8 | 42.1% |
| Renter-Occupied | 7 | 33.3% | 11 | 57.9% |
| Female Householder, No Spouse Present | 61 | 74.4% | 36 | 110.9% |
| Owner-Occupied | 26 | 42.6% | 4 | 11.1% |
| Renter-Occupied | 35 | 57.4% | 32 | 88.9% |
| Non-Family Households | 285 | 43.3% | 240 | 43.9% |
| Owner-Occupied | 159 | 55.8% | 156 | 65% |
| Renter-Occupied | 126 | 44.2% | 84 | 35% |
| **Total** | **658** | **100.0%** | **547** | **100.0%** |

Table II.14.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 776 housing units, compared with 774 in 2019. Single-family units accounted for 81.7 percent of units in 2019, compared to 82.5 in 2010. Apartment units accounted for 6.5 percent in 2019, compared to 5.9 percent in 2010.

**Table II.14.30**
**Housing Units by Type**
Lusk town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 640 | 82.5% | **632** | 81.7% |
| Duplex | 18 | 2.3% | 20 | 2.6% |
| Tri- or Four-Plex | 15 | 1.9% | 6 | 0.8% |
| Apartment | 46 | 5.9% | 50 | 6.5% |
| Mobile Home | 57 | 7.3% | 66 | 8.5% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **776** | **100.0%** | **774** | **100.0%** |

Table II.14.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 774 housing units. An estimated 70.6 percent were owner-occupied, and 29.3 percent were vacant.

**Table II.14.31**
**Housing Units by Tenure**
Lusk town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 658 | 83.3% | 547 | 70.7% |
| Owner-Occupied | 442 | 67.2% | 386 | 70.6% |
| Renter-Occupied | 216 | 32.8% | 161 | 29.4% |
| Vacant Housing Units | 132 | 16.7% | 227 | 29.3% |
| **Total Housing Units** | **790** | **100.0%** | **774** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.14.32. Households earning more than 100,000 dollars per year represented 7.9 percent of households in 2019, compared to 8.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 19.7 percent of households in 2019, compared to 16.1 percent in 2000.

**Table II.14.32**
**Households by Income**
Lusk town
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 | 101 | 16.1% | 108 | 19.7% |
| $15,000 to $19,999 | 43 | 6.8% | 44 | 8% |
| $20,000 to $24,999 | 33 | 5.2% | 52 | 9.5% |
| $25,000 to $34,999 | 78 | 12.4% | 22 | 4% |
| $35,000 to $49,999 | 89 | 14.1% | 94 | 17.2% |
| $50,000 to $74,999 | 156 | 24.8% | 132 | 24.1% |
| $75,000 to $99,999 | 73 | 11.6% | 52 | 9.5% |
| $100,000 or More | 56 | 8.9% | 43 | 7.9% |
| **Total** | **629** | **100.0%** | **547** | **100.0%** |

Table II.14.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 2.9 percent of households in 2010 and 0.7 percent of households in 2019. Housing units built in 1939 or earlier represented 39.1 percent of households in 2019 and 35.9 percent of households in 2010.

**Table II.14.33**
**Households by Year Home Built**
Lusk town
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 | 226 | 35.9% | 214 | 39.1% |
| 1940 to 1949 | 72 | 11.4% | 91 | 16.6% |
| 1950 to 1959 | 118 | 18.8% | 94 | 17.2% |
| 1960 to 1969 | 51 | 8.1% | 6 | 1.1% |
| 1970 to 1979 | 61 | 9.7% | 7 | 1.3% |
| 1980 to 1989 | 65 | 10.3% | 89 | 16.3% |
| 1990 to 1999 | 18 | 2.9% | 42 | 7.7% |
| 2000 to 2009 | 18 | 2.9% | 4 | 0.7% |
| 2010 or Later | . | . | 0 | 0% |
| **Total** | **629** | **100.0%** | **547** | **100.0%** |

The distribution of unit types by race are shown in Table II.14.34. An estimated 85.6 percent of white households occupy single-family homes, compared to  percent of black households. Some 5.7 percent of white households occupied apartments, compared to  percent of black households. An estimated  percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.14.34**
**Distribution of Units in Structure by Race**
Lusk town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 85.6% | % | % | % | % | % | % |
| Duplex | 1.6% | % | % | % | % | % | % |
| Tri- or Four-Plex | 1.1% | % | % | % | % | % | % |
| Apartment | 5.7% | % | % | % | % | % | % |
| Mobile Home | 6% | % | % | % | % | % | % |
| Boat, RV, Van, Etc. | 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.14.35. An estimated 17.4 percent of vacant units were for rent in 2010. In addition, some 6.8 percent of vacant units were for sale. "Other" vacant units represented 52.3 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 16.7 percent of vacant units, while for sale units accounted for 4.8 percent. "Other" vacant units accounted for 69.6 percent of vacant units, representing a total of 158 "other" vacant units.

**Table II.14.35**
**Disposition of Vacant Housing Units**
Lusk town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 23 | 17.4% | 38 | 16.7% |
| For Sale | 9 | 6.8% | 11 | 4.8% |
| Rented Not Occupied | 4 | 3% | 0 | 0% |
| Sold Not Occupied | 2 | 1.5% | 9 | 4% |
| For Seasonal, Recreational, or Occasional Use | 25 | 18.9% | 11 | 4.8% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 69 | 52.3% | 158 | 69.6% |
| **Total** | **132** | **100.0%** | **227** | **100.0%** |

Table II.14.36 shows the number of households in the county by number of bedrooms and tenure. There were 12 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.88 percent of total households in Lusk town. In Lusk town the 231 households with three bedrooms accounted for 42.23 percent of all households, and there were 12 five-bedroom or more households, which accounted for 2.19 percent of all households.

| Table II.14.36<br>Households by Number of Bedrooms<br>Lusk town<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 11 | 12 | 23 | 4.2% |
| One | 9 | 8 | 17 | 3.11% |
| Two | 52 | 106 | 158 | 28.88% |
| Three | 220 | 11 | 231 | 42.23% |
| Four | 82 | 24 | 106 | 19.38% |
| Five or more | 12 | 0 | 12 | 2.19% |
| **Total** | **386** | **161** | **547** | **100.0** |

The age of a structure influences its value. As shown in Table II.14.37, structures built in 1939 or earlier had a median value of, 83,000 while structures built between 1950 and 1959 had a median value of 188,800 and those built between 1990 to 1999 had a median value of . 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 Lusk town was, 129,500.

| Table II.14.37<br>Owner Occupied Median Value<br>by Year Structure Built<br>Lusk town<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 83,000 |
| 1940 to 1949 | 153,600 |
| 1950 to 1959 | 188,800 |
| 1960 to 1969 | |
| 1970 to 1979 | |
| 1980 to 1989 | 159,800 |
| 1990 to 1999 | |
| 2000 to 2009 | |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **129,500** |

Household mortgage status is reported in Table II.14.38. In, Lusk town households with a mortgage accounted for 59.1 percent of all households or 228 housing units, and the remaining 59.1 percent or 228 units had no mortgage. Of those units with a mortgage, 0 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 228 or 59.1 percent had no second mortgage or no home equity loan.

**Table II.14.38**
**Mortgage Status**
**Lusk town**
**2019** Five-Year ACS Data

| Mortgage Status | Lusk town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 228 | 59.1 |
| With either a second mortgage or home equity loan, but not both | 0 | 0 |
| Second mortgage only | 0 | 0 |
| Home equity loan only | 0 | 0 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 228 | 59.1 |
| Housing units without a mortgage | 158 | 40.9 |
| **Total** | **386** | **100.0%** |

Table II.14.39 lists the Lusk town median rent as $482 and the median home value as $129,500 in 2019.

**Table II.14.39**
**Median Rent**
**Lusk town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $482 |
| Median Home Value | $129,500 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.14.40. In 2019, an estimated 1.8 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.14.40**
**Overcrowding and Severe Overcrowding**
Lusk town
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 | 387 | 100% | 0 | 0% | 0 | 0% | 387 |
| 2019 Five-Year ACS | 386 | 100% | 0 | 0% | 0 | 0% | 386 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 242 | 100% | 0 | 0% | 0 | 0% | 242 |
| 2019 Five-Year ACS | 151 | 93.8% | 10 | 6.2% | 0 | 0% | 161 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 629 | 100% | 0 | 0% | 0 | 0% | 629 |
| 2019 Five-Year ACS | 537 | 98.2% | 10 | 1.8% | 0 | 0% | 547 |

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.14.41 and Table II.14.42, below.

There were a total of 9 households with incomplete plumbing facilities in 2019, representing 1.6 percent of households in Lusk town. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.14.41**
**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 | 629 | 538 |
| Lacking Complete Plumbing Facilities | 0 | 9 |
| **Total Households** | **629** | **547** |
| **Percent Lacking** | **0%** | **1.6%** |

There were 12 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 2.2 percent in 2019.

**Table II.14.42**
**Households with Incomplete Kitchen Facilities**
Lusk town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 629 | 535 |
| Lacking Complete Kitchen Facilities | 0 | 12 |
| **Total Households** | **629** | **547** |
| **Percent Lacking** | **0%** | **2.2%** |

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.14.43, in Lusk town 14.1 percent of households had a cost burden and 14.1 percent had a severe cost burden. Some 14.9 percent of renters were cost burdened, and 26.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 12 percent and a severe cost burden rate of 8.9 percent. Owner occupied households with a mortgage had a cost burden rate of 14.9 percent, and severe cost burden at 9.2 percent.

**Table II.14.43**
**Cost Burden and Severe Cost Burden by Tenure**
Lusk town
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 | 144 | 81.8% | 17 | 9.7% | 12 | 6.8% | 3 | 1.7% | 176 |
| 2019 Five-Year ACS | 173 | 75.9% | 34 | 14.9% | 21 | 9.2% | 0 | 0% | 228 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 192 | 91% | 4 | 1.9% | 15 | 7.1% | 0 | 0% | 211 |
| 2019 Five-Year ACS | 125 | 79.1% | 19 | 12% | 14 | 8.9% | 0 | 0% | 158 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 148 | 61.2% | 36 | 14.9% | 40 | 16.5% | 18 | 7.4% | 242 |
| 2019 Five-Year ACS | 57 | 35.4% | 24 | 14.9% | 42 | 26.1% | 38 | 23.6% | 161 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 484 | 76.9% | 57 | 9.1% | 67 | 10.7% | 21 | 3.3% | 629 |
| 2019 Five-Year ACS | 355 | 64.9% | 77 | 14.1% | 77 | 14.1% | 38 | 6.9% | 547 |

### 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 Niobrara County. Below is a table showing the MFI breakdown:

| Niobrara County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $16,920 |
| 30.1 – 50% MFI | $16,921 to $28,200 |
| 50.1 – 80% MFI | $28,201 to $45,120 |
| 80.1 – 100% MFI | $45,121 to $56,400 |
| Above 100% MFI | Above $56,400 |

## Housing Problems by Income, Race, and Tenure

Table III.14.44 through Table III.14.49 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 Lusk town, housing problems are faced by 59 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.14.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Lusk town
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 $16,920 | 70.3% | 0% | 0% | 0% | 0% | 0% | 0% | 70.3% |
| $16,921 to $28,200 | 21.1% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $28,201 to $45,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $45,121 to $56,400 | 16.7% | 0% | 0% | 0% | 0% | 0% | 0% | 16.7% |
| Above $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **15.6**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **15**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $16,920 | 23.4% | 0% | 0% | 0% | 0% | 0% | 0% | 23.4% |
| $16,921 to $28,200 | 78.9% | 0% | 0% | 0% | 0% | 0% | 0% | 78.9% |
| $28,201 to $45,120 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 100% |
| $45,121 to $56,400 | 83.3% | 0% | 0% | 0% | 0% | 0% | 0% | 83.3% |
| Above $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **83.3**% | **0**% | **100**% | **0**% | **0**% | **0**% | **0**% | **84**% |

## Table III.14.45
## Homeowner Households with Housing Problems by Income and Race
Lusk town
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 $16,920 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $16,921 to $28,200 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **59** | **0** | **0** | **0** | **0** | **0** | **0** | **59** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $16,920 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $16,921 to $28,200 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $28,201 to $45,120 | 90 | 0 | 15 | 0 | 0 | 0 | 0 | 105 |
| $45,121 to $56,400 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Above $56,400 | 145 | 0 | 0 | 0 | 0 | 0 | 0 | 145 |
| **Total** | **315** | **0** | **15** | **0** | **0** | **0** | **0** | **330** |
| **Not Computed** | | | | | | | | |
| $0 to $16,920 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $16,920 | 64 | 0 | 0 | 0 | 0 | 0 | 0 | 64 |
| $16,921 to $28,200 | 19 | 0 | 0 | 0 | 0 | 0 | 0 | 19 |
| $28,201 to $45,120 | 90 | 0 | 15 | 0 | 0 | 0 | 0 | 105 |
| $45,121 to $56,400 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| Above $56,400 | 145 | 0 | 0 | 0 | 0 | 0 | 0 | 145 |
| **Total** | **378** | **0** | **15** | **0** | **0** | **0** | **0** | **393** |

In total, some 95 renter households face housing problems in Lusk town. Of these, some 95 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

**Table III.14.46**
**Renter Households with Housing Problems by Income and Race**
Lusk town
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 $16,920 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $16,921 to $28,200 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **95** | **0** | **0** | **0** | **0** | **0** | **0** | **95** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $16,920 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $16,921 to $28,200 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $28,201 to $45,120 | 20 | 0 | 0 | 0 | 0 | 20 | 0 | 40 |
| $45,121 to $56,400 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Above $56,400 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Total** | **115** | **0** | **0** | **0** | **0** | **20** | **0** | **135** |
| **Not Computed** | | | | | | | | |
| $0 to $16,920 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $16,920 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $16,921 to $28,200 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $28,201 to $45,120 | 20 | 0 | 0 | 0 | 0 | 20 | 0 | 40 |
| $45,121 to $56,400 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Above $56,400 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| **Total** | **210** | **0** | **0** | **0** | **0** | **20** | **0** | **230** |

**Table III.14.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Lusk town
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 $16,920 | 78.9% | 0% | 0% | 0% | 0% | 0% | 0% | 78.9% |
| $16,921 to $28,200 | 57.1% | 0% | 0% | 0% | 0% | 0% | 0% | 57.1% |
| $28,201 to $45,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $45,121 to $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **45.2%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **41.3%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $16,920 | 21.1% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $16,921 to $28,200 | 42.9% | 0% | 0% | 0% | 0% | 0% | 0% | 42.9% |
| $28,201 to $45,120 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| $45,121 to $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **54.8%** | **0%** | **0%** | **0%** | **0%** | **100%** | **0%** | **58.7%** |

Overall, there are 154 households, or 24.7 percent of households with housing problems in Lusk town. This includes 154 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 0 Hispanic households with housing problems. This is shown in Table III.14.48 and Table III.14.49.

## Table III.14.48
## Percent of Total Households with Housing Problems by Income and Race
Lusk town
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 $16,920 | 75.5% | 0% | 0% | 0% | 0% | 0% | 0% | 75.5% |
| $16,921 to $28,200 | 44.4% | 0% | 0% | 0% | 0% | 0% | 0% | 44.4% |
| $28,201 to $45,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $45,121 to $56,400 | 11.8% | 0% | 0% | 0% | 0% | 0% | 0% | 11.8% |
| Above $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **26.2%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **24.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $16,920 | 22% | 0% | 0% | 0% | 0% | 0% | 0% | 22% |
| $16,921 to $28,200 | 55.6% | 0% | 0% | 0% | 0% | 0% | 0% | 55.6% |
| $28,201 to $45,120 | 100% | 0% | 100% | 0% | 0% | 100% | 0% | 100% |
| $45,121 to $56,400 | 88.2% | 0% | 0% | 0% | 0% | 0% | 0% | 88.2% |
| Above $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **73.1%** | **0%** | **100%** | **0%** | **0%** | **100%** | **0%** | **74.6%** |

## Table III.14.49
## Total Households with Housing Problems by Income and Race
Lusk town
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 $16,920 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 120 |
| $16,921 to $28,200 | 24 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **154** | **0** | **0** | **0** | **0** | **0** | **0** | **154** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $16,920 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $16,921 to $28,200 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $28,201 to $45,120 | 110 | 0 | 15 | 0 | 0 | 20 | 0 | 145 |
| $45,121 to $56,400 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| Above $56,400 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 180 |
| **Total** | **430** | **0** | **15** | **0** | **0** | **20** | **0** | **465** |
| **Not Computed** | | | | | | | | |
| $0 to $16,920 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $16,920 | 159 | 0 | 0 | 0 | 0 | 0 | 0 | 159 |
| $16,921 to $28,200 | 54 | 0 | 0 | 0 | 0 | 0 | 0 | 54 |
| $28,201 to $45,120 | 110 | 0 | 15 | 0 | 0 | 20 | 0 | 145 |
| $45,121 to $56,400 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| Above $56,400 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 180 |
| **Total** | **588** | **0** | **15** | **0** | **0** | **20** | **0** | **623** |

Table III.14.50 through Table III.14.53 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 100 white households, 0 black households, 0 Asian households, as well as 0 Hispanic households.

**Table III.14.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Lusk town
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 $16,920 | 23.4% | 0% | 0% | 0% | 0% | 0% | 0% | 23.4% |
| $16,921 to $28,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $28,201 to $45,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $45,121 to $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **4%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **3.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $16,920 | 70.3% | 0% | 0% | 0% | 0% | 0% | 0% | 70.3% |
| $16,921 to $28,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $28,201 to $45,120 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 100% |
| $45,121 to $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **95%** | **0%** | **100%** | **0%** | **0%** | **0%** | **0%** | **95.2%** |

## Table III.14.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Lusk town
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 $16,920 | 78.9% | 0% | 0% | 0% | 0% | 0% | 0% | 78.9% |
| $16,921 to $28,200 | 28.6% | 0% | 0% | 0% | 0% | 0% | 0% | 28.6% |
| $28,201 to $45,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $45,121 to $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **40.5**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **37**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $16,920 | 21.1% | 0% | 0% | 0% | 0% | 0% | 0% | 21.1% |
| $16,921 to $28,200 | 71.4% | 0% | 0% | 0% | 0% | 0% | 0% | **71.4**% |
| $28,201 to $45,120 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | **100**% |
| $45,121 to $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| Above $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| **Total** | **59.5**% | **0**% | **0**% | **0**% | **0**% | **100**% | **0**% | **63**% |

## Table III.14.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Lusk town
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 $16,920 | 56.6% | 0% | 0% | 0% | 0% | 0% | 0% | 56.6% |
| $16,921 to $28,200 | 18.2% | 0% | 0% | 0% | 0% | 0% | 0% | 18.2% |
| $28,201 to $45,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $45,121 to $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $56,400 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **17%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **16%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $16,920 | 40.9% | 0% | 0% | 0% | 0% | 0% | 0% | 40.9% |
| $16,921 to $28,200 | 81.8% | 0% | 0% | 0% | 0% | 0% | 0% | 81.8% |
| $28,201 to $45,120 | 100% | 0% | 100% | 0% | 0% | 100% | 0% | 100% |
| $45,121 to $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $56,400 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **82.3%** | **0%** | **100%** | **0%** | **0%** | **100%** | **0%** | **83.3%** |

## Table III.14.53
## Total Households with Severe Housing Problems by Income and Race
Lusk town
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 $16,920 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| $16,921 to $28,200 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **100** | **0** | **0** | **0** | **0** | **0** | **0** | **100** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $16,920 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $16,921 to $28,200 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $28,201 to $45,120 | 110 | 0 | 15 | 0 | 0 | 20 | 0 | 145 |
| $45,121 to $56,400 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| Above $56,400 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 180 |
| **Total** | **485** | **0** | **15** | **0** | **0** | **20** | **0** | **520** |
| **Not Computed** | | | | | | | | |
| $0 to $16,920 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $16,920 | 159 | 0 | 0 | 0 | 0 | 0 | 0 | 159 |
| $16,921 to $28,200 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $28,201 to $45,120 | 110 | 0 | 15 | 0 | 0 | 20 | 0 | 145 |
| $45,121 to $56,400 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| Above $56,400 | 180 | 0 | 0 | 0 | 0 | 0 | 0 | 180 |
| **Total** | **589** | **0** | **15** | **0** | **0** | **20** | **0** | **624** |

Housing problems are explored by type and income in Table III.14.54 and Table III.14.55. More than 59 households have a cost burden and 80 have a severe cost burden. Some 10 renter households are impacted by cost burdens, and 65 are impacted by severe cost burdens. On the other hand, some 49 owner-occupied households have cost burdens, and 15 have severe cost burdens. Overall, there are 465 households without a housing problem.

**Table III.14.54**
**Percent of Housing Problems by Income and Tenure**
Lusk town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $16,920 | $16,921 to $28,200 | $28,201 to $45,120 | $45,121 to $56,400 | Above $56,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 21.7% | 0% | 0% | 0% | 0% | 3.8% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 50.7% | 21.1% | 0% | 16.7% | 0% | 12.3% |
| Zero/negative income (and none of the above problems) | 5.8% | 0% | 0% | 0% | 0% | 1% |
| Has none of the 4 housing problems | 21.7% | 78.9% | 100% | 83.3% | 100% | 82.9% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 10.5% | 0% | 0% | 0% | 0% | 4.3% |
| 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% | 28.6% | 0% | 0% | 0% | 4.3% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 68.4% | 0% | 0% | 0% | 0% | 28.3% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 28.6% | 0% | 0% | 0% | 4.3% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 21.1% | 42.9% | 100% | 100% | 100% | 58.7% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.14.55
## Housing Problems by Income and Tenure
Lusk town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $16,920 | $16,921 to $28,200 | $28,201 to $45,120 | $45,121 to $56,400 | Above $56,400 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 35 | 4 | 0 | 10 | 0 | 49 |
| Zero/negative income (and none of the above problems) | 4 | 0 | 0 | 0 | 0 | 4 |
| Has none of the 4 housing problems | 15 | 15 | 105 | 50 | 145 | 330 |
| **Total** | **69** | **19** | **105** | **60** | **145** | **398** |
| **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 | 10 | 0 | 0 | 0 | 10 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 65 | 0 | 0 | 0 | 0 | 65 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 10 | 0 | 0 | 0 | 10 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 20 | 15 | 40 | 25 | 35 | 135 |
| **Total** | **95** | **35** | **40** | **25** | **35** | **230** |
| **Total** | | | | | | |
| 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 | 10 | 0 | 0 | 0 | 10 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 80 | 0 | 0 | 0 | 0 | 80 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 35 | 14 | 0 | 10 | 0 | 59 |
| Zero/negative income (and none of the above problems) | 4 | 0 | 0 | 0 | 0 | 4 |
| Has none of the 4 housing problems | 35 | 30 | 145 | 75 | 180 | 465 |
| **Total** | **164** | **54** | **145** | **85** | **180** | **628** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 20 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 57.1 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.14.56.

Table III.14.57 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 10 renter occupied households faced cost burdens, compared to 48 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.14.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Lusk town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $16,920 | 0 | 0 | 0 | 15 | 0 | 15 |
| $16,921 to $28,200 | 4 | 0 | 0 | 10 | 0 | 14 |
| $28,201 to $45,120 | 10 | 25 | 10 | 25 | 35 | 105 |
| $45,121 to $56,400 | 0 | 10 | 10 | 0 | 30 | 50 |
| Above $56,400 | 35 | 65 | 4 | 30 | 15 | 149 |
| Total | 49 | 100 | 24 | 80 | 80 | 333 |
| **Cost Burden** | | | | | | |
| $0 to $16,920 | 10 | 0 | 4 | 20 | 0 | 34 |
| $16,921 to $28,200 | 4 | 0 | 0 | 0 | 0 | 4 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 10 | 0 | 0 | 0 | 10 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 14 | 10 | 4 | 20 | 0 | 48 |
| **Severe Cost Burden** | | | | | | |
| $0 to $16,920 | 15 | 0 | 0 | 0 | 0 | 15 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 15 | 0 | 0 | 0 | 0 | 15 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $16,920 | 0 | 0 | 0 | 0 | 4 | 4 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 4 | 4 |
| **Total** | | | | | | |
| $0 to $16,920 | 25 | 0 | 4 | 35 | 4 | 68 |
| $16,921 to $28,200 | 8 | 0 | 0 | 10 | 0 | 18 |
| $28,201 to $45,120 | 10 | 25 | 10 | 25 | 35 | 105 |
| $45,121 to $56,400 | 0 | 20 | 10 | 0 | 30 | 60 |
| Above $56,400 | 35 | 65 | 4 | 30 | 15 | 149 |
| **Total** | **78** | **110** | **28** | **100** | **84** | **400** |

## Table III.14.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Lusk town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $16,920 | 0 | 0 | 0 | 20 | 0 | 20 |
| $16,921 to $28,200 | 0 | 4 | 10 | 10 | 0 | 24 |
| $28,201 to $45,120 | 0 | 0 | 10 | 0 | 30 | 40 |
| $45,121 to $56,400 | 0 | 0 | 0 | 25 | 0 | 25 |
| Above $56,400 | 4 | 4 | 0 | 0 | 25 | 33 |
| Total | 4 | 8 | 20 | 55 | 55 | 142 |
| **Cost Burden** | | | | | | |
| $0 to $16,920 | 0 | 0 | 0 | 0 | 0 | 0 |
| $16,921 to $28,200 | 0 | 10 | 0 | 0 | 0 | 10 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 10 | 0 | 0 | 0 | 10 |
| **Severe Cost Burden** | | | | | | |
| $0 to $16,920 | 0 | 20 | 0 | 10 | 45 | 75 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 20 | 0 | 10 | 45 | 75 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $16,920 | 0 | 0 | 0 | 0 | 0 | 0 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $16,920 | 0 | 20 | 0 | 30 | 45 | 95 |
| $16,921 to $28,200 | 0 | 14 | 10 | 10 | 0 | 34 |
| $28,201 to $45,120 | 0 | 0 | 10 | 0 | 30 | 40 |
| $45,121 to $56,400 | 0 | 0 | 0 | 25 | 0 | 25 |
| Above $56,400 | 4 | 4 | 0 | 0 | 25 | 33 |
| **Total** | **4** | **38** | **20** | **65** | **100** | **227** |

In total, some 60 households face cost burdens, and 90 face severe cost burdens. This includes 50 owner households and 10 renter households with a cost burden, as seen in Table III.14.58.

**Table III.14.58**
**Households with Cost Burden by Tenure and Race**
Lusk town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 315 | 50 | 15 | 4 | 384 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 15 | 0 | 0 | 0 | 15 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **330** | **50** | **15** | **4** | **399** |
| **Renter-Occupied** | | | | | |
| White | 130 | 10 | 75 | 0 | 215 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **150** | **10** | **75** | **0** | **235** |
| **Total** | | | | | |
| White | 445 | 60 | 90 | 4 | 599 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 15 | 0 | 0 | 0 | 15 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 20 | 0 | 0 | 0 | 20 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **480** | **60** | **90** | **4** | **634** |

## Lead-Based Paint Risks

Table III.14.59 shows the risk of lead-based paint for households with young children present. There are an estimated 45 households built between 1940 and 1979 with young children present, and 20 built prior to 1939.

**Table III.14.59**
**Vintage of Households by Income and Presence of Young Children**
Lusk town
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 $16,920 | 0 | 75 | 75 |
| $16,921 to $28,200 | 0 | 10 | 10 |
| $28,201 to $45,120 | 10 | 55 | 65 |
| $45,121 to $56,400 | 10 | 45 | 55 |
| Above $56,400 | 0 | 20 | 20 |
| Total | 20 | 205 | 225 |
| **Built 1940 to 1979** | | | |
| $0 to $16,920 | 0 | 45 | 45 |
| $16,921 to $28,200 | 10 | 30 | 40 |
| $28,201 to $45,120 | 0 | 70 | 70 |
| $45,121 to $56,400 | 0 | 10 | 10 |
| Above $56,400 | 35 | 99 | 134 |
| Total | 45 | 254 | 299 |
| **Built 1980 or Later** | | | |
| $0 to $16,920 | 15 | 25 | 40 |
| $16,921 to $28,200 | 4 | 4 | 8 |
| $28,201 to $45,120 | 0 | 10 | 10 |
| $45,121 to $56,400 | 0 | 20 | 20 |
| Above $56,400 | 4 | 19 | 23 |
| Total | 23 | 78 | 101 |
| **Total** | | | |
| $0 to $16,920 | 15 | 145 | 160 |
| $16,921 to $28,200 | 14 | 44 | 58 |
| $28,201 to $45,120 | 10 | 135 | 145 |
| $45,121 to $56,400 | 10 | 75 | 85 |
| Above $56,400 | 39 | 138 | 177 |
| **Total** | **88** | **537** | **625** |

## Elderly Housing Needs

Table III.14.60 shows the rate of housing problems for elderly households. Some 49 elderly and 10 extra-elderly households have housing problems. Of these, some 45 elderly households with housing problems have incomes less than 30 percent HAMFI, and 10 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.14.60**
**Households with Housing Problems by Income and Elderly Status**
Lusk town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $16,920 | 45 | 10 | 65 | 120 |
| $16,921 to $28,200 | 4 | 0 | 20 | 24 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 10 | 10 |
| Above $56,400 | 0 | 0 | 0 | 0 |
| Total | 49 | 10 | 95 | 154 |
| **Without Housing Problems** | | | | |
| $0 to $16,920 | 19 | 15 | 0 | 34 |
| $16,921 to $28,200 | 4 | 20 | 4 | 28 |
| $28,201 to $45,120 | 15 | 20 | 110 | 145 |
| $45,121 to $56,400 | 10 | 15 | 50 | 75 |
| Above $56,400 | 49 | 20 | 115 | 184 |
| Total | 97 | 90 | 279 | 466 |
| **Not Computed** | | | | |
| $0 to $16,920 | 0 | 0 | 4 | 4 |
| $16,921 to $28,200 | 0 | 0 | 0 | 0 |
| $28,201 to $45,120 | 0 | 0 | 0 | 0 |
| $45,121 to $56,400 | 0 | 0 | 0 | 0 |
| Above $56,400 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 4 | 4 |
| **Total** | | | | |
| $0 to $16,920 | 64 | 25 | 69 | 158 |
| $16,921 to $28,200 | 8 | 20 | 24 | 52 |
| $28,201 to $45,120 | 15 | 20 | 110 | 145 |
| $45,121 to $56,400 | 10 | 15 | 60 | 85 |
| Above $56,400 | 49 | 20 | 115 | 184 |
| **Total** | 146 | 100 | 378 | 624 |

## 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.14.61 presents some basic statistics about the completed surveys.

**Table III.14.61**
**Survey of Rental Properties**
Lusk town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 5 | 99 | 17.2 | 17 |
| 2019B | 3 | 64 | 10.9 | 7 |
| 2020A | 1 | 15 | 0 | 0 |
| 2020B | 2 | 35 | 31.4 | 11 |
| 2021A | 1 | 15 | 53.3 | 8 |

Table III.14.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 0 single-family units in Lusk town, with 0 of them available. This translates into a vacancy rate of 0 percent in Lusk town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 15 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 53.3 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.14.62**
**Rental Vacancy Survey by Type**
Lusk town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 0 | 0 | 0% |
| Apartments | 15 | 8 | 53.3% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **15** | **8** | **53.3%** |

Table III.14.63, reports units by bedroom size. As can be seen there were 5 two-bedroom apartment units and 0 three-bedroom units. Overall, the 5 two bedroom units accounted for 33.3 percent of all units, and the 0 three bedroom units accounted for 0 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.14.63**
**Rental Units by Bedroom Size**
Lusk town
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 | 10 | 0 | 0 | · | 10 |
| Two | 0 | 5 | 0 | 0 | · | 5 |
| Three | 0 | 0 | 0 | 0 | · | 0 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **0** | **15** | **0** | **0** | **0** | **15** |

Table III.14.64 displays the vacancy rate of single-family units by the number of bedrooms. Studio-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.14.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 60 percent.

**Table III.14.64**
**Single-Family Units by Bedroom Size**
Lusk town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **0** | **0** | **0%** |

**Table III.14.65**
**Apartment Units by Bedroom Size**
Lusk town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 10 | 6 | 60% |
| Two | 5 | 2 | 40% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **15** | **8** | **53.3%** |

Average market-rate rents by unit type are shown in Table III.14.66. 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.14.66**
**Average Market Rate Rents by Bedroom Size**
Lusk town
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 | $425 | $0 | $0 | $425 |
| Two | $0 | $525 | $0 | $0 | $525 |
| Three | $0 | $0 | $0 | $0 | $0 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$475** | **$0** | **$0** | **$475** |

Table III.14.67, 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.14.67**
**Average Assisted Rate Rents by Bedroom Size**
Lusk town
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.14.68, shows vacancy rates for single-family units by average rental rates for Lusk town. The most common rent for single-family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.14.68**
**Single-Family Market Rate Rents by Vacancy Status**
Lusk town
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 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **0** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.14.69. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 53.3 percent.

**Table III.14.69**
**Apartment Market Rate Rents by Vacancy Status**
Lusk town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 15 | 8 | 53.3% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **15** | **8** | **53.3%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.14.70, 1 respondents, or 100 percent, included some sort of utility in the rent.

**Table III.14.70**
**Are there any utilities included with the rent?**
Lusk town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 0 |
| **% Offering Utilities** | **100%** |

The type of utility included in the rent is shown in Table III.14.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 15 respondents who included water and sewer and 15 respondents included trash collection in the rent.

**Table III.14.71**
**Which utilities are included with the rent?**
Lusk town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 0 |
| Water/Sewer | 15 |
| Trash Collection | 15 |

## Perceived Need for Housing Units

Table III.14.72, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

**Table III.14.72**
**Do you keep a waiting list?**
Lusk town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 1 |
| **Waitlist Size** | **0** |

Table III.14.73, shows the condition of rental units by unit type for Lusk town. 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 15 units were in good condition, or 100 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.14.73**
**Condition by Unit Type**
Lusk town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 15 | 100% |
| Excellent | 0 | 0% |
| Don't Know | 0 | 0% |
| **Total** | **15** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.14.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.14.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Lusk town
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.14.75**
**Households with Housing Problems by Income**
Lusk town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 50 | 70 | 120 |
| 30.1-50% HAMFI | 4 | 20 | 24 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 10 | 0 | 10 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 64 | 90 | 154 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 15 | 20 | 35 |
| 30.1-50% HAMFI | 15 | 15 | 30 |
| 50.1-80% HAMFI | 100 | 40 | 140 |
| 80.1-95% HAMFI | 40 | 10 | 50 |
| 95 – 115% HAMFI | 30 | 15 | 45 |
| 115.1% HAMFI or more | 130 | 39 | 169 |
| **Total** | 330 | 139 | 469 |
| **Not Computed** | | | |
| 30% HAMFI or less | 4 | 0 | 4 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 4 | 0 | 4 |
| **Total** | | | |
| 30% HAMFI or less | 69 | 90 | 159 |
| 30.1-50% HAMFI | 19 | 35 | 54 |
| 50.1-80% HAMFI | 100 | 40 | 140 |
| 80.1-95% HAMFI | 50 | 10 | 60 |
| 95 – 115% HAMFI | 30 | 15 | 45 |
| 115.1% HAMFI or more | 130 | 39 | 169 |
| **Total** | **398** | **229** | **627** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.14.75, 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 64 owner occupied and 90 renter occupied households experiencing a housing problem.

Table III.14.76, shows the total estimated housing by tenure for Lusk town. As can be seen, in 2030 there are estimated to be a total of 423 owner and 195 renter occupied households or a total of 618 households. By 2050 there are estimated to be 424 owner, 197 renter for a total of 621 households in Lusk town.

**Table III.14.76**
**Total Estimated Housing Forecast**
Lusk town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 423 | 194 | 617 |
| 2025 | 423 | 194 | 617 |
| 2030 | 423 | 195 | 618 |
| 2035 | 423 | 195 | 618 |
| 2040 | 424 | 196 | 620 |
| 2045 | 424 | 196 | 620 |
| 2050 | 424 | 197 | 621 |

Table III.14.77, below shows the incremental housing demand for Lusk town. 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 27 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 Lusk town will see an additional 29 households, of which 11 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 5 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.14.77**
**Incremental Housing Demand Forecast**
Lusk town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Renter** | | | |
| | 0 | 10 | 11 | 11 | 11 | 11 | 11 |
| % | 0 | 4 | 4 | 4 | 4 | 4 | 4 |
| % | 0 | 5 | 5 | 5 | 5 | 5 | 5 |
| % | 0 | 1 | 1 | 1 | 1 | 1 | 1 |
| 5% | 0 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 0 | 4 | 5 | 5 | 5 | 5 | 5 |
| | **0** | **26** | **27** | **27** | **28** | **28** | **29** |
| | | | | **Total** | | | |
| | 0 | 10 | 11 | 11 | 11 | 11 | 11 |
| % | 0 | 4 | 4 | 4 | 4 | 4 | 4 |
| % | 0 | 5 | 5 | 5 | 5 | 5 | 5 |
| % | 0 | 1 | 1 | 1 | 1 | 1 | 1 |
| 5% | 0 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 0 | 4 | 5 | 5 | 5 | 5 | 5 |
| | **0** | **26** | **27** | **27** | **28** | **28** | **29** |

Table III.14.78 shows the Incremental Total Housing Need Forecast for Lusk town. 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 160 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 68 owner and 95 renter occupied households for a total of 163 quality households.

**Table III.14.78**
**Incremental Total Housing Need Forecast**
Lusk town
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 53 | 53 | 53 | 53 | 53 | 53 | 53 |
| 30.1-50% | 4 | 4 | 4 | 4 | 4 | 4 | 4 |
| 50.1-80% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 80.1-95% | 11 | 11 | 11 | 11 | 11 | 11 | 11 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **68** | **68** | **68** | **68** | **68** | **68** | **68** |
| **Renter** | | | | | | | |
| 0-30% | 62 | 62 | 62 | 62 | 62 | 62 | 63 |
| 30.1-50% | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| 50.1-80% | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 80.1-95% | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 95.1-115% | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 115+% | 4 | 4 | 5 | 5 | 5 | 5 | 5 |
| **Total** | **92** | **92** | **93** | **93** | **94** | **94** | **95** |
| **Total** | | | | | | | |
| 0-30% | 115 | 115 | 115 | 115 | 116 | 116 | 116 |
| 30.1-50% | 23 | 23 | 23 | 23 | 23 | 23 | 23 |
| 50.1-80% | 5 | 5 | 5 | 5 | 5 | 5 | 5 |
| 80.1-95% | 12 | 12 | 12 | 12 | 12 | 12 | 12 |
| 95.1-115% | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 115+% | 4 | 4 | 5 | 5 | 5 | 5 | 5 |
| **Total** | **160** | **160** | **161** | **161** | **162** | **162** | **163** |

# Newcastle city

# Newcastle city

## Demographics

### Population Estimates

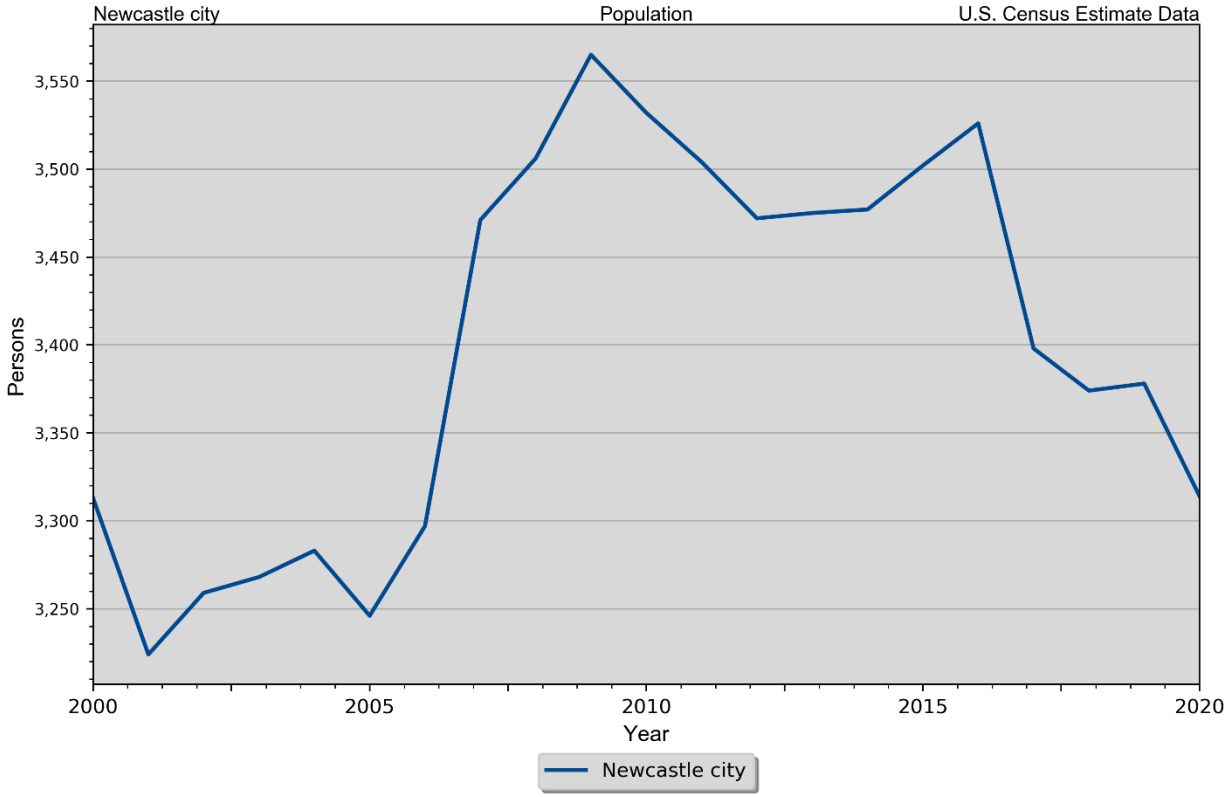
Table III.15.1, at right shows the population for Newcastle city. The 2020 estimates indicate that Newcastle city's population decreased from 3,532 in 2010 to 3,314 in 2020, or by -6.2 percent.

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 Newcastle city. Although a city may span several counties, for the county level data pieces, Weston County was selected.

**Table III.15.1**
**Population Estimates**
Newcastle city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 3,313 | . |
| 2001 | 3,224 | -2.7% |
| 2002 | 3,259 | 1.1% |
| 2003 | 3,268 | 0.3% |
| 2004 | 3,283 | 0.5% |
| 2005 | 3,246 | -1.1% |
| 2006 | 3,297 | 1.6% |
| 2007 | 3,471 | 5.3% |
| 2008 | 3,506 | 1% |
| 2009 | 3,565 | 1.7% |
| 2010 | 3,532 | -0.9% |
| 2011 | 3,504 | -0.8% |
| 2012 | 3,472 | -0.9% |
| 2013 | 3,475 | 0.1% |
| 2014 | 3,477 | 0.1% |
| 2015 | 3,502 | 0.7% |
| 2016 | 3,526 | 0.7% |
| 2017 | 3,398 | -3.6% |
| 2018 | 3,374 | -0.7% |
| 2019 | 3,378 | 0.1% |
| 2020 | 3,314 | -1.9% |

**Diagram III.15.1**
**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.

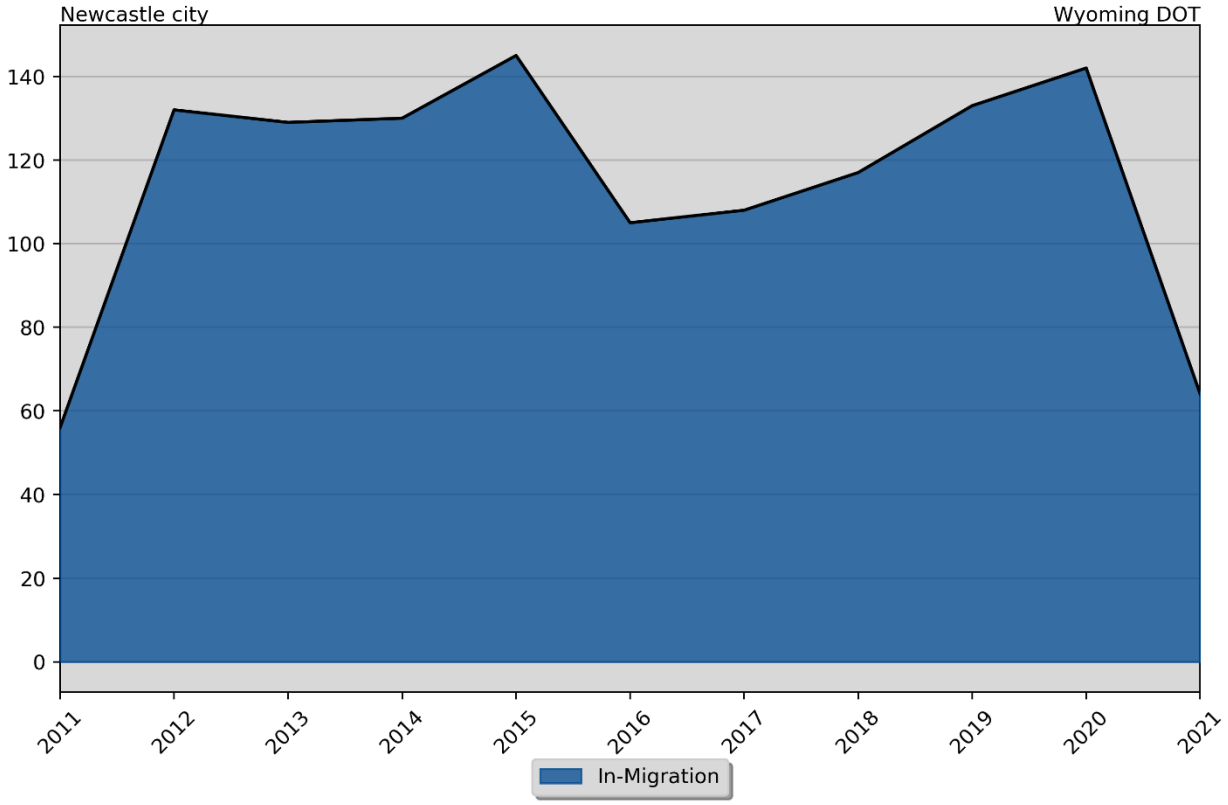
Table III.15.2 shows in-migration between 2011 and the first half of 2021 for Newcastle city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Weston County to display net- and out-migration.

**Table III.15.2**
**In-Migration by Age Cohort**
Newcastle city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 0 | 3 | 3 | 3 | 5 | 0 | 2 | 4 | 1 | 3 | 4 |
| 18-22 | 7 | 8 | 13 | 19 | 10 | 11 | 10 | 10 | 9 | 11 | 5 |
| 23-25 | 9 | 16 | 13 | 18 | 23 | 5 | 9 | 13 | 11 | 8 | 5 |
| 26-35 | 13 | 41 | 32 | 37 | 34 | 33 | 17 | 23 | 31 | 24 | 8 |
| 36-45 | 7 | 17 | 13 | 18 | 32 | 23 | 19 | 21 | 17 | 26 | 11 |
| 46-55 | 11 | 22 | 27 | 19 | 23 | 17 | 11 | 18 | 29 | 24 | 5 |
| 56-65 | 6 | 16 | 19 | 11 | 12 | 9 | 23 | 15 | 21 | 30 | 13 |
| 66 + | 3 | 9 | 9 | 5 | 6 | 7 | 17 | 13 | 14 | 16 | 13 |
| **Total** | **56** | **132** | **129** | **130** | **145** | **105** | **108** | **117** | **133** | **142** | **64** |

The shaded area in Diagram III.15.2 represents in-migration, as seen, the maximum net migration occurred in 2015 with 145 people entering Newcastle city.

**Diagram III.15.2**
**In-Migration**



The driver's license total exchanges since 2000 for Weston County are presented in Diagram III.15.3, and showed a net migration of 428 persons over the time period. In 2008, there were a total of 232 in-migrations and 173 out-migrations, for a net-migration of 59 people. In the first half of 2021, there were 87 in-migrants, 122 out-migrants for a net out-migration of -35 people. The maximum net migration occurred in 2007 with 133 people entering and the lowest net migration occurred in 2018 with 74 entering Weston County.

During the past five years, there have been zero years of positive net-migration. This means that Weston County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 204 persons leaving Weston County since 2017.Wyoming DOT data indicates that there was a net decrease of 35 people in the most recent year.

**Diagram III.15.3**
**Migration Trends**

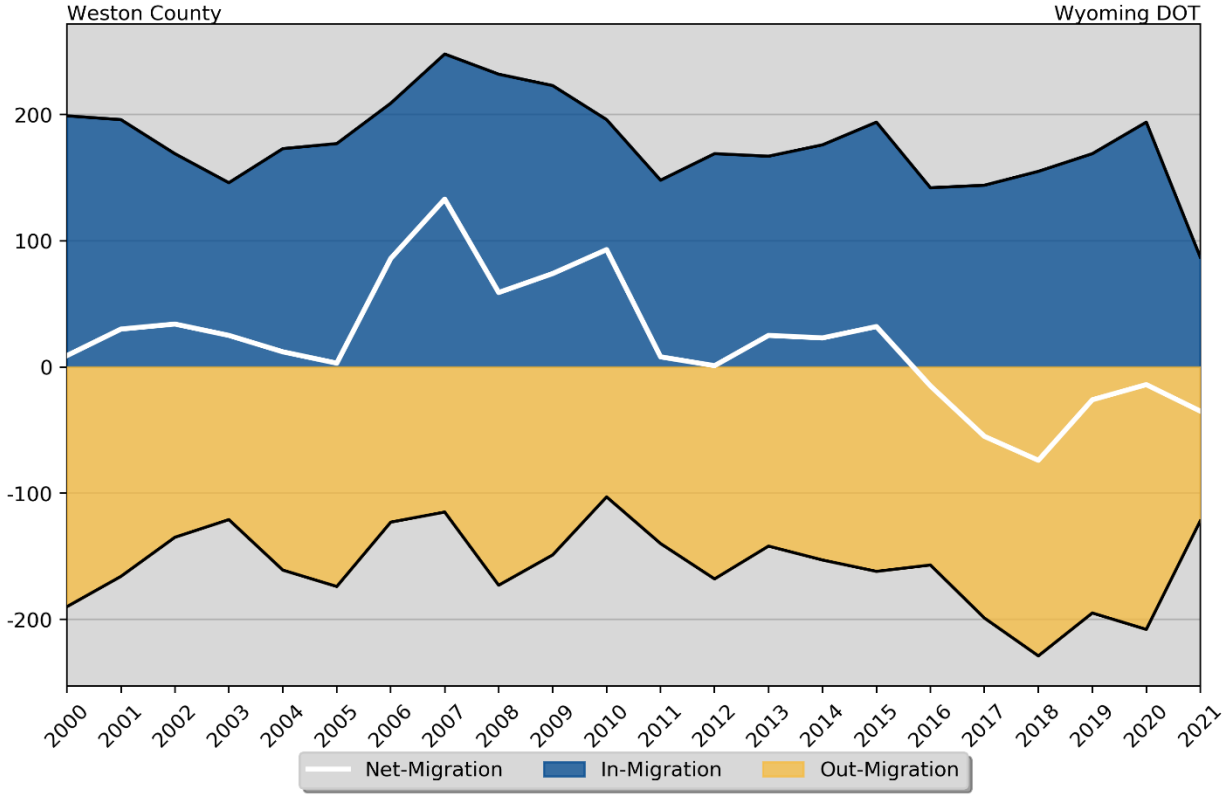


Table III.15.3, shows net-migration for Weston County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 4 persons entering Weston County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 22 persons leaving Weston County.

**Table III.15.3**
**Net-Migration by Age Range**
Weston Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 3 | 2 | 2 | -1 | 0 | 3 | 0 | -3 | -2 | -1 | 1 | -2 | -4 | 4 |
| 18-22 | -16 | 5 | 12 | 2 | -9 | 2 | 6 | -6 | -7 | -20 | -15 | -7 | 0 | -3 |
| 23-25 | 13 | 4 | 1 | 0 | 5 | 3 | 7 | 10 | -12 | -5 | -8 | 4 | -5 | -5 |
| 26-35 | 20 | 15 | 31 | 14 | 14 | 4 | 5 | 17 | 13 | -32 | -18 | -11 | -23 | -22 |
| 36-45 | 20 | 26 | 30 | -9 | -2 | -4 | 0 | 14 | -5 | -5 | -12 | -13 | 9 | -9 |
| 46-55 | 15 | 18 | 14 | 10 | 2 | 14 | 11 | 8 | 6 | -4 | -17 | 2 | 1 | -4 |
| 56-65 | 9 | 2 | 8 | -10 | -5 | 2 | -6 | -5 | -9 | 13 | -3 | 12 | 15 | 8 |
| 66 + | -5 | 2 | -5 | 2 | -4 | 1 | 0 | -3 | 1 | -1 | -2 | -11 | -7 | -4 |
| **Total** | **59** | **74** | **93** | **8** | **1** | **25** | **23** | **32** | **-15** | **-55** | **-74** | **-26** | **-14** | **-35** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[29], 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.

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## Population Characteristics

The Newcastle city population by race and ethnicity is shown in Table III.15.4. The white population represented 98.2 percent of the population in 2019, compared with black populations accounting for 0.2 percent of the population in 2019. Hispanic households represented 1.6 percent of the population in 2019.

**Table III.15.4**
**Population by Race and Ethnicity**
Newcastle city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 3,341 | 94.6% | 3,382 | 98.2% |
| Black | 15 | 0.4% | 7 | 0.2% |
| American Indian | 57 | 1.6% | 12 | 0.3% |
| Asian | 9 | 0.3% | 27 | 0.8% |
| Native Hawaiian/ Pacific Islander | 2 | 0.1% | 10 | 0.3% |
| Other | 36 | 1% | 0 | 0% |
| Two or More Races | 72 | 2% | 7 | 0.2% |
| **Total** | **3,532** | **100.0%** | **3,445** | **100.0%** |
| **Non-Hispanic** | 3,413 | 96.6% | 3,389 | 98.4% |
| **Hispanic** | 119 | 3.4% | 56 | 1.6% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.15.5. During this time, the total non-Hispanic population was 3,389 persons in 2019, while the Hispanic population was 56.

**Table III.15.5**
**Population by Race and Ethnicity**
Newcastle city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 3,275 | 96% | 3,328 | 98.2% |
| Black | 12 | 0.4% | 7 | 0.2% |
| American Indian | 53 | 1.6% | 12 | 0.4% |
| Asian | 9 | 0.3% | 27 | 0.8% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 8 | 0.2% |
| Other | 1 | 0% | 0 | 0% |
| Two or More Races | 62 | 1.8% | 7 | 0.2% |
| **Total Non-Hispanic** | **3,413** | **100.0%** | **3,389** | **100.0%** |
| **Hispanic** | | | | |
| White | 66 | 55.5% | 54 | 96.4% |
| Black | 3 | 2.5% | 0 | 0% |
| American Indian | 4 | 3.4% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 1 | 0.8% | 2 | 3.6% |
| Other | 35 | 29.4% | 0 | 0% |
| Two or More Races | 10 | 8.4% | 0 | 0% |
| **Total Hispanic** | **119** | **100.0** | **56** | **100.0%** |
| **Total Population** | **3,532** | **100.0%** | **3,445** | **100.0%** |

## Cohorts

Table III.15.6 shows the population distribution in Newcastle city by age. In 2010, children under the age of 5 accounted for 6 percent of the total population, which compared to 4.6 percent in 2019.

**Table III.15.6**
**Population Distribution by Age**
Newcastle city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 212 | 6 | 158 | 4.6 |
| 5 to 19 | 635 | 18 | 595 | 17.3 |
| 20 to 24 | 242 | 6.9 | 245 | 7.1 |
| 25 to 34 | 485 | 13.7 | 446 | 12.9 |
| 35 to 54 | 929 | 26.3 | 941 | 27.3 |
| 55 to 64 | 458 | 13 | 416 | 12.1 |
| 65 or Older | 571 | 16.2 | 644 | 18.7 |
| **Total** | **3,532** | **100%** | **3,445** | **100%** |

Table III.15.7 shows the population in Newcastle city by age and gender. In 2010, there were 485 people aged 25 to 34, made up of 279 men, and 206 women. In comparison, in 2019, there were 446 people in the 25 to 34 age cohort, with 248 men and 198 women.

**Table III.15.7**
**Population by Age and Gender**
Newcastle 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 | 115 | 97 | 212 | 6% | 91 | 67 | 158 | 4.6% |
| 5 to 19 | 335 | 300 | 635 | 18% | 341 | 254 | 595 | 17.3% |
| 20 to 24 | 152 | 90 | 242 | 6.9% | 137 | 108 | 245 | 7.1% |
| 25 to 34 | 279 | 206 | 485 | 13.7% | 248 | 198 | 446 | 12.9% |
| 35 to 54 | 541 | 388 | 929 | 26.3% | 568 | 373 | 941 | 27.3% |
| 55 to 64 | 245 | 213 | 458 | 13% | 191 | 225 | 416 | 12.1% |
| 65 and Older | 238 | 333 | 571 | 16.2% | 304 | 340 | 644 | 18.7% |
| **Total** | **1,905** | **1,627** | **3,532** | **100%** | **1,880** | **1,565** | **3,445** | **100%** |

**Diagram III.15.4**
**Population Distribution by Age**
Newcastle city
2010 Census and 2019 Five-Year ACS Data

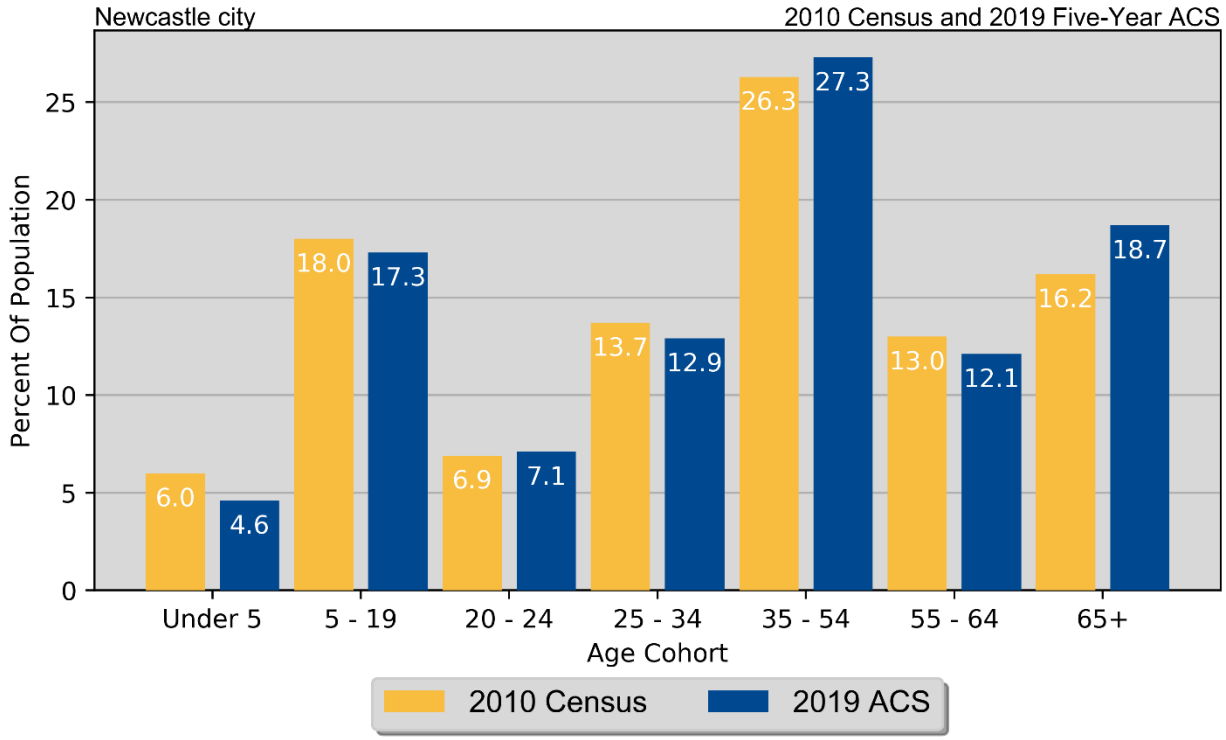
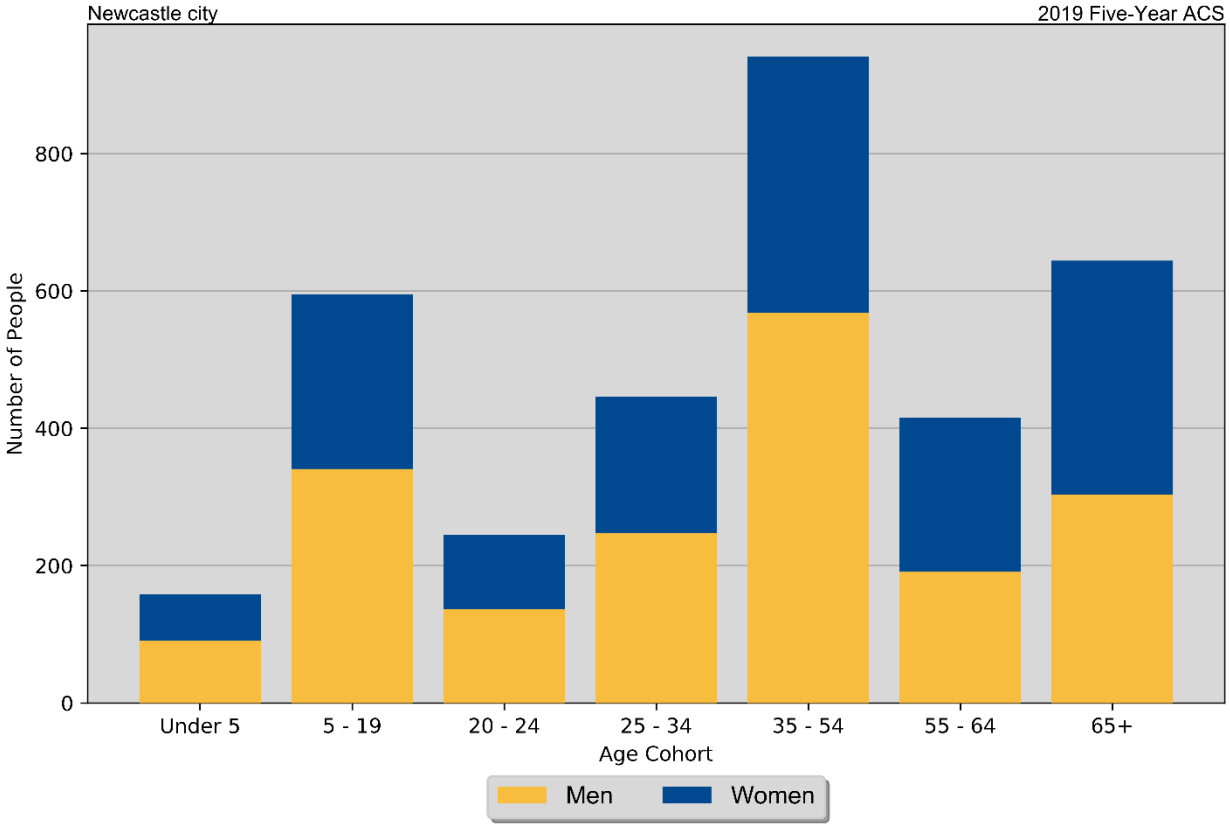


**Diagram III.15.5**
**Population Distribution by Age and Gender**
Newcastle city
2019 Five-Year ACS



## 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.15.8, between 2000 and 2010, the institutionalized population changed 328.8 percent in Newcastle city, from 73 people in 2000 to 313 in 2010.

**Table III.15.8**
**Group Quarters Population**
Newcastle 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 | 25 | 34.2% | 261 | 83.4% | 944% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 48 | 65.8% | 52 | 16.6% | 8.3% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **73** | **100.0%** | **313** | **100.0%** | **328.8%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | % | % |
| Military Quarters | 0 | 0% | 0 | % | % |
| Other Noninstitutionalized | 50 | 100% | 0 | % | -100% |
| Total | **50** | **100.0%** | **0** | **100.0%** | **-100%** |
| Group Quarters Population | **123** | **100.0%** | **313** | **100.0%** | **154.5%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.15.9. An estimated 1.1 percent of the population was born in Canada , some 0.6 percent were born in Korea , and another 0.3 percent were born in Mexico .

**Table III.15.9**
**Place of Birth for the Foreign-Born Population**
Newcastle city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Canada | 37 | 1.1% |
| #2 country of origin | Korea | 19 | 0.6% |
| #3 country of origin | Mexico | 12 | 0.3% |
| #4 country of origin | Germany | 8 | 0.2% |
| #5 country of origin | Afghanistan | 0 | 0% |
| #6 country of origin | Africa, n.e.c. | 0 | 0% |
| #7 country of origin | Albania | 0 | 0% |
| #8 country of origin | Argentina | 0 | 0% |
| #9 country of origin | Armenia | 0 | 0% |
| #10 country of origin | Asia,n.e.c. | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.15.10. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0 percent speaking Arabic .

**Table III.15.10**
**Limited English Proficiency and Language Spoken at Home**
Newcastle city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 10 | 0.3% |
| #2 LEP Language | Arabic | 0 | 0% |
| #3 LEP Language | Chinese | 0 | 0% |
| #4 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #5 LEP Language | German or other West Germanic languages | 0 | 0% |
| #6 LEP Language | Korean | 0 | 0% |
| #7 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #8 LEP Language | Other Indo-European languages | 0 | 0% |
| #9 LEP Language | Other and unspecified languages | 0 | 0% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.15.11, below. The disability rate for females was 10.5 percent, compared to 13.1 percent for males. The disability rate grew precipitously higher with age, with 36 percent of those over 75 experiencing a disability.

**Table III.15.11**
**Disability by Age**
Newcastle 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 | 0 | 0% | 0 | 0% | 0 | 0% |
| 18 to 34 | 20 | 6.3% | 23 | 7% | 43 | 6.7% |
| 35 to 64 | 85 | 14.5% | 77 | 13% | 162 | 13.8% |
| 65 to 74 | 47 | 29.9% | 19 | 12.3% | 66 | 21.2% |
| 75 or Older | 56 | 47.1% | 40 | 27% | 96 | 36% |
| **Total** | **208** | **13.1%** | **159** | **10.5%** | **367** | **11.8%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.15.12. Some 5.2 percent have an ambulatory disability, 4.9 have an independent living disability, and 1.3 percent have a self-care disability.

**Table III.15.12**
**Total Disabilities Tallied: Aged 5 and Older**
Newcastle city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 84 | 2.7% |
| Vision disability | 96 | 3.1% |
| Cognitive disability | 108 | 3.7% |
| Ambulatory disability | 153 | 5.2% |
| Self-Care disability | 37 | 1.3% |
| Independent living difficulty | 117 | 4.9% |

## Education and Employment

Education and employment data from the Newcastle city 2019 Five-Year ACS is presented in Table III.15.13, Table III.15.14, and Table III.15.15. In 2019, 1,569 people were in the labor force, including 1,483 employed and 86 unemployed people. The unemployment rate for Newcastle city was estimated at 5.5 percent in 2019.

**Table III.15.13**
**Employment, Labor Force and Unemployment**
Newcastle city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 1,483 |
| Unemployed | 86 |
| **Labor Force** | **1,569** |
| Unemployment Rate | 5.5% |

Table III.15.14 and Table III.15.15 show educational attainment in Newcastle city. In 2019, 90.8 percent of households had a high school education or greater, including 33.6 percent with a high school diploma or equivalent, 37.1 percent with some college, 14 percent with a Bachelor's Degree, and 6.1 percent with a graduate or professional degree.

**Table III.15.14**
**High School or Greater Education**
Newcastle city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 2,488 |
| Total Households | 1,308 |
| **Percent High School or Above** | **90.8%** |

**Table III.15.15**
**Educational Attainment**
Newcastle city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 251 | 9.2% |
| High School or Equivalent | 921 | 33.6% |
| Some College or Associates Degree | 1,016 | 37.1% |
| Bachelor's Degree | 384 | 14% |
| Graduate or Professional Degree | 167 | 6.1% |
| **Total Population Above 18 years** | **2,739** | **100.0%** |

## Commuting Patterns

Table III.15.16 shows the place of work by county of residence. In 2010 80.4 percent of residents worked within the county they reside with 19.1 percent working outside their home county. This compares to 79.4 percent of residents in 2019 who worked within the county in which they resided and 19.1 percent of residents worked outside their home county but still within the state.

**Table III.15.16**
**Place of Work**
Newcastle 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 | 1,364 | 80.4% | 1,135 | 79.4% |
| Worked outside county of residence | 324 | 19.1% | 273 | 19.1% |
| Worked outside state of residence | 8 | 0.5% | 22 | 1.5% |
| **Total** | **1,696** | **100.0%** | **1,430** | **100.0%** |

Table III.15.17 shows the aggregate travel time to work based on place of work and residence. In Newcastle city the total aggregate travel time was 0 minutes, with residents working in their home county spending a total of 0 minutes traveling.

**Table III.15.17**
**Aggregate Travel Time to Work (in Minutes)**
Newcastle 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 | % | 0 | % |
| Worked outside county of residence | 0 | % | 0 | % |
| Worked outside State of residence | 0 | % | 0 | % |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **0** | **100.0%** |

Table III.15.18 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 0 minutes commuting to work, with those working outside their county of residence spending an average of 0 minutes on their commute.

| Table III.15.18<br>Average Travel Time to Work (in Minutes)<br>Newcastle city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 0 |
| Worked outside county of residence | 0 | 0 |
| Worked outside State of residence | 0 | 0 |
| **Average travel time to work (in minutes):** | **0** | **0** |

Table III.15.19 shows the means of transportation to work. In 2019, 78.7 percent of commuters drove alone in a car, truck, or van. Only 6.4 percent carpooled, with an additional 8.5 percent taking public transportation. Also, there were 22 persons or 1.5 percent who worked from home.

| Table III.15.19<br>Means of Transportation to Work<br>Newcastle city<br>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 | 1,147 | 67.6% | 1,125 | 78.7% |
| Car, truck, or van: Carpooled: | 286 | 16.9% | 91 | 6.4% |
| Public transportation (excluding taxicab): | 127 | 7.5% | 121 | 8.5% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 21 | 1.2% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 13 | 0.8% | 61 | 4.3% |
| Other means | 0 | 0% | 10 | 0.7% |
| Worked at home | 102 | 6% | 22 | 1.5% |
| **Total** | **1,696** | **100.0%** | **1,430** | **100.0%** |

Table III.15.20 shows the breakdown of the means of transportation by tenure. In 2019, 65.5 percent of commuters owned their home and commuted alone by car, which compares to 61.1 percent in 2010. There were also 188 renters who drove alone in 2019 and accounted for 13.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 7.5 percent of the population, which compares to 14 renters, or 1 percent taking public transportation.

**Table III.15.20**
**Means Of Transportation To Work By Tenure**
Newcastle 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 | 1,036 | 61.1% | 937 | 65.5% |
| Renter | 111 | 6.5% | 188 | 13.1% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 169 | 10% | 82 | 5.7% |
| Renter | 117 | 6.9% | 9 | 0.6% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 48 | 2.8% | 107 | 7.5% |
| Renter | 79 | 4.7% | 14 | 1% |
| **Walked:** | | | | |
| Owner | 13 | 0.8% | 40 | 2.8% |
| Renter | 0 | 0% | 21 | 1.5% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 21 | 1.2% | 0 | 0% |
| Renter | 0 | 0% | 10 | 0.7% |
| **Worked at home:** | | | | |
| Owner | 102 | 6% | 11 | 0.8% |
| Renter | 0 | 0% | 11 | 0.8% |
| **Total:** | **1,696** | **100.0%** | **1,430** | **100.0%** |

# ECONOMICS

## Labor Force

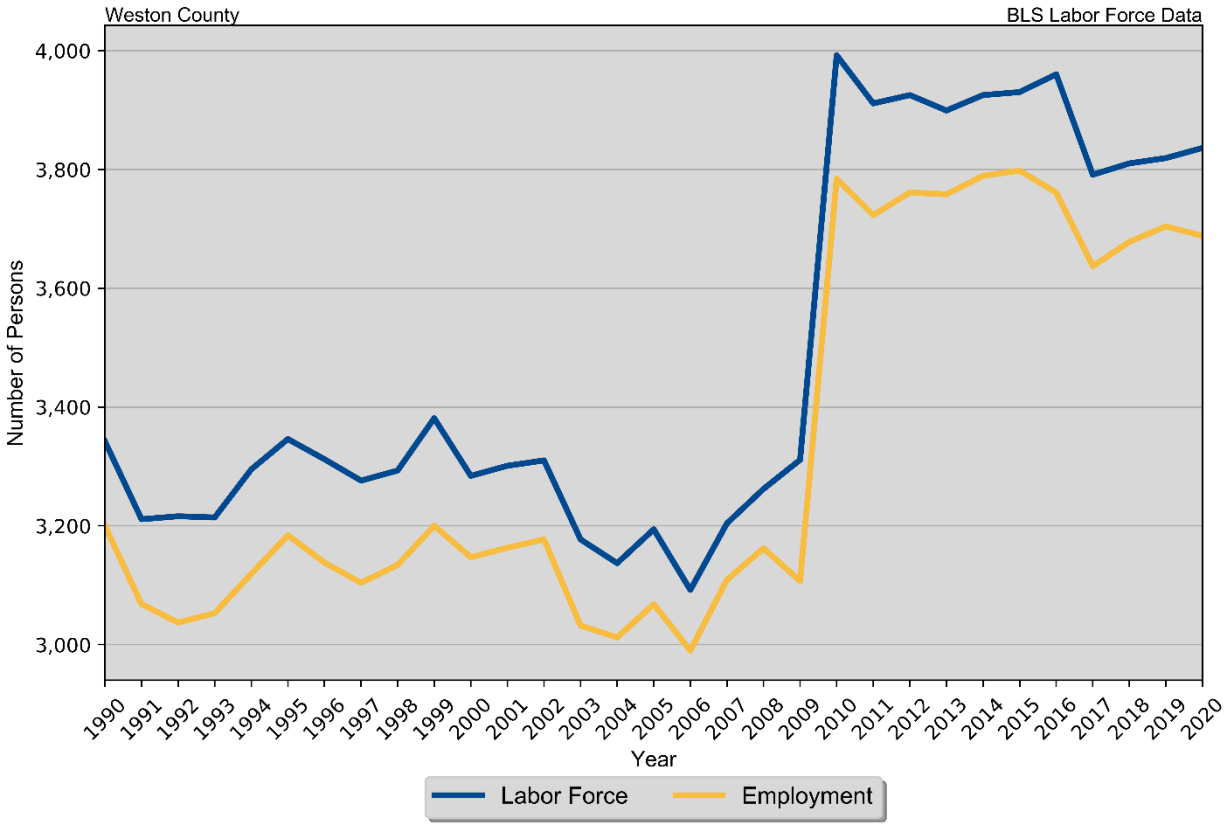
Table III.15.21, shows the labor force statistics for Weston County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6.2 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Weston County increased from 3 percent in 2019 to 3.9 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.15.21**
**Labor Force Statistics**
Weston County
1990 - 2020 BLS Data

| Year | Weston County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 142 | 3,200 | 3,342 | 4.2% | 5.1% |
| 1991 | 143 | 3,068 | 3,211 | 4.5% | 5% |
| 1992 | 179 | 3,037 | 3,216 | 5.6% | 5.4% |
| 1993 | 161 | 3,053 | 3,214 | 5% | 5.3% |
| 1994 | 176 | 3,119 | 3,295 | 5.3% | 4.9% |
| 1995 | 162 | 3,184 | 3,346 | 4.8% | 4.8% |
| 1996 | 174 | 3,138 | 3,312 | 5.3% | 5% |
| 1997 | 172 | 3,104 | 3,276 | 5.3% | 4.8% |
| 1998 | 159 | 3,134 | 3,293 | 4.8% | 4.8% |
| 1999 | 181 | 3,200 | 3,381 | 5.4% | 4.7% |
| 2000 | 137 | 3,147 | 3,284 | 4.2% | 3.8% |
| 2001 | 138 | 3,163 | 3,301 | 4.2% | 3.8% |
| 2002 | 133 | 3,177 | 3,310 | 4% | 4% |
| 2003 | 145 | 3,032 | 3,177 | 4.6% | 4.3% |
| 2004 | 125 | 3,012 | 3,137 | 4% | 3.8% |
| 2005 | 126 | 3,068 | 3,194 | 3.9% | 3.6% |
| 2006 | 102 | 2,990 | 3,092 | 3.3% | 3% |
| 2007 | 95 | 3,109 | 3,204 | 3% | 2.6% |
| 2008 | 100 | 3,162 | 3,262 | 3.1% | 2.9% |
| 2009 | 204 | 3,107 | 3,311 | 6.2% | 6.3% |
| 2010 | 208 | 3,784 | 3,992 | 5.2% | 6.9% |
| 2011 | 188 | 3,723 | 3,911 | 4.8% | 6.2% |
| 2012 | 164 | 3,761 | 3,925 | 4.2% | 5.5% |
| 2013 | 141 | 3,758 | 3,899 | 3.6% | 4.8% |
| 2014 | 136 | 3,789 | 3,925 | 3.5% | 4.3% |
| 2015 | 132 | 3,798 | 3,930 | 3.4% | 4.2% |
| 2016 | 199 | 3,761 | 3,960 | 5% | 5.4% |
| 2017 | 154 | 3,637 | 3,791 | 4.1% | 4.3% |
| 2018 | 132 | 3,678 | 3,810 | 3.5% | 4% |
| 2019 | 115 | 3,704 | 3,819 | 3% | 3.7% |
| 2020 | 148 | 3,688 | 3,836 | 3.9% | 5.8% |

Diagram III.15.6, shows the employment and labor force for Weston County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 3,688 persons, with the labor force reaching 3,836, indicating there were a total of 148 unemployed persons.

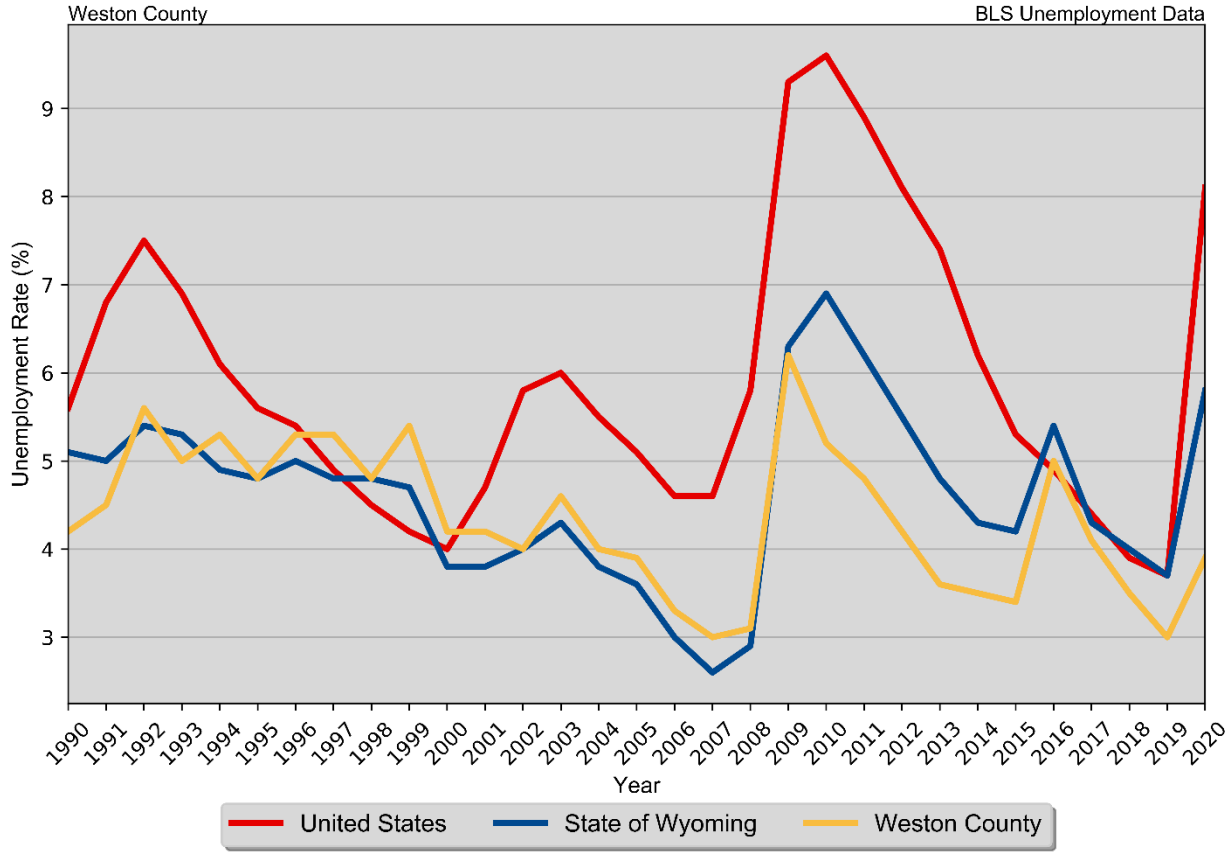
**Diagram III.15.6**
**Employment and Labor Force**



## Unemployment

Diagram III.15.7, shows the unemployment rate for both the State and Weston County. During the 1990's the average rate for Weston County was 5 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4 percent. Over the course of the entire period the Weston County had an average unemployment rate that lower than the State, 4.3 percent for Weston County, versus 4.6 statewide.

**Diagram III.15.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

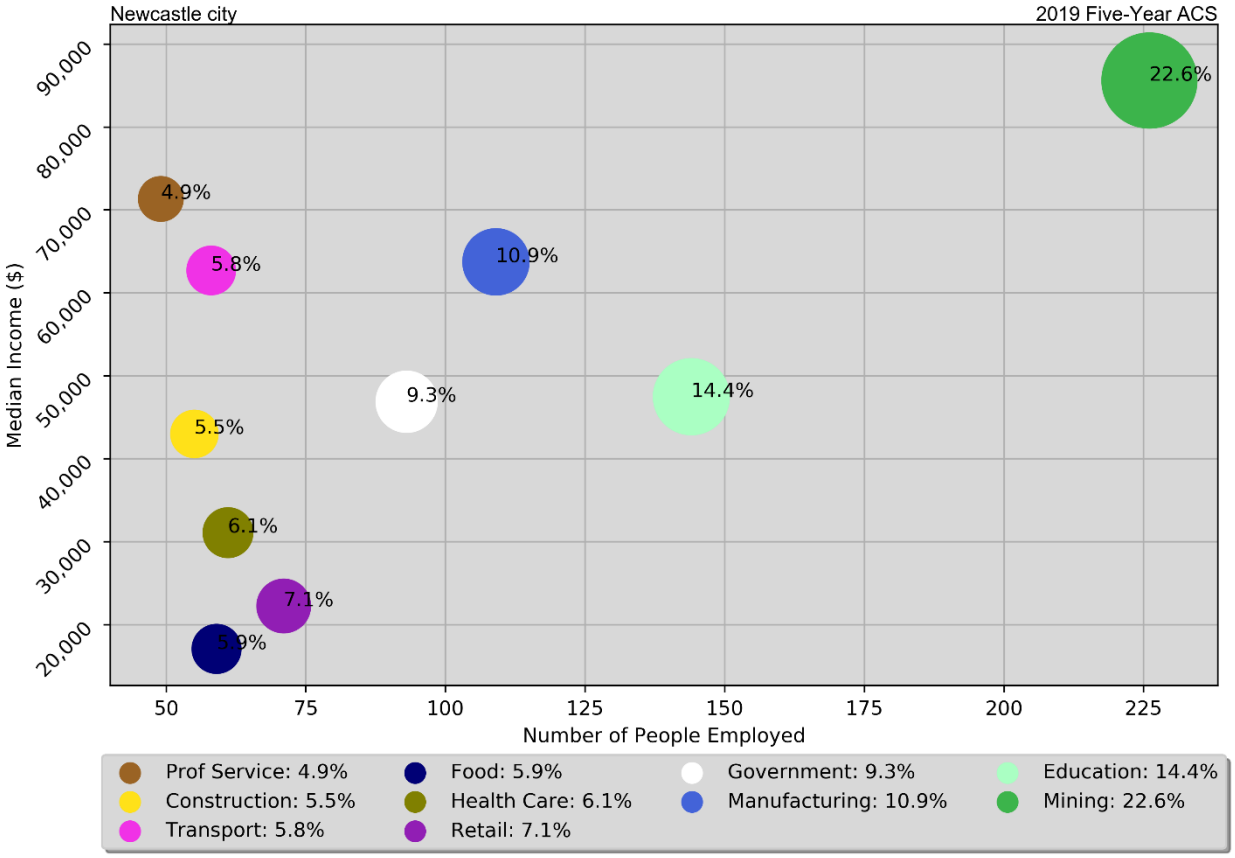
Table III.15.22 shows employment and median earnings by industry for Newcastle city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Newcastle city was Mining, which employed 226 people and paid a median salary of 85,625 dollars. The highest paying industry in Newcastle city was also the Mining industry, which paid a median salary of 85,625 dollars in 2019. This data is also displayed in Diagram III.15.8.

**Table III.15.22**
**City Level Employment by Industry**
Newcastle city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 0 | 0% | $ |
| Arts, entertainment, and recreation | 13 | 1.3% | $ |
| Construction | 55 | 5.5% | $43,029 |
| Educational services[30] | 144 | 14.4% | $47,500 |
| Agriculture, forestry, fishing and hunting | 23 | 2.3% | $ |
| Finance and insurance | 8 | 0.8% | $ |
| Accommodation and food services | 59 | 5.9% | $17,109 |
| Health care and social assistance | 61 | 6.1% | $31,125 |
| Information | 0 | 0% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 109 | 10.9% | $63,750 |
| Mining, quarrying, and oil and gas extraction | 226 | 22.6% | $85,625 |
| Other services, except public administration | 18 | 1.8% | $ |
| Prof Service | 49 | 4.9% | $71,375 |
| Government | 93 | 9.3% | $46,920 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 71 | 7.1% | $22,276 |
| Transportation and warehousing | 58 | 5.8% | $62,734 |
| Utilities | 14 | 1.4% | $ |
| Wholesale trade | 0 | 0% | $ |

[30] Includes both Public and Private Education

**Diagram III.15.8**
**Earnings and Employment by Industry**



## Earnings: Weston 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.15.23, shows the total employment by industry for the Weston County. The most recent estimates show the government and government enterprises industry was the largest employer in Weston County, with employment reaching 845 jobs in 2019. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 9.2 percent to 405 jobs.

**Table III.15.23**
**Employment by Industry**
Weston County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 288 | 302 | 308 | 315 | 318 | 324 | 316 | 322 | 1.9% |
| Forestry, fishing, related activities, and other | 38 | 0 | 66 | 64 | 64 | 70 | 61 | 63 | 3.3% |
| Mining | 341 | 403 | 403 | 428 | 437 | 433 | 371 | 405 | 9.2% |
| Utilities | 33 | 0 | 0 | 0 | 0 | 0 | 13 | 12 | -7.7% |
| Construction | 306 | 286 | 323 | 303 | 262 | 228 | 0 | 0 | 0% |
| Manufacturing | 147 | 0 | 181 | 183 | 194 | 197 | 0 | 0 | 0% |
| Wholesale trade | 50 | 0 | 0 | 0 | 0 | 0 | 42 | 42 | 0% |
| Retail trade | 376 | 383 | 408 | 419 | 391 | 373 | 350 | 337 | -3.7% |
| Transportation and warehousing | 169 | 189 | 201 | 230 | 212 | 225 | 210 | 203 | -3.3% |
| Information | 45 | 44 | 39 | 38 | 36 | 39 | 38 | 36 | -5.3% |
| Finance and insurance | 166 | 127 | 172 | 144 | 119 | 131 | 138 | 141 | 2.2% |
| Real estate and rental and leasing | 110 | 102 | 127 | 129 | 142 | 156 | 157 | 162 | 3.2% |
| Professional and technical services | 112 | 113 | 117 | 109 | 110 | 102 | 112 | 114 | 1.8% |
| Management of companies and enterprises | 0 | 0 | 6 | 5 | 4 | 0 | 0 | 3 | 0% |
| Administrative and waste services | 0 | 0 | 69 | 67 | 79 | 0 | 0 | 90 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 0 | 0 | 0 | 0 | 21 | 0 | 0 | 0 | 0% |
| Accommodation and food services | 0 | 0 | 0 | 0 | 250 | 0 | 0 | 0 | 0% |
| Other services, except public administration | 193 | 194 | 194 | 193 | 193 | 185 | 192 | 196 | 2.1% |
| Government and government enterprises | 848 | 865 | 848 | 830 | 842 | 826 | 833 | 845 | 1.4% |
| **Total** | **3,893** | **3,918** | **4,087** | **4,090** | **4,045** | **3,942** | **3,881** | **3,976** | **2.4%** |

Table III.15.24, shows the real average earnings per job by industry for Weston County. In 2019, the management of companies and enterprises industry had the highest average earnings reaching 367,072 dollars. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 28.5 percent to 90,250 dollars.

**Table III.15.24**
**Real Earnings Per Job by Industry**
Weston County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | -4,084 | 4,145 | 35,362 | 19,779 | 3,164 | -1,384 | -4,134 | -5,102 | 23.4% |
| Forestry, fishing, related activities, and other | 26,474 | 0 | 20,250 | 23,112 | 25,728 | 23,541 | 26,312 | 26,669 | 1.4% |
| Mining | 40,818 | 43,950 | 43,221 | 35,006 | 24,125 | 28,318 | 45,603 | 49,213 | 7.9% |
| Utilities | 102,204 | 0 | 0 | 0 | 0 | 0 | 70,211 | 90,250 | 28.5% |
| Construction | 66,723 | 51,883 | 64,329 | 62,143 | 52,932 | 44,827 | 0 | 0 | 0% |
| Manufacturing | 94,630 | 0 | 90,351 | 103,943 | 88,600 | 95,397 | 0 | 0 | 0% |
| Wholesale trade | 46,554 | 0 | 0 | 0 | 0 | 0 | 37,258 | 38,389 | 3% |
| Retail trade | 35,940 | 22,290 | 20,874 | 21,282 | 22,464 | 22,214 | 22,838 | 21,916 | -4% |
| Transportation and warehousing | 62,110 | 120,627 | 130,926 | 160,820 | 116,181 | 68,760 | 99,251 | 91,462 | -7.8% |
| Information | 31,498 | 40,455 | 32,835 | 36,896 | 39,589 | 40,062 | 34,484 | 34,469 | -0% |
| Finance and insurance | 22,881 | 31,461 | 22,654 | 28,727 | 36,561 | 37,085 | 26,591 | 27,385 | 3% |
| Real estate and rental and leasing | 23,310 | 31,092 | 28,730 | 34,559 | 29,141 | 19,740 | 19,193 | 19,006 | -1% |
| Professional and technical services | 36,035 | 34,114 | 34,793 | 34,045 | 32,528 | 26,229 | 23,970 | 24,647 | 2.8% |
| Management of companies and enterprises | 0 | 0 | 165,187 | 237,837 | 46,754 | 0 | 0 | 367,072 | 0% |
| Administrative and waste services | 0 | 0 | 12,060 | 12,027 | 9,374 | 0 | 0 | 10,133 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 0 | 0 | 0 | 0 | 9,929 | 0 | 0 | 0 | 0% |
| Accommodation and food services | 0 | 0 | 0 | 0 | 12,623 | 0 | 0 | 0 | 0% |
| Other services, except public administration | 22,633 | 25,327 | 24,092 | 21,940 | 19,898 | 20,164 | 20,899 | 21,141 | 1.2% |
| Government and government enterprises | 59,807 | 64,349 | 65,526 | 67,893 | 68,012 | 66,926 | 69,306 | 68,031 | -1.8% |
| **Total** | **41,240** | **44,809** | **47,788** | **49,173** | **42,202** | **38,977** | **42,244** | **42,822** | **1.4%** |

Diagram III.15.9, shows real average earnings per job for Weston County from 1990 to 2019. Over this period the average earning per job for Weston County was 37,881 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.15.9**
**Real Average Earnings Per Job**

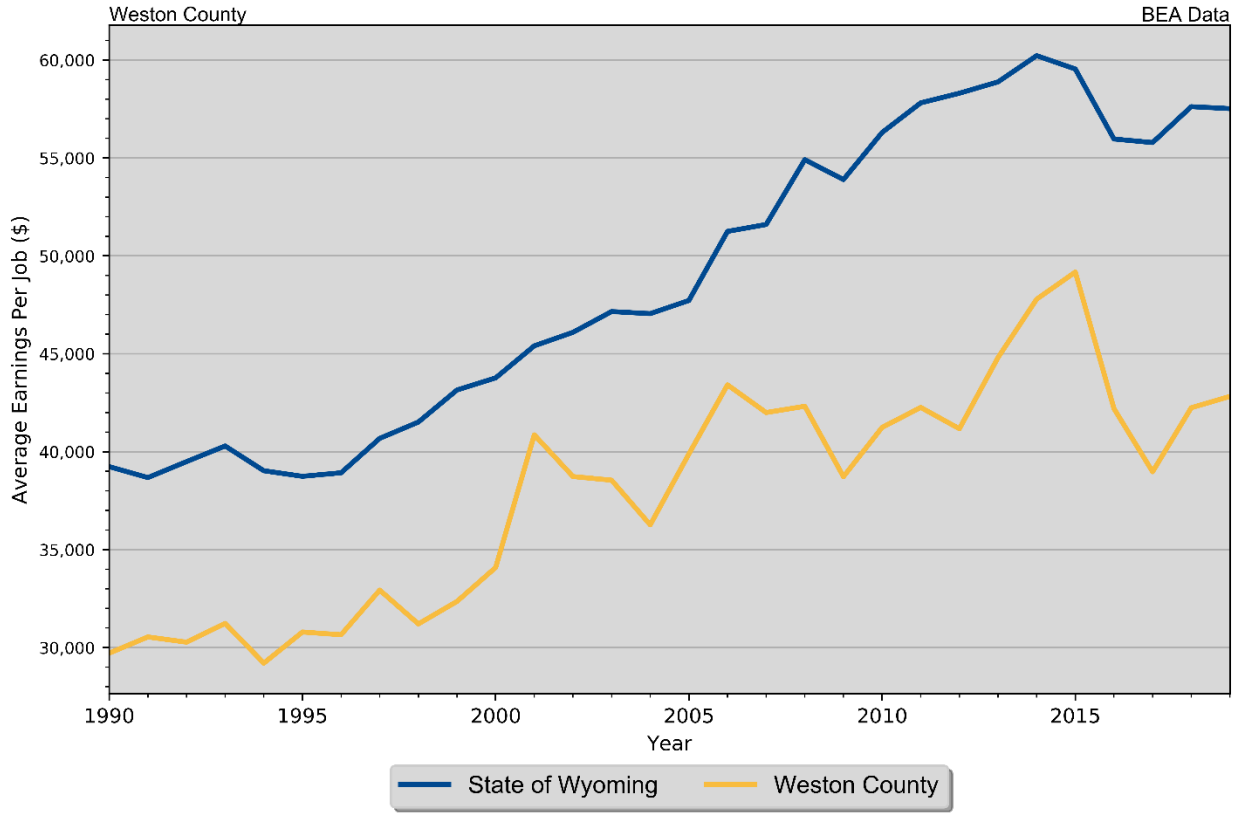
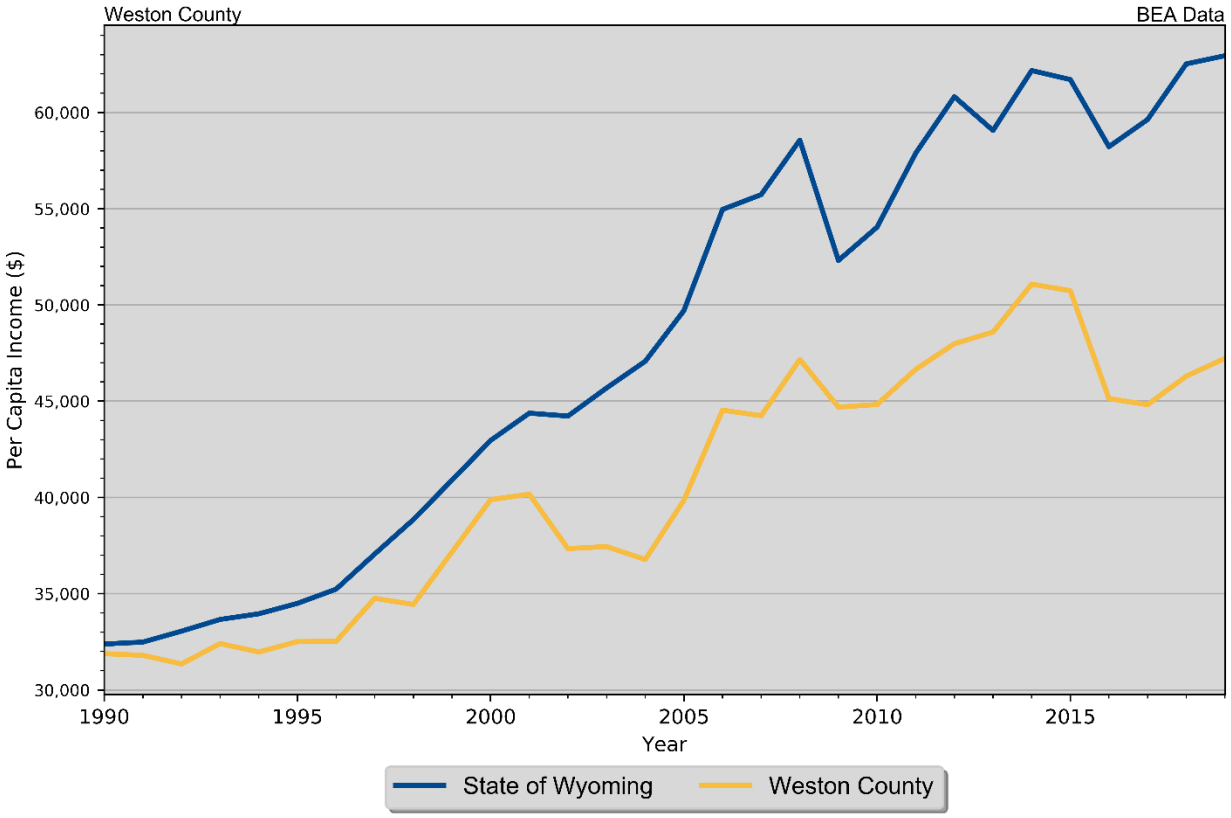


Diagram III.15.10, shows real per capita income for the Weston County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Weston County was 40,540 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.15.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 678 in 2010 to 692 in 2019, with the poverty rate reaching 10.5 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.15.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.15.11.

The rate of poverty for Newcastle city is shown in Table III.15.26. In 2019, the poverty rate was 8.3 percent meaning there were an estimated 257 people living in poverty, compared to 200 persons living in poverty in 2010. In 2019, some 17.8 percent of those in poverty were under age 6 and 14.7 percent were 65 or older.

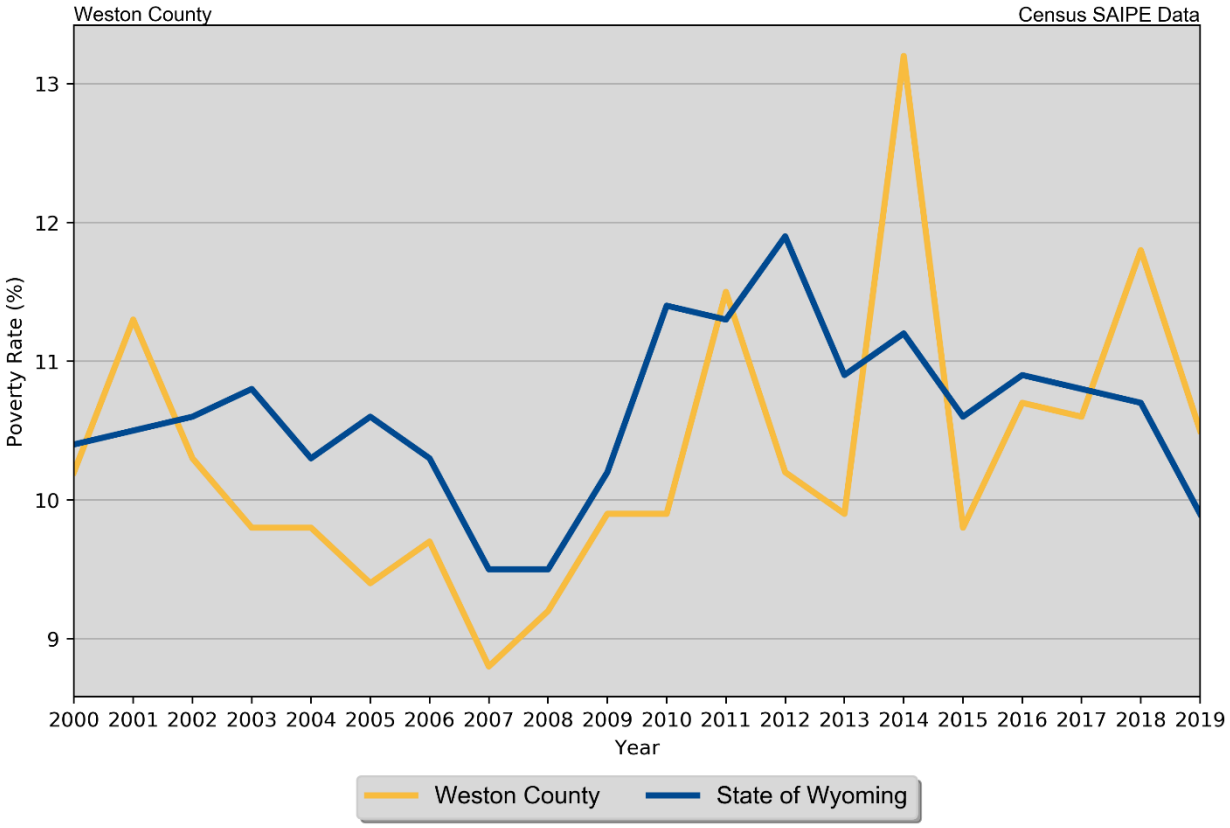
**Table III.15.25**
**Persons in Poverty**
Weston County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 644 | 10.2% |
| 2001 | 719 | 11.3% |
| 2002 | 666 | 10.3% |
| 2003 | 630 | 9.8% |
| 2004 | 630 | 9.8% |
| 2005 | 593 | 9.4% |
| 2006 | 632 | 9.7% |
| 2007 | 578 | 8.8% |
| 2008 | 616 | 9.2% |
| 2009 | 663 | 9.9% |
| 2010 | 678 | 9.9% |
| 2011 | 776 | 11.5% |
| 2012 | 687 | 10.2% |
| 2013 | 672 | 9.9% |
| 2014 | 901 | 13.2% |
| 2015 | 675 | 9.8% |
| 2016 | 734 | 10.7% |
| 2017 | 699 | 10.6% |
| 2018 | 777 | 11.8% |
| 2019 | 692 | 10.5% |

**Table III.15.26**
**Poverty by Age**
Newcastle 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 | 0 | 0 | 33 | 17.8% |
| 6 to 17 | 18 | 3.5 | 17 | 3.3% |
| 18 to 64 | 129 | 6.7 | 122 | 6.7% |
| 65 or Older | 53 | 9.2 | 85 | 14.7% |
| **Total** | **200** | **100.0%** | **257** | **100.0%** |
| **Poverty Rate** | **6.2%** | . | **8.3%** | . |

**Diagram III.15.11**
**Poverty Rates**



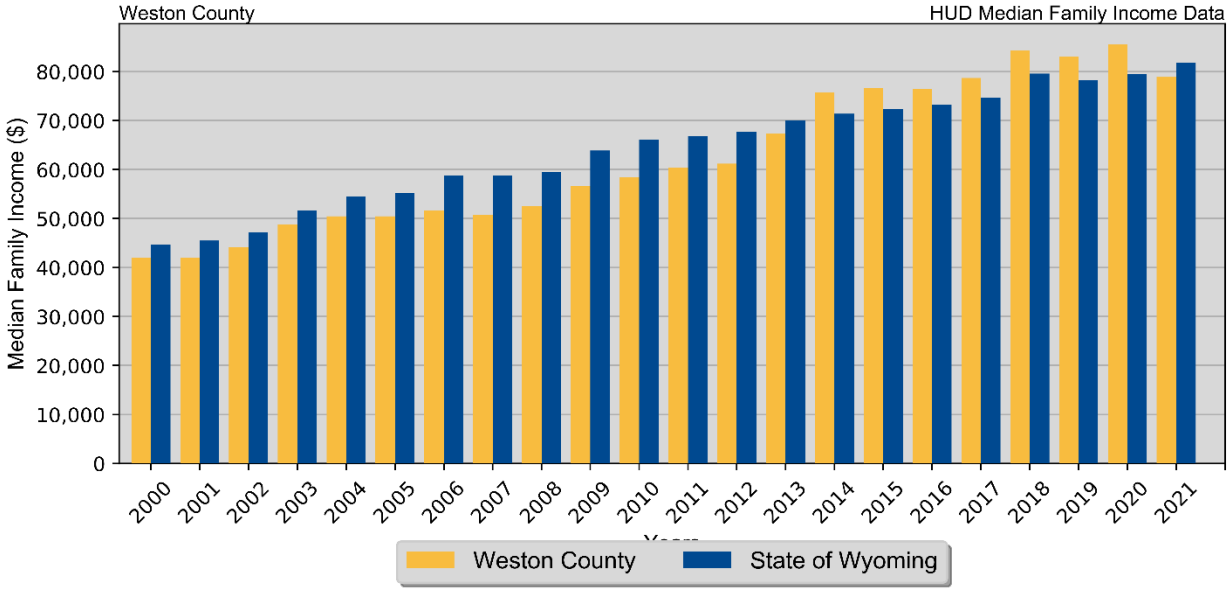
## Household Income

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.15.46 shows that the HUD estimated MFI for Weston County was $78,900 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.15.12, illustrates the estimated MFI for 2000 through 2021 in Weston County.

**Table III.15.27**
**Median Family Income**
Weston County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 42,000 | 44,700 |
| 2001 | 42,000 | 45,500 |
| 2002 | 44,200 | 47,200 |
| 2003 | 48,800 | 51,600 |
| 2004 | 50,500 | 54,500 |
| 2005 | 50,500 | 55,250 |
| 2006 | 51,600 | 58,800 |
| 2007 | 50,700 | 58,800 |
| 2008 | 52,500 | 59,450 |
| 2009 | 56,600 | 63,900 |
| 2010 | 58,500 | 66,100 |
| 2011 | 60,400 | 66,800 |
| 2012 | 61,200 | 67,700 |
| 2013 | 67,400 | 70,000 |
| 2014 | 75,700 | 71,400 |
| 2015 | 76,600 | 72,400 |
| 2016 | 76,500 | 73,300 |
| 2017 | 78,700 | 74,700 |
| 2018 | 84,300 | 79,600 |
| 2019 | 83,000 | 78,200 |
| 2020 | 85,500 | 79,500 |
| 2021 | 78,900 | 81,900 |

**Diagram III.15.12**
**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 Newcastle city increased from 0 authorizations in 2019 to 1 in 2020.

The real value of single-family building permits increased from 0 dollars in 2019 to 53,281 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.15.28.

**Table III.15.28**
**Building Permits and Valuation**
Newcastle city
Census Bureau Data, 1980–2020

| 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 | 4 | 0 | 0 | 19 | 117,377 | 0 |
| 1981 | 17 | 0 | 20 | 8 | 45 | 81,171 | 54,641 |
| 1982 | 7 | 4 | 8 | 0 | 19 | 75,505 | 0 |
| 1983 | 14 | 0 | 0 | 0 | 14 | 79,086 | 0 |
| 1984 | 6 | 0 | 0 | 0 | 6 | 112,185 | 0 |
| 1985 | 4 | 0 | 0 | 0 | 4 | 74,891 | 0 |
| 1986 | 3 | 0 | 0 | 0 | 3 | 70,082 | 0 |
| 1987 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1988 | 1 | 0 | 0 | 0 | 1 | 105,810 | 0 |
| 1989 | 3 | 0 | 0 | 0 | 3 | 45,671 | 0 |
| 1990 | 1 | 0 | 0 | 0 | 1 | 107,066 | 0 |
| 1991 | 2 | 0 | 0 | 0 | 2 | 69,912 | 0 |
| 1992 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1993 | 5 | 0 | 0 | 0 | 5 | 60,007 | 0 |
| 1994 | 3 | 0 | 0 | 0 | 3 | 62,093 | 0 |
| 1995 | 3 | 4 | 0 | 0 | 7 | 77,739 | 0 |
| 1996 | 3 | 0 | 0 | 0 | 3 | 89,531 | 0 |
| 1997 | 2 | 2 | 0 | 0 | 4 | 88,400 | 0 |
| 1998 | 5 | 0 | 0 | 0 | 5 | 162,753 | 0 |
| 1999 | 1 | 0 | 0 | 0 | 1 | 89,272 | 0 |
| 2000 | 1 | 0 | 0 | 10 | 11 | 98,967 | 58,216 |
| 2001 | 1 | 0 | 0 | 0 | 1 | 39,875 | 0 |
| 2002 | 2 | 0 | 0 | 0 | 2 | 105,145 | 0 |
| 2003 | 2 | 0 | 0 | 0 | 2 | 103,220 | 0 |
| 2004 | 7 | 4 | 4 | 0 | 15 | 101,480 | 0 |
| 2005 | 3 | 0 | 0 | 0 | 3 | 183,260 | 0 |
| 2006 | 7 | 0 | 0 | 0 | 7 | 164,753 | 0 |
| 2007 | 16 | 0 | 0 | 0 | 16 | 127,227 | 0 |
| 2008 | 8 | 0 | 0 | 0 | 8 | 143,107 | 0 |
| 2009 | 6 | 0 | 0 | 0 | 6 | 131,563 | 0 |
| 2010 | 3 | 0 | 0 | 0 | 3 | 177,326 | 0 |
| 2011 | 2 | 0 | 0 | 0 | 2 | 173,712 | 0 |
| 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2013 | 2 | 0 | 0 | 0 | 2 | 165,829 | 0 |
| 2014 | 1 | 0 | 0 | 0 | 1 | 186,383 | 0 |
| 2015 | 6 | 0 | 0 | 0 | 6 | 50,174 | 0 |
| 2016 | 3 | 0 | 0 | 0 | 3 | 291,989 | 0 |
| 2017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 1 | 0 | 0 | 0 | 1 | 53,281 | 0 |

**Diagram III.15.13**
**Single-Family Permits**

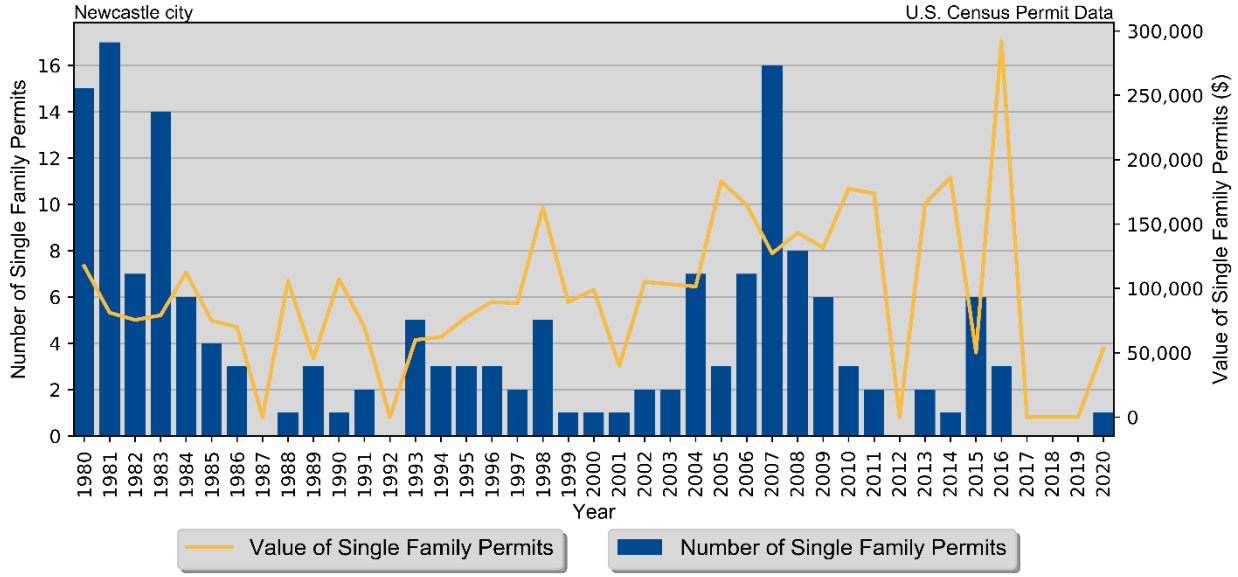
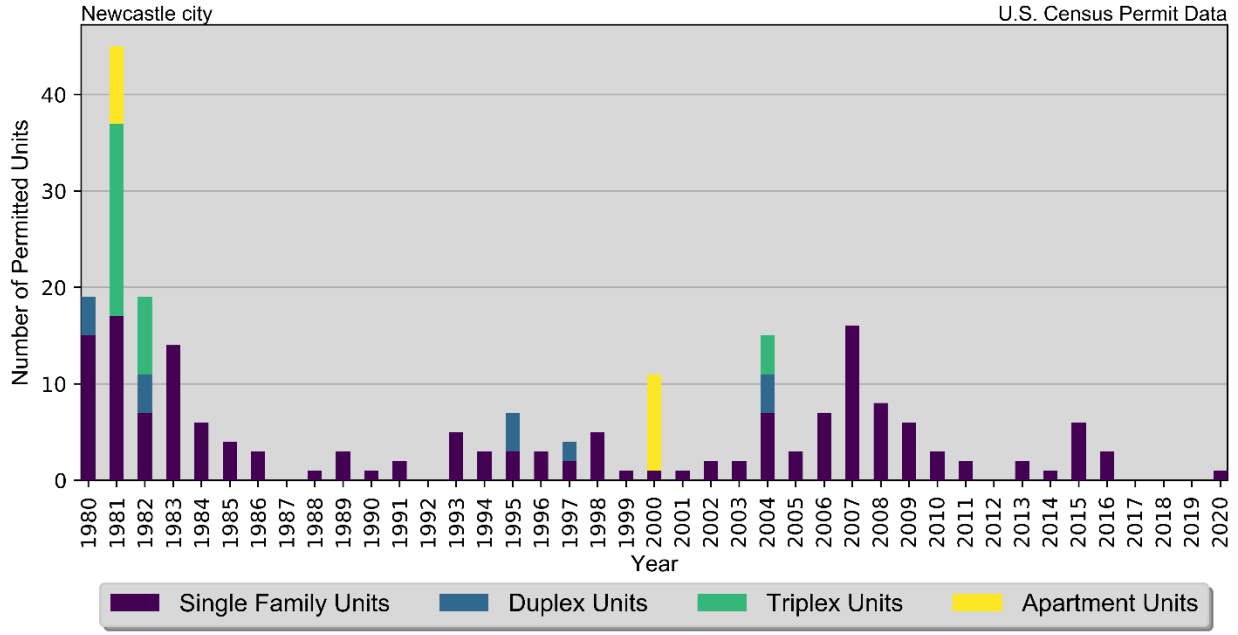



**Diagram III.15.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.15.29. Family households represented 67.3 percent of households, while non-family households accounted for 32.7 percent. These changed from 60.3 and 39.7 percent, respectively.

**Table II.15.29**
**Household Type by Tenure**
Newcastle city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 868 | 60.3% | 880 | 67.3% |
| Married-Couple Family | 676 | 77.9% | 721 | 81.9% |
| Owner-Occupied | 575 | 85.1% | 637 | 88.3% |
| Renter-Occupied | 101 | 14.9% | 84 | 11.7% |
| Other Family | 192 | 22.1% | 159 | 21.8% |
| Male Householder, No Spouse Present | 64 | 33.3% | 32 | 40.3% |
| Owner-Occupied | 41 | 64.1% | 32 | 100% |
| Renter-Occupied | 23 | 35.9% | 0 | 0% |
| Female Householder, No Spouse Present | 128 | 66.7% | 127 | 80.5% |
| Owner-Occupied | 70 | 54.7% | 103 | 81.1% |
| Renter-Occupied | 58 | 45.3% | 24 | 18.9% |
| Non-Family Households | 571 | 39.7% | 428 | 32.7% |
| Owner-Occupied | 309 | 54.1% | 291 | 68% |
| Renter-Occupied | 262 | 45.9% | 137 | 32% |
| **Total** | **1,439** | **100.0%** | **1,308** | **100.0%** |

Table II.15.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 1,659 housing units, compared with 1,636 in 2019. Single-family units accounted for 70.5 percent of units in 2019, compared to 78.7 in 2010. Apartment units accounted for 7.8 percent in 2019, compared to 2 percent in 2010.

**Table II.15.30**
**Housing Units by Type**
Newcastle 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 | 1,306 | 78.7% | **1,154** | 70.5% |
| Duplex | 44 | 2.7% | 33 | 2% |
| Tri- or Four-Plex | 90 | 5.4% | 35 | 2.1% |
| Apartment | 33 | 2% | 128 | 7.8% |
| Mobile Home | 186 | 11.2% | 286 | 17.5% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **1,659** | **100.0%** | **1,636** | **100.0%** |

Table II.15.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 1,636 housing units. An estimated 81.3 percent were owner-occupied, and 20 percent were vacant.

**Table II.15.31**
**Housing Units by Tenure**
Newcastle city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 1,439 | 86.5% | 1,308 | 80% |
| Owner-Occupied | 995 | 69.1% | 1,063 | 81.3% |
| Renter-Occupied | 444 | 30.9% | 245 | 18.7% |
| Vacant Housing Units | 224 | 13.5% | 328 | 20% |
| **Total Housing Units** | **1,663** | **100.0%** | **1,636** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.15.32. Households earning more than 100,000 dollars per year represented 24.5 percent of households in 2019, compared to 13.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.7 percent of households in 2019, compared to 11.2 percent in 2000.

**Table II.15.32**
**Households by Income**
Newcastle 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 | 165 | 11.2% | 101 | 7.7% |
| $15,000 to $19,999 | 51 | 3.5% | 97 | 7.4% |
| $20,000 to $24,999 | 27 | 1.8% | 110 | 8.4% |
| $25,000 to $34,999 | 170 | 11.5% | 81 | 6.2% |
| $35,000 to $49,999 | 270 | 18.3% | 186 | 14.2% |
| $50,000 to $74,999 | 343 | 23.2% | 244 | 18.7% |
| $75,000 to $99,999 | 249 | 16.9% | 169 | 12.9% |
| $100,000 or More | 201 | 13.6% | 320 | 24.5% |
| **Total** | **1,476** | **100.0%** | **1,308** | **100.0%** |

Table II.15.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 7.5 percent of households in 2010 and 6 percent of households in 2019. Housing units built in 1939 or earlier represented 18 percent of households in 2019 and 21.4 percent of households in 2010.

**Table II.15.33**
**Households by Year Home Built**
Newcastle 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 | 316 | 21.4% | 235 | 18% |
| 1940 to 1949 | 174 | 11.8% | 151 | 11.5% |
| 1950 to 1959 | 332 | 22.5% | 299 | 22.9% |
| 1960 to 1969 | 110 | 7.5% | 84 | 6.4% |
| 1970 to 1979 | 151 | 10.2% | 205 | 15.7% |
| 1980 to 1989 | 157 | 10.6% | 121 | 9.3% |
| 1990 to 1999 | 126 | 8.5% | 124 | 9.5% |
| 2000 to 2009 | 110 | 7.5% | 79 | 6% |
| 2010 or Later | . | . | 10 | 0.8% |
| **Total** | **1,476** | **100.0%** | **1,308** | **100.0%** |

The distribution of unit types by race are shown in Table II.15.34. An estimated 76.3 percent of white households occupy single-family homes, compared to  percent of black households. Some 3.6 percent of white households occupied apartments, compared to  percent of black households. An estimated 100 percent of Asian, and 0 percent of American Indian households occupy single-family homes.

**Table II.15.34**
**Distribution of Units in Structure by Race**
Newcastle city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 76.3% | % | 0% | 100% | % | % | % |
| Duplex | 2.6% | % | 0% | 0% | % | % | % |
| Tri- or Four-Plex | 2.7% | % | 0% | 0% | % | % | % |
| Apartment | 3.6% | % | 100% | 0% | % | % | % |
| Mobile Home | 14.8% | % | 0% | 0% | % | % | % |
| Boat, RV, Van, Etc. | 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.15.35. An estimated 20.5 percent of vacant units were for rent in 2010. In addition, some 11.2 percent of vacant units were for sale. "Other" vacant units represented 40.6 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 21 percent of vacant units, while for sale units accounted for 8.2 percent. "Other" vacant units accounted for 70.7 percent of vacant units, representing a total of 232 "other" vacant units.

**Table II.15.35**
**Disposition of Vacant Housing Units**
Newcastle city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 46 | 20.5% | 69 | 21% |
| For Sale | 25 | 11.2% | 27 | 8.2% |
| Rented Not Occupied | 5 | 2.2% | 0 | 0% |
| Sold Not Occupied | 34 | 15.2% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 23 | 10.3% | 0 | 0% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 91 | 40.6% | 232 | 70.7% |
| **Total** | **224** | **100.0%** | **328** | **100.0%** |

Table II.15.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.15 percent of total households in Newcastle city. In Newcastle city the 571 households with three bedrooms accounted for 43.65 percent of all households, and there were 34 five-bedroom or more households, which accounted for 2.6 percent of all households.

| Table II.15.36<br>Households by Number of Bedrooms<br>Newcastle city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 0 | 0 | 0% |
| One | 105 | 60 | 165 | 12.61% |
| Two | 202 | 127 | 329 | 25.15% |
| Three | 519 | 52 | 571 | 43.65% |
| Four | 203 | 6 | 209 | 15.98% |
| Five or more | 34 | 0 | 34 | 2.6% |
| **Total** | **1,063** | **245** | **1,308** | **100.0** |

The age of a structure influences its value. As shown in Table II.15.37, structures built in 1939 or earlier had a median value of, 87,300 while structures built between 1950 and 1959 had a median value of 157,100 and those built between 1990 to 1999 had a median value of 120,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and,  respectively. The total median value in Newcastle city was, 121,600.

| Table II.15.37<br>Owner Occupied Median Value by Year Structure Built<br>Newcastle city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 87,300 |
| 1940 to 1949 | |
| 1950 to 1959 | 157,100 |
| 1960 to 1969 | |
| 1970 to 1979 | |
| 1980 to 1989 | 205,900 |
| 1990 to 1999 | 120,100 |
| 2000 to 2009 | 255,900 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **121,600** |

Household mortgage status is reported in Table II.15.38. In, Newcastle city households with a mortgage accounted for 49.2 percent of all households or 523 housing units, and the remaining 46.2 percent or 491 units had no mortgage. Of those units with a mortgage, 32 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 491 or 46.2 percent had no second mortgage or no home equity loan.

**Table II.15.38**
**Mortgage Status**
**Newcastle city**
**2019** Five-Year ACS Data

| Mortgage Status | Newcastle city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 523 | 49.2 |
| With either a second mortgage or home equity loan, but not both | 32 | 3 |
| Second mortgage only | 26 | 2.4 |
| Home equity loan only | 6 | 0.6 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 491 | 46.2 |
| Housing units without a mortgage | 540 | 50.8 |
| **Total** | **1,063** | **100.0%** |

Table II.15.39 lists the Newcastle city median rent as $656 and the median home value as $121,600 in 2019.

**Table II.15.39**
**Median Rent**
**Newcastle city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $656 |
| Median Home Value | $121,600 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.15.40. In 2019, an estimated 1.4 percent of households were overcrowded, and an additional 0.8 percent were severely overcrowded.

**Table II.15.40**
**Overcrowding and Severe Overcrowding**
Newcastle 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 | 1,078 | 97.9% | 23 | 2.1% | 0 | 0% | 1,101 |
| 2019 Five-Year ACS | 1,034 | 97.3% | 18 | 1.7% | 11 | 1% | 1,063 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 375 | 100% | 0 | 0% | 0 | 0% | 375 |
| 2019 Five-Year ACS | 245 | 100% | 0 | 0% | 0 | 0% | 245 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 1,453 | 98.4% | 23 | 1.6% | 0 | 0% | 1,476 |
| 2019 Five-Year ACS | 1,279 | 97.8% | 18 | 1.4% | 11 | 0.8% | 1,308 |

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.15.41 and Table II.15.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Newcastle city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.15.41**
**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 | 1,476 | 1,308 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **1,476** | **1,308** |
| **Percent Lacking** | **0%** | **0%** |

There were 18 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 1.4 percent in 2019.

**Table II.15.42**
**Households with Incomplete Kitchen Facilities**
Newcastle city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 1,476 | 1,290 |
| Lacking Complete Kitchen Facilities | 0 | 18 |
| **Total Households** | **1,476** | **1,308** |
| **Percent Lacking** | **0%** | **1.4%** |

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.15.43, in Newcastle city 4.4 percent of households had a cost burden and 8.3 percent had a severe cost burden. Some 4.5 percent of renters were cost burdened, and 27.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2 percent and a severe cost burden rate of 3 percent. Owner occupied households with a mortgage had a cost burden rate of 6.7 percent, and severe cost burden at 5 percent.

**Table II.15.43**
**Cost Burden and Severe Cost Burden by Tenure**
Newcastle city
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 | 502 | 77.7% | 110 | 17% | 24 | 3.7% | 10 | 1.5% | 646 |
| 2019 Five-Year ACS | 462 | 88.3% | 35 | 6.7% | 26 | 5% | 0 | 0% | 523 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 406 | 89.2% | 49 | 10.8% | 0 | 0% | 0 | 0% | 455 |
| 2019 Five-Year ACS | 480 | 88.9% | 11 | 2% | 16 | 3% | 33 | 6.1% | 540 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 284 | 75.7% | 34 | 9.1% | 44 | 11.7% | 13 | 3.5% | 375 |
| 2019 Five-Year ACS | 158 | 64.5% | 11 | 4.5% | 67 | 27.3% | 9 | 3.7% | 245 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,192 | 80.8% | 193 | 13.1% | 68 | 4.6% | 23 | 1.6% | 1,476 |
| 2019 Five-Year ACS | 1,100 | 84.1% | 57 | 4.4% | 109 | 8.3% | 42 | 3.2% | 1,308 |

## 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 Weston County. Below is a table showing the MFI breakdown:

| Weston County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $23,670 |
| 30.1 – 50% MFI | $23,671 to $39,450 |
| 50.1 – 80% MFI | $39,451 to $63,120 |
| 80.1 – 100% MFI | $63,121 to $78,900 |
| Above 100% MFI | Above $78,900 |

## Housing Problems by Income, Race, and Tenure

Table III.15.44 through Table III.15.49 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 Newcastle city, housing problems are faced by 135 white homeowner households, 0 black homeowner households, 55 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.15.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Newcastle 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 $23,670 | 48% | 0% | 100% | 0% | 0% | 0% | 0% | 63.9% |
| $23,671 to $39,450 | 25% | 0% | 0% | 0% | 0% | 0% | 0% | 25% |
| $39,451 to $63,120 | 5.7% | 0% | 0% | 0% | 0% | 0% | 0% | 5.7% |
| $63,121 to $78,900 | 14.8% | 0% | 0% | 0% | 0% | 0% | 0% | 14.8% |
| Above $78,900 | 3.3% | 0% | 0% | 0% | 0% | 0% | 0% | 3.2% |
| **Total** | **13.3%** | **0%** | **78.6%** | **0%** | **0%** | **0%** | **0%** | **17.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,670 | 52% | 0% | 0% | 0% | 0% | 0% | 0% | 36.1% |
| $23,671 to $39,450 | 75% | 0% | 0% | 0% | 0% | 0% | 0% | 75% |
| $39,451 to $63,120 | 94.3% | 0% | 0% | 0% | 0% | 0% | 0% | 94.3% |
| $63,121 to $78,900 | 85.2% | 0% | 0% | 0% | 0% | 0% | 0% | 85.2% |
| Above $78,900 | 96.7% | 0% | 100% | 0% | 0% | 0% | 0% | 96.8% |
| **Total** | **86.7%** | **0%** | **21.4%** | **0%** | **0%** | **0%** | **0%** | **82.5%** |

## Table III.15.45
## Homeowner Households with Housing Problems by Income and Race
Newcastle 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 $23,670 | 60 | 0 | 55 | 0 | 0 | 0 | 0 | 115 |
| $23,671 to $39,450 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $39,451 to $63,120 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $63,121 to $78,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Above $78,900 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **135** | **0** | **55** | **0** | **0** | **0** | **0** | **190** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,670 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $23,671 to $39,450 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| $39,451 to $63,120 | 165 | 0 | 0 | 0 | 0 | 0 | 0 | 165 |
| $63,121 to $78,900 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 115 |
| Above $78,900 | 445 | 0 | 15 | 0 | 0 | 0 | 0 | 460 |
| **Total** | **880** | **0** | **15** | **0** | **0** | **0** | **0** | **895** |
| **Not Computed** | | | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,670 | 125 | 0 | 55 | 0 | 0 | 0 | 0 | 180 |
| $23,671 to $39,450 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 120 |
| $39,451 to $63,120 | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 175 |
| $63,121 to $78,900 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| Above $78,900 | 460 | 0 | 15 | 0 | 0 | 0 | 0 | 475 |
| **Total** | **1,015** | **0** | **70** | **0** | **0** | **0** | **0** | **1,085** |

In total, some 135 renter households face housing problems in Newcastle city. Of these, some 135 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

**Table III.15.46**
**Renter Households with Housing Problems by Income and Race**
Newcastle 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 $23,670 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| $23,671 to $39,450 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **135** | **0** | **0** | **0** | **0** | **0** | **0** | **135** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $39,451 to $63,120 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $63,121 to $78,900 | 65 | 0 | 0 | 0 | 0 | 35 | 0 | 100 |
| Above $78,900 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| **Total** | **225** | **0** | **0** | **0** | **0** | **35** | **0** | **260** |
| **Not Computed** | | | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,670 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| $23,671 to $39,450 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $39,451 to $63,120 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $63,121 to $78,900 | 65 | 0 | 0 | 0 | 0 | 35 | 0 | 100 |
| Above $78,900 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| **Total** | **360** | **0** | **0** | **0** | **0** | **35** | **0** | **395** |

**Table III.15.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Newcastle 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 $23,670 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $23,671 to $39,450 | 62.5% | 0% | 0% | 0% | 0% | 0% | 0% | 62.5% |
| $39,451 to $63,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $63,121 to $78,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $78,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **37.5%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **34.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,670 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $23,671 to $39,450 | 37.5% | 0% | 0% | 0% | 0% | 0% | 0% | 37.5% |
| $39,451 to $63,120 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $63,121 to $78,900 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| Above $78,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **62.5%** | **0%** | **0%** | **0%** | **0%** | **100%** | **0%** | **65.8%** |

Overall, there are 325 households, or 22 percent of households with housing problems in Newcastle city. This includes 270 white households, 0 black households, 55 Asian households, 0 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 0 Hispanic households with housing problems. This is shown in Table III.15.48 and Table III.15.49.

## Table III.15.48
## Percent of Total Households with Housing Problems by Income and Race
Newcastle 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 $23,670 | 72.3% | 0% | 100% | 0% | 0% | 0% | 0% | 77.6% |
| $23,671 to $39,450 | 34.4% | 0% | 0% | 0% | 0% | 0% | 0% | 34.4% |
| $39,451 to $63,120 | 4.4% | 0% | 0% | 0% | 0% | 0% | 0% | 4.4% |
| $63,121 to $78,900 | 10% | 0% | 0% | 0% | 0% | 0% | 0% | 8.5% |
| Above $78,900 | 2.7% | 0% | 0% | 0% | 0% | 0% | 0% | 2.6% |
| **Total** | **19.6%** | **0%** | **78.6%** | **0%** | **0%** | **0%** | **0%** | **22%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,670 | 27.7% | 0% | 0% | 0% | 0% | 0% | 0% | 22.4% |
| $23,671 to $39,450 | 65.6% | 0% | 0% | 0% | 0% | 0% | 0% | 65.6% |
| $39,451 to $63,120 | 95.6% | 0% | 0% | 0% | 0% | 0% | 0% | 95.6% |
| $63,121 to $78,900 | 90% | 0% | 0% | 0% | 0% | 100% | 0% | 91.5% |
| Above $78,900 | 97.3% | 0% | 100% | 0% | 0% | 0% | 0% | 97.4% |
| **Total** | **80.4%** | **0%** | **21.4%** | **0%** | **0%** | **100%** | **0%** | **78%** |

## Table III.15.49
## Total Households with Housing Problems by Income and Race
Newcastle 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 $23,670 | 170 | 0 | 55 | 0 | 0 | 0 | 0 | 225 |
| $23,671 to $39,450 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $39,451 to $63,120 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $63,121 to $78,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| Above $78,900 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **270** | **0** | **55** | **0** | **0** | **0** | **0** | **325** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,670 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $23,671 to $39,450 | 105 | 0 | 0 | 0 | 0 | 0 | 0 | 105 |
| $39,451 to $63,120 | 215 | 0 | 0 | 0 | 0 | 0 | 0 | 215 |
| $63,121 to $78,900 | 180 | 0 | 0 | 0 | 0 | 35 | 0 | 215 |
| Above $78,900 | 540 | 0 | 15 | 0 | 0 | 0 | 0 | 555 |
| **Total** | **1,105** | **0** | **15** | **0** | **0** | **35** | **0** | **1,155** |
| **Not Computed** | | | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,670 | 235 | 0 | 55 | 0 | 0 | 0 | 0 | 290 |
| $23,671 to $39,450 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 160 |
| $39,451 to $63,120 | 225 | 0 | 0 | 0 | 0 | 0 | 0 | 225 |
| $63,121 to $78,900 | 200 | 0 | 0 | 0 | 0 | 35 | 0 | 235 |
| Above $78,900 | 555 | 0 | 15 | 0 | 0 | 0 | 0 | 570 |
| **Total** | **1,375** | **0** | **70** | **0** | **0** | **35** | **0** | **1,480** |

Table III.15.50 through Table III.15.53 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 230 white households, 0 black households, 55 Asian households, as well as 0 Hispanic households.

**Table III.15.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Newcastle 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 $23,670 | 48% | 0% | 100% | 0% | 0% | 0% | 0% | 63.9% |
| $23,671 to $39,450 | 8.3% | 0% | 0% | 0% | 0% | 0% | 0% | 8.3% |
| $39,451 to $63,120 | 5.7% | 0% | 0% | 0% | 0% | 0% | 0% | 5.7% |
| $63,121 to $78,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $78,900 | 3.3% | 0% | 0% | 0% | 0% | 0% | 0% | 3.2% |
| **Total** | **9.4%** | **0** | **78.6%** | **0%** | **0%** | **0%** | **0%** | **13.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,670 | 52% | 0% | 0% | 0% | 0% | 0% | 0% | 36.1% |
| $23,671 to $39,450 | 91.7% | 0% | 0% | 0% | 0% | 0% | 0% | 91.7% |
| $39,451 to $63,120 | 94.3% | 0% | 0% | 0% | 0% | 0% | 0% | 94.3% |
| $63,121 to $78,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $78,900 | 96.7% | 0% | 100% | 0% | 0% | 0% | 0% | 96.8% |
| **Total** | **90.6%** | **0%** | **21.4%** | **0%** | **0%** | **0%** | **0%** | **86.2%** |

## Table III.15.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Newcastle 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 $23,670 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $23,671 to $39,450 | 62.5% | 0% | 0% | 0% | 0% | 0% | 0% | 62.5% |
| $39,451 to $63,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $63,121 to $78,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $78,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **37.5%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **34.2%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,670 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $23,671 to $39,450 | 37.5% | 0% | 0% | 0% | 0% | 0% | 0% | **37.5%** |
| $39,451 to $63,120 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $63,121 to $78,900 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | **100%** |
| Above $78,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| **Total** | **62.5%** | **0%** | **0%** | **0%** | **0%** | **100%** | **0%** | **65.8%** |

## Table III.15.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Newcastle 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 $23,670 | 72.3% | 0% | 100% | 0% | 0% | 0% | 0% | 77.6% |
| $23,671 to $39,450 | 21.9% | 0% | 0% | 0% | 0% | 0% | 0% | 21.9% |
| $39,451 to $63,120 | 4.4% | 0% | 0% | 0% | 0% | 0% | 0% | 4.4% |
| $63,121 to $78,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $78,900 | 2.7% | 0% | 0% | 0% | 0% | 0% | 0% | 2.6% |
| **Total** | **16.7%** | **0%** | **78.6%** | **0%** | **0%** | **0%** | **0%** | **19.3%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,670 | 27.7% | 0% | 0% | 0% | 0% | 0% | 0% | 22.4% |
| $23,671 to $39,450 | 78.1% | 0% | 0% | 0% | 0% | 0% | 0% | 78.1% |
| $39,451 to $63,120 | 95.6% | 0% | 0% | 0% | 0% | 0% | 0% | 95.6% |
| $63,121 to $78,900 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| Above $78,900 | 97.3% | 0% | 100% | 0% | 0% | 0% | 0% | 97.4% |
| **Total** | **83.3%** | **0%** | **21.4%** | **0%** | **0%** | **100%** | **0%** | **80.7%** |

## Table III.15.53
## Total Households with Severe Housing Problems by Income and Race
Newcastle 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 $23,670 | 170 | 0 | 55 | 0 | 0 | 0 | 0 | 225 |
| $23,671 to $39,450 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $39,451 to $63,120 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **230** | **0** | **55** | **0** | **0** | **0** | **0** | **285** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,670 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| $23,671 to $39,450 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 125 |
| $39,451 to $63,120 | 215 | 0 | 0 | 0 | 0 | 0 | 0 | 215 |
| $63,121 to $78,900 | 200 | 0 | 0 | 0 | 0 | 35 | 0 | 235 |
| Above $78,900 | 540 | 0 | 15 | 0 | 0 | 0 | 0 | 555 |
| **Total** | **1,145** | **0** | **15** | **0** | **0** | **35** | **0** | **1,195** |
| **Not Computed** | | | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,670 | 235 | 0 | 55 | 0 | 0 | 0 | 0 | 290 |
| $23,671 to $39,450 | 160 | 0 | 0 | 0 | 0 | 0 | 0 | 160 |
| $39,451 to $63,120 | 225 | 0 | 0 | 0 | 0 | 0 | 0 | 225 |
| $63,121 to $78,900 | 200 | 0 | 0 | 0 | 0 | 35 | 0 | 235 |
| Above $78,900 | 555 | 0 | 15 | 0 | 0 | 0 | 0 | 570 |
| **Total** | **1,375** | **0** | **70** | **0** | **0** | **35** | **0** | **1,480** |

Housing problems are explored by type and income in Table III.15.54 and Table III.15.55. More than 40 households have a cost burden and 200 have a severe cost burden. Some 0 renter households are impacted by cost burdens, and 75 are impacted by severe cost burdens. On the other hand, some 40 owner-occupied households have cost burdens, and 125 have severe cost burdens. Overall, there are 1,155 households without a housing problem.

**Table III.15.54**
**Percent of Housing Problems by Income and Tenure**
Newcastle city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $23,670 | $23,671 to $39,450 | $39,451 to $63,120 | $63,121 to $78,900 | Above $78,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 3.2% | 1.4% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 5.7% | 0% | 0% | 0.9% |
| 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 that 50% of income (and none of the above problems) | 63.9% | 8.3% | 0% | 0% | 0% | 11.5% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 16.7% | 0% | 14.8% | 0% | 3.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 36.1% | 75% | 94.3% | 85.2% | 96.8% | 82.5% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 31.8% | 62.5% | 0% | 0% | 0% | 15.2% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 68.2% | 0% | 0% | 0% | 0% | 19% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 0% | 37.5% | 100% | 100% | 100% | 65.8% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.15.55
## Housing Problems by Income and Tenure
Newcastle city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $23,670 | $23,671 to $39,450 | $39,451 to $63,120 | $63,121 to $78,900 | Above $78,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 15 | 15 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 10 | 0 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 115 | 10 | 0 | 0 | 0 | 125 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 20 | 0 | 20 | 0 | 40 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 65 | 90 | 165 | 115 | 460 | 895 |
| **Total** | **180** | **120** | **175** | **135** | **475** | **1,085** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 35 | 25 | 0 | 0 | 0 | 60 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 75 | 0 | 0 | 0 | 0 | 75 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 0 | 15 | 50 | 100 | 95 | 260 |
| **Total** | **110** | **40** | **50** | **100** | **95** | **395** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 35 | 25 | 0 | 0 | 15 | 75 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 10 | 0 | 0 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 190 | 10 | 0 | 0 | 0 | 200 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 20 | 0 | 20 | 0 | 40 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 65 | 105 | 215 | 215 | 555 | 1,155 |
| **Total** | **290** | **160** | **225** | **235** | **570** | **1,480** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 26.4 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 54.5 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.15.56.

Table III.15.57 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 0 renter occupied households faced cost burdens, compared to 39 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.15.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Newcastle city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $23,670 | 0 | 35 | 0 | 25 | 0 | 60 |
| $23,671 to $39,450 | 20 | 10 | 0 | 20 | 35 | 85 |
| $39,451 to $63,120 | 30 | 60 | 20 | 25 | 40 | 175 |
| $63,121 to $78,900 | 25 | 10 | 45 | 10 | 25 | 115 |
| Above $78,900 | 140 | 230 | 25 | 15 | 60 | 470 |
| Total | 215 | 345 | 90 | 95 | 160 | 905 |
| **Cost Burden** | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 15 | 0 | 0 | 4 | 0 | 19 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 20 | 0 | 0 | 0 | 20 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 15 | 20 | 0 | 4 | 0 | 39 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,670 | 0 | 30 | 55 | 30 | 0 | 115 |
| $23,671 to $39,450 | 0 | 10 | 0 | 0 | 0 | 10 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 40 | 55 | 30 | 0 | 125 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $23,670 | 0 | 65 | 55 | 55 | 0 | 175 |
| $23,671 to $39,450 | 35 | 20 | 0 | 24 | 35 | 114 |
| $39,451 to $63,120 | 30 | 60 | 20 | 25 | 40 | 175 |
| $63,121 to $78,900 | 25 | 30 | 45 | 10 | 25 | 135 |
| Above $78,900 | 140 | 230 | 25 | 15 | 60 | 470 |
| **Total** | **230** | **405** | **145** | **129** | **160** | **1,069** |

## Table III.15.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Newcastle city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 4 | 0 | 0 | 0 | 10 | 14 |
| $39,451 to $63,120 | 25 | 10 | 4 | 10 | 0 | 49 |
| $63,121 to $78,900 | 0 | 10 | 0 | 10 | 80 | 100 |
| Above $78,900 | 0 | 65 | 0 | 0 | 30 | 95 |
| Total | 29 | 85 | 4 | 20 | 120 | 258 |
| **Cost Burden** | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,670 | 0 | 10 | 0 | 65 | 30 | 105 |
| $23,671 to $39,450 | 0 | 0 | 0 | 25 | 0 | 25 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 10 | 0 | 90 | 30 | 130 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $23,670 | 0 | 10 | 0 | 65 | 30 | 105 |
| $23,671 to $39,450 | 4 | 0 | 0 | 25 | 10 | 39 |
| $39,451 to $63,120 | 25 | 10 | 4 | 10 | 0 | 49 |
| $63,121 to $78,900 | 0 | 10 | 0 | 10 | 80 | 100 |
| Above $78,900 | 0 | 65 | 0 | 0 | 30 | 95 |
| **Total** | **29** | **95** | **4** | **110** | **150** | **388** |

In total, some 40 households face cost burdens, and 260 face severe cost burdens. This includes 40 owner households and 0 renter households with a cost burden, as seen in Table III.15.58.

**Table III.15.58**
**Households with Cost Burden by Tenure and Race**
Newcastle city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 900 | 40 | 70 | 0 | 1,010 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 15 | 0 | 55 | 0 | 70 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **915** | **40** | **125** | **0** | **1,080** |
| **Renter-Occupied** | | | | | |
| White | 230 | 0 | 135 | 0 | 365 |
| 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 | 35 | 0 | 0 | 0 | 35 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **265** | **0** | **135** | **0** | **400** |
| **Total** | | | | | |
| White | 1,130 | 40 | 205 | 0 | 1,375 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 15 | 0 | 55 | 0 | 70 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 35 | 0 | 0 | 0 | 35 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **1,180** | **40** | **260** | **0** | **1,480** |

## Lead-Based Paint Risks

Table III.15.59 shows the risk of lead-based paint for households with young children present. There are an estimated 95 households built between 1940 and 1979 with young children present, and 20 built prior to 1939.

**Table III.15.59**
**Vintage of Households by Income and Presence of Young Children**
Newcastle 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 $23,670 | 10 | 40 | 50 |
| $23,671 to $39,450 | 0 | 75 | 75 |
| $39,451 to $63,120 | 10 | 45 | 55 |
| $63,121 to $78,900 | 0 | 30 | 30 |
| Above $78,900 | 0 | 85 | 85 |
| Total | 20 | 275 | 295 |
| **Built 1940 to 1979** | | | |
| $0 to $23,670 | 25 | 125 | 150 |
| $23,671 to $39,450 | 0 | 90 | 90 |
| $39,451 to $63,120 | 15 | 105 | 120 |
| $63,121 to $78,900 | 10 | 145 | 155 |
| Above $78,900 | 45 | 285 | 330 |
| Total | 95 | 750 | 845 |
| **Built 1980 or Later** | | | |
| $0 to $23,670 | 65 | 20 | 85 |
| $23,671 to $39,450 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 50 | 50 |
| $63,121 to $78,900 | 45 | 4 | 49 |
| Above $78,900 | 40 | 104 | 144 |
| Total | 150 | 178 | 328 |
| **Total** | | | |
| $0 to $23,670 | 100 | 185 | 285 |
| $23,671 to $39,450 | 0 | 165 | 165 |
| $39,451 to $63,120 | 25 | 200 | 225 |
| $63,121 to $78,900 | 55 | 179 | 234 |
| Above $78,900 | 85 | 474 | 559 |
| **Total** | **265** | **1,203** | **1,468** |

## Elderly Housing Needs

Table III.15.60 shows the rate of housing problems for elderly households. Some 93 elderly and 95 extra-elderly households have housing problems. Of these, some 64 elderly households with housing problems have incomes less than 30 percent HAMFI, and 80 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.15.60**
**Households with Housing Problems by Income and Elderly Status**
Newcastle city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $23,670 | 64 | 80 | 75 | 219 |
| $23,671 to $39,450 | 29 | 15 | 10 | 54 |
| $39,451 to $63,120 | 0 | 0 | 10 | 10 |
| $63,121 to $78,900 | 0 | 0 | 20 | 20 |
| Above $78,900 | 0 | 0 | 15 | 15 |
| Total | 93 | 95 | 130 | 318 |
| **Without Housing Problems** | | | | |
| $0 to $23,670 | 15 | 10 | 35 | 60 |
| $23,671 to $39,450 | 19 | 25 | 60 | 104 |
| $39,451 to $63,120 | 70 | 20 | 125 | 215 |
| $63,121 to $78,900 | 10 | 35 | 170 | 215 |
| Above $78,900 | 160 | 25 | 370 | 555 |
| Total | 274 | 115 | 760 | 1,149 |
| **Not Computed** | | | | |
| $0 to $23,670 | 0 | 0 | 0 | 0 |
| $23,671 to $39,450 | 0 | 0 | 0 | 0 |
| $39,451 to $63,120 | 0 | 0 | 0 | 0 |
| $63,121 to $78,900 | 0 | 0 | 0 | 0 |
| Above $78,900 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |
| **Total** | | | | |
| $0 to $23,670 | 79 | 90 | 110 | 279 |
| $23,671 to $39,450 | 48 | 40 | 70 | 158 |
| $39,451 to $63,120 | 70 | 20 | 135 | 225 |
| $63,121 to $78,900 | 10 | 35 | 190 | 235 |
| Above $78,900 | 160 | 25 | 385 | 570 |
| **Total** | 367 | 210 | 890 | 1,467 |

## 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.15.61 presents some basic statistics about the completed surveys.

**Table III.15.61**
**Survey of Rental Properties**
Newcastle city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 8 | 59 | 6.8 | 4 |
| 2019B | 12 | 127 | 19.7 | 25 |
| 2020A | 6 | 47 | 6.4 | 3 |
| 2020B | 4 | 55 | 12.7 | 7 |
| 2021A | 2 | 27 | 14.8 | 4 |

Table III.15.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single-family units in Newcastle city, with 2 of them available. This translates into a vacancy rate of 22.2 percent in Newcastle city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 16 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 6.2 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.15.62**
**Rental Vacancy Survey by Type**
Newcastle city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 9 | 2 | 22.2% |
| Apartments | 16 | 1 | 6.2% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **27** | **4** | **14.8%** |

Table III.15.63, reports units by bedroom size. As can be seen there were 16 two-bedroom apartment units and 0 three-bedroom units. Overall, the 24 two bedroom units accounted for 88.9 percent of all units, and the 1 three bedroom units accounted for 3.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.15.63**
**Rental Units by Bedroom Size**
Newcastle 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 | 2 | 0 | 0 | 0 | · | 2 |
| Two | 6 | 16 | 0 | 0 | · | 24 |
| Three | 1 | 0 | 0 | 0 | · | 1 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **9** | **16** | **0** | **0** | **0** | **27** |

Table III.15.64 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 33.3 percent.

Table III.15.65 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 6.2 percent.

**Table III.15.64**
**Single-Family Units by Bedroom Size**
Newcastle city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 2 | 0 | 0% |
| Two | 6 | 2 | 33.3% |
| Three | 1 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **9** | **2** | **22.2%** |

**Table III.15.65**
**Apartment Units by Bedroom Size**
Newcastle city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 16 | 1 | 6.2% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **16** | **1** | **6.2%** |

Average market-rate rents by unit type are shown in Table III.15.66. 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.15.66**
**Average Market Rate Rents by Bedroom Size**
Newcastle 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 | $275 | $0 | $0 | $0 | $275 |
| Two | $550 | $500 | $0 | $0 | $562 |
| Three | $700 | $0 | $0 | $0 | $700 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$508.3** | **$500** | **$0** | **$0** | **$505.6** |

Table III.15.67, 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.15.67**
**Average Assisted Rate Rents by Bedroom Size**
Newcastle 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.15.68, shows vacancy rates for single-family units by average rental rates for Newcastle city. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 22.2 percent.

**Table III.15.68**
**Single-Family Market Rate Rents by Vacancy Status**
Newcastle 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 | 9 | 2 | 22.2% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **9** | **2** | **22.2%** |

The average rent and availability of apartment units is displayed in Table III.15.69. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 6.2 percent.

**Table III.15.69**
**Apartment Market Rate Rents by Vacancy Status**
Newcastle city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 16 | 1 | 6.2% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **16** | **1** | **6.2%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.15.70, 1 respondents, or 50 percent, included some sort of utility in the rent.

**Table III.15.70**
**Are there any utilities included with the rent?**
Newcastle city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 1 |
| **% Offering Utilities** | **50%** |

The type of utility included in the rent is shown in Table III.15.71. There were 25 respondents who included electricity, 25 respondents who included natural gas, 25 respondents who included water and sewer and 25 respondents included trash collection in the rent.

**Table III.15.71**
**Which utilities are included with the rent?**
Newcastle city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 25 |
| Natural Gas | 25 |
| Water/Sewer | 25 |
| Trash Collection | 25 |

## Perceived Need for Housing Units

Table III.15.72, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

**Table III.15.72**
**Do you keep a waiting list?**
Newcastle city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 2 |
| **Waitlist Size** | **0** |

Table III.15.73, shows the condition of rental units by unit type for Newcastle 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 27 units were in good condition, or 100 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.15.73**
**Condition by Unit Type**
Newcastle city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 27 | 100% |
| Excellent | 0 | 0% |
| Don't Know | 0 | 0% |
| **Total** | **27** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.15.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.15.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Newcastle city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.15.75**
**Households with Housing Problems by Income**
Newcastle city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 115 | 110 | 225 |
| 30.1-50% HAMFI | 30 | 25 | 55 |
| 50.1-80% HAMFI | 10 | 0 | 10 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 20 | 0 | 20 |
| 115.1% HAMFI or more | 15 | 0 | 15 |
| **Total** | 190 | 135 | 325 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 60 | 0 | 60 |
| 30.1-50% HAMFI | 90 | 14 | 104 |
| 50.1-80% HAMFI | 165 | 49 | 214 |
| 80.1-95% HAMFI | 60 | 90 | 150 |
| 95 – 115% HAMFI | 120 | 55 | 175 |
| 115.1% HAMFI or more | 395 | 44 | 439 |
| **Total** | 890 | 252 | 1,142 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 0 | 0 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |
| **Total** | | | |
| 30% HAMFI or less | 175 | 110 | 285 |
| 30.1-50% HAMFI | 120 | 39 | 159 |
| 50.1-80% HAMFI | 175 | 49 | 224 |
| 80.1-95% HAMFI | 60 | 90 | 150 |
| 95 – 115% HAMFI | 140 | 55 | 195 |
| 115.1% HAMFI or more | 410 | 44 | 454 |
| **Total** | **1,080** | **387** | **1,467** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.15.75, 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 190 owner occupied and 135 renter occupied households experiencing a housing problem.

Table III.15.76, shows the total estimated housing by tenure for Newcastle city. As can be seen, in 2030 there are estimated to be a total of 923 owner and 375 renter occupied households or a total of 1,298 households. By 2050 there are estimated to be 1,022 owner, 362 renter for a total of 1,384 households in Newcastle city.

**Table III.15.76**
**Total Estimated Housing Forecast**
Newcastle city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 874 | 382 | 1,256 |
| 2025 | 898 | 378 | 1,276 |
| 2030 | 923 | 375 | 1,298 |
| 2035 | 947 | 371 | 1,318 |
| 2040 | 972 | 368 | 1,340 |
| 2045 | 997 | 365 | 1,362 |
| 2050 | 1,022 | 362 | 1,384 |

Table III.15.77, below shows the incremental housing demand for Newcastle 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 18 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 Newcastle city will see an additional 5 households, of which 4 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 3 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.15.77**
**Incremental Housing Demand Forecast**
Newcastle city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 5 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Renter** | | | |
| | 0 | 6 | 5 | 4 | 3 | 2 | 1 |
| % | 0 | 2 | 2 | 1 | 1 | 1 | 1 |
| % | 0 | 3 | 2 | 2 | 1 | 1 | 1 |
| % | 0 | 5 | 4 | 3 | 3 | 2 | 1 |
| 5% | 0 | 3 | 3 | 2 | 2 | 1 | 1 |
| | 0 | 2 | 2 | 2 | 1 | 1 | 1 |
| | **0** | **21** | **18** | **14** | **11** | **8** | **5** |
| | | | | **Total** | | | |
| | 0 | 6 | 5 | 4 | 3 | 2 | 4 |
| % | 0 | 2 | 2 | 1 | 1 | 1 | 2 |
| % | 0 | 3 | 2 | 2 | 1 | 1 | 3 |
| % | 0 | 5 | 4 | 3 | 3 | 2 | 2 |
| 5% | 0 | 3 | 3 | 2 | 2 | 1 | 3 |
| | 0 | 2 | 2 | 2 | 1 | 1 | 6 |
| | **0** | **21** | **18** | **14** | **11** | **8** | **5** |

Table III.15.78 shows the Incremental Total Housing Need Forecast for Newcastle 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 303 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 177 owner and 130 renter occupied households for a total of 307 quality households.

**Table III.15.78**
**Incremental Total Housing Need Forecast**
Newcastle city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 93 | 96 | 98 | 101 | 104 | 106 | 110 |
| 30.1-50% | 24 | 25 | 26 | 26 | 27 | 28 | 30 |
| 50.1-80% | 8 | 8 | 9 | 9 | 9 | 9 | 12 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| 95.1-115% | 16 | 17 | 17 | 18 | 18 | 18 | 20 |
| 115+% | 12 | 12 | 13 | 13 | 14 | 14 | 19 |
| **Total** | **154** | **158** | **162** | **167** | **171** | **175** | **177** |
| **Renter** | | | | | | | |
| 0-30% | 109 | 107 | 107 | 105 | 105 | 104 | 103 |
| 30.1-50% | 26 | 25 | 25 | 24 | 24 | 24 | 24 |
| 50.1-80% | 3 | 3 | 2 | 2 | 1 | 1 | 1 |
| 80.1-95% | 6 | 5 | 4 | 3 | 3 | 2 | 1 |
| 95.1-115% | 4 | 3 | 3 | 2 | 2 | 1 | 1 |
| 115+% | 3 | 2 | 2 | 2 | 1 | 1 | 1 |
| **Total** | **150** | **146** | **143** | **139** | **136** | **133** | **130** |
| **Total** | | | | | | | |
| 0-30% | 202 | 203 | 205 | 206 | 208 | 210 | 212 |
| 30.1-50% | 50 | 50 | 51 | 51 | 51 | 52 | 53 |
| 50.1-80% | 11 | 11 | 11 | 11 | 10 | 10 | 12 |
| 80.1-95% | 6 | 5 | 4 | 3 | 3 | 2 | 2 |
| 95.1-115% | 20 | 20 | 20 | 20 | 20 | 20 | 21 |
| 115+% | 15 | 15 | 15 | 15 | 15 | 15 | 20 |
| **Total** | **303** | **304** | **305** | **305** | **307** | **308** | **307** |

# Pinedale town

# Pinedale town

## Demographics

### Population Estimates

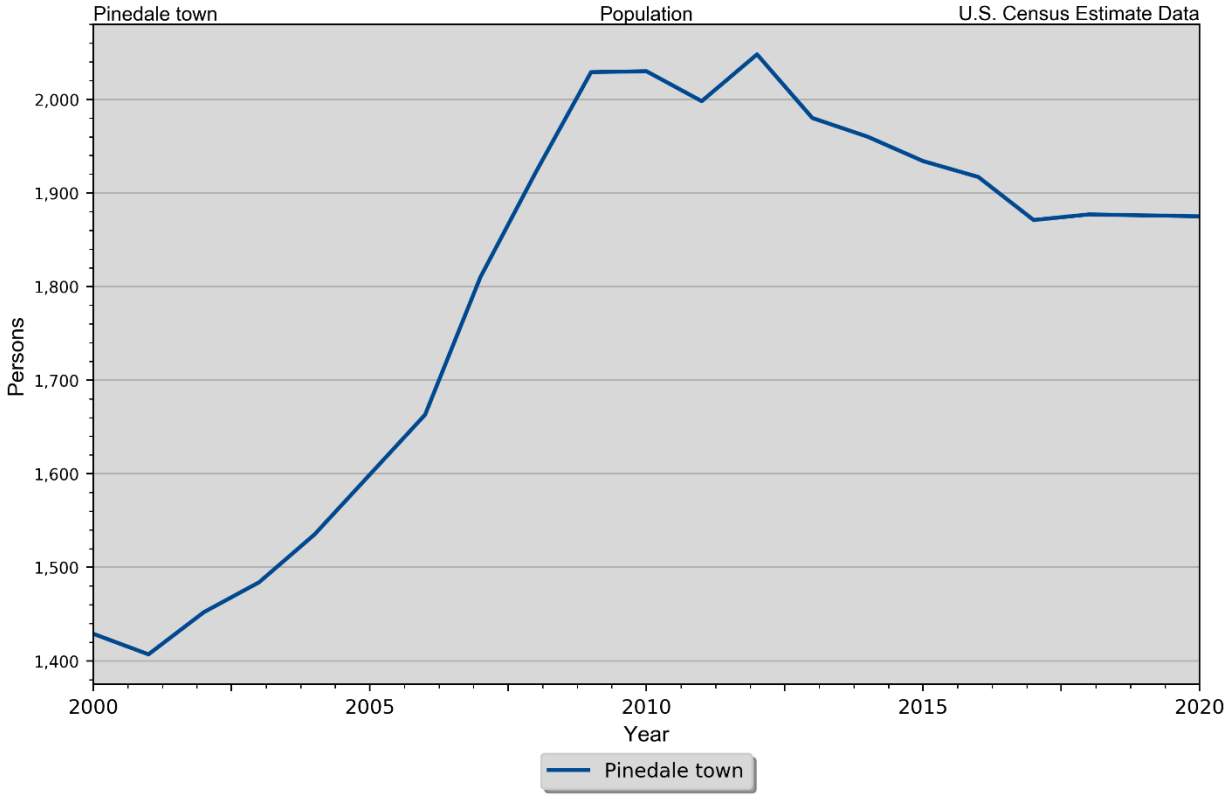
Table III.16.1, at right shows the population for Pinedale town. The 2020 estimates indicate that Pinedale town's population decreased from 2,030 in 2010 to 1,875 in 2020, or by -7.6 percent.

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 Pinedale town. Although a city may span several counties, for the county level data pieces, Sublette County was selected.

**Table III.16.1**
**Population Estimates**
Pinedale town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 1,429 | . |
| 2001 | 1,407 | -1.5% |
| 2002 | 1,452 | 3.2% |
| 2003 | 1,484 | 2.2% |
| 2004 | 1,535 | 3.4% |
| 2005 | 1,599 | 4.2% |
| 2006 | 1,663 | 4% |
| 2007 | 1,810 | 8.8% |
| 2008 | 1,922 | 6.2% |
| 2009 | 2,029 | 5.6% |
| 2010 | 2,030 | 0% |
| 2011 | 1,998 | -1.6% |
| 2012 | 2,048 | 2.5% |
| 2013 | 1,980 | -3.3% |
| 2014 | 1,960 | -1% |
| 2015 | 1,934 | -1.3% |
| 2016 | 1,917 | -0.9% |
| 2017 | 1,871 | -2.4% |
| 2018 | 1,877 | 0.3% |
| 2019 | 1,876 | -0.1% |
| 2020 | 1,875 | -0.1% |

**Diagram III.16.1**
**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.

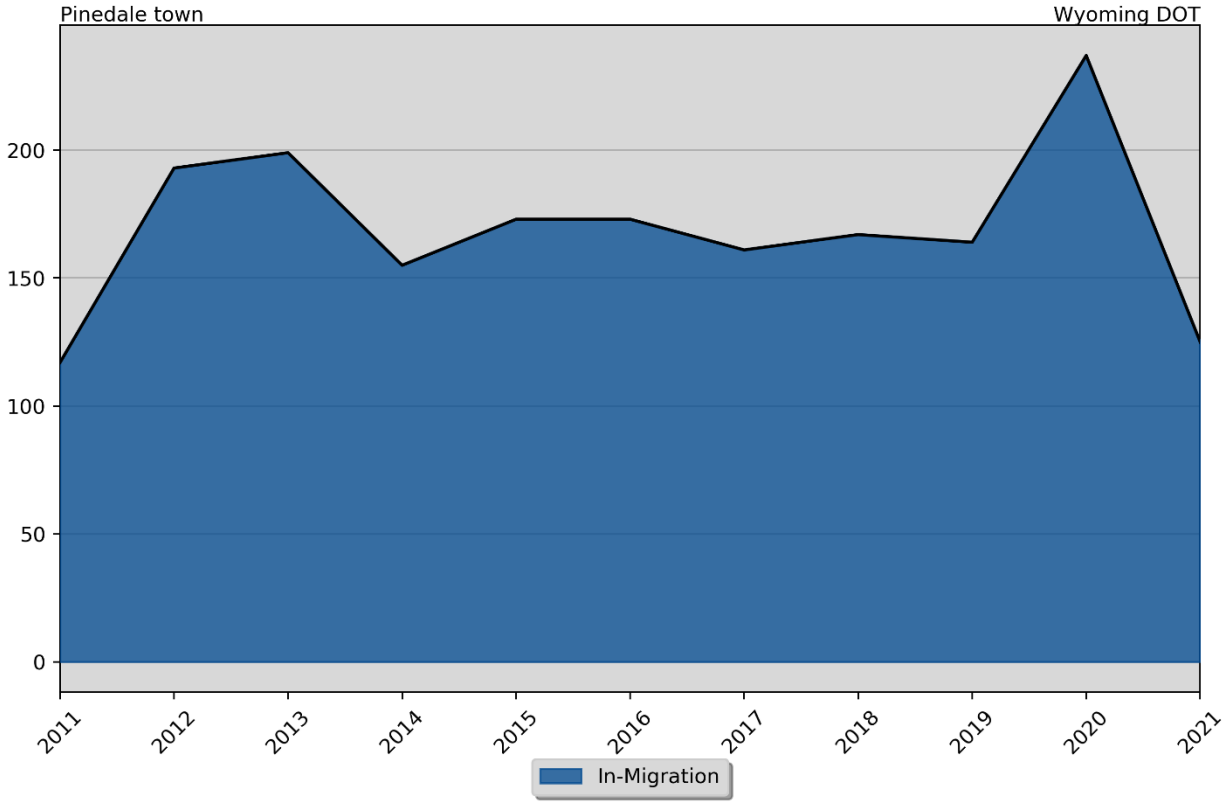
Table III.16.2 shows in-migration between 2011 and the first half of 2021 for Pinedale town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sublette County to display net- and out-migration.

**Table III.16.2**
**In-Migration by Age Cohort**
Pinedale town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 0 | 4 | 4 | 1 | 3 | 0 | 3 | 3 | 3 | 4 | 2 |
| 18-22 | 11 | 35 | 23 | 15 | 14 | 11 | 10 | 12 | 11 | 14 | 7 |
| 23-25 | 14 | 17 | 21 | 14 | 23 | 25 | 19 | 14 | 10 | 25 | 6 |
| 26-35 | 35 | 54 | 73 | 41 | 46 | 56 | 38 | 43 | 52 | 59 | 30 |
| 36-45 | 28 | 32 | 29 | 29 | 25 | 37 | 32 | 34 | 28 | 40 | 33 |
| 46-55 | 20 | 28 | 28 | 24 | 31 | 21 | 20 | 21 | 18 | 33 | 17 |
| 56-65 | 7 | 20 | 14 | 21 | 24 | 15 | 18 | 28 | 27 | 32 | 19 |
| 66 + | 2 | 3 | 7 | 10 | 7 | 8 | 21 | 12 | 15 | 30 | 11 |
| **Total** | **117** | **193** | **199** | **155** | **173** | **173** | **161** | **167** | **164** | **237** | **125** |

The shaded area in Diagram III.16.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 237 people entering Pinedale town.

**Diagram III.16.2**
**In-Migration**



The driver's license total exchanges since 2000 for Sublette County are presented in Diagram III.16.3, and showed a net migration of 1,973 persons over the time period. In 2008, there were a total of 653 in-migrations and 253 out-migrations, for a net-migration of 400 people. In the first half of 2021, there were 199 in-migrants, 212 out-migrants for a net out-migration of -13 people. The maximum net migration occurred in 2008 with 400 people entering and the lowest net migration occurred in 2018 with 80 entering Sublette County.

Three of the most recent five years in Sublette County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Since 2017, a net 65 people have left Sublette County, creating an overall negative net-migration trend.Wyoming DOT data indicates that there was a net decrease of 13 people in the most recent year.

**Diagram III.16.3**
**Migration Trends**

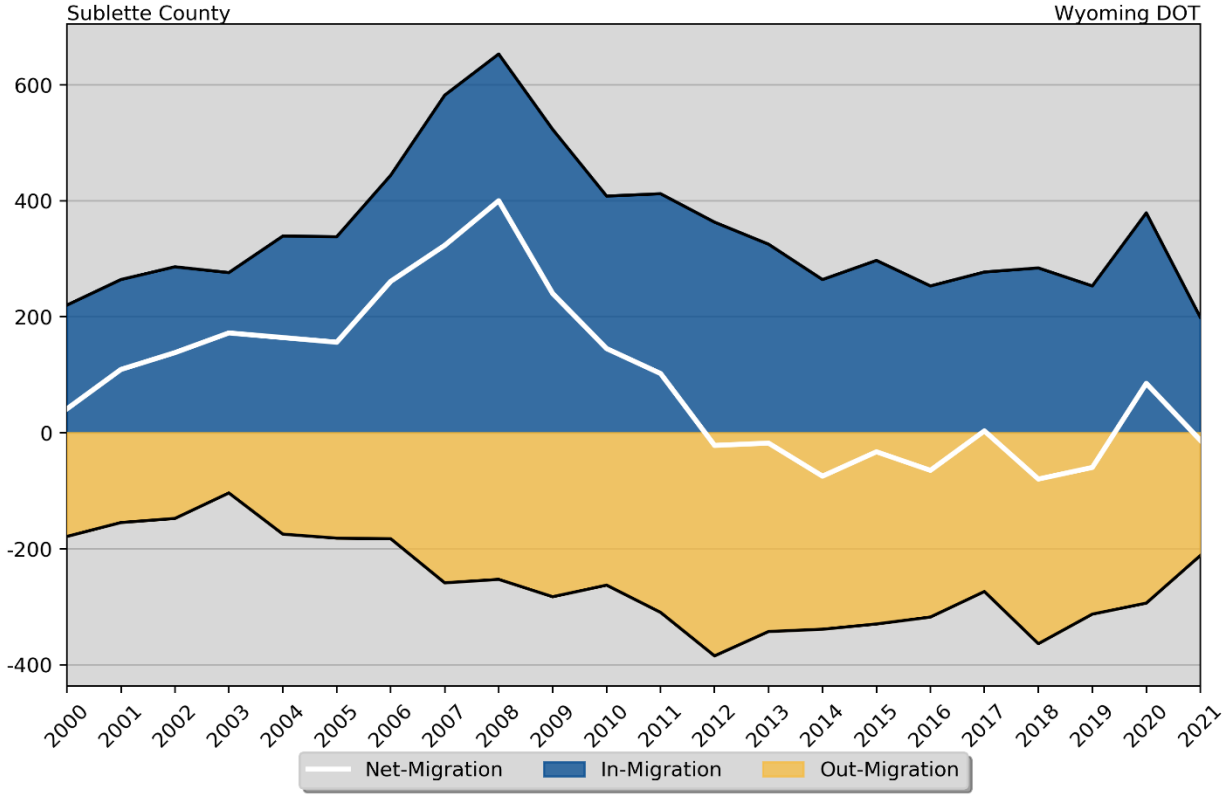


Table III.16.3, shows net-migration for Sublette County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 23 to 25, with 6 persons entering Sublette County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 18 persons leaving Sublette County.

**Table III.16.3**
**Net-Migration by Age Range**
Sublette Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 0 | 5 | 7 | -4 | 5 | 0 | -4 | 3 | -2 | 0 | -4 | -2 | 3 | 1 |
| 18-22 | 38 | 22 | 21 | 15 | 9 | -3 | -12 | -5 | -10 | 9 | -9 | -21 | 1 | -18 |
| 23-25 | 47 | 39 | 8 | 20 | 12 | 7 | 3 | 5 | 9 | 1 | -14 | -10 | 9 | 6 |
| 26-35 | 137 | 59 | 53 | 17 | 14 | 13 | -15 | -14 | -17 | -6 | -19 | -8 | 16 | -1 |
| 36-45 | 96 | 64 | 18 | 43 | -21 | -10 | -22 | -2 | 2 | 9 | -9 | -12 | 21 | 1 |
| 46-55 | 69 | 33 | 32 | 9 | -14 | -8 | -17 | -16 | -14 | -8 | -7 | -10 | 21 | 5 |
| 56-65 | 13 | 12 | 6 | 8 | -19 | -14 | -4 | 0 | -23 | -5 | -8 | 1 | -6 | 2 |
| 66 + | 0 | 6 | 0 | -6 | -8 | -3 | -4 | -4 | -10 | 3 | -10 | 2 | 20 | -9 |
| **Total** | **400** | **240** | **145** | **102** | **-22** | **-18** | **-75** | **-33** | **-65** | **3** | **-80** | **-60** | **85** | **-13** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[31], 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.

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## Population Characteristics

The Pinedale town population by race and ethnicity is shown in Table III.16.4. The white population represented 99.3 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 15.7 percent of the population in 2019.

**Table III.16.4**
**Population by Race and Ethnicity**
Pinedale town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 1,837 | 90.5% | 1,949 | 99.3% |
| Black | 15 | 0.7% | 0 | 0% |
| American Indian | 13 | 0.6% | 0 | 0% |
| Asian | 27 | 1.3% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 97 | 4.8% | 0 | 0% |
| Two or More Races | 41 | 2% | 13 | 0.7% |
| **Total** | **2,030** | **100.0%** | **1,962** | **100.0%** |
| **Non-Hispanic** | 1,830 | 90.1% | 1,654 | 84.3% |
| **Hispanic** | 200 | 9.9% | 308 | 15.7% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.16.5. During this time, the total non-Hispanic population was 1,654 persons in 2019, while the Hispanic population was 308.

**Table III.16.5**
**Population by Race and Ethnicity**
Pinedale town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 1,748 | 95.5% | 1,641 | 99.2% |
| Black | 15 | 0.8% | 0 | 0% |
| American Indian | 9 | 0.5% | 0 | 0% |
| Asian | 27 | 1.5% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 0 | 0% | 0 | 0% |
| Two or More Races | 31 | 1.7% | 13 | 0.8% |
| **Total Non-Hispanic** | **1,830** | **100.0%** | **1,654** | **100.0%** |
| **Hispanic** | | | | |
| White | 89 | 44.5% | 308 | 100% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 4 | 2% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 97 | 48.5% | 0 | 0% |
| Two or More Races | 10 | 5% | 0 | 0% |
| **Total Hispanic** | **200** | **100.0** | **308** | **100.0%** |
| **Total Population** | **2,030** | **100.0%** | **1,962** | **100.0%** |

## Cohorts

Table III.16.6 shows the population distribution in Pinedale town by age. In 2010, children under the age of 5 accounted for 8.1 percent of the total population, which compared to 5.8 percent in 2019.

**Table III.16.6**
**Population Distribution by Age**
Pinedale town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 165 | 8.1 | 113 | 5.8 |
| 5 to 19 | 342 | 16.8 | 424 | 21.6 |
| 20 to 24 | 159 | 7.8 | 4 | 0.2 |
| 25 to 34 | 392 | 19.3 | 179 | 9.1 |
| 35 to 54 | 542 | 26.7 | 829 | 42.3 |
| 55 to 64 | 246 | 12.1 | 217 | 11.1 |
| 65 or Older | 184 | 9.1 | 196 | 10 |
| **Total** | **2,030** | **100%** | **1,962** | **100%** |

Table III.16.7 shows the population in Pinedale town by age and gender. In 2010, there were 392 people aged 25 to 34, made up of 230 men, and 162 women. In comparison, in 2019, there were 179 people in the 25 to 34 age cohort, with 56 men and 123 women.

**Table III.16.7**
**Population by Age and Gender**
Pinedale town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 83 | 82 | 165 | 8.1% | 62 | 51 | 113 | 5.8% |
| 5 to 19 | 186 | 156 | 342 | 16.8% | 219 | 205 | 424 | 21.6% |
| 20 to 24 | 98 | 61 | 159 | 7.8% | 0 | 4 | 4 | 0.2% |
| 25 to 34 | 230 | 162 | 392 | 19.3% | 56 | 123 | 179 | 9.1% |
| 35 to 54 | 301 | 241 | 542 | 26.7% | 421 | 408 | 829 | 42.3% |
| 55 to 64 | 130 | 116 | 246 | 12.1% | 114 | 103 | 217 | 11.1% |
| 65 and Older | 84 | 100 | 184 | 9.1% | 93 | 103 | 196 | 10% |
| **Total** | **1,112** | **918** | **2,030** | **100%** | **965** | **997** | **1,962** | **100%** |

**Diagram III.16.4**
**Population Distribution by Age**
Pinedale town
2010 Census and 2019 Five-Year ACS Data

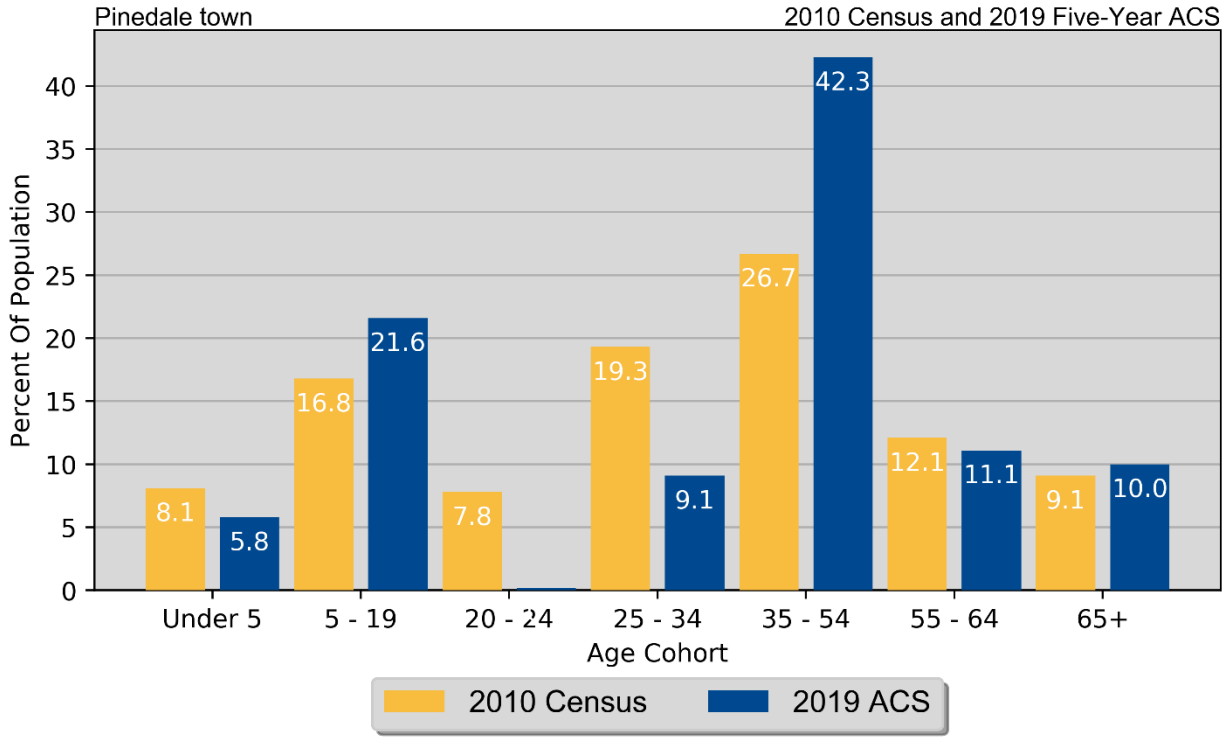
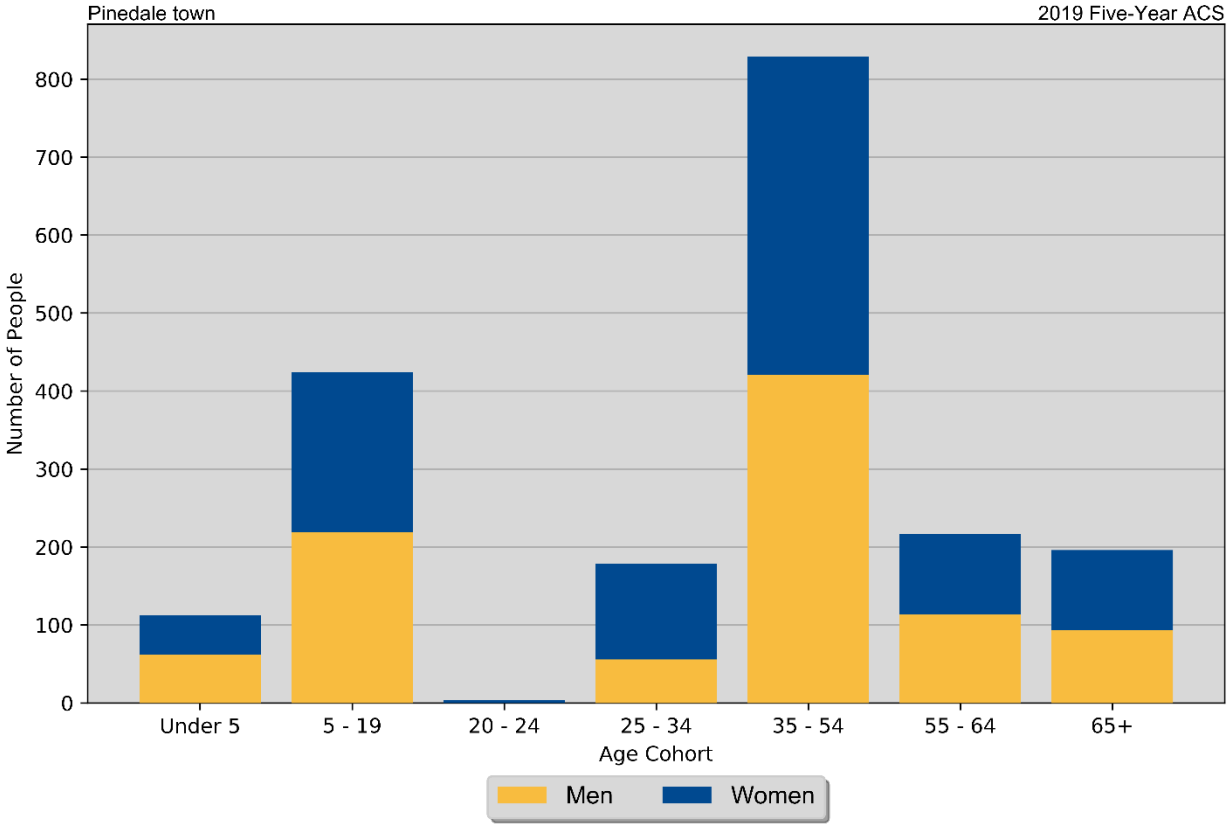


**Diagram III.16.5**
**Population Distribution by Age and Gender**
Pinedale town
2019 Five-Year ACS



## 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.16.8, between 2000 and 2010, the institutionalized population changed -74.3 percent in Pinedale town, from 70 people in 2000 to 18 in 2010.

**Table III.16.8**
**Group Quarters Population**
Pinedale town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 7 | 10% | 18 | 100% | 157.1% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 63 | 90% | 0 | 0% | -100% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **70** | **100.0%** | **18** | **100.0%** | **-74.3%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 2 | 100% | 6 | 100% | 200% |
| Total | **2** | **100.0%** | **6** | **100.0%** | **200%** |
| Group Quarters Population | **72** | **100.0%** | **24** | **100.0%** | **-66.7%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.16.9. An estimated 9.1 percent of the population was born in Mexico , some 1.7 percent were born in Ukraine , and another 0.8 percent were born in Serbia .

**Table III.16.9**
**Place of Birth for the Foreign-Born Population**
Pinedale town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 179 | 9.1% |
| #2 country of origin | Ukraine | 34 | 1.7% |
| #3 country of origin | Serbia | 15 | 0.8% |
| #4 country of origin | Afghanistan | 0 | 0% |
| #5 country of origin | Africa, n.e.c. | 0 | 0% |
| #6 country of origin | Albania | 0 | 0% |
| #7 country of origin | Argentina | 0 | 0% |
| #8 country of origin | Armenia | 0 | 0% |
| #9 country of origin | Asia,n.e.c. | 0 | 0% |
| #10 country of origin | Australia | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.16.10. An estimated 8.8 percent of the population speaks Spanish at home, followed by 0 percent speaking Arabic .

**Table III.16.10**
**Limited English Proficiency and Language Spoken at Home**
Pinedale town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 163 | 8.8% |
| #2 LEP Language | Arabic | 0 | 0% |
| #3 LEP Language | Chinese | 0 | 0% |
| #4 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #5 LEP Language | German or other West Germanic languages | 0 | 0% |
| #6 LEP Language | Korean | 0 | 0% |
| #7 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #8 LEP Language | Other Indo-European languages | 0 | 0% |
| #9 LEP Language | Other and unspecified languages | 0 | 0% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.16.11, below. The disability rate for females was 5.4 percent, compared to 9 percent for males. The disability rate grew precipitously higher with age, with 0 percent of those over 75 experiencing a disability.

**Table III.16.11**
**Disability by Age**
Pinedale town
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 | 0 | 0% | 20 | 9.8% | 20 | 5.1% |
| 18 to 34 | 0 | 0% | 0 | 0% | 0 | 0% |
| 35 to 64 | 85 | 16.1% | 34 | 6.7% | 119 | 11.5% |
| 65 to 74 | 0 | 0% | 0 | 0% | 0 | 0% |
| 75 or Older | 0 | 0% | 0 | 0% | 0 | 0% |
| **Total** | **85** | **9%** | **54** | **5.4%** | **139** | **7.2%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.16.12. Some 4 percent have an ambulatory disability, 4.2 have an independent living disability, and 3.3 percent have a self-care disability.

**Table III.16.12**
**Total Disabilities Tallied: Aged 5 and Older**
Pinedale town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 46 | 2.4% |
| Vision disability | 20 | 1% |
| Cognitive disability | 23 | 1.3% |
| Ambulatory disability | 73 | 4% |
| Self-Care disability | 60 | 3.3% |
| Independent living difficulty | 60 | 4.2% |

## Education and Employment

Education and employment data from the Pinedale town 2019 Five-Year ACS is presented in Table III.16.13, Table III.16.14, and Table III.16.15. In 2019, 1,065 people were in the labor force, including 1,031 employed and 34 unemployed people. The unemployment rate for Pinedale town was estimated at 3.2 percent in 2019.

**Table III.16.13**
**Employment, Labor Force and Unemployment**
Pinedale town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 1,031 |
| Unemployed | 34 |
| **Labor Force** | **1,065** |
| Unemployment Rate | 3.2% |

Table III.16.14 and Table III.16.15 show educational attainment in Pinedale town. In 2019, 96.8 percent of households had a high school education or greater, including 41.1 percent with a high school diploma or equivalent, 33.5 percent with some college, 19.3 percent with a Bachelor's Degree, and 2.9 percent with a graduate or professional degree.

**Table III.16.14**
**High School or Greater Education**
Pinedale town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 1,413 |
| Total Households | 638 |
| **Percent High School or Above** | **96.8%** |

**Table III.16.15**
**Educational Attainment**
Pinedale town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 46 | 3.2% |
| High School or Equivalent | 599 | 41.1% |
| Some College or Associates Degree | 489 | 33.5% |
| Bachelor's Degree | 282 | 19.3% |
| Graduate or Professional Degree | 43 | 2.9% |
| **Total Population Above 18 years** | **1,459** | **100.0%** |

## Commuting Patterns

Table III.16.16 shows the place of work by county of residence. In 2010 97.4 percent of residents worked within the county they reside with 0.9 percent working outside their home county. This compares to 99.8 percent of residents in 2019 who worked within the county in which they resided and 0.2 percent of residents worked outside their home county but still within the state.

**Table III.16.16**
**Place of Work**
Pinedale town
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 | 1,026 | 97.4% | 981 | 99.8% |
| Worked outside county of residence | 9 | 0.9% | 2 | 0.2% |
| Worked outside state of residence | 18 | 1.7% | 0 | 0% |
| **Total** | **1,053** | **100.0%** | **983** | **100.0%** |

Table III.16.17 shows the aggregate travel time to work based on place of work and residence. In Pinedale town the total aggregate travel time was 0 minutes, with residents working in their home county spending a total of 0 minutes traveling.

**Table III.16.17**
**Aggregate Travel Time to Work (in Minutes)**
Pinedale town
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 | % | 0 | % |
| Worked outside county of residence | 0 | % | 0 | % |
| Worked outside State of residence | 0 | % | 0 | % |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **0** | **100.0%** |

Table III.16.18 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 0 minutes commuting to work, with those working outside their county of residence spending an average of 0 minutes on their commute.

| Table III.16.18<br>Average Travel Time to Work (in Minutes)<br>Pinedale town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 0 |
| Worked outside county of residence | 0 | 0 |
| Worked outside State of residence | 0 | |
| **Average travel time to work (in minutes):** | **0** | **0** |

Table III.16.19 shows the means of transportation to work. In 2019, 85.4 percent of commuters drove alone in a car, truck, or van. Only 3.1 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 52 persons or 5.3 percent who worked from home.

| Table III.16.19<br>Means of Transportation to Work<br>Pinedale town<br>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 | 752 | 71.4% | 839 | 85.4% |
| Car, truck, or van: Carpooled: | 133 | 12.6% | 30 | 3.1% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 46 | 4.4% | 23 | 2.3% |
| Walked | 83 | 7.9% | 39 | 4% |
| Other means | 0 | 0% | 0 | 0% |
| Worked at home | 39 | 3.7% | 52 | 5.3% |
| **Total** | **1,053** | **100.0%** | **983** | **100.0%** |

Table III.16.20 shows the breakdown of the means of transportation by tenure. In 2019, 58.7 percent of commuters owned their home and commuted alone by car, which compares to 30.6 percent in 2010. There were also 263 renters who drove alone in 2019 and accounted for 26.8 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.16.20**
**Means Of Transportation To Work By Tenure**
Pinedale town
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 | 322 | 30.6% | 576 | 58.7% |
| Renter | 430 | 40.8% | 263 | 26.8% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 34 | 3.2% | 0 | 0% |
| Renter | 99 | 9.4% | 30 | 3.1% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 40 | 3.8% | 37 | 3.8% |
| Renter | 43 | 4.1% | 0 | 0% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 26 | 2.5% | 6 | 0.6% |
| Renter | 20 | 1.9% | 17 | 1.7% |
| **Worked at home:** | | | | |
| Owner | 39 | 3.7% | 23 | 2.3% |
| Renter | 0 | 0% | 29 | 3% |
| **Total:** | **1,053** | **100.0%** | **981** | **100.0%** |

# ECONOMICS

## Labor Force

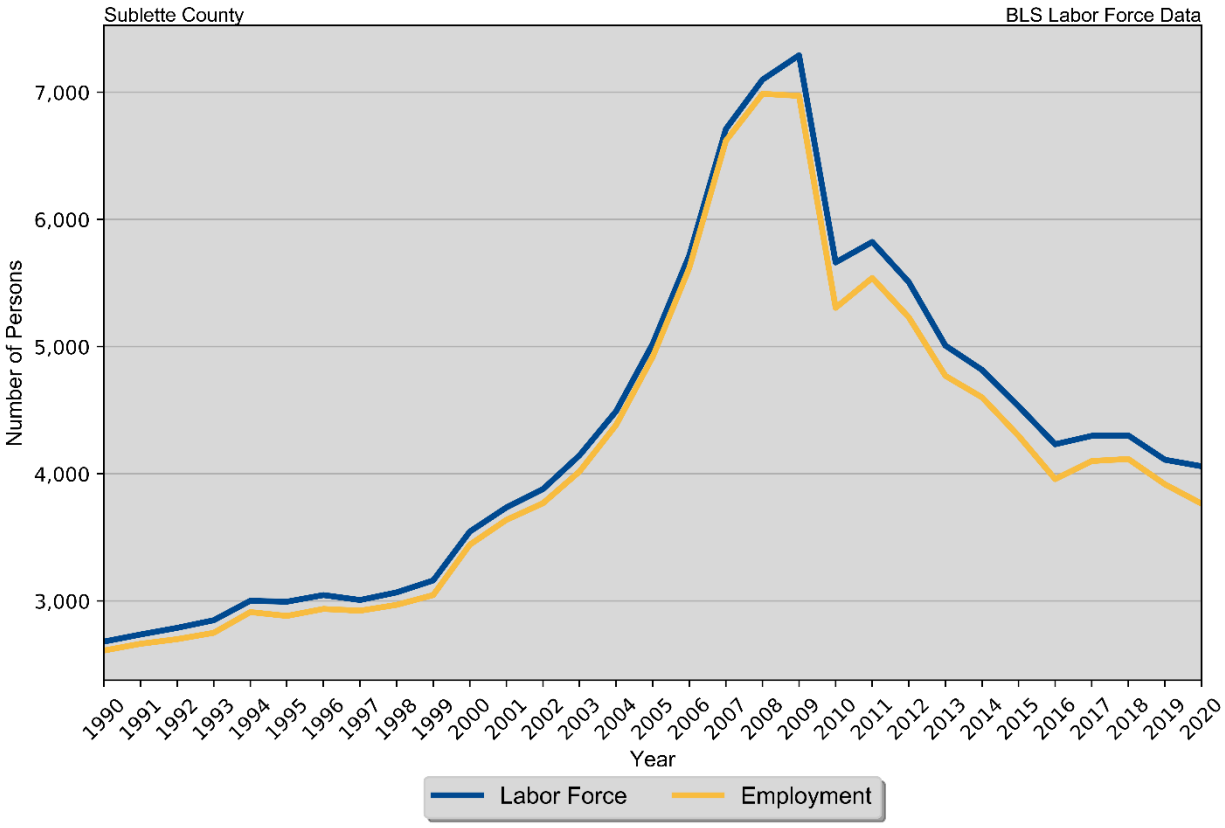
Table III.16.21, shows the labor force statistics for Sublette County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 1.4 percent. The highest level of unemployment occurred during 2020 rising to a rate of 7.2 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Sublette County increased from 4.7 percent in 2019 to 7.2 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.16.21**
**Labor Force Statistics**
Sublette County
1990 - 2020 BLS Data

| Year | Sublette County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 70 | 2,610 | 2,680 | 2.6% | 5.1% |
| 1991 | 73 | 2,663 | 2,736 | 2.7% | 5% |
| 1992 | 89 | 2,699 | 2,788 | 3.2% | 5.4% |
| 1993 | 99 | 2,749 | 2,848 | 3.5% | 5.3% |
| 1994 | 89 | 2,912 | 3,001 | 3% | 4.9% |
| 1995 | 112 | 2,882 | 2,994 | 3.7% | 4.8% |
| 1996 | 109 | 2,937 | 3,046 | 3.6% | 5% |
| 1997 | 84 | 2,923 | 3,007 | 2.8% | 4.8% |
| 1998 | 98 | 2,969 | 3,067 | 3.2% | 4.8% |
| 1999 | 115 | 3,046 | 3,161 | 3.6% | 4.7% |
| 2000 | 103 | 3,442 | 3,545 | 2.9% | 3.8% |
| 2001 | 98 | 3,637 | 3,735 | 2.6% | 3.8% |
| 2002 | 111 | 3,768 | 3,879 | 2.9% | 4% |
| 2003 | 127 | 4,018 | 4,145 | 3.1% | 4.3% |
| 2004 | 108 | 4,384 | 4,492 | 2.4% | 3.8% |
| 2005 | 102 | 4,920 | 5,022 | 2% | 3.6% |
| 2006 | 98 | 5,619 | 5,717 | 1.7% | 3% |
| 2007 | 92 | 6,619 | 6,711 | 1.4% | 2.6% |
| 2008 | 111 | 6,988 | 7,099 | 1.6% | 2.9% |
| 2009 | 319 | 6,972 | 7,291 | 4.4% | 6.3% |
| 2010 | 357 | 5,305 | 5,662 | 6.3% | 6.9% |
| 2011 | 283 | 5,540 | 5,823 | 4.9% | 6.2% |
| 2012 | 277 | 5,230 | 5,507 | 5% | 5.5% |
| 2013 | 238 | 4,770 | 5,008 | 4.8% | 4.8% |
| 2014 | 216 | 4,601 | 4,817 | 4.5% | 4.3% |
| 2015 | 233 | 4,298 | 4,531 | 5.1% | 4.2% |
| 2016 | 274 | 3,958 | 4,232 | 6.5% | 5.4% |
| 2017 | 198 | 4,100 | 4,298 | 4.6% | 4.3% |
| 2018 | 185 | 4,116 | 4,301 | 4.3% | 4% |
| 2019 | 193 | 3,917 | 4,110 | 4.7% | 3.7% |
| 2020 | 294 | 3,765 | 4,059 | 7.2% | 5.8% |

Diagram III.16.6, shows the employment and labor force for Sublette County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 3,765 persons, with the labor force reaching 4,059, indicating there were a total of 294 unemployed persons.

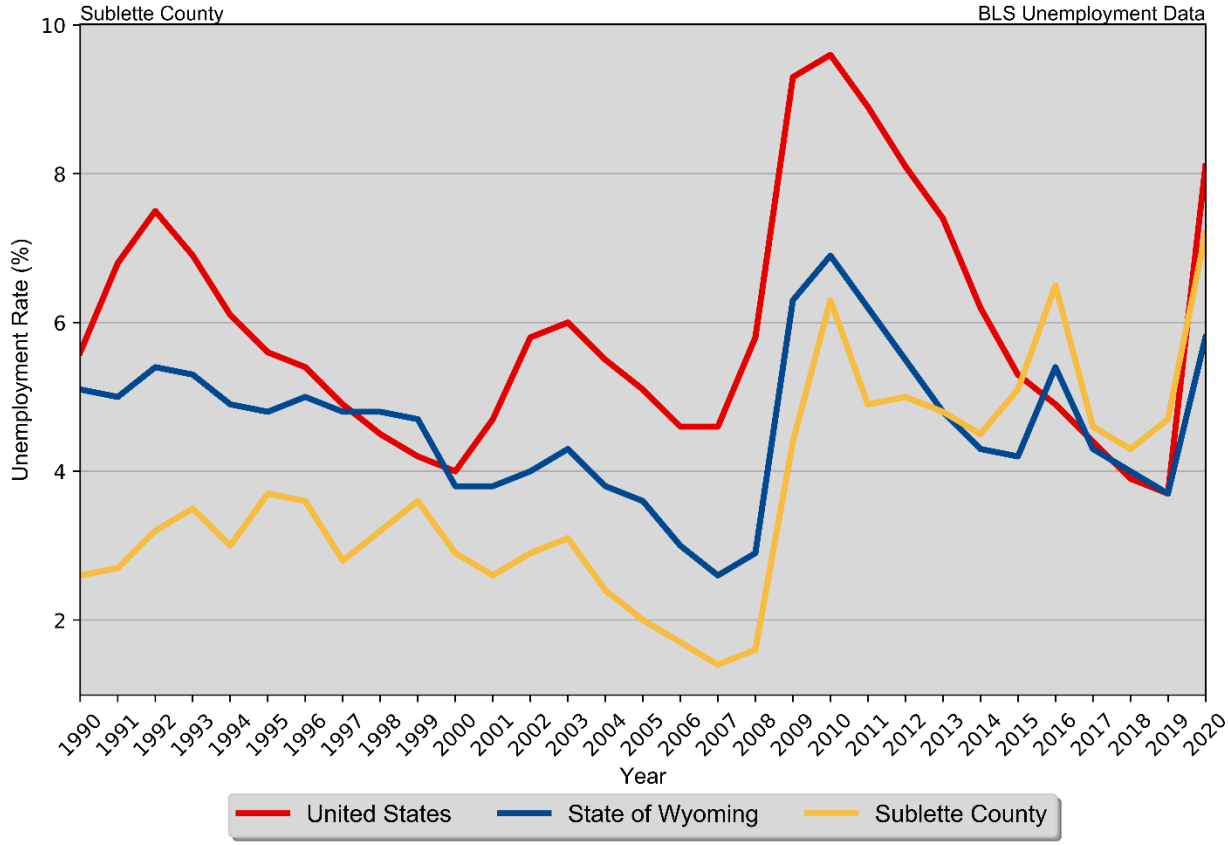
**Diagram III.16.6**
**Employment and Labor Force**



## Unemployment

Diagram III.16.7, shows the unemployment rate for both the State and Sublette County. During the 1990's the average rate for Sublette County was 3.2 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 2.5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Sublette County had an average unemployment rate that lower than the State, 3.7 percent for Sublette County, versus 4.6 statewide.

**Diagram III.16.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

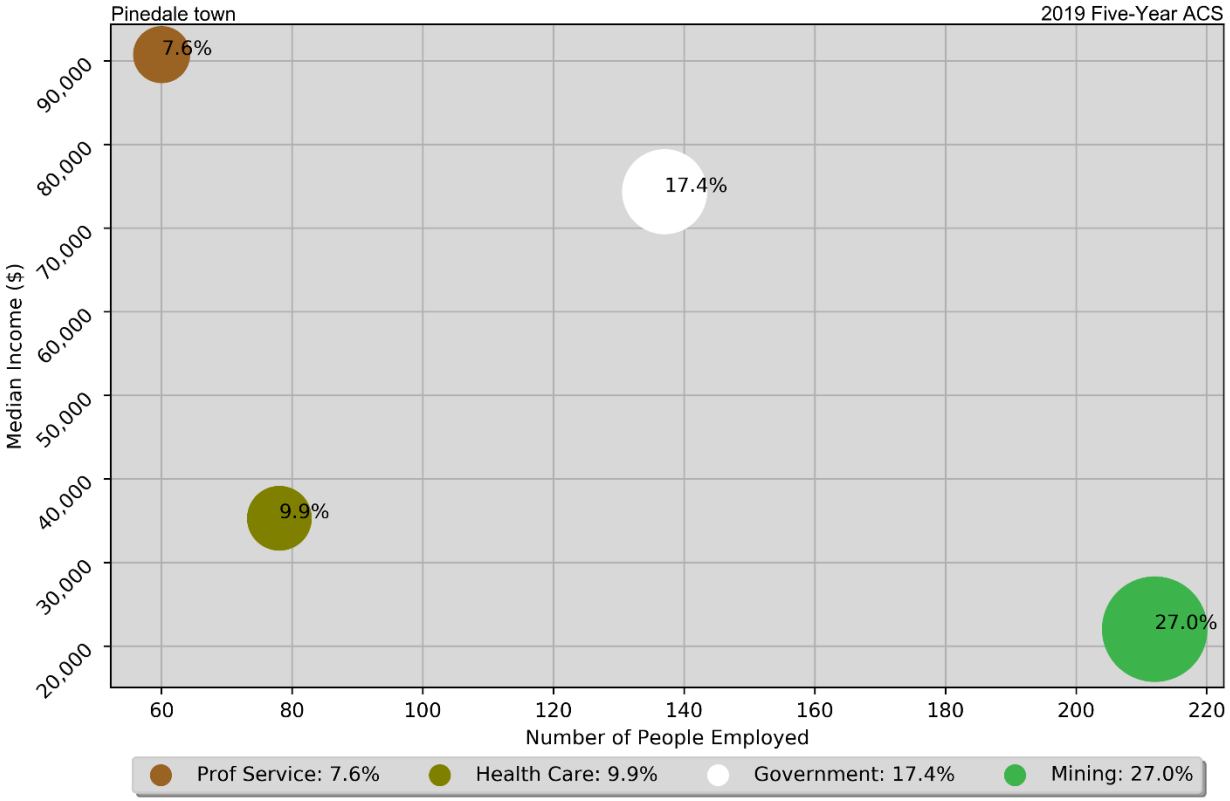
Table III.16.22 shows employment and median earnings by industry for Pinedale town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Pinedale town was Mining, which employed 212 people and paid a median salary of 22,070 dollars. The highest paying industry in Pinedale town was the Prof Service industry, which paid a median salary of 90,769 dollars in 2019. This data is also displayed in Diagram III.16.8.

**Table III.16.22**
**City Level Employment by Industry**
Pinedale town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 0 | 0% | $ |
| Arts, entertainment, and recreation | 0 | 0% | $ |
| Construction | 31 | 3.9% | $ |
| Educational services[32] | 19 | 2.4% | $ |
| Agriculture, forestry, fishing and hunting | 9 | 1.1% | $ |
| Finance and insurance | 67 | 8.5% | $ |
| Accommodation and food services | 16 | 2% | $ |
| Health care and social assistance | 78 | 9.9% | $35,329 |
| Information | 0 | 0% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 22 | 2.8% | $ |
| Mining, quarrying, and oil and gas extraction | 212 | 27% | $22,070 |
| Other services, except public administration | 0 | 0% | $ |
| Prof Service | 60 | 7.6% | $90,769 |
| Government | 137 | 17.4% | $74,375 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 5 | 0.6% | $ |
| Transportation and warehousing | 90 | 11.5% | $ |
| Utilities | 28 | 3.6% | $ |
| Wholesale trade | 12 | 1.5% | $ |

[32] Includes both Public and Private Education

**Diagram III.16.8**
**Earnings and Employment by Industry**



## Earnings: Sublette 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.16.23, shows the total employment by industry for the Sublette County. The most recent estimates show the government and government enterprises industry was the largest employer in Sublette County, with employment reaching 1,094 jobs in 2019. Between 2018 and 2019 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 9.6 percent to 160 jobs.

**Table III.16.23**
**Employment by Industry**
Sublette County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 428 | 455 | 456 | 467 | 465 | 481 | 464 | 474 | 2.2% |
| Forestry, fishing, related activities, and other | 118 | 119 | 123 | 134 | 0 | 0 | 0 | 0 | 0% |
| Mining | 1,907 | 1,544 | 1,523 | 1,220 | 977 | 1,145 | 1,099 | 942 | -14.3% |
| Utilities | 36 | 28 | 27 | 28 | 35 | 0 | 0 | 0 | 0% |
| Construction | 1,070 | 968 | 940 | 762 | 648 | 605 | 622 | 657 | 5.6% |
| Manufacturing | 82 | 77 | 64 | 72 | 78 | 78 | 96 | 97 | 1% |
| Wholesale trade | 72 | 42 | 27 | 46 | 25 | 0 | 0 | 0 | 0% |
| Retail trade | 534 | 503 | 507 | 495 | 490 | 486 | 496 | 532 | 7.3% |
| Transportation and warehousing | 339 | 361 | 324 | 335 | 247 | 243 | 268 | 223 | -16.8% |
| Information | 45 | 35 | 33 | 27 | 27 | 26 | 22 | 24 | 9.1% |
| Finance and insurance | 127 | 185 | 130 | 149 | 138 | 147 | 148 | 156 | 5.4% |
| Real estate and rental and leasing | 431 | 479 | 497 | 454 | 441 | 478 | 496 | 508 | 2.4% |
| Professional and technical services | 328 | 0 | 301 | 271 | 252 | 281 | 298 | 309 | 3.7% |
| Management of companies and enterprises | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 289 | 0 | 221 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 113 | 142 | 145 | 137 | 0 | 130 | 146 | 160 | 9.6% |
| Accommodation and food services | 526 | 436 | 436 | 416 | 0 | 373 | 365 | 373 | 2.2% |
| Other services, except public administration | 297 | 287 | 277 | 280 | 275 | 267 | 287 | 294 | 2.4% |
| Government and government enterprises | 1,122 | 1,113 | 1,122 | 1,150 | 1,137 | 1,105 | 1,092 | 1,094 | 0.2% |
| **Total** | **8,157** | **7,620** | **7,437** | **6,940** | **6,356** | **6,553** | **6,695** | **6,642** | **-0.8%** |

Table III.16.24, shows the real average earnings per job by industry for Sublette County. In 2019, the mining industry had the highest average earnings reaching 117,485 dollars. Between 2018 and 2019 the manufacturing industry saw the largest percentage increase, rising by 7.5 percent to 40,935 dollars.

**Table III.16.24**
**Real Earnings Per Job by Industry**
Sublette County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 2,966 | 16,291 | 31,352 | 35,783 | 25,053 | 30,462 | 35,164 | 35,923 | 2.2% |
| Forestry, fishing, related activities, and other | 27,931 | 16,610 | 17,266 | 18,884 | 0 | 0 | 0 | 0 | 0% |
| Mining | 125,689 | 131,568 | 132,612 | 124,149 | 112,559 | 120,663 | 116,243 | 117,485 | 1.1% |
| Utilities | 115,886 | 132,129 | 137,412 | 130,864 | 103,734 | 0 | 0 | 0 | 0% |
| Construction | 76,246 | 78,472 | 75,714 | 70,629 | 65,588 | 55,794 | 53,064 | 53,955 | 1.7% |
| Manufacturing | 36,042 | 36,822 | 34,895 | 30,167 | 25,258 | 30,878 | 38,085 | 40,935 | 7.5% |
| Wholesale trade | 77,498 | 72,213 | 29,724 | 25,403 | 31,126 | 0 | 0 | 0 | 0% |
| Retail trade | 35,988 | 28,936 | 28,491 | 28,581 | 28,877 | 28,773 | 28,343 | 28,905 | 2% |
| Transportation and warehousing | 106,762 | 73,188 | 75,954 | 80,524 | 78,853 | 85,765 | 80,877 | 80,118 | -0.9% |
| Information | 66,622 | 66,300 | 56,214 | 61,541 | 61,264 | 63,866 | 79,043 | 76,501 | -3.2% |
| Finance and insurance | 65,243 | 29,873 | 35,986 | 30,328 | 34,737 | 34,656 | 34,261 | 34,556 | 0.9% |
| Real estate and rental and leasing | 11,608 | 41,136 | 39,317 | 31,458 | 19,797 | 21,335 | 20,855 | 20,649 | -1% |
| Professional and technical services | 77,533 | 0 | 68,234 | 52,044 | 45,095 | 38,696 | 44,049 | 41,426 | -6% |
| Management of companies and enterprises | 0 | 0 | 0 | 124,581 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 48,628 | 0 | 46,251 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 19,731 | 10,365 | 8,794 | 8,450 | 0 | 8,001 | 7,931 | 8,420 | 6.2% |
| Accommodation and food services | 33,224 | 30,345 | 30,090 | 28,153 | 0 | 22,530 | 22,244 | 21,917 | -1.5% |
| Other services, except public administration | 39,151 | 33,053 | 34,364 | 31,630 | 26,671 | 24,268 | 26,530 | 26,447 | -0.3% |
| Government and government enterprises | 74,631 | 78,521 | 78,451 | 77,420 | 75,899 | 75,511 | 76,249 | 74,132 | -2.8% |
| **Total** | **70,179** | **68,441** | **69,137** | **63,152** | **55,599** | **57,186** | **55,553** | **53,206** | **-4.2%** |

Diagram III.16.9, shows real average earnings per job for Sublette County from 1990 to 2019. Over this period the average earning per job for Sublette County was 49,242 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.16.9**
**Real Average Earnings Per Job**

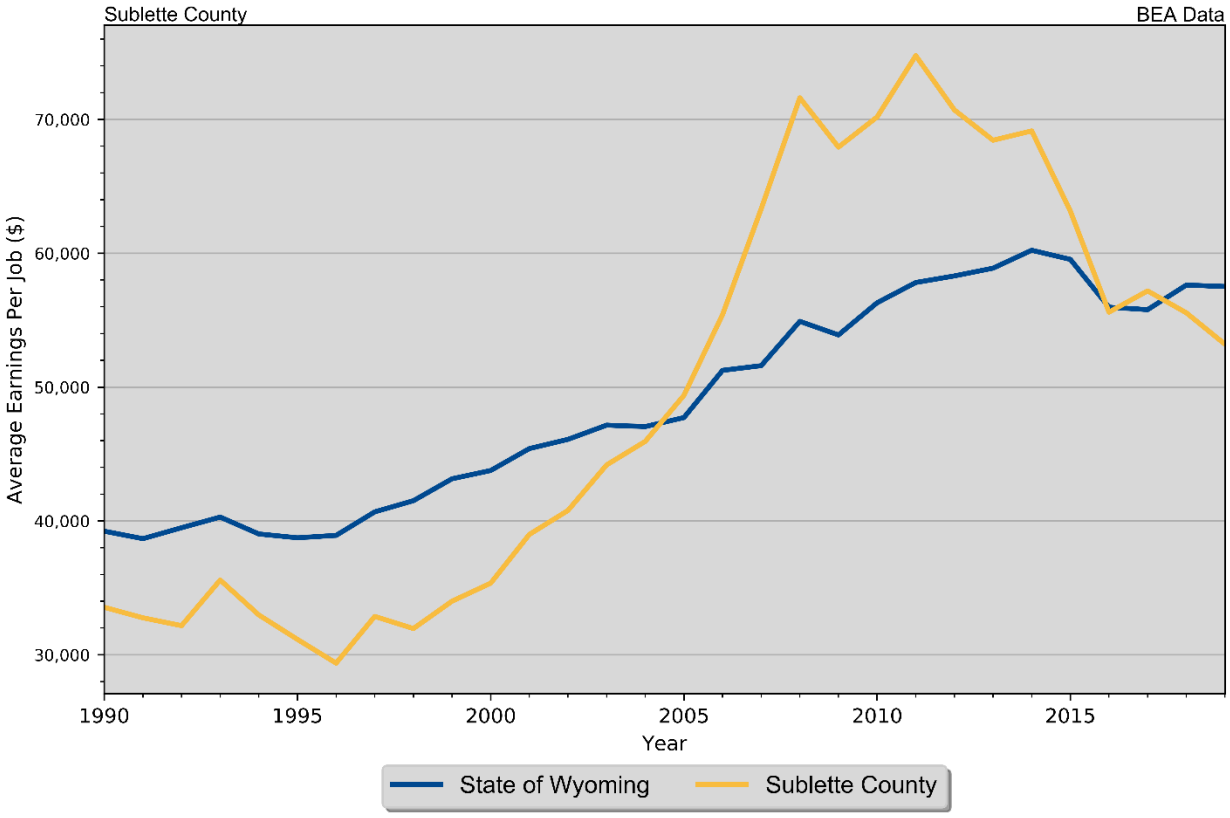
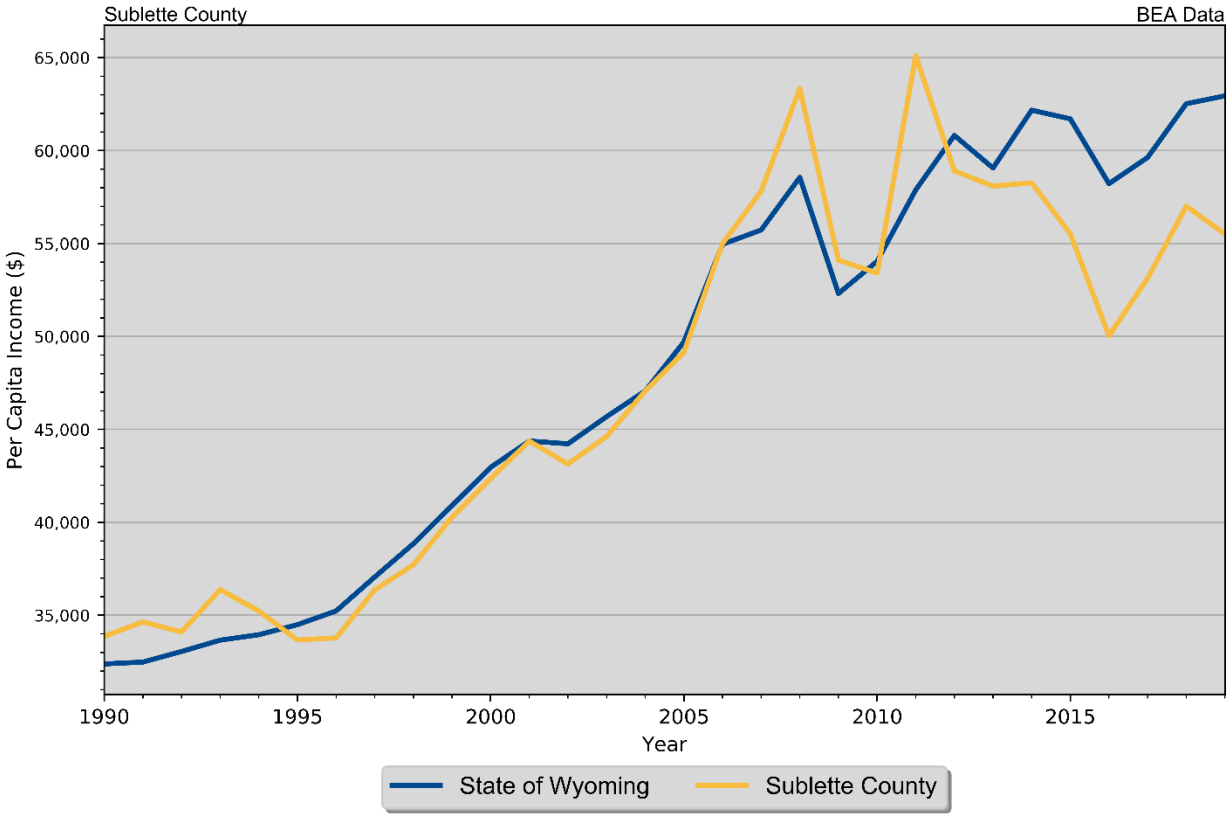


Diagram III.16.10, shows real per capita income for the Sublette County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sublette County was 47,401 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.16.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 607 in 2010 to 701 in 2019, with the poverty rate reaching 7.2 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.16.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.16.11.

The rate of poverty for Pinedale town is shown in Table III.16.26. In 2019, the poverty rate was 3.1 percent meaning there were an estimated 60 people living in poverty, compared to 85 persons living in poverty in 2010. In 2019, some 2.7 percent of those in poverty were under age 6 and 0 percent were 65 or older.

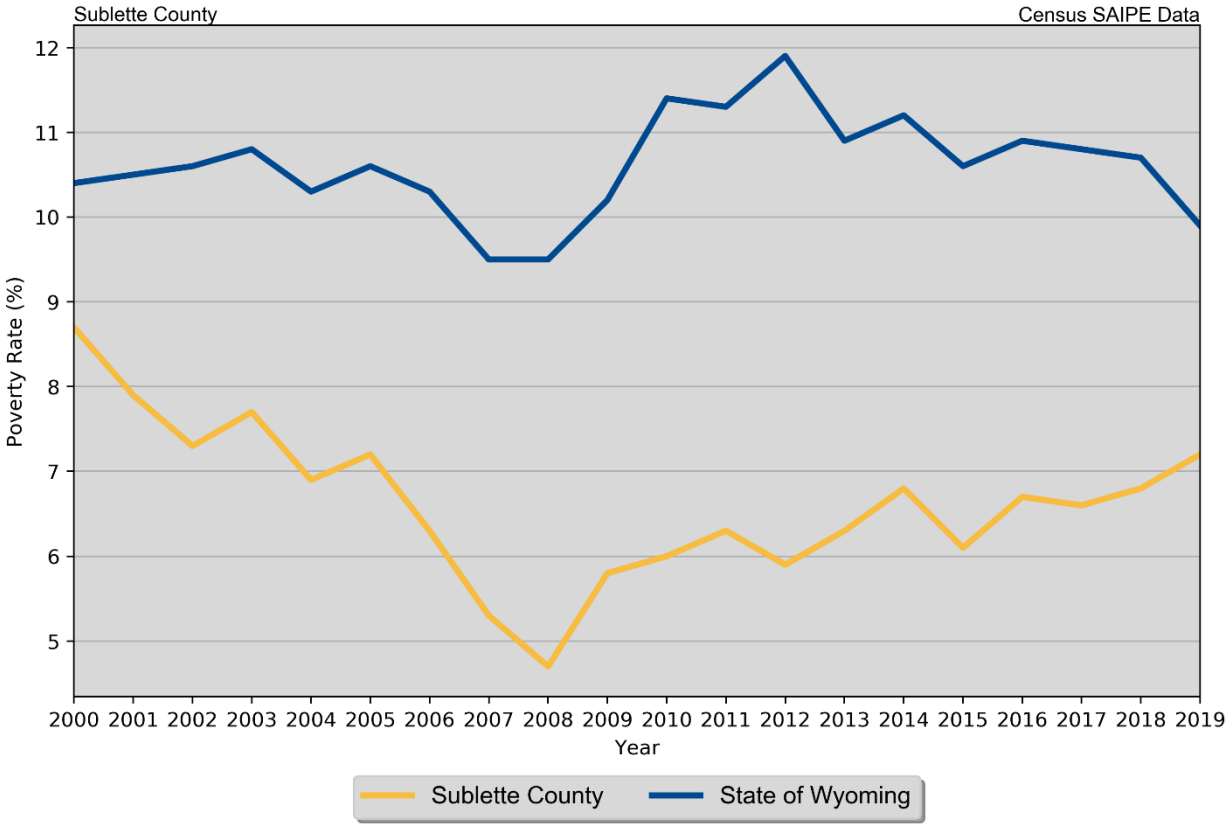
**Table III.16.25**
**Persons in Poverty**
Sublette County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 513 | 8.7% |
| 2001 | 485 | 7.9% |
| 2002 | 466 | 7.3% |
| 2003 | 506 | 7.7% |
| 2004 | 473 | 6.9% |
| 2005 | 492 | 7.2% |
| 2006 | 454 | 6.3% |
| 2007 | 414 | 5.3% |
| 2008 | 393 | 4.7% |
| 2009 | 504 | 5.8% |
| 2010 | 607 | 6% |
| 2011 | 638 | 6.3% |
| 2012 | 608 | 5.9% |
| 2013 | 626 | 6.3% |
| 2014 | 675 | 6.8% |
| 2015 | 605 | 6.1% |
| 2016 | 646 | 6.7% |
| 2017 | 643 | 6.6% |
| 2018 | 658 | 6.8% |
| 2019 | 701 | 7.2% |

**Table III.16.26**
**Poverty by Age**
Pinedale town
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 | 0 | 0 | 5 | 2.7% |
| 6 to 17 | 0 | 0 | 13 | 4.1% |
| 18 to 64 | 81 | 6.2 | 42 | 3.4% |
| 65 or Older | 4 | 2.8 | 0 | 0% |
| **Total** | **85** | **100.0%** | **60** | **100.0%** |
| **Poverty Rate** | **4.6%** | . | **3.1%** | . |

**Diagram III.16.11**
**Poverty Rates**



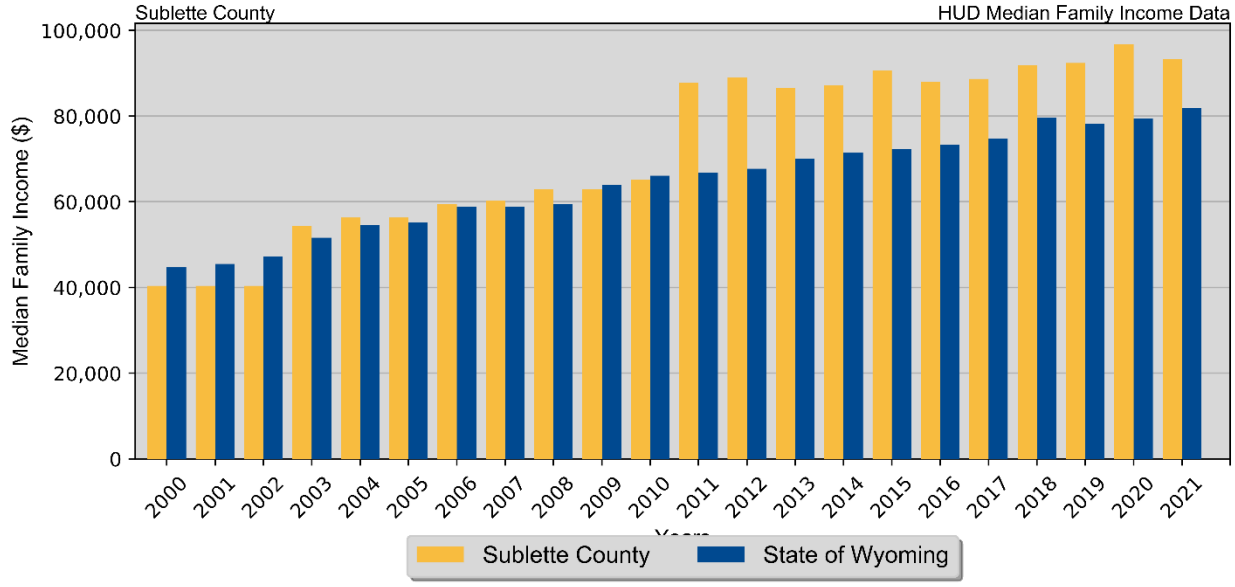
## Household Income

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.16.46 shows that the HUD estimated MFI for Sublette County was $93,300 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.16.12, illustrates the estimated MFI for 2000 through 2021 in Sublette County.

**Table III.16.27**
**Median Family Income**
Sublette County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 40,400 | 44,700 |
| 2001 | 40,400 | 45,500 |
| 2002 | 40,400 | 47,200 |
| 2003 | 54,400 | 51,600 |
| 2004 | 56,300 | 54,500 |
| 2005 | 56,300 | 55,250 |
| 2006 | 59,400 | 58,800 |
| 2007 | 60,300 | 58,800 |
| 2008 | 63,000 | 59,450 |
| 2009 | 63,000 | 63,900 |
| 2010 | 65,100 | 66,100 |
| 2011 | 87,800 | 66,800 |
| 2012 | 89,000 | 67,700 |
| 2013 | 86,500 | 70,000 |
| 2014 | 87,200 | 71,400 |
| 2015 | 90,600 | 72,400 |
| 2016 | 88,100 | 73,300 |
| 2017 | 88,700 | 74,700 |
| 2018 | 91,900 | 79,600 |
| 2019 | 92,400 | 78,200 |
| 2020 | 96,800 | 79,500 |
| 2021 | 93,300 | 81,900 |

**Diagram III.16.12**
**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 Pinedale town remained unchanged from 6 authorizations in 2019 to 6 in 2020.

The real value of single-family building permits decreased from 327,373 dollars in 2019 to 257,500 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.16.28.

**Table III.16.28**
**Building Permits and Valuation**
Pinedale town
Census Bureau Data, 1980–2020

| 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 | 16 | 0 | 0 | 0 | 16 | 121,976 | 0 |
| 1981 | 27 | 2 | 12 | 0 | 41 | 142,808 | 0 |
| 1982 | 16 | 2 | 0 | 5 | 23 | 102,364 | 41,628 |
| 1983 | 21 | 0 | 0 | 5 | 26 | 122,342 | 40,062 |
| 1984 | 16 | 0 | 0 | 0 | 16 | 111,560 | 0 |
| 1985 | 17 | 0 | 0 | 5 | 22 | 113,329 | 37,477 |
| 1986 | 17 | 0 | 0 | 0 | 17 | 110,207 | 0 |
| 1987 | 13 | 0 | 0 | 0 | 13 | 107,732 | 0 |
| 1988 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1989 | 1 | 0 | 0 | 0 | 1 | 111,091 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1991 | 3 | 0 | 0 | 0 | 3 | 80,557 | 0 |
| 1992 | 4 | 0 | 0 | 0 | 4 | 76,371 | 0 |
| 1993 | 5 | 2 | 0 | 0 | 7 | 60,007 | 0 |
| 1994 | 5 | 0 | 4 | 0 | 9 | 114,350 | 0 |
| 1995 | 3 | 4 | 4 | 0 | 11 | 66,403 | 0 |
| 1996 | 6 | 2 | 9 | 0 | 17 | 89,531 | 0 |
| 1997 | 4 | 0 | 0 | 0 | 4 | 129,731 | 0 |
| 1998 | 13 | 0 | 0 | 0 | 13 | 166,593 | 0 |
| 1999 | 7 | 0 | 0 | 0 | 7 | 117,603 | 0 |
| 2000 | 5 | 0 | 0 | 0 | 5 | 98,368 | 0 |
| 2001 | 8 | 4 | 0 | 0 | 12 | 146,077 | 0 |
| 2002 | 8 | 6 | 8 | 0 | 22 | 269,872 | 0 |
| 2003 | 10 | 4 | 8 | 0 | 22 | 190,930 | 0 |
| 2004 | 20 | 12 | 4 | 0 | 36 | 228,957 | 0 |
| 2005 | 78 | 0 | 0 | 6 | 84 | 107,693 | 194,957 |
| 2006 | 75 | 0 | 0 | 6 | 81 | 104,528 | 189,227 |
| 2007 | 46 | 0 | 0 | 0 | 46 | 198,910 | 0 |
| 2008 | 5 | 2 | 10 | 0 | 17 | 165,100 | 0 |
| 2009 | 7 | 0 | 0 | 0 | 7 | 211,355 | 0 |
| 2010 | 4 | 2 | 0 | 0 | 6 | 180,304 | 0 |
| 2011 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2012 | 2 | 0 | 0 | 0 | 2 | 128,917 | 0 |
| 2013 | 2 | 0 | 0 | 0 | 2 | 492,462 | 0 |
| 2014 | 2 | 0 | 0 | 0 | 2 | 483,500 | 0 |
| 2015 | 4 | 0 | 0 | 0 | 4 | 268,435 | 0 |
| 2016 | 5 | 0 | 0 | 0 | 5 | 197,949 | 0 |
| 2017 | 4 | 0 | 0 | 0 | 4 | 358,424 | 0 |
| 2018 | 5 | 0 | 0 | 0 | 5 | 247,244 | 0 |
| 2019 | 6 | 0 | 0 | 0 | 6 | 327,373 | 0 |
| 2020 | 6 | 0 | 0 | 0 | 6 | 257,500 | 0 |

**Diagram III.16.13**
**Single-Family Permits**

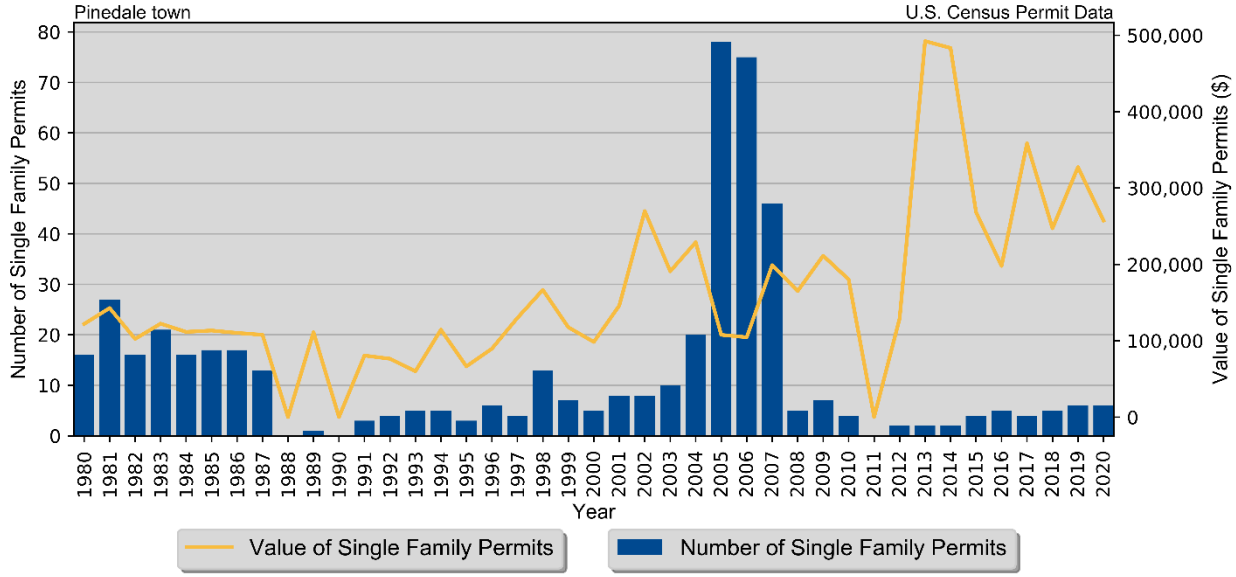
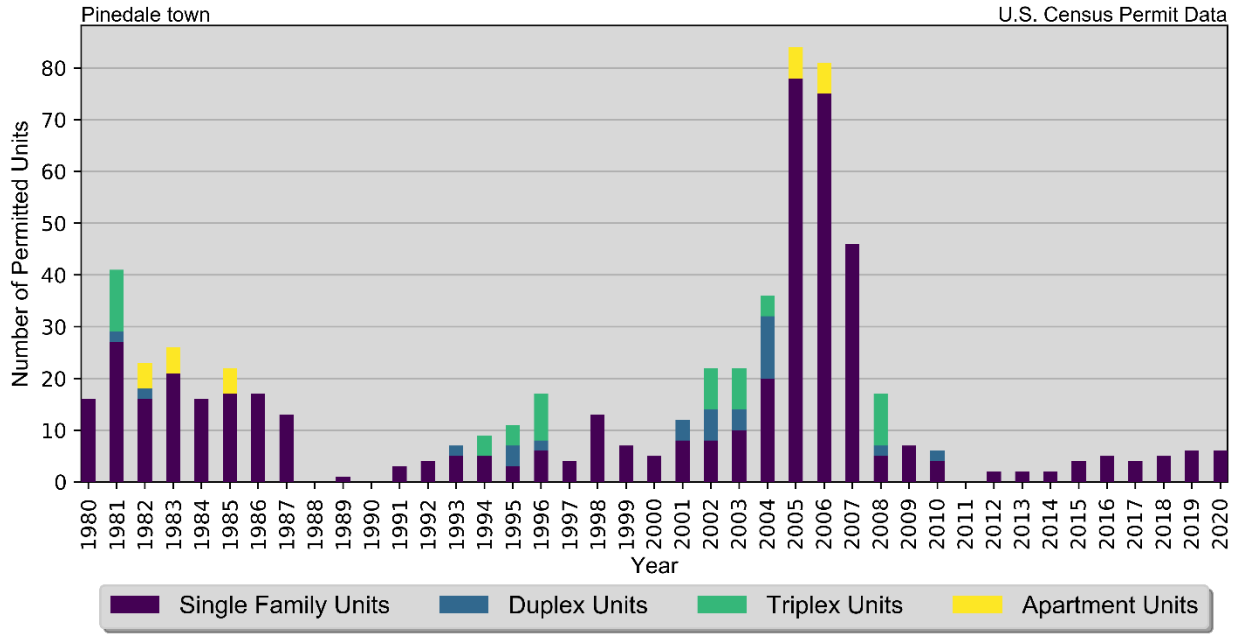



**Diagram III.16.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.16.29. Family households represented 57.7 percent of households, while non-family households accounted for 42.3 percent. These changed from 57.1 and 42.9 percent, respectively.

**Table II.16.29**
**Household Type by Tenure**
Pinedale town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 484 | 57.1% | 368 | 57.7% |
| Married-Couple Family | 380 | 78.5% | 303 | 82.3% |
| Owner-Occupied | 215 | 56.6% | 203 | 67% |
| Renter-Occupied | 165 | 43.4% | 100 | 33% |
| Other Family | 104 | 21.5% | 65 | 28.3% |
| Male Householder, No Spouse Present | 33 | 31.7% | 9 | 50.8% |
| Owner-Occupied | 11 | 33.3% | 0 | 0% |
| Renter-Occupied | 22 | 66.7% | 9 | 100% |
| Female Householder, No Spouse Present | 71 | 68.3% | 56 | 109.2% |
| Owner-Occupied | 29 | 40.8% | 35 | 62.5% |
| Renter-Occupied | 42 | 59.2% | 21 | 37.5% |
| Non-Family Households | 363 | 42.9% | 270 | 42.3% |
| Owner-Occupied | 122 | 33.6% | 179 | 66.3% |
| Renter-Occupied | 241 | 66.4% | 91 | 33.7% |
| **Total** | **847** | **100.0%** | **638** | **100.0%** |

Table II.16.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 940 housing units, compared with 913 in 2019. Single-family units accounted for 78.3 percent of units in 2019, compared to 81.5 in 2010. Apartment units accounted for 7.7 percent in 2019, compared to 2 percent in 2010.

**Table II.16.30**
**Housing Units by Type**
Pinedale town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 766 | 81.5% | **715** | 78.3% |
| Duplex | 43 | 4.6% | 60 | 6.6% |
| Tri- or Four-Plex | 53 | 5.6% | 31 | 3.4% |
| Apartment | 19 | 2% | 70 | 7.7% |
| Mobile Home | 59 | 6.3% | 37 | 4.1% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **940** | **100.0%** | **913** | **100.0%** |

Table II.16.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 913 housing units. An estimated 65.4 percent were owner-occupied, and 30.1 percent were vacant.

**Table II.16.31**
**Housing Units by Tenure**
Pinedale town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 847 | 78.4% | 638 | 69.9% |
| Owner-Occupied | 377 | 44.5% | 417 | 65.4% |
| Renter-Occupied | 470 | 55.5% | 221 | 34.6% |
| Vacant Housing Units | 233 | 21.6% | 275 | 30.1% |
| **Total Housing Units** | **1,080** | **100.0%** | **913** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.16.32. Households earning more than 100,000 dollars per year represented 36.8 percent of households in 2019, compared to 22.7 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 3 percent of households in 2019, compared to 4.8 percent in 2000.

**Table II.16.32**
**Households by Income**
Pinedale town
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 | 32 | 4.8% | 19 | 3% |
| $15,000 to $19,999 | 4 | 0.6% | 5 | 0.8% |
| $20,000 to $24,999 | 34 | 5.1% | 0 | 0% |
| $25,000 to $34,999 | 40 | 6% | 43 | 6.7% |
| $35,000 to $49,999 | 99 | 14.9% | 87 | 13.6% |
| $50,000 to $74,999 | 166 | 25% | 96 | 15% |
| $75,000 to $99,999 | 138 | 20.8% | 153 | 24% |
| $100,000 or More | 151 | 22.7% | 235 | 36.8% |
| **Total** | **664** | **100.0%** | **638** | **100.0%** |

Table II.16.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 7.1 percent of households in 2010 and 28.1 percent of households in 2019. Housing units built in 1939 or earlier represented 12.1 percent of households in 2019 and 12.5 percent of households in 2010.

**Table II.16.33**
**Households by Year Home Built**
Pinedale town
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 | 83 | 12.5% | 77 | 12.1% |
| 1940 to 1949 | 82 | 12.3% | 29 | 4.5% |
| 1950 to 1959 | 33 | 5% | 36 | 5.6% |
| 1960 to 1969 | 54 | 8.1% | 24 | 3.8% |
| 1970 to 1979 | 144 | 21.7% | 63 | 9.9% |
| 1980 to 1989 | 147 | 22.1% | 164 | 25.7% |
| 1990 to 1999 | 74 | 11.1% | 50 | 7.8% |
| 2000 to 2009 | 47 | 7.1% | 179 | 28.1% |
| 2010 or Later | . | . | 16 | 2.5% |
| **Total** | **664** | **100.0%** | **638** | **100.0%** |

The distribution of unit types by race are shown in Table II.16.34. An estimated 86.1 percent of white households occupy single-family homes, compared to  percent of black households. Some 8.2 percent of white households occupied apartments, compared to  percent of black households. An estimated  percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.16.34**
**Distribution of Units in Structure by Race**
Pinedale town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 86.1% | % | % | % | % | % | 100% |
| Duplex | 0.6% | % | % | % | % | % | 0% |
| Tri- or Four-Plex | 2.1% | % | % | % | % | % | 0% |
| Apartment | 8.2% | % | % | % | % | % | 0% |
| Mobile Home | 3% | % | % | % | % | % | 0% |
| Boat, RV, Van, Etc. | 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.16.35. An estimated 13.3 percent of vacant units were for rent in 2010. In addition, some 5.6 percent of vacant units were for sale. "Other" vacant units represented 6.4 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 18.9 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 22.9 percent of vacant units, representing a total of 63 "other" vacant units.

**Table II.16.35**
**Disposition of Vacant Housing Units**
Pinedale town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 31 | 13.3% | 52 | 18.9% |
| For Sale | 13 | 5.6% | 0 | 0% |
| Rented Not Occupied | 3 | 1.3% | 16 | 5.8% |
| Sold Not Occupied | 1 | 0.4% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 167 | 71.7% | 124 | 45.1% |
| For Migrant Workers | 3 | 1.3% | 20 | 7.3% |
| Other Vacant | 15 | 6.4% | 63 | 22.9% |
| **Total** | **233** | **100.0%** | **275** | **100.0%** |

Table II.16.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.2 percent of total households in Pinedale town. In Pinedale town the 372 households with three bedrooms accounted for 58.31 percent of all households, and there were 22 five-bedroom or more households, which accounted for 3.45 percent of all households.

| Table II.16.36<br>Households by Number of Bedrooms<br>Pinedale town<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 0 | 0 | 0% |
| One | 0 | 14 | 14 | 2.19% |
| Two | 33 | 115 | 148 | 23.2% |
| Three | 280 | 92 | 372 | 58.31% |
| Four | 82 | 0 | 82 | 12.85% |
| Five or more | 22 | 0 | 22 | 3.45% |
| **Total** | **417** | **221** | **638** | **100.0** |

The age of a structure influences its value. As shown in Table II.16.37, structures built in 1939 or earlier had a median value of, 232,100 while structures built between 1950 and 1959 had a median value of  and those built between 1990 to 1999 had a median value of . 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 Pinedale town was, 229,500.

| Table II.16.37<br>Owner Occupied Median Value by Year Structure Built<br>Pinedale town<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 232,100 |
| 1940 to 1949 | 209,700 |
| 1950 to 1959 | |
| 1960 to 1969 | |
| 1970 to 1979 | |
| 1980 to 1989 | 204,200 |
| 1990 to 1999 | |
| 2000 to 2009 | 342,200 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **229,500** |

Household mortgage status is reported in Table II.16.38. In, Pinedale town households with a mortgage accounted for 72.2 percent of all households or 301 housing units, and the remaining 72.2 percent or 301 units had no mortgage. Of those units with a mortgage, 0 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 301 or 72.2 percent had no second mortgage or no home equity loan.

**Table II.16.38**
**Mortgage Status**
**Pinedale town**
**2019** Five-Year ACS Data

| Mortgage Status | Pinedale town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 301 | 72.2 |
| With either a second mortgage or home equity loan, but not both | 0 | 0 |
| Second mortgage only | 0 | 0 |
| Home equity loan only | 0 | 0 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 301 | 72.2 |
| Housing units without a mortgage | 116 | 27.8 |
| **Total** | **417** | **100.0%** |

Table II.16.39 lists the Pinedale town median rent as $996 and the median home value as $229,500 in 2019.

**Table II.16.39**
**Median Rent**
**Pinedale town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $996 |
| Median Home Value | $229,500 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.16.40. In 2019, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.16.40**
**Overcrowding and Severe Overcrowding**
Pinedale town
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 | 345 | 97.2% | 8 | 2.3% | 2 | 0.6% | 355 |
| 2019 Five-Year ACS | 417 | 100% | 0 | 0% | 0 | 0% | 417 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 269 | 87.1% | 40 | 12.9% | 0 | 0% | 309 |
| 2019 Five-Year ACS | 221 | 100% | 0 | 0% | 0 | 0% | 221 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 614 | 92.5% | 48 | 7.2% | 2 | 0.3% | 664 |
| 2019 Five-Year ACS | 638 | 100% | 0 | 0% | 0 | 0% | 638 |

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.16.41 and Table II.16.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Pinedale town. This is compared to 3.6 percent of households lacking complete plumbing facilities in 2010.

**Table II.16.41**
**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 | 640 | 638 |
| Lacking Complete Plumbing Facilities | 24 | 0 |
| **Total Households** | **664** | **638** |
| **Percent Lacking** | **3.6%** | **0%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 24 households in 2010. This was a change from 3.6 percent of households in 2010 to 0 percent in 2019.

**Table II.16.42**
**Households with Incomplete Kitchen Facilities**
Pinedale town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 640 | 638 |
| Lacking Complete Kitchen Facilities | 24 | 0 |
| **Total Households** | **664** | **638** |
| **Percent Lacking** | **3.6%** | **0%** |

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.16.43, in Pinedale town 4.2 percent of households had a cost burden and 1.4 percent had a severe cost burden. Some 1.8 percent of renters were cost burdened, and 4.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.3 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 6 percent, and severe cost burden at 0 percent.

**Table II.16.43**
**Cost Burden and Severe Cost Burden by Tenure**
Pinedale town
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 | 144 | 80.9% | 15 | 8.4% | 19 | 10.7% | 0 | 0% | 178 |
| 2019 Five-Year ACS | 283 | 94% | 18 | 6% | 0 | 0% | 0 | 0% | 301 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 156 | 88.1% | 0 | 0% | 21 | 11.9% | 0 | 0% | 177 |
| 2019 Five-Year ACS | 111 | 95.7% | 5 | 4.3% | 0 | 0% | 0 | 0% | 116 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 205 | 66.3% | 66 | 21.4% | 2 | 0.6% | 36 | 11.7% | 309 |
| 2019 Five-Year ACS | 192 | 86.9% | 4 | 1.8% | 9 | 4.1% | 16 | 7.2% | 221 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 505 | 76.1% | 81 | 12.2% | 42 | 6.3% | 36 | 5.4% | 664 |
| 2019 Five-Year ACS | 586 | 91.8% | 27 | 4.2% | 9 | 1.4% | 16 | 2.5% | 638 |

### 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 Sublette County. Below is a table showing the MFI breakdown:

| Sublette County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $27,990 |
| 30.1 – 50% MFI | $27,991 to $46,650 |
| 50.1 – 80% MFI | $46,651 to $74,640 |
| 80.1 – 100% MFI | $74,641 to $93,300 |
| Above 100% MFI | Above $93,300 |

## Housing Problems by Income, Race, and Tenure

Table III.16.44 through Table III.16.49 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 Pinedale town, housing problems are faced by 10 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.16.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Pinedale town
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 $27,990 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $27,991 to $46,650 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $46,651 to $74,640 | 20% | 0% | 0% | 0% | 0% | 100% | 0% | 38.5% |
| $74,641 to $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **3.2%** | **0%** | **0%** | **0%** | **0%** | **100%** | **0%** | **7.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,990 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $27,991 to $46,650 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $46,651 to $74,640 | 80% | 0% | 0% | 0% | 0% | 0% | 0% | 61.5% |
| $74,641 to $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **96.8%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **92.5%** |

## Table III.16.45
## Homeowner Households with Housing Problems by Income and Race
Pinedale town
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 $27,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 10 | 0 | 0 | 0 | 0 | 15 | 0 | 25 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **15** | **0** | **25** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,990 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $27,991 to $46,650 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $46,651 to $74,640 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $74,641 to $93,300 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $93,300 | 185 | 0 | 0 | 0 | 0 | 0 | 4 | 189 |
| **Total** | **304** | **0** | **0** | **0** | **0** | **0** | **4** | **308** |
| **Not Computed** | | | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $27,990 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $27,991 to $46,650 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $46,651 to $74,640 | 50 | 0 | 0 | 0 | 0 | 15 | 0 | 65 |
| $74,641 to $93,300 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $93,300 | 185 | 0 | 0 | 0 | 0 | 0 | 4 | 189 |
| **Total** | **314** | **0** | **0** | **0** | **0** | **15** | **4** | **333** |

In total, some 53 renter households face housing problems in Pinedale town. Of these, some 49 white renter households, 0 black renter households, 0 Asian renter households, and 4 Hispanic renter households face housing problems.

**Table III.16.46**
**Renter Households with Housing Problems by Income and Race**
Pinedale town
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 $27,990 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $27,991 to $46,650 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 8 |
| $46,651 to $74,640 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **49** | **0** | **0** | **0** | **0** | **0** | **4** | **53** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,990 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $74,641 to $93,300 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Above $93,300 | 120 | 0 | 0 | 0 | 0 | 0 | 20 | 140 |
| **Total** | **189** | **0** | **0** | **0** | **0** | **0** | **20** | **209** |
| **Not Computed** | | | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $27,990 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| $27,991 to $46,650 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 8 |
| $46,651 to $74,640 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $74,641 to $93,300 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| Above $93,300 | 120 | 0 | 0 | 0 | 0 | 0 | 20 | 140 |
| **Total** | **238** | **0** | **0** | **0** | **0** | **0** | **24** | **262** |

**Table III.16.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Pinedale town
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 $27,990 | 89.7% | 0% | 0% | 0% | 0% | 0% | 0% | 89.7% |
| $27,991 to $46,650 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $46,651 to $74,640 | 16.7% | 0% | 0% | 0% | 0% | 0% | 0% | 16.7% |
| $74,641 to $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **20.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **16.7%** | **20.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,990 | 10.3% | 0% | 0% | 0% | 0% | 0% | 0% | 10.3% |
| $27,991 to $46,650 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $46,651 to $74,640 | 83.3% | 0% | 0% | 0% | 0% | 0% | 0% | 83.3% |
| $74,641 to $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **79.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **83.3%** | **79.8%** |

Overall, there are 78 households, or 13.1 percent of households with housing problems in Pinedale town. This includes 59 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 15 “other” race households with housing problems. In addition, there are 4 Hispanic households with housing problems. This is shown in Table III.16.48 and Table III.16.49.

## Table III.16.48
## Percent of Total Households with Housing Problems by Income and Race
Pinedale town
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 $27,990 | 81.4% | 0% | 0% | 0% | 0% | 0% | 0% | 81.4% |
| $27,991 to $46,650 | 28.6% | 0% | 0% | 0% | 0% | 0% | 100% | 44.4% |
| $46,651 to $74,640 | 18.2% | 0% | 0% | 0% | 0% | 100% | 0% | 28% |
| $74,641 to $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **10.7%** | **0%** | **0%** | **0%** | **0%** | **100%** | **14.3%** | **13.1%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,990 | 18.6% | 0% | 0% | 0% | 0% | 0% | 0% | 18.6% |
| $27,991 to $46,650 | 71.4% | 0% | 0% | 0% | 0% | 0% | 0% | 55.6% |
| $46,651 to $74,640 | 81.8% | 0% | 0% | 0% | 0% | 0% | 0% | 72% |
| $74,641 to $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **89.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **85.7%** | **86.9%** |

## Table III.16.49
## Total Households with Housing Problems by Income and Race
Pinedale town
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 $27,990 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $27,991 to $46,650 | 4 | 0 | 0 | 0 | 0 | 0 | 4 | 8 |
| $46,651 to $74,640 | 20 | 0 | 0 | 0 | 0 | 15 | 0 | 35 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **59** | **0** | **0** | **0** | **0** | **15** | **4** | **78** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $27,990 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| $27,991 to $46,650 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $46,651 to $74,640 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| $74,641 to $93,300 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| Above $93,300 | 305 | 0 | 0 | 0 | 0 | 0 | 24 | 329 |
| **Total** | **493** | **0** | **0** | **0** | **0** | **0** | **24** | **517** |
| **Not Computed** | | | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $27,990 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 43 |
| $27,991 to $46,650 | 14 | 0 | 0 | 0 | 0 | 0 | 4 | 18 |
| $46,651 to $74,640 | 110 | 0 | 0 | 0 | 0 | 15 | 0 | 125 |
| $74,641 to $93,300 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| Above $93,300 | 305 | 0 | 0 | 0 | 0 | 0 | 24 | 329 |
| **Total** | **552** | **0** | **0** | **0** | **0** | **15** | **28** | **595** |

Table III.16.50 through Table III.16.53 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 39 white households, 0 black households, 0 Asian households, as well as 0 Hispanic households.

**Table III.16.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Pinedale town
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 $27,990 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $27,991 to $46,650 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $46,651 to $74,640 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $74,641 to $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **0%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,990 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $27,991 to $46,650 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $46,651 to $74,640 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| $74,641 to $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **100%** | **0%** | **0%** | **0%** | **0%** | **100%** | **100%** | **100%** |

## Table III.16.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Pinedale town
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 $27,990 | 89.7% | 0% | 0% | 0% | 0% | 0% | 0% | 89.7% |
| $27,991 to $46,650 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $46,651 to $74,640 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $74,641 to $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **16.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **14.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,990 | 10.3% | 0% | 0% | 0% | 0% | 0% | 0% | 10.3% |
| $27,991 to $46,650 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | **50%** |
| $46,651 to $74,640 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $74,641 to $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | **100%** |
| **Total** | **83.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **85.1%** |

## Table III.16.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Pinedale town
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 $27,990 | 81.4% | 0% | 0% | 0% | 0% | 0% | 0% | 81.4% |
| $27,991 to $46,650 | 28.6% | 0% | 0% | 0% | 0% | 0% | 0% | 22.2% |
| $46,651 to $74,640 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $74,641 to $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $93,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **7.1%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **6.6%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,990 | 18.6% | 0% | 0% | 0% | 0% | 0% | 0% | 18.6% |
| $27,991 to $46,650 | 71.4% | 0% | 0% | 0% | 0% | 0% | 100% | 77.8% |
| $46,651 to $74,640 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| $74,641 to $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $93,300 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| **Total** | **92.9%** | **0%** | **0%** | **0%** | **0%** | **100%** | **100%** | **93.4%** |

## Table III.16.53
## Total Households with Severe Housing Problems by Income and Race
Pinedale town
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 $27,990 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $27,991 to $46,650 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **39** | **0** | **0** | **0** | **0** | **0** | **0** | **39** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $27,990 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| $27,991 to $46,650 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 14 |
| $46,651 to $74,640 | 110 | 0 | 0 | 0 | 0 | 15 | 0 | 125 |
| $74,641 to $93,300 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| Above $93,300 | 305 | 0 | 0 | 0 | 0 | 0 | 24 | 329 |
| **Total** | **513** | **0** | **0** | **0** | **0** | **15** | **28** | **556** |
| **Not Computed** | | | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $27,990 | 43 | 0 | 0 | 0 | 0 | 0 | 0 | 43 |
| $27,991 to $46,650 | 14 | 0 | 0 | 0 | 0 | 0 | 4 | 18 |
| $46,651 to $74,640 | 110 | 0 | 0 | 0 | 0 | 15 | 0 | 125 |
| $74,641 to $93,300 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| Above $93,300 | 305 | 0 | 0 | 0 | 0 | 0 | 24 | 329 |
| **Total** | **552** | **0** | **0** | **0** | **0** | **15** | **28** | **595** |

Housing problems are explored by type and income in Table III.16.54 and Table III.16.55. More than 39 households have a cost burden and 35 have a severe cost burden. Some 14 renter households are impacted by cost burdens, and 35 are impacted by severe cost burdens. On the other hand, some 25 owner-occupied households have cost burdens, and 0 have severe cost burdens. Overall, there are 523 households without a housing problem.

**Table III.16.54**
**Percent of Housing Problems by Income and Tenure**
Pinedale town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $27,990 | $27,991 to $46,650 | $46,651 to $74,640 | $74,641 to $93,300 | Above $93,300 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 0% | 38.5% | 0% | 0% | 7.4% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 100% | 100% | 61.5% | 100% | 100% | 92.6% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 50% | 0% | 0% | 0% | 1.5% |
| 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) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 89.7% | 0% | 0% | 0% | 0% | 13.4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 50% | 16.7% | 0% | 0% | 5.3% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 10.3% | 0% | 83.3% | 100% | 100% | 79.8% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.16.55
## Housing Problems by Income and Tenure
Pinedale town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $27,990 | $27,991 to $46,650 | $46,651 to $74,640 | $74,641 to $93,300 | Above $93,300 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 0 | 25 | 0 | 0 | 25 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 4 | 10 | 40 | 65 | 195 | 314 |
| **Total** | **4** | **10** | **65** | **65** | **195** | **339** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 4 | 0 | 0 | 0 | 4 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 35 | 0 | 0 | 0 | 0 | 35 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 4 | 10 | 0 | 0 | 14 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 4 | 0 | 50 | 15 | 140 | 209 |
| **Total** | **39** | **8** | **60** | **15** | **140** | **262** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 4 | 0 | 0 | 0 | 4 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 35 | 0 | 0 | 0 | 0 | 35 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 4 | 35 | 0 | 0 | 39 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 8 | 10 | 90 | 80 | 335 | 523 |
| **Total** | **43** | **18** | **125** | **80** | **335** | **601** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 15.6 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 0 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.16.56.

Table III.16.57 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 14 renter occupied households faced cost burdens, compared to 25 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.16.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Pinedale town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 4 | 0 | 4 |
| $27,991 to $46,650 | 0 | 0 | 0 | 10 | 0 | 10 |
| $46,651 to $74,640 | 0 | 0 | 15 | 10 | 15 | 40 |
| $74,641 to $93,300 | 0 | 35 | 0 | 30 | 0 | 65 |
| Above $93,300 | 15 | 145 | 4 | 0 | 25 | 189 |
| Total | 15 | 180 | 19 | 54 | 40 | 308 |
| **Cost Burden** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 10 | 15 | 25 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 10 | 15 | 25 |
| **Severe Cost Burden** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 4 | 0 | 4 |
| $27,991 to $46,650 | 0 | 0 | 0 | 10 | 0 | 10 |
| $46,651 to $74,640 | 0 | 0 | 15 | 20 | 30 | 65 |
| $74,641 to $93,300 | 0 | 35 | 0 | 30 | 0 | 65 |
| Above $93,300 | 15 | 145 | 4 | 0 | 25 | 189 |
| **Total** | **15** | **180** | **19** | **64** | **55** | **333** |

## Table III.16.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Pinedale town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $27,990 | 0 | 4 | 0 | 0 | 0 | 4 |
| $27,991 to $46,650 | 0 | 0 | 0 | 4 | 0 | 4 |
| $46,651 to $74,640 | 0 | 0 | 0 | 25 | 25 | 50 |
| $74,641 to $93,300 | 0 | 15 | 0 | 0 | 0 | 15 |
| Above $93,300 | 0 | 45 | 20 | 0 | 70 | 135 |
| Total | 0 | 64 | 20 | 29 | 95 | 208 |
| **Cost Burden** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 4 | 0 | 0 | 0 | 4 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 10 | 10 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 4 | 0 | 0 | 10 | 14 |
| **Severe Cost Burden** | | | | | | |
| $0 to $27,990 | 0 | 35 | 0 | 0 | 0 | 35 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 35 | 0 | 0 | 0 | 35 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $27,990 | 0 | 39 | 0 | 0 | 0 | 39 |
| $27,991 to $46,650 | 0 | 4 | 0 | 4 | 0 | 8 |
| $46,651 to $74,640 | 0 | 0 | 0 | 25 | 35 | 60 |
| $74,641 to $93,300 | 0 | 15 | 0 | 0 | 0 | 15 |
| Above $93,300 | 0 | 45 | 20 | 0 | 70 | 135 |
| **Total** | **0** | **103** | **20** | **29** | **105** | **257** |

In total, some 39 households face cost burdens, and 35 face severe cost burdens. This includes 25 owner households and 14 renter households with a cost burden, as seen in Table III.16.58.

**Table III.16.58**
**Households with Cost Burden by Tenure and Race**
Pinedale town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 305 | 10 | 0 | 0 | 315 |
| 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 | 0 | 15 | 0 | 0 | 15 |
| Hispanic | 4 | 0 | 0 | 0 | 4 |
| **Total** | **309** | **25** | **0** | **0** | **334** |
| **Renter-Occupied** | | | | | |
| White | 190 | 10 | 35 | 0 | 235 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 20 | 4 | 0 | 0 | 24 |
| **Total** | **210** | **14** | **35** | **0** | **259** |
| **Total** | | | | | |
| White | 495 | 20 | 35 | 0 | 550 |
| 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 | 0 | 15 | 0 | 0 | 15 |
| Hispanic | 24 | 4 | 0 | 0 | 28 |
| **Total** | **519** | **39** | **35** | **0** | **593** |

## Lead-Based Paint Risks

Table III.16.59 shows the risk of lead-based paint for households with young children present. There are an estimated 15 households built between 1940 and 1979 with young children present, and 0 built prior to 1939.

**Table III.16.59**
**Vintage of Households by Income and Presence of Young Children**
Pinedale town
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 $27,990 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 50 | 50 |
| Above $93,300 | 0 | 39 | 39 |
| Total | 0 | 89 | 89 |
| **Built 1940 to 1979** | | | |
| $0 to $27,990 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 10 | 10 |
| $46,651 to $74,640 | 0 | 50 | 50 |
| $74,641 to $93,300 | 0 | 25 | 25 |
| Above $93,300 | 15 | 80 | 95 |
| Total | 15 | 165 | 180 |
| **Built 1980 or Later** | | | |
| $0 to $27,990 | 35 | 8 | 43 |
| $27,991 to $46,650 | 0 | 10 | 10 |
| $46,651 to $74,640 | 15 | 60 | 75 |
| $74,641 to $93,300 | 4 | 0 | 4 |
| Above $93,300 | 35 | 155 | 190 |
| Total | 89 | 233 | 322 |
| **Total** | | | |
| $0 to $27,990 | 35 | 8 | 43 |
| $27,991 to $46,650 | 0 | 20 | 20 |
| $46,651 to $74,640 | 15 | 110 | 125 |
| $74,641 to $93,300 | 4 | 75 | 79 |
| Above $93,300 | 50 | 274 | 324 |
| **Total** | **104** | **487** | **591** |

## Elderly Housing Needs

Table III.16.60 shows the rate of housing problems for elderly households. Some 0 elderly and 14 extra-elderly households have housing problems. Of these, some 0 elderly households with housing problems have incomes less than 30 percent HAMFI, and 0 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.16.60**
**Households with Housing Problems by Income and Elderly Status**
Pinedale town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $27,990 | 0 | 0 | 35 | 35 |
| $27,991 to $46,650 | 0 | 4 | 4 | 8 |
| $46,651 to $74,640 | 0 | 10 | 25 | 35 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 |
| Total | 0 | 14 | 64 | 78 |
| **Without Housing Problems** | | | | |
| $0 to $27,990 | 4 | 0 | 4 | 8 |
| $27,991 to $46,650 | 10 | 0 | 0 | 10 |
| $46,651 to $74,640 | 35 | 0 | 55 | 90 |
| $74,641 to $93,300 | 30 | 0 | 50 | 80 |
| Above $93,300 | 10 | 35 | 285 | 330 |
| Total | 89 | 35 | 394 | 518 |
| **Not Computed** | | | | |
| $0 to $27,990 | 0 | 0 | 0 | 0 |
| $27,991 to $46,650 | 0 | 0 | 0 | 0 |
| $46,651 to $74,640 | 0 | 0 | 0 | 0 |
| $74,641 to $93,300 | 0 | 0 | 0 | 0 |
| Above $93,300 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |
| **Total** | | | | |
| $0 to $27,990 | 4 | 0 | 39 | 43 |
| $27,991 to $46,650 | 10 | 4 | 4 | 18 |
| $46,651 to $74,640 | 35 | 10 | 80 | 125 |
| $74,641 to $93,300 | 30 | 0 | 50 | 80 |
| Above $93,300 | 10 | 35 | 285 | 330 |
| **Total** | 89 | 49 | 458 | 596 |

## 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.16.61 presents some basic statistics about the completed surveys.

**Table III.16.61**
**Survey of Rental Properties**
Pinedale town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 13 | 281 | 13.9 | 39 |
| 2019B | 10 | 35 | 11.4 | 4 |
| 2020A | 8 | 93 | 11.8 | 11 |
| 2020B | 5 | 65 | 23.1 | 15 |
| 2021A | 7 | 82 | 3.7 | 3 |

Table III.16.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single-family units in Pinedale town, with 0 of them available. This translates into a vacancy rate of 0 percent in Pinedale town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 61 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 4.9 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.16.62**
**Rental Vacancy Survey by Type**
Pinedale town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 16 | 0 | 0% |
| Apartments | 61 | 3 | 4.9% |
| Mobile Homes | 3 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **82** | **3** | **3.7%** |

Table III.16.63, reports units by bedroom size. As can be seen there were 1 two-bedroom apartment units and 1 three-bedroom units. Overall, the 6 two bedroom units accounted for 7.3 percent of all units, and the 16 three bedroom units accounted for 19.5 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 60 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.16.63**
**Rental Units by Bedroom Size**
Pinedale town
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 | 0 | 0 | 0 | · | 0 |
| Two | 1 | 1 | 2 | 0 | · | 6 |
| Three | 14 | 1 | 1 | 0 | · | 16 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 1 | 59 | 0 | 0 | 0 | 60 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **16** | **61** | **3** | **0** | **0** | **82** |

Table III.16.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.16.65 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.16.64**
**Single-Family Units by Bedroom Size**
Pinedale town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 1 | 0 | 0% |
| Three | 14 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 1 | 0 | 0% |
| **Total** | **16** | **0** | **0%** |

**Table III.16.65**
**Apartment Units by Bedroom Size**
Pinedale town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 1 | 0 | 0% |
| Three | 1 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 59 | 3 | 5.1% |
| **Total** | **61** | **3** | **4.9%** |

Average market-rate rents by unit type are shown in Table III.16.66. 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.16.66**
**Average Market Rate Rents by Bedroom Size**
Pinedale town
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $650 | $0 | $0 | $650 |
| One | $0 | $905 | $0 | $0 | $905 |
| Two | $900 | $1,162 | $0 | $0 | $1,075 |
| Three | $0 | $1,500 | $0 | $0 | $1,500 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$975** | **$917.2** | **$0** | **$0** | **$983.6** |

Table III.16.67, 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.16.67**
**Average Assisted Rate Rents by Bedroom Size**
Pinedale town
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.16.68, shows vacancy rates for single-family units by average rental rates for Pinedale town. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.16.68**
**Single-Family Market Rate Rents by Vacancy Status**
Pinedale town
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 | 1 | 0 | 0% |
| $750 to $999 | 9 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 6 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **16** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.16.69. 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 5.7 percent.

**Table III.16.69**
**Apartment Market Rate Rents by Vacancy Status**
Pinedale town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 53 | 3 | 5.7% |
| $1,000 to $1,249 | 2 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 6 | 0 | 0% |
| **Total** | **61** | **3** | **4.9%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.16.70, 4 respondents, or 80 percent, included some sort of utility in the rent.

**Table III.16.70**
**Are there any utilities included with the rent?**
Pinedale town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 4 |
| No | 1 |
| **% Offering Utilities** | **80%** |

The type of utility included in the rent is shown in Table III.16.71. There were 55 respondents who included electricity, 55 respondents who included natural gas, 67 respondents who included water and sewer and 67 respondents included trash collection in the rent.

**Table III.16.71**
**Which utilities are included with the rent?**
Pinedale town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 55 |
| Natural Gas | 55 |
| Water/Sewer | 67 |
| Trash Collection | 67 |

## Perceived Need for Housing Units

Table III.16.72, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

**Table III.16.72**
**Do you keep a waiting list?**
Pinedale town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 5 |
| **Waitlist Size** | **0** |

Table III.16.73, shows the condition of rental units by unit type for Pinedale town. 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 64 units were in good condition, or 78 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.16.73**
**Condition by Unit Type**
Pinedale town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 64 | 78% |
| Excellent | 11 | 13.4% |
| Don't Know | 0 | 0% |
| **Total** | **82** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.16.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.16.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Pinedale town
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.16.75**
**Households with Housing Problems by Income**
Pinedale town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 0 | 35 | 35 |
| 30.1-50% HAMFI | 0 | 10 | 10 |
| 50.1-80% HAMFI | 25 | 10 | 35 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 25 | 55 | 80 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 4 | 4 | 8 |
| 30.1-50% HAMFI | 10 | 0 | 10 |
| 50.1-80% HAMFI | 40 | 50 | 90 |
| 80.1-95% HAMFI | 30 | 15 | 45 |
| 95 – 115% HAMFI | 65 | 4 | 69 |
| 115.1% HAMFI or more | 165 | 135 | 300 |
| **Total** | 314 | 208 | 522 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 0 | 0 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |
| **Total** | | | |
| 30% HAMFI or less | 4 | 39 | 43 |
| 30.1-50% HAMFI | 10 | 10 | 20 |
| 50.1-80% HAMFI | 65 | 60 | 125 |
| 80.1-95% HAMFI | 30 | 15 | 45 |
| 95 – 115% HAMFI | 65 | 4 | 69 |
| 115.1% HAMFI or more | 165 | 135 | 300 |
| **Total** | **339** | **263** | **602** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.16.75, 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 25 owner occupied and 55 renter occupied households experiencing a housing problem.

Table III.16.76, shows the total estimated housing by tenure for Pinedale town. As can be seen, in 2030 there are estimated to be a total of 402 owner and 437 renter occupied households or a total of 839 households. By 2050 there are estimated to be 475 owner, 498 renter for a total of 973 households in Pinedale town.

**Table III.16.76**
**Total Estimated Housing Forecast**
Pinedale town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 369 | 409 | 778 |
| 2025 | 385 | 423 | 808 |
| 2030 | 402 | 437 | 839 |
| 2035 | 419 | 451 | 870 |
| 2040 | 437 | 467 | 904 |
| 2045 | 455 | 482 | 937 |
| 2050 | 475 | 498 | 973 |

Table III.16.77, below shows the incremental housing demand for Pinedale town. 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.

As can be seen in 2030 an estimated additional 10 owner-occupied and 99 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 Pinedale town will see an additional 243 households, of which 25 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 52 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.16.77**
**Incremental Housing Demand Forecast**
Pinedale town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 1 | 1 | 1 |
| % | 0 | 0 | 0 | 1 | 1 | 2 | 2 |
| % | 0 | 0 | 2 | 5 | 9 | 12 | 16 |
| % | 0 | 0 | 1 | 2 | 4 | 6 | 7 |
| 5% | 0 | 0 | 2 | 5 | 9 | 12 | 16 |
| | 0 | 0 | 5 | 13 | 22 | 31 | 40 |
| | **0** | **0** | **10** | **27** | **45** | **63** | **83** |
| | | | | **Renter** | | | |
| | 0 | 13 | 15 | 17 | 19 | 21 | 24 |
| % | 0 | 3 | 4 | 4 | 5 | 5 | 6 |
| % | 0 | 19 | 23 | 26 | 29 | 33 | 37 |
| % | 0 | 5 | 6 | 6 | 7 | 8 | 9 |
| 5% | 0 | 1 | 2 | 2 | 2 | 2 | 2 |
| | 0 | 44 | 51 | 58 | 66 | 74 | 82 |
| | **0** | **85** | **99** | **113** | **129** | **144** | **160** |
| | | | | **Total** | | | |
| | 0 | 13 | 15 | 17 | 20 | 22 | 25 |
| % | 0 | 3 | 4 | 5 | 6 | 7 | 9 |
| % | 0 | 19 | 25 | 31 | 38 | 45 | 52 |
| % | 0 | 5 | 7 | 9 | 11 | 14 | 16 |
| 5% | 0 | 1 | 3 | 7 | 11 | 14 | 18 |
| | 0 | 44 | 56 | 71 | 88 | 105 | 123 |
| | **0** | **85** | **109** | **140** | **174** | **207** | **243** |

Table III.16.78 shows the Incremental Total Housing Need Forecast for Pinedale town. 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 169 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 112 owner and 231 renter occupied households for a total of 343 quality households.

**Table III.16.78**
**Incremental Total Housing Need Forecast**
Pinedale town
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 0 | 0 | 0 | 0 | 1 | 1 | 1 |
| 30.1-50% | 0 | 0 | 0 | 1 | 1 | 2 | 2 |
| 50.1-80% | 27 | 28 | 31 | 34 | 38 | 41 | 45 |
| 80.1-95% | 0 | 0 | 1 | 2 | 4 | 6 | 7 |
| 95.1-115% | 0 | 0 | 2 | 5 | 9 | 12 | 16 |
| 115+% | 0 | 0 | 5 | 13 | 22 | 31 | 40 |
| **Total** | **27** | **28** | **39** | **56** | **74** | **92** | **112** |
| **Renter** | | | | | | | |
| 0-30% | 56 | 58 | 60 | 62 | 64 | 66 | 69 |
| 30.1-50% | 16 | 16 | 17 | 17 | 18 | 18 | 19 |
| 50.1-80% | 29 | 32 | 35 | 39 | 42 | 46 | 49 |
| 80.1-95% | 4 | 5 | 6 | 6 | 7 | 8 | 9 |
| 95.1-115% | 1 | 1 | 2 | 2 | 2 | 2 | 2 |
| 115+% | 36 | 44 | 51 | 58 | 66 | 74 | 82 |
| **Total** | **142** | **156** | **170** | **184** | **200** | **215** | **231** |
| **Total** | | | | | | | |
| 0-30% | 56 | 58 | 60 | 62 | 65 | 67 | 70 |
| 30.1-50% | 16 | 16 | 17 | 18 | 19 | 20 | 21 |
| 50.1-80% | 56 | 61 | 66 | 73 | 80 | 87 | 94 |
| 80.1-95% | 4 | 5 | 7 | 9 | 11 | 14 | 16 |
| 95.1-115% | 1 | 1 | 3 | 7 | 11 | 14 | 18 |
| 115+% | 36 | 44 | 56 | 71 | 88 | 105 | 123 |
| **Total** | **169** | **184** | **209** | **240** | **274** | **307** | **343** |

# Powell city

# Powell city

## Demographics

### Population Estimates

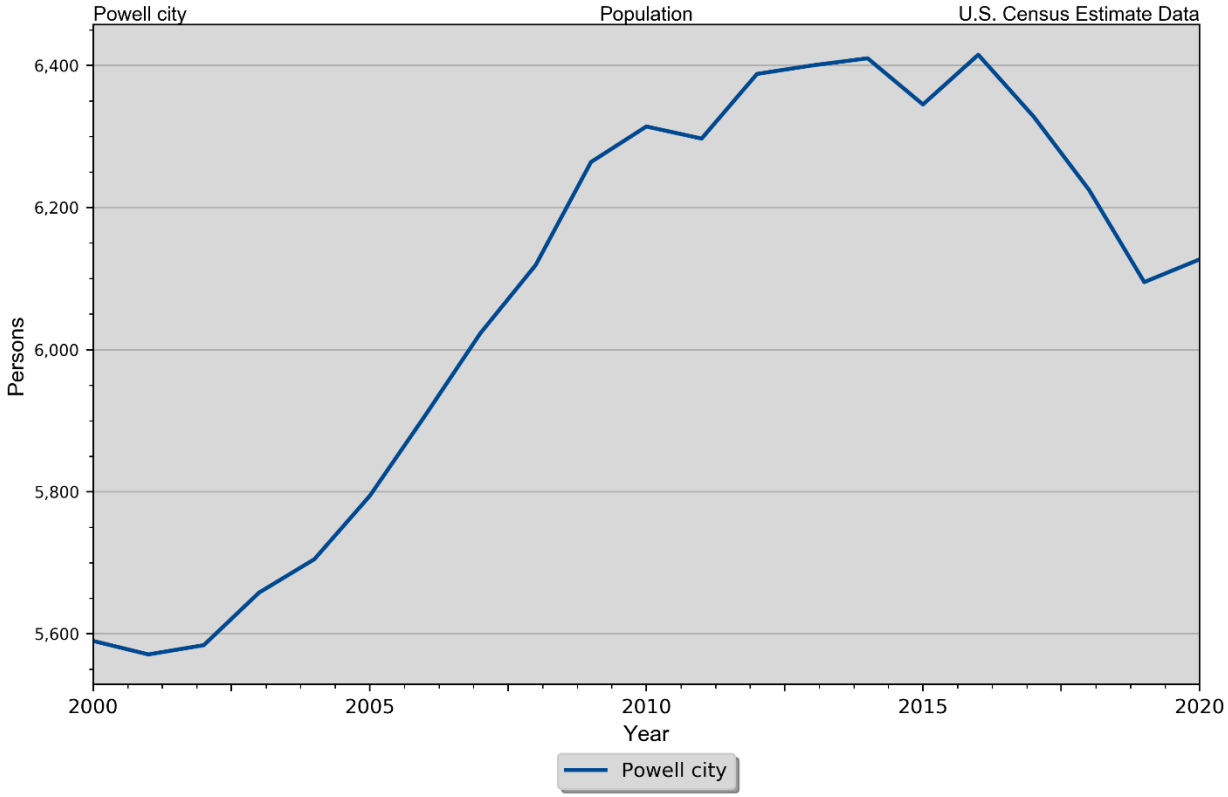
Table III.17.1, at right shows the population for Powell city. The 2020 estimates indicate that Powell city's population decreased from 6,314 in 2010 to 6,127 in 2020, or by -3 percent.

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

**Table III.17.1**
**Population Estimates**
Powell city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 5,590 | . |
| 2001 | 5,571 | -0.3% |
| 2002 | 5,584 | 0.2% |
| 2003 | 5,658 | 1.3% |
| 2004 | 5,705 | 0.8% |
| 2005 | 5,794 | 1.6% |
| 2006 | 5,907 | 2% |
| 2007 | 6,023 | 2% |
| 2008 | 6,119 | 1.6% |
| 2009 | 6,264 | 2.4% |
| 2010 | 6,314 | 0.8% |
| 2011 | 6,297 | -0.3% |
| 2012 | 6,388 | 1.4% |
| 2013 | 6,400 | 0.2% |
| 2014 | 6,410 | 0.2% |
| 2015 | 6,345 | -1% |
| 2016 | 6,415 | 1.1% |
| 2017 | 6,328 | -1.4% |
| 2018 | 6,225 | -1.6% |
| 2019 | 6,095 | -2.1% |
| 2020 | 6,127 | 0.5% |

**Diagram III.17.1**
**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.

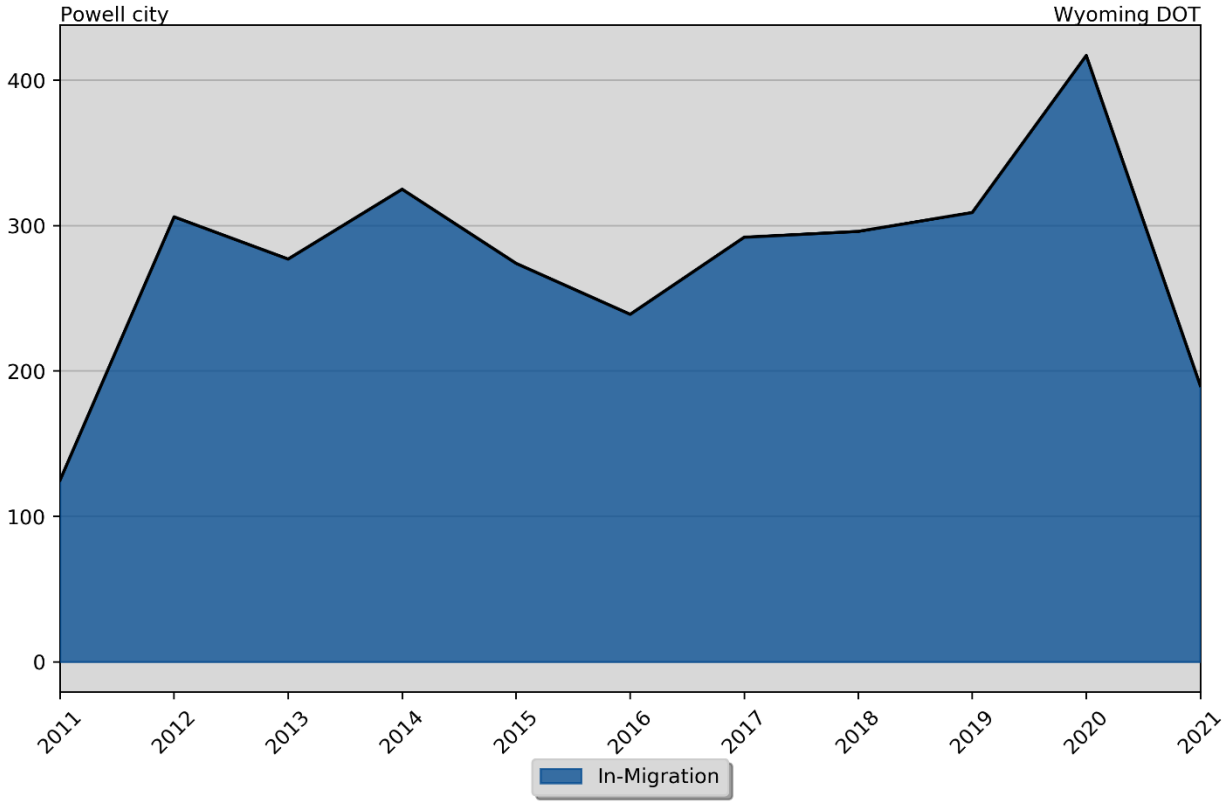
Table III.17.2 shows in-migration between 2011 and the first half of 2021 for Powell city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Park County to display net- and out-migration.

**Table III.17.2**
**In-Migration by Age Cohort**
Powell city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 2 | 5 | 2 | 6 | 4 | 4 | 3 | 3 | 5 | 12 | 1 |
| 18-22 | 17 | 40 | 33 | 42 | 32 | 33 | 41 | 30 | 24 | 48 | 20 |
| 23-25 | 15 | 29 | 32 | 31 | 18 | 25 | 22 | 33 | 28 | 18 | 15 |
| 26-35 | 23 | 73 | 83 | 77 | 60 | 61 | 82 | 61 | 77 | 88 | 41 |
| 36-45 | 22 | 39 | 37 | 55 | 51 | 34 | 31 | 55 | 43 | 60 | 30 |
| 46-55 | 20 | 56 | 42 | 47 | 38 | 30 | 34 | 41 | 39 | 56 | 23 |
| 56-65 | 20 | 47 | 25 | 38 | 47 | 31 | 33 | 48 | 52 | 79 | 30 |
| 66 + | 6 | 17 | 23 | 29 | 24 | 21 | 46 | 25 | 41 | 56 | 30 |
| **Total** | **125** | **306** | **277** | **325** | **274** | **239** | **292** | **296** | **309** | **417** | **190** |

The shaded area in Diagram III.17.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 417 people entering Powell city.

**Diagram III.17.2**
**In-Migration**



The driver's license total exchanges since 2000 for Park County are presented in Diagram III.17.3, 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.17.3**
**Migration Trends**

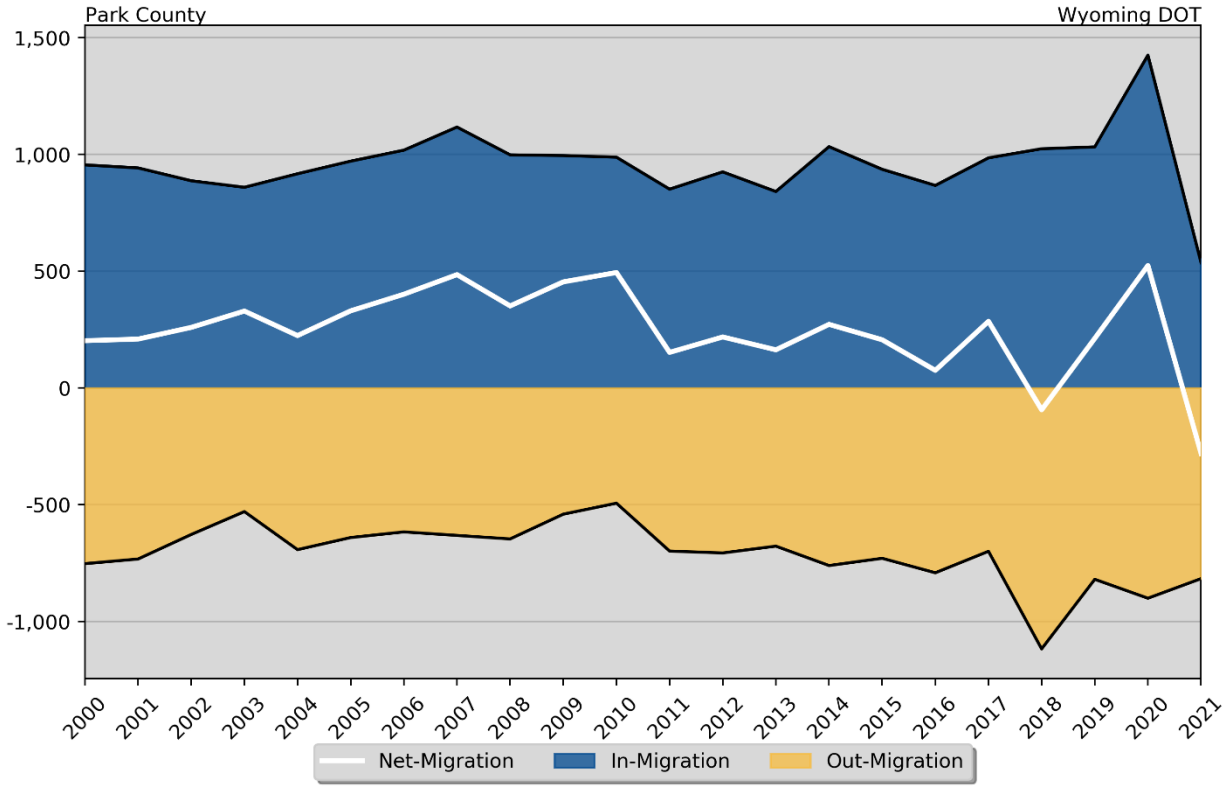


Table III.17.3, shows net-migration for Park County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 4 persons leaving Park County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 157 persons leaving Park County.

**Table III.17.3**
**Net-Migration by Age Range**
Park Countyy
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 data[33], 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.

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## Population Characteristics

The Powell city population by race and ethnicity is shown in Table III.17.4. The white population represented 93 percent of the population in 2019, compared with black populations accounting for 0.3 percent of the population in 2019. Hispanic households represented 9.7 percent of the population in 2019.

**Table III.17.4**
**Population by Race and Ethnicity**
Powell city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 5,914 | 93.7% | 5,856 | 93% |
| Black | 24 | 0.4% | 16 | 0.3% |
| American Indian | 35 | 0.6% | 98 | 1.6% |
| Asian | 77 | 1.2% | 46 | 0.7% |
| Native Hawaiian/ Pacific Islander | 3 | 0% | 0 | 0% |
| Other | 152 | 2.4% | 162 | 2.6% |
| Two or More Races | 109 | 1.7% | 117 | 1.9% |
| **Total** | **6,314** | **100.0%** | **6,295** | **100.0%** |
| **Non-Hispanic** | 5,723 | 90.6% | 5,685 | 90.3% |
| **Hispanic** | 591 | 9.4% | 610 | 9.7% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.17.5. During this time, the total non-Hispanic population was 5,685 persons in 2019, while the Hispanic population was 610.

**Table III.17.5**
**Population by Race and Ethnicity**
Powell city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 5,521 | 96.5% | 5,395 | 94.9% |
| Black | 19 | 0.3% | 14 | 0.2% |
| American Indian | 26 | 0.5% | 98 | 1.7% |
| Asian | 75 | 1.3% | 46 | 0.8% |
| Native Hawaiian/ Pacific Islander | 3 | 0.1% | 0 | 0% |
| Other | 10 | 0.2% | 20 | 0.4% |
| Two or More Races | 69 | 1.2% | 112 | 2% |
| **Total Non-Hispanic** | **5,723** | **100.0%** | **5,685** | **100.0%** |
| **Hispanic** | | | | |
| White | 393 | 66.5% | 461 | 75.6% |
| Black | 5 | 0.8% | 2 | 0.3% |
| American Indian | 9 | 1.5% | 0 | 0% |
| Asian | 2 | 0.3% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 142 | 24% | 142 | 23.3% |
| Two or More Races | 40 | 6.8% | 5 | 0.8% |
| **Total Hispanic** | **591** | **100.0** | **610** | **100.0%** |
| **Total Population** | **6,314** | **100.0%** | **6,295** | **100.0%** |

## Cohorts

Table III.17.6 shows the population distribution in Powell city by age. In 2010, children under the age of 5 accounted for 6.7 percent of the total population, which compared to 6.3 percent in 2019.

**Table III.17.6**
**Population Distribution by Age**
Powell city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 421 | 6.7 | 396 | 6.3 |
| 5 to 19 | 1,420 | 22.5 | 1,546 | 24.6 |
| 20 to 24 | 694 | 11 | 539 | 8.6 |
| 25 to 34 | 826 | 13.1 | 916 | 14.6 |
| 35 to 54 | 1,255 | 19.9 | 1,132 | 18 |
| 55 to 64 | 653 | 10.3 | 724 | 11.5 |
| 65 or Older | 1,045 | 16.6 | 1,042 | 16.6 |
| **Total** | **6,314** | **100%** | **6,295** | **100%** |

Table III.17.7 shows the population in Powell city by age and gender. In 2010, there were 826 people aged 25 to 34, made up of 415 men, and 411 women. In comparison, in 2019, there were 916 people in the 25 to 34 age cohort, with 406 men and 510 women.

**Table III.17.7**
**Population by Age and Gender**
Powell 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 | 210 | 211 | 421 | 6.7% | 226 | 170 | 396 | 6.3% |
| 5 to 19 | 752 | 668 | 1,420 | 22.5% | 766 | 780 | 1,546 | 24.6% |
| 20 to 24 | 376 | 318 | 694 | 11% | 386 | 153 | 539 | 8.6% |
| 25 to 34 | 415 | 411 | 826 | 13.1% | 406 | 510 | 916 | 14.6% |
| 35 to 54 | 586 | 669 | 1,255 | 19.9% | 639 | 493 | 1,132 | 18% |
| 55 to 64 | 310 | 343 | 653 | 10.3% | 326 | 398 | 724 | 11.5% |
| 65 and Older | 412 | 633 | 1,045 | 16.6% | 512 | 530 | 1,042 | 16.6% |
| **Total** | **3,061** | **3,253** | **6,314** | **100%** | **3,261** | **3,034** | **6,295** | **100%** |

**Diagram III.17.4**
**Population Distribution by Age**
Powell city
2010 Census and 2019 Five-Year ACS Data

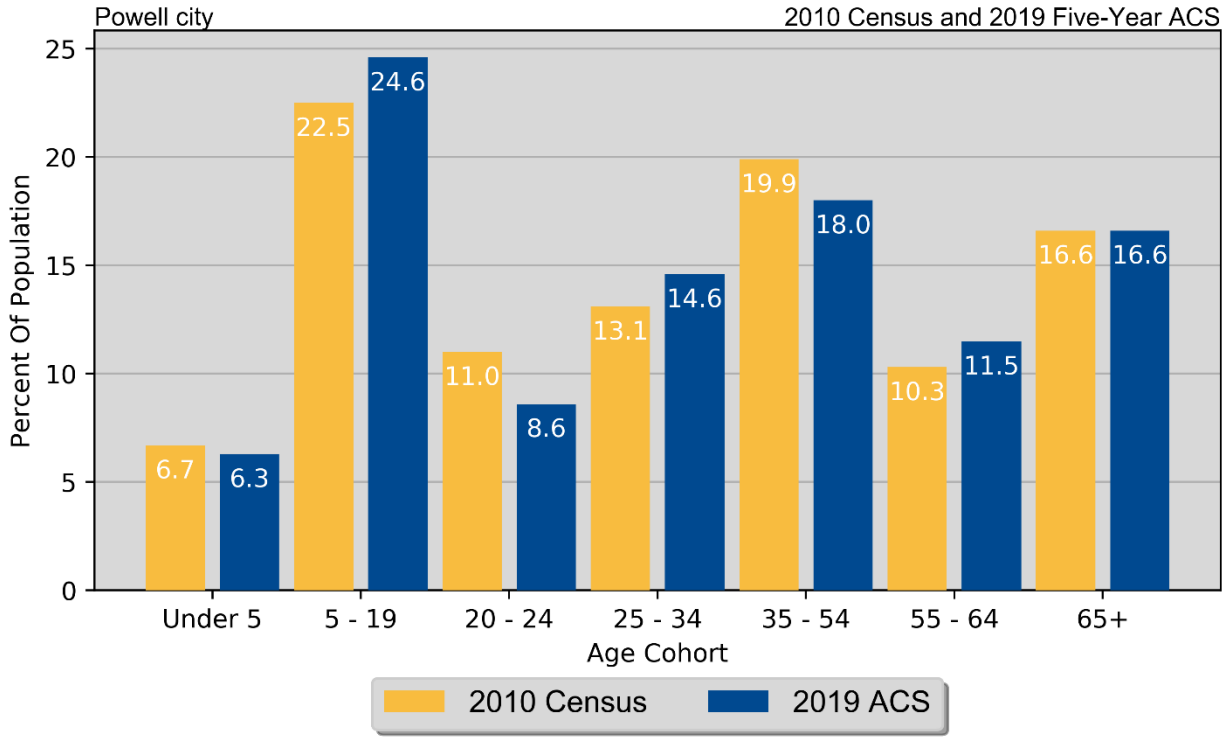
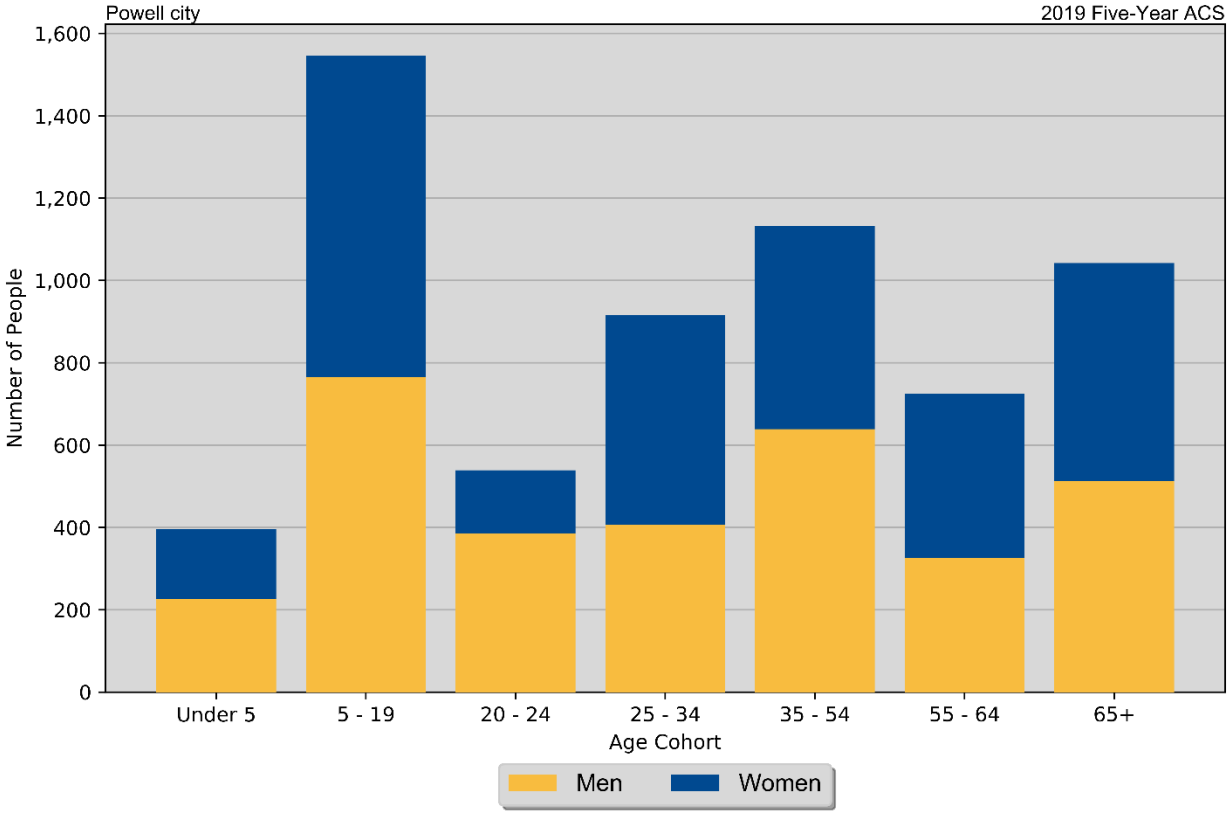


**Diagram III.17.5**
**Population Distribution by Age and Gender**
Powell city
2019 Five-Year ACS



## 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.17.8, between 2000 and 2010, the institutionalized population changed 21.5 percent in Powell city, from 121 people in 2000 to 147 in 2010.

**Table III.17.8**
**Group Quarters Population**
Powell 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 | 0 | 0% | 0 | 0% | % |
| Juvenile Facilities | . | . | 1 | 0.7% | . |
| Nursing Homes | 121 | 100% | 146 | 99.3% | 20.7% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **121** | **100.0%** | **147** | **100.0%** | **21.5%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 479 | 96.4% | 560 | 98.1% | 16.9% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 18 | 3.6% | 11 | 1.9% | -38.9% |
| Total | **497** | **100.0%** | **571** | **100.0%** | **14.9%** |
| Group Quarters Population | **618** | **100.0%** | **718** | **100.0%** | **16.2%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.17.9. An estimated 0.5 percent of the population was born in Mexico , some 0.3 percent were born in England , and another 0.2 percent were born in Canada .

**Table III.17.9**
**Place of Birth for the Foreign-Born Population**
Powell city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 29 | 0.5% |
| #2 country of origin | England | 17 | 0.3% |
| #3 country of origin | Canada | 13 | 0.2% |
| #4 country of origin | Japan | 9 | 0.1% |
| #5 country of origin | Hong Kong | 4 | 0.1% |
| #6 country of origin | France | 3 | 0% |
| #7 country of origin | India | 3 | 0% |
| #8 country of origin | Brazil | 2 | 0% |
| #9 country of origin | Other Eastern Africa | 2 | 0% |
| #10 country of origin | Russia | 2 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.17.10. An estimated 0.8 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 0.7 percent speaking Spanish .

**Table III.17.10**
**Limited English Proficiency and Language Spoken at Home**
Powell city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Other Asian and Pacific Island languages | 49 | 0.8% |
| #2 LEP Language | Spanish | 44 | 0.7% |
| #3 LEP Language | Other Indo-European languages | 3 | 0.1% |
| #4 LEP Language | Korean | 1 | 0% |
| #5 LEP Language | Vietnamese | 1 | 0% |
| #6 LEP Language | Arabic | 0 | 0% |
| #7 LEP Language | Chinese | 0 | 0% |
| #8 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #9 LEP Language | German or other West Germanic languages | 0 | 0% |
| #10 LEP Language | Other and unspecified languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.17.11, below. The disability rate for females was 14.7 percent, compared to 12.9 percent for males. The disability rate grew precipitously higher with age, with 53.9 percent of those over 75 experiencing a disability.

**Table III.17.11**
**Disability by Age**
Powell 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 | 0 | 0% | 0 | 0% | 0 | 0% |
| 18 to 34 | 49 | 5% | 91 | 9.5% | 140 | 7.2% |
| 35 to 64 | 190 | 19.7% | 169 | 19% | 359 | 19.3% |
| 65 to 74 | 60 | 22.1% | 73 | 24.5% | 133 | 23.4% |
| 75 or Older | 121 | 51.7% | 106 | 56.7% | 227 | 53.9% |
| **Total** | **420** | **12.9%** | **439** | **14.7%** | **859** | **13.8%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.17.12. Some 6.2 percent have an ambulatory disability, 4.4 have an independent living disability, and 2.7 percent have a self-care disability.

**Table III.17.12**
**Total Disabilities Tallied: Aged 5 and Older**
Powell city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 299 | 4.8% |
| Vision disability | 95 | 1.5% |
| Cognitive disability | 322 | 5.5% |
| Ambulatory disability | 364 | 6.2% |
| Self-Care disability | 158 | 2.7% |
| Independent living difficulty | 209 | 4.4% |

## Education and Employment

Education and employment data from the Powell city 2019 Five-Year ACS is presented in Table III.17.13, Table III.17.14, and Table III.17.15. In 2019, 3,300 people were in the labor force, including 3,114 employed and 186 unemployed people. The unemployment rate for Powell city was estimated at 5.6 percent in 2019.

**Table III.17.13**
**Employment, Labor Force and Unemployment**
Powell city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 3,114 |
| Unemployed | 186 |
| **Labor Force** | **3,300** |
| Unemployment Rate | 5.6% |

Table III.17.14 and Table III.17.15 show educational attainment in Powell city. In 2019, 90.4 percent of households had a high school education or greater, including 26.5 percent with a high school diploma or equivalent, 39.6 percent with some college, 13.2 percent with a Bachelor's Degree, and 11.2 percent with a graduate or professional degree.

**Table III.17.14**
**High School or Greater Education**
Powell city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 4,377 |
| Total Households | 2,479 |
| **Percent High School or Above** | **90.4%** |

**Table III.17.15**
**Educational Attainment**
Powell city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 464 | 9.6% |
| High School or Equivalent | 1,282 | 26.5% |
| Some College or Associates Degree | 1,917 | 39.6% |
| Bachelor's Degree | 637 | 13.2% |
| Graduate or Professional Degree | 541 | 11.2% |
| **Total Population Above 18 years** | **4,841** | **100.0%** |

## Commuting Patterns

Table III.17.16 shows the place of work by county of residence. In 2010 91.3 percent of residents worked within the county they reside with 7.7 percent working outside their home county. This compares to 91 percent of residents in 2019 who worked within the county in which they resided and 7.9 percent of residents worked outside their home county but still within the state.

**Table III.17.16**
**Place of Work**
Powell 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 | 2,690 | 91.3% | 2,747 | 91% |
| Worked outside county of residence | 228 | 7.7% | 239 | 7.9% |
| Worked outside state of residence | 27 | 0.9% | 33 | 1.1% |
| **Total** | **2,945** | **100.0%** | **3,019** | **100.0%** |

Table III.17.17 shows the aggregate travel time to work based on place of work and residence. In Powell city the total aggregate travel time was 38,190 minutes, with residents working in their home county spending a total of 28,760 minutes traveling.

**Table III.17.17**
**Aggregate Travel Time to Work (in Minutes)**
Powell 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 | % | 28,760 | 75.3% |
| Worked outside county of residence | 0 | % | 8,095 | 21.2% |
| Worked outside State of residence | 0 | % | 1,335 | 3.5% |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **38,190** | **100.0%** |

Table III.17.18 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 10.5 minutes commuting to work, with those working outside their county of residence spending an average of 33.9 minutes on their commute.

| Table III.17.18<br>Average Travel Time to Work (in Minutes)<br>Powell city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 10.5 |
| Worked outside county of residence | 0 | 33.9 |
| Worked outside State of residence | 0 | 40.5 |
| **Average travel time to work (in minutes):** | **0** | **12.6** |

Table III.17.19 shows the means of transportation to work. In 2019, 70.3 percent of commuters drove alone in a car, truck, or van. Only 10.1 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 174 persons or 5.8 percent who worked from home.

| Table III.17.19<br>Means of Transportation to Work<br>Powell city<br>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 | 2,185 | 74.2% | 2,121 | 70.3% |
| Car, truck, or van: Carpooled: | 299 | 10.2% | 304 | 10.1% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 28 | 1% | 0 | 0% |
| Bicycle | 0 | 0% | 33 | 1.1% |
| Walked | 283 | 9.6% | 385 | 12.8% |
| Other means | 0 | 0% | 2 | 0.1% |
| Worked at home | 150 | 5.1% | 174 | 5.8% |
| **Total** | **2,945** | **100.0%** | **3,019** | **100.0%** |

Table III.17.20 shows the breakdown of the means of transportation by tenure. In 2019, 45.3 percent of commuters owned their home and commuted alone by car, which compares to 61.3 percent in 2010. There were also 779 renters who drove alone in 2019 and accounted for 27.6 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.17.20**
**Means Of Transportation To Work By Tenure**
Powell 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 | 1,578 | 61.3% | 1,278 | 45.3% |
| Renter | 447 | 17.4% | 779 | 27.6% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 216 | 8.4% | 184 | 6.5% |
| Renter | 71 | 2.8% | 104 | 3.7% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 96 | 3.7% | 114 | 4% |
| Renter | 15 | 0.6% | 175 | 6.2% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 12 | 0.5% | 33 | 1.2% |
| Renter | 16 | 0.6% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 94 | 3.7% | 92 | 3.3% |
| Renter | 29 | 1.1% | 64 | 2.3% |
| **Total:** | **2,574** | **100.0%** | **2,823** | **100.0%** |

# ECONOMICS

## Labor Force

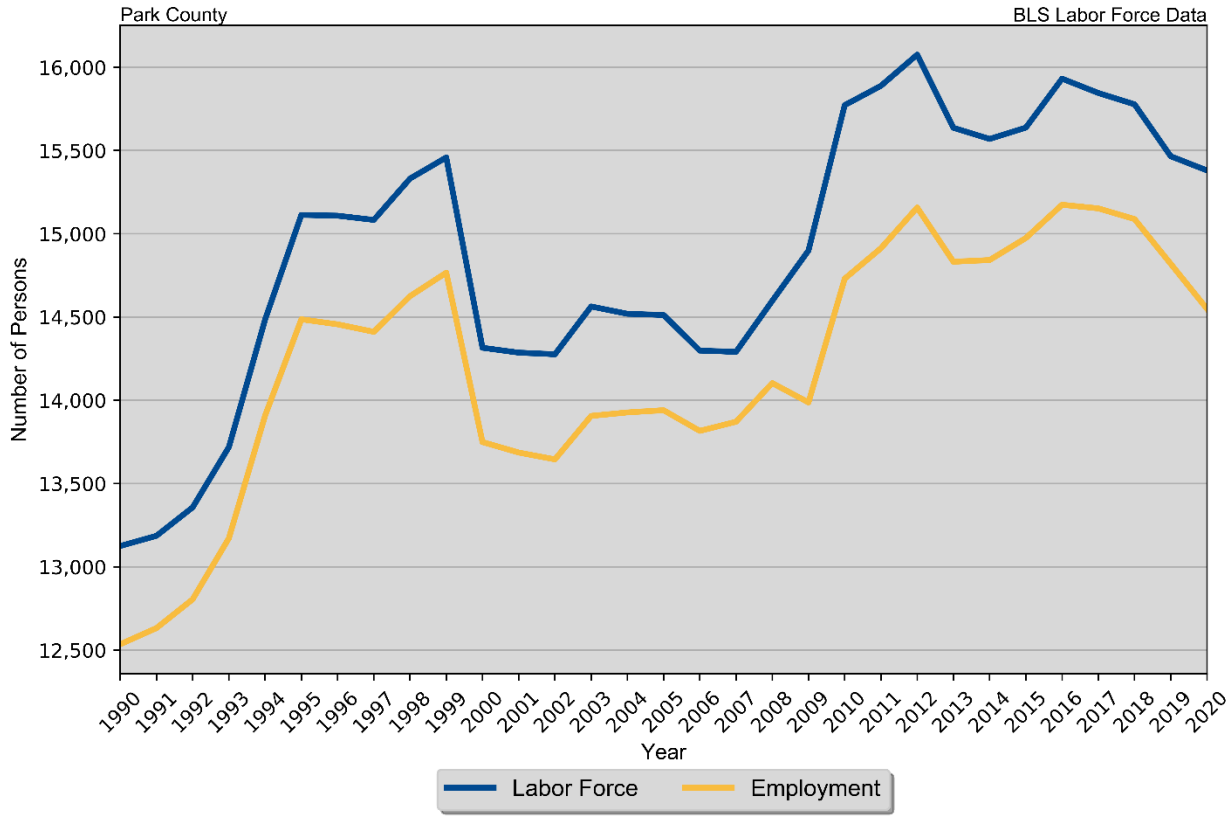
Table III.17.21, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 percent. This compared to a statewide 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.17.21**
**Labor Force Statistics**
Park County
1990 - 2020 BLS Data

| Year | Park County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | 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.17.6, 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.

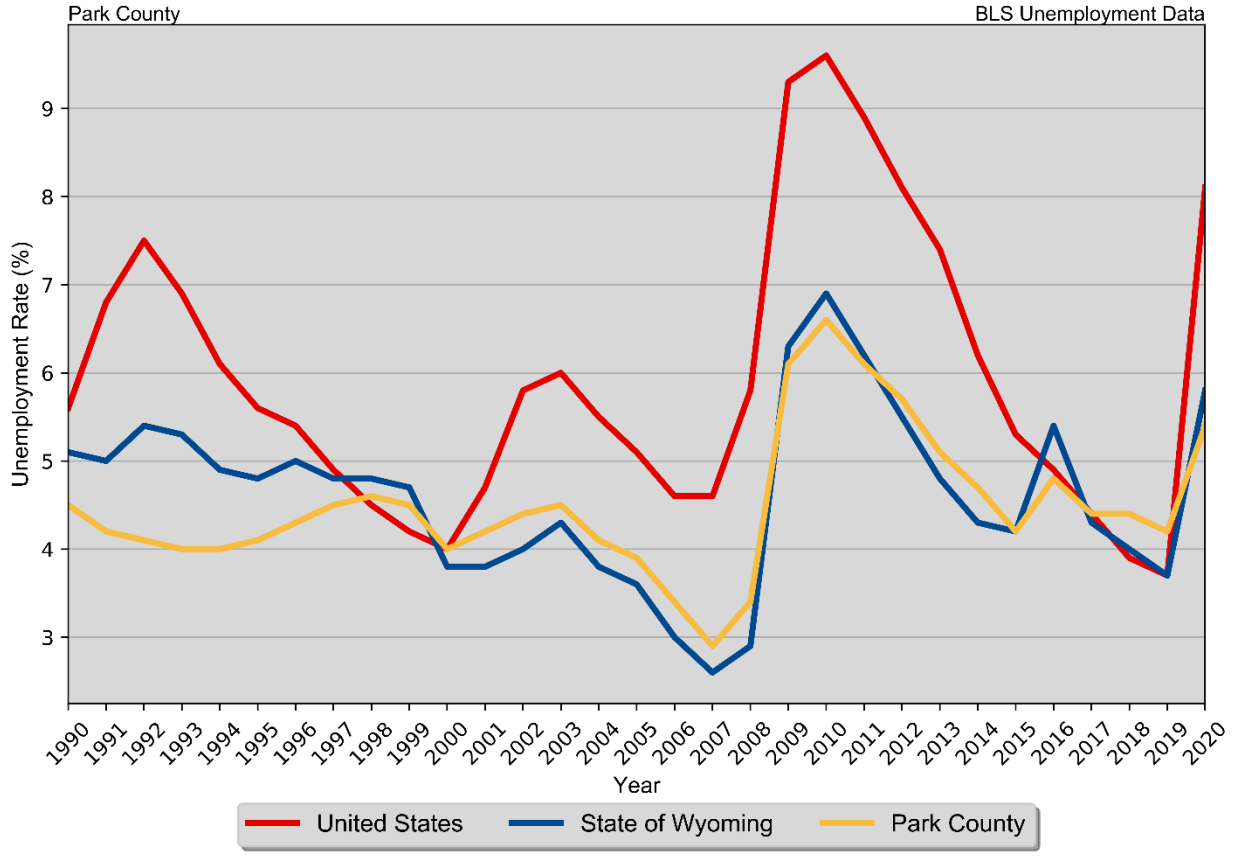
**Diagram III.17.6**
**Employment and Labor Force**



## Unemployment

Diagram III.17.7, 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.17.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

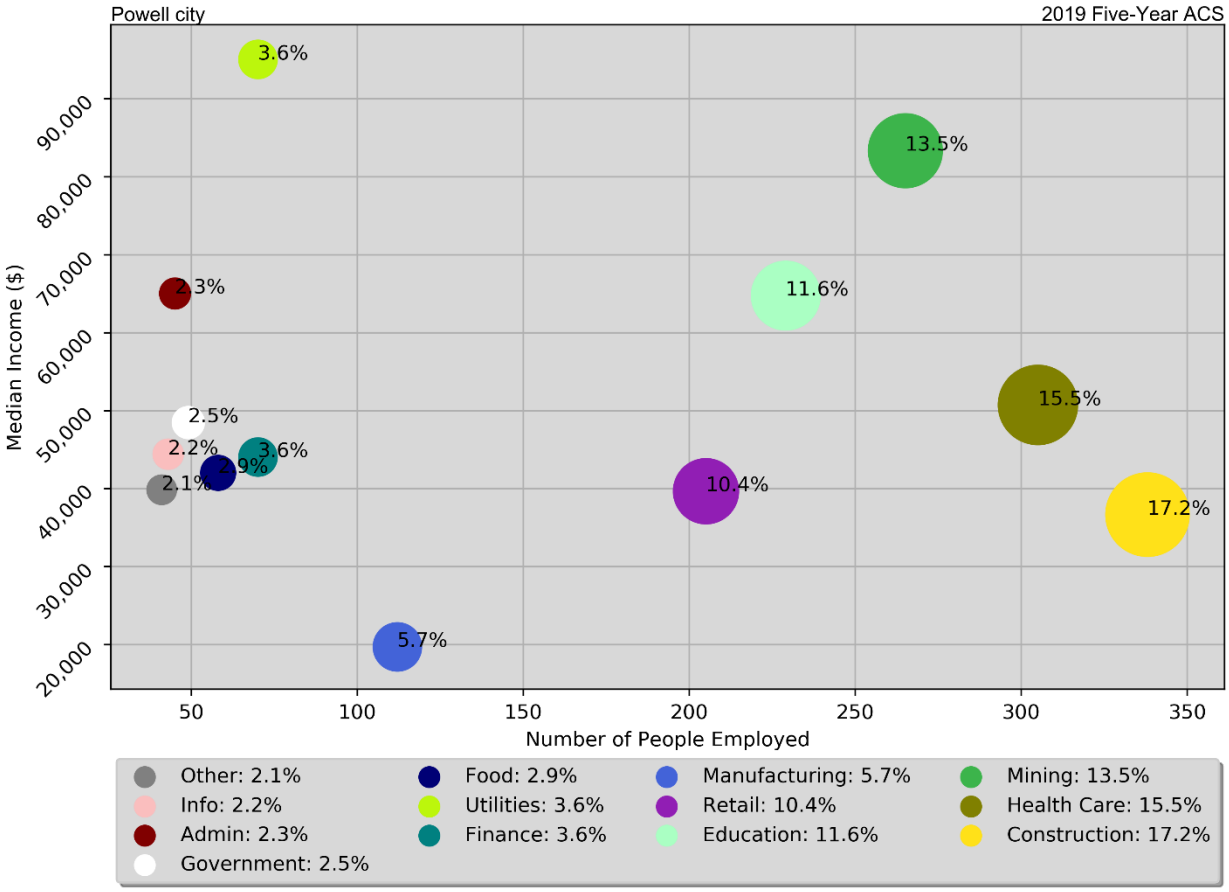
Table III.17.22 shows employment and median earnings by industry for Powell city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Powell city was Construction, which employed 338 people and paid a median salary of 36,694 dollars. The highest paying industry in Powell city was the Utilities industry, which paid a median salary of 95,069 dollars in 2019. This data is also displayed in Diagram III.17.8.

**Table III.17.22**
**City Level Employment by Industry**
Powell city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 45 | 2.3% | $65,074 |
| Arts, entertainment, and recreation | 4 | 0.2% | $ |
| Construction | 338 | 17.2% | $36,694 |
| Educational services[34] | 229 | 11.6% | $64,792 |
| Agriculture, forestry, fishing and hunting | 0 | 0% | $ |
| Finance and insurance | 70 | 3.6% | $44,091 |
| Accommodation and food services | 58 | 2.9% | $42,059 |
| Health care and social assistance | 305 | 15.5% | $50,750 |
| Information | 43 | 2.2% | $44,432 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 112 | 5.7% | $19,737 |
| Mining, quarrying, and oil and gas extraction | 265 | 13.5% | $83,381 |
| Other services, except public administration | 41 | 2.1% | $39,875 |
| Prof Service | 36 | 1.8% | $ |
| Government | 49 | 2.5% | $48,523 |
| Real estate and rental and leasing | 14 | 0.7% | $ |
| Retail Trade | 205 | 10.4% | $39,712 |
| Transportation and warehousing | 79 | 4% | $ |
| Utilities | 70 | 3.6% | $95,069 |
| Wholesale trade | 5 | 0.3% | $ |

[34] Includes both Public and Private Education

**Diagram III.17.8**
**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.17.23, 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.17.23**
**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.17.24, 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.17.24**
**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.17.9, 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 averagee of 48,885 dollars over the same period.

**Diagram III.17.9**
**Real Average Earnings Per Job**

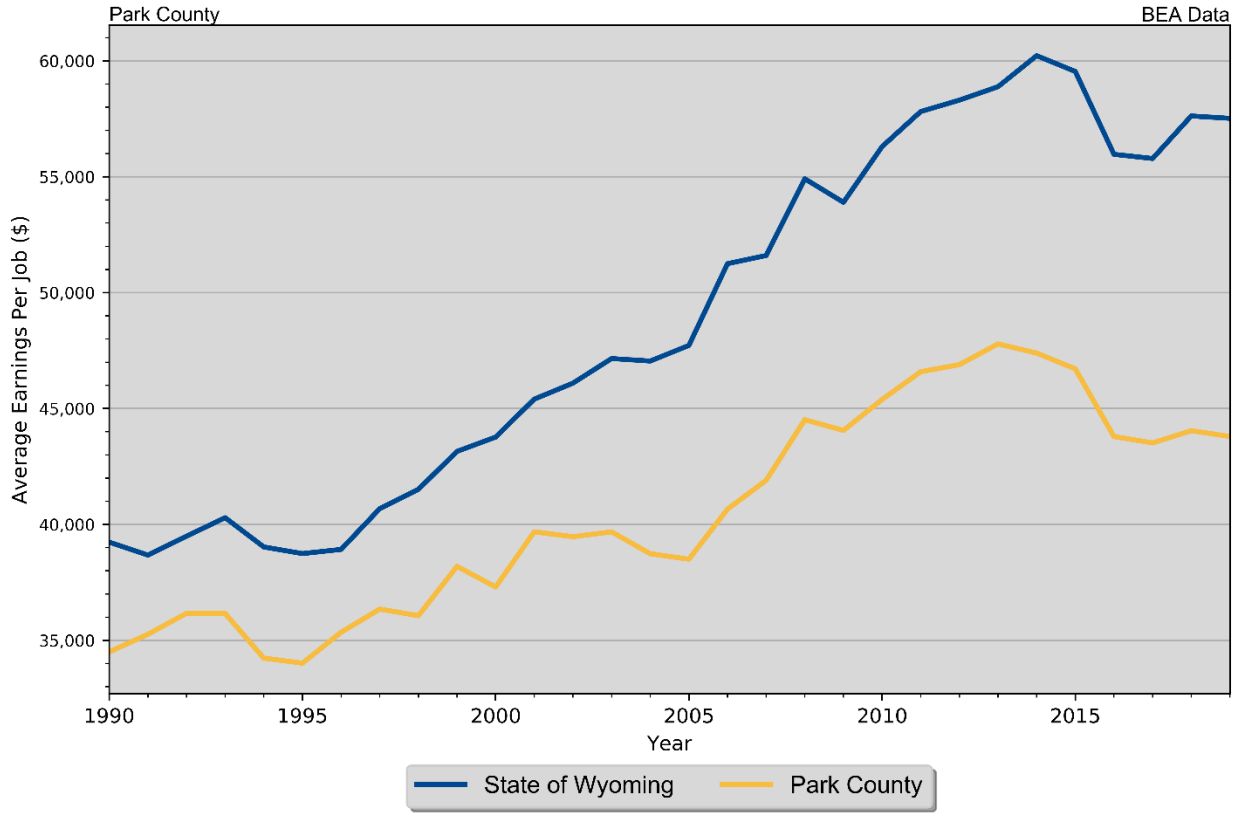
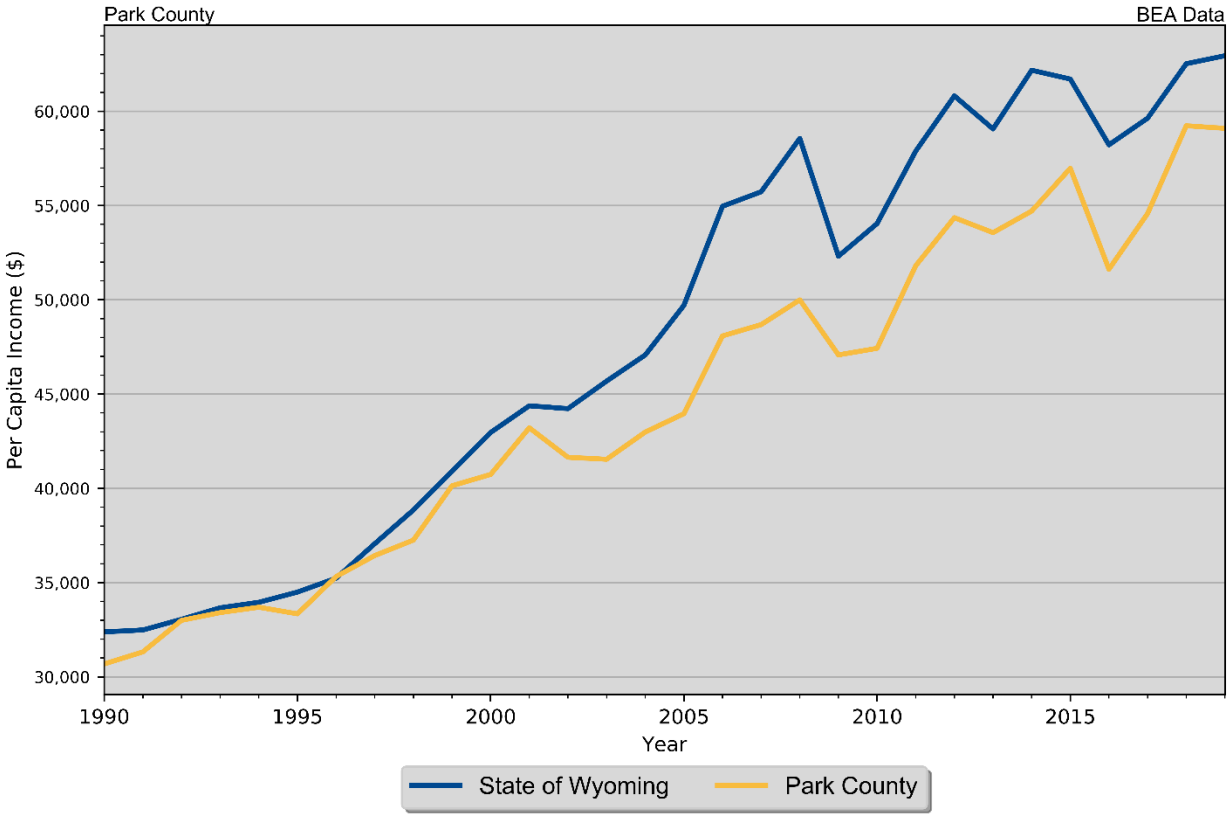


Diagram III.17.10, shows real per capita income for the Park County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. 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.

**Diagram III.17.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 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.17.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.17.11.

The rate of poverty for Powell city is shown in Table III.17.26. In 2019, the poverty rate was 15.5 percent meaning there were an estimated 912 people living in poverty, compared to 394 persons living in poverty in 2010. In 2019, some 29.7 percent of those in poverty were under age 6 and 8.9 percent were 65 or older.

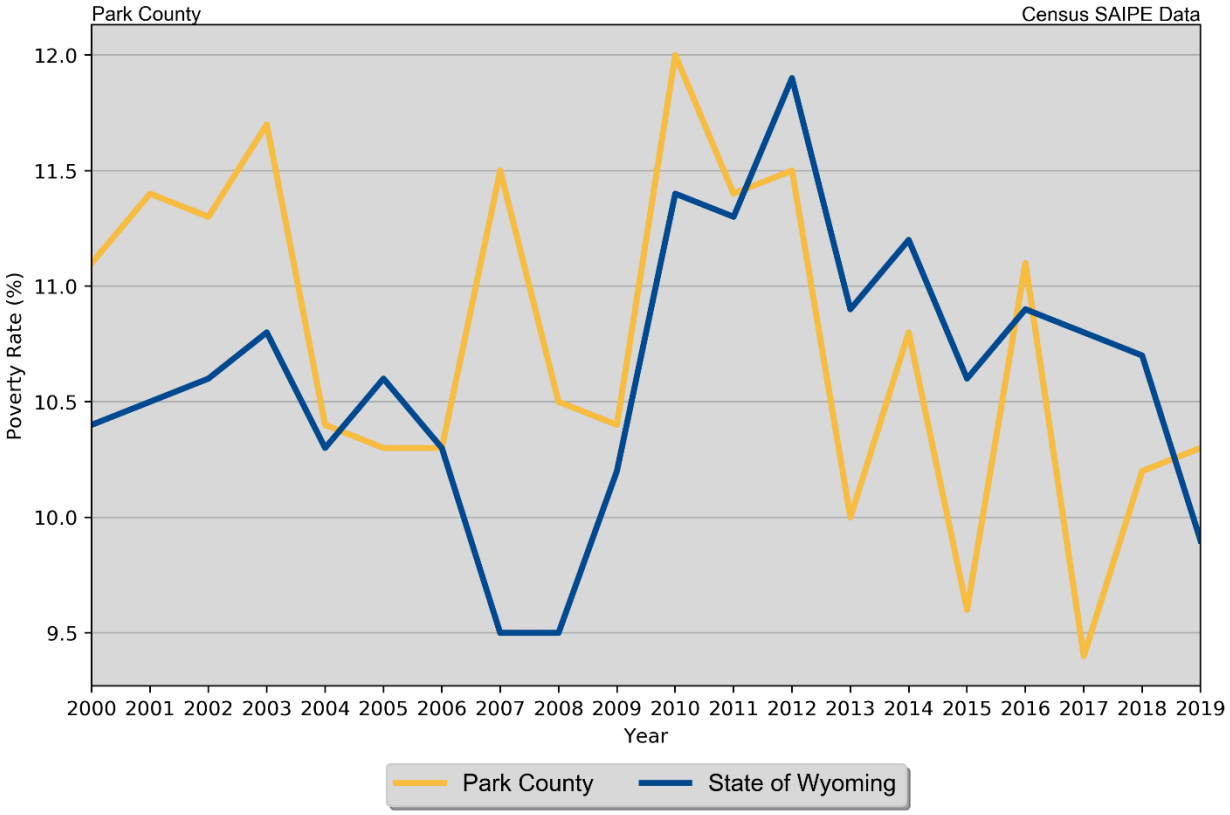
**Table III.17.25**
**Persons in Poverty**
Park County
2000–2019 SAIPE Estimates

| 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.17.26**
**Poverty by Age**
Powell 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 | 93 | 19.7 | 156 | 29.7% |
| 6 to 17 | 8 | 1.3 | 118 | 12.8% |
| 18 to 64 | 236 | 7.4 | 550 | 16% |
| 65 or Older | 57 | 5.6 | 88 | 8.9% |
| **Total** | **394** | **100.0%** | **912** | **100.0%** |
| **Poverty Rate** | **7.4%** | . | **15.5%** | . |

**Diagram III.17.11**
**Poverty Rates**



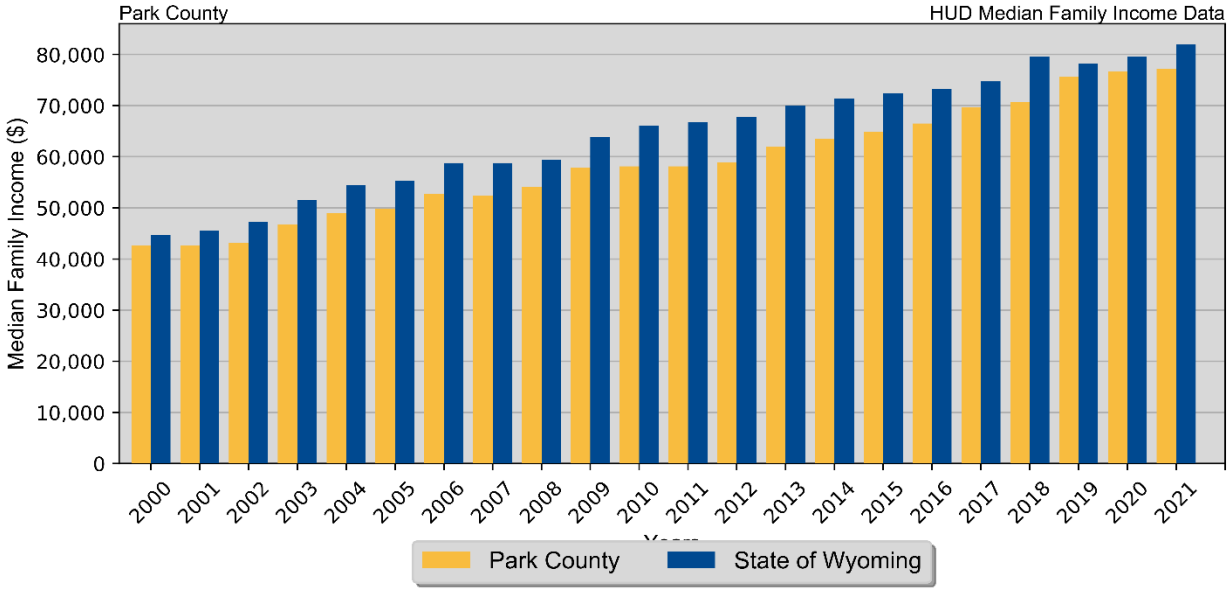
## Household Income

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.17.46 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.17.12, illustrates the estimated MFI for 2000 through 2021 in Park County.

**Table III.17.27**
**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.17.12**
**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 Powell city increased from 14 authorizations in 2019 to 23 in 2020.

The real value of single-family building permits increased from 145,604 dollars in 2019 to 149,620 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.17.28.

**Table III.17.28**
**Building Permits and Valuation**
Powell city
Census Bureau Data, 1980–2020

| 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 | 11 | 2 | 4 | 6 | 23 | 161,930 | 80,361 |
| 1981 | 30 | 0 | 4 | 0 | 34 | 88,268 | 0 |
| 1982 | 39 | 0 | 0 | 0 | 39 | 61,639 | 0 |
| 1983 | 11 | 2 | 0 | 0 | 13 | 102,546 | 0 |
| 1984 | 44 | 0 | 0 | 0 | 44 | 70,203 | 0 |
| 1985 | 17 | 0 | 0 | 0 | 17 | 127,993 | 0 |
| 1986 | 7 | 0 | 0 | 0 | 7 | 127,492 | 0 |
| 1987 | 5 | 0 | 0 | 0 | 5 | 131,133 | 0 |
| 1988 | 3 | 2 | 0 | 0 | 5 | 108,859 | 0 |
| 1989 | 6 | 0 | 0 | 0 | 6 | 137,907 | 0 |
| 1990 | 4 | 0 | 0 | 0 | 4 | 114,650 | 0 |
| 1991 | 6 | 0 | 0 | 0 | 6 | 111,773 | 0 |
| 1992 | 16 | 0 | 0 | 0 | 16 | 133,037 | 0 |
| 1993 | 12 | 0 | 0 | 0 | 12 | 138,298 | 0 |
| 1994 | 15 | 0 | 4 | 10 | 29 | 138,401 | 76,190 |
| 1995 | 14 | 0 | 4 | 9 | 27 | 135,556 | 74,625 |
| 1996 | 21 | 0 | 4 | 0 | 25 | 139,233 | 0 |
| 1997 | 9 | 4 | 0 | 0 | 13 | 130,904 | 0 |
| 1998 | 12 | 2 | 0 | 0 | 14 | 170,037 | 0 |
| 1999 | 7 | 0 | 20 | 0 | 27 | 159,202 | 0 |
| 2000 | 7 | 0 | 0 | 0 | 7 | 132,981 | 0 |
| 2001 | 7 | 0 | 0 | 0 | 7 | 130,122 | 0 |
| 2002 | 7 | 0 | 0 | 0 | 7 | 128,097 | 0 |
| 2003 | 7 | 0 | 0 | 0 | 7 | 125,752 | 0 |
| 2004 | 38 | 0 | 4 | 6 | 48 | 162,606 | 31,274 |
| 2005 | 19 | 4 | 0 | 0 | 23 | 177,377 | 0 |
| 2006 | 22 | 4 | 3 | 0 | 29 | 198,745 | 0 |
| 2007 | 24 | 4 | 4 | 0 | 32 | 261,829 | 0 |
| 2008 | 18 | 4 | 0 | 12 | 34 | 226,092 | 31,634 |
| 2009 | 12 | 4 | 0 | 0 | 16 | 146,912 | 0 |
| 2010 | 8 | 4 | 0 | 8 | 20 | 211,313 | 26,599 |
| 2011 | 8 | 2 | 0 | 0 | 10 | 211,928 | 0 |
| 2012 | 18 | 8 | 0 | 0 | 26 | 177,000 | 0 |
| 2013 | 21 | 0 | 12 | 0 | 33 | 255,721 | 0 |
| 2014 | 14 | 0 | 0 | 12 | 26 | 155,841 | 127,910 |
| 2015 | 15 | 2 | 0 | 0 | 17 | 175,572 | 0 |
| 2016 | 12 | 0 | 0 | 0 | 12 | 176,447 | 0 |
| 2017 | 14 | 0 | 0 | 0 | 14 | 154,872 | 0 |
| 2018 | 12 | 0 | 0 | 0 | 12 | 177,406 | 0 |
| 2019 | 14 | 4 | 0 | 12 | 30 | 145,604 | 189,777 |
| 2020 | 23 | 2 | 0 | 0 | 25 | 149,620 | 0 |

**Diagram III.17.13**
**Single-Family Permits**

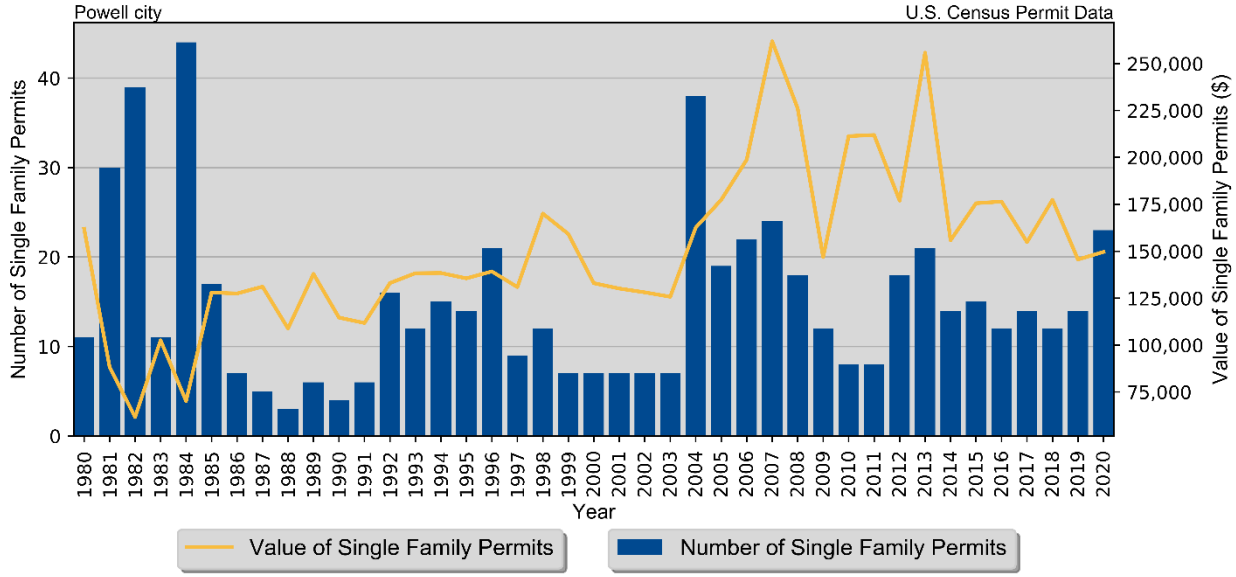
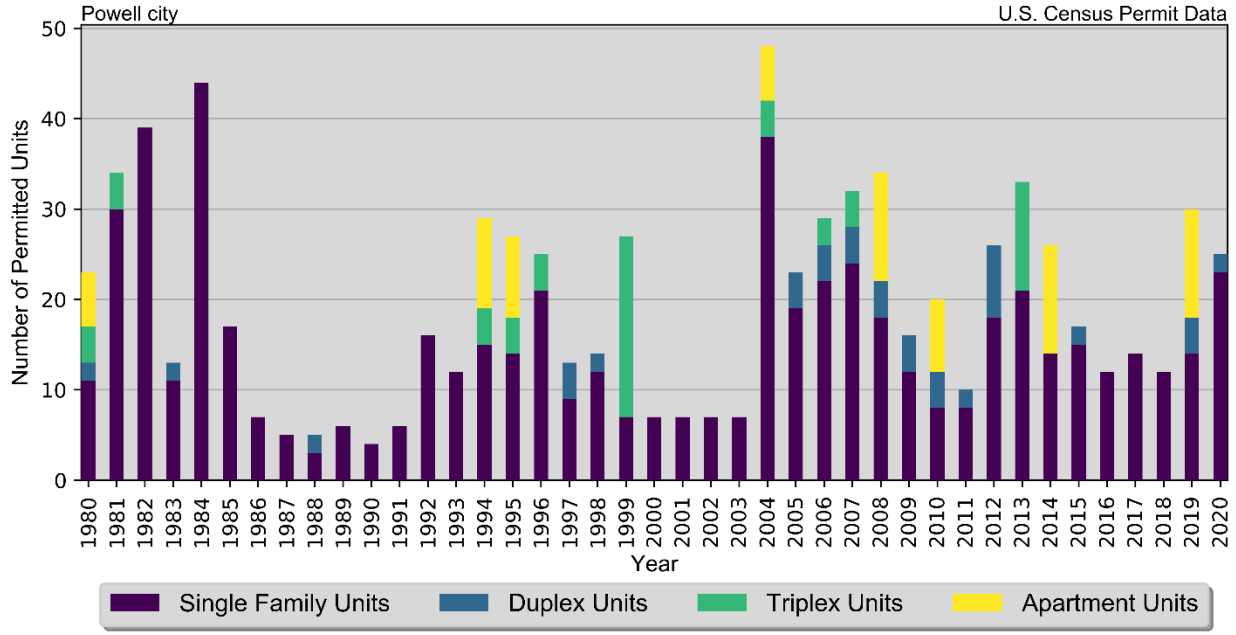



**Diagram III.17.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.17.29. Family households represented 58.6 percent of households, while non-family households accounted for 41.4 percent. These changed from 58.8 and 41.2 percent, respectively.

**Table II.17.29**
**Household Type by Tenure**
Powell city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,449 | 58.8% | 1,452 | 58.6% |
| Married-Couple Family | 1,121 | 77.4% | 1,105 | 76.1% |
| Owner-Occupied | 876 | 78.1% | 788 | 71.3% |
| Renter-Occupied | 245 | 21.9% | 317 | 28.7% |
| Other Family | 328 | 22.6% | 347 | 22.6% |
| Male Householder, No Spouse Present | 96 | 29.3% | 166 | 27.7% |
| Owner-Occupied | 48 | 50% | 121 | 72.9% |
| Renter-Occupied | 48 | 50% | 45 | 27.1% |
| Female Householder, No Spouse Present | 232 | 70.7% | 181 | 66.9% |
| Owner-Occupied | 106 | 45.7% | 165 | 91.2% |
| Renter-Occupied | 126 | 54.3% | 16 | 8.8% |
| Non-Family Households | 1,014 | 41.2% | 1,027 | 41.4% |
| Owner-Occupied | 492 | 48.5% | 443 | 43.1% |
| Renter-Occupied | 522 | 51.5% | 584 | 56.9% |
| **Total** | **2,463** | **100.0%** | **2,479** | **100.0%** |

Table II.17.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,765 housing units, compared with 2,735 in 2019. Single-family units accounted for 70.7 percent of units in 2019, compared to 68.9 in 2010. Apartment units accounted for 13.5 percent in 2019, compared to 3.1 percent in 2010.

**Table II.17.30**
**Housing Units by Type**
Powell 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 | 1,906 | 68.9% | **1,934** | 70.7% |
| Duplex | 223 | 8.1% | 82 | 3% |
| Tri- or Four-Plex | 194 | 7% | 145 | 5.3% |
| Apartment | 87 | 3.1% | 368 | 13.5% |
| Mobile Home | 355 | 12.8% | 206 | 7.5% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **2,765** | **100.0%** | **2,735** | **100.0%** |

Table II.17.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 2,735 housing units. An estimated 61.2 percent were owner-occupied, and 9.4 percent were vacant.

**Table II.17.31**
**Housing Units by Tenure**
Powell city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 2,463 | 93.8% | 2,479 | 90.6% |
| Owner-Occupied | 1,522 | 61.8% | 1,517 | 61.2% |
| Renter-Occupied | 941 | 38.2% | 962 | 38.8% |
| Vacant Housing Units | 164 | 6.2% | 256 | 9.4% |
| **Total Housing Units** | **2,627** | **100.0%** | **2,735** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.17.32. Households earning more than 100,000 dollars per year represented 18.7 percent of households in 2019, compared to 11.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.9 percent of households in 2019, compared to 11.9 percent in 2000.

**Table II.17.32**
**Households by Income**
Powell 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 | 296 | 11.9% | 271 | 10.9% |
| $15,000 to $19,999 | 312 | 12.6% | 52 | 2.1% |
| $20,000 to $24,999 | 128 | 5.2% | 84 | 3.4% |
| $25,000 to $34,999 | 423 | 17.1% | 204 | 8.2% |
| $35,000 to $49,999 | 304 | 12.3% | 489 | 19.7% |
| $50,000 to $74,999 | 458 | 18.5% | 711 | 28.7% |
| $75,000 to $99,999 | 271 | 10.9% | 204 | 8.2% |
| $100,000 or More | 288 | 11.6% | 464 | 18.7% |
| **Total** | **2,480** | **100.0%** | **2,479** | **100.0%** |

Table II.17.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 10.4 percent of households in 2010 and 12.1 percent of households in 2019. Housing units built in 1939 or earlier represented 13 percent of households in 2019 and 7.9 percent of households in 2010.

**Table II.17.33**
**Households by Year Home Built**
Powell 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 | 195 | 7.9% | 322 | 13% |
| 1940 to 1949 | 283 | 11.4% | 225 | 9.1% |
| 1950 to 1959 | 405 | 16.3% | 187 | 7.5% |
| 1960 to 1969 | 262 | 10.6% | 186 | 7.5% |
| 1970 to 1979 | 552 | 22.3% | 349 | 14.1% |
| 1980 to 1989 | 301 | 12.1% | 412 | 16.6% |
| 1990 to 1999 | 224 | 9% | 432 | 17.4% |
| 2000 to 2009 | 258 | 10.4% | 301 | 12.1% |
| 2010 or Later | . | . | 65 | 2.6% |
| **Total** | **2,480** | **100.0%** | **2,479** | **100.0%** |

The distribution of unit types by race are shown in Table II.17.34. An estimated 73.9 percent of white households occupy single-family homes, compared to  percent of black households. Some 15.2 percent of white households occupied apartments, compared to  percent of black households. An estimated 0 percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.17.34**
**Distribution of Units in Structure by Race**
Powell city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 73.9% | % | % | 0% | % | 100% | 100% |
| Duplex | 1.7% | % | % | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 2.9% | % | % | 100% | % | 0% | 0% |
| Apartment | 15.2% | % | % | 0% | % | 0% | 0% |
| Mobile Home | 6.3% | % | % | 0% | % | 0% | 0% |
| Boat, RV, Van, Etc. | 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.17.35. An estimated 43.3 percent of vacant units were for rent in 2010. In addition, some 16.5 percent of vacant units were for sale. "Other" vacant units represented 20.7 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 58.6 percent of vacant units, while for sale units accounted for 16 percent. "Other" vacant units accounted for 25.4 percent of vacant units, representing a total of 65 "other" vacant units.

**Table II.17.35**
**Disposition of Vacant Housing Units**
Powell city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 71 | 43.3% | 150 | 58.6% |
| For Sale | 27 | 16.5% | 41 | 16% |
| Rented Not Occupied | 2 | 1.2% | 0 | 0% |
| Sold Not Occupied | 7 | 4.3% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 23 | 14% | 0 | 0% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 34 | 20.7% | 65 | 25.4% |
| **Total** | **164** | **100.0%** | **256** | **100.0%** |

Table II.17.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.36 percent of total households in Powell city. In Powell city the 962 households with three bedrooms accounted for 38.81 percent of all households, and there were 237 five-bedroom or more households, which accounted for 9.56 percent of all households.

| Table II.17.36<br>Households by Number of Bedrooms<br>Powell city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 0 | 0 | 0% |
| One | 6 | 256 | 262 | 10.57% |
| Two | 178 | 426 | 604 | 24.36% |
| Three | 819 | 143 | 962 | 38.81% |
| Four | 302 | 112 | 414 | 16.7% |
| Five or more | 212 | 25 | 237 | 9.56% |
| **Total** | **1,517** | **962** | **2,479** | **100.0** |

The age of a structure influences its value. As shown in Table II.17.37, structures built in 1939 or earlier had a median value of, 113,000 while structures built between 1950 and 1959 had a median value of 161,500 and those built between 1990 to 1999 had a median value of 289,300. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and,  respectively. The total median value in Powell city was, 191,000.

| Table II.17.37<br>Owner Occupied Median Value by Year Structure Built<br>Powell city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 113,000 |
| 1940 to 1949 | 134,000 |
| 1950 to 1959 | 161,500 |
| 1960 to 1969 | 206,000 |
| 1970 to 1979 | 192,400 |
| 1980 to 1989 | 188,600 |
| 1990 to 1999 | 289,300 |
| 2000 to 2009 | 225,700 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **191,000** |

Household mortgage status is reported in Table II.17.38. In, Powell city households with a mortgage accounted for 60.3 percent of all households or 914 housing units, and the remaining 54.5 percent or 827 units had no mortgage. Of those units with a mortgage, 87 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 827 or 54.5 percent had no second mortgage or no home equity loan.

**Table II.17.38**
**Mortgage Status**
**Powell city**
**2019** Five-Year ACS Data

| Mortgage Status | Powell city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 914 | 60.3 |
| With either a second mortgage or home equity loan, but not both | 87 | 5.7 |
| Second mortgage only | 16 | 1.1 |
| Home equity loan only | 71 | 4.7 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 827 | 54.5 |
| Housing units without a mortgage | 603 | 39.7 |
| **Total** | **1,517** | **100.0%** |

Table II.17.39 lists the Powell city median rent as $683 and the median home value as $191,000 in 2019.

**Table II.17.39**
**Median Rent**
**Powell city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $683 |
| Median Home Value | $191,000 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.17.40. In 2019, an estimated 1.7 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.17.40**
**Overcrowding and Severe Overcrowding**
Powell 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 | 1,683 | 98.1% | 32 | 1.9% | 0 | 0% | 1,715 |
| 2019 Five-Year ACS | 1,517 | 100% | 0 | 0% | 0 | 0% | 1,517 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 765 | 100% | 0 | 0% | 0 | 0% | 765 |
| 2019 Five-Year ACS | 919 | 95.5% | 43 | 4.5% | 0 | 0% | 962 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 2,448 | 98.7% | 32 | 1.3% | 0 | 0% | 2,480 |
| 2019 Five-Year ACS | 2,436 | 98.3% | 43 | 1.7% | 0 | 0% | 2,479 |

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.17.41 and Table II.17.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Powell city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.17.41**
**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 | 2,480 | 2,479 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **2,480** | **2,479** |
| **Percent Lacking** | **0%** | **0%** |

There were 18 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.7 percent in 2019.

**Table II.17.42**
**Households with Incomplete Kitchen Facilities**
Powell city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 2,480 | 2,461 |
| Lacking Complete Kitchen Facilities | 0 | 18 |
| **Total Households** | **2,480** | **2,479** |
| **Percent Lacking** | **0%** | **0.7%** |

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.17.43, in Powell city 10.6 percent of households had a cost burden and 9.6 percent had a severe cost burden. Some 15.2 percent of renters were cost burdened, and 13.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 12.9 percent, and severe cost burden at 9.8 percent.

**Table II.17.43**
**Cost Burden and Severe Cost Burden by Tenure**
Powell city
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 | 655 | 73% | 163 | 18.2% | 79 | 8.8% | 0 | 0% | 897 |
| 2019 Five-Year ACS | 706 | 77.2% | 118 | 12.9% | 90 | 9.8% | 0 | 0% | 914 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 729 | 89.1% | 69 | 8.4% | 20 | 2.4% | 0 | 0% | 818 |
| 2019 Five-Year ACS | 588 | 97.5% | 0 | 0% | 15 | 2.5% | 0 | 0% | 603 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 345 | 45.1% | 141 | 18.4% | 172 | 22.5% | 107 | 14% | 765 |
| 2019 Five-Year ACS | 551 | 57.3% | 146 | 15.2% | 134 | 13.9% | 131 | 13.6% | 962 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,729 | 69.7% | 373 | 15% | 271 | 10.9% | 107 | 4.3% | 2,480 |
| 2019 Five-Year ACS | 1,845 | 74.4% | 264 | 10.6% | 239 | 9.6% | 131 | 5.3% | 2,479 |

## 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.17.44 through Table III.17.49 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 Powell city, housing problems are faced by 290 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.17.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Powell 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 | 73.3% | 0% | 0% | 0% | 0% | 0% | 0% | 73.3% |
| $23,161 to $38,600 | 56.1% | 0% | 0% | 0% | 0% | 0% | 0% | 56.1% |
| $38,601 to $61,760 | 36.5% | 0% | 0% | 0% | 0% | 0% | 0% | 29.2% |
| $61,761 to $77,200 | 5% | 0% | 0% | 0% | 0% | 0% | 0% | 4.4% |
| Above $77,200 | 1.8% | 0% | 0% | 0% | 0% | 0% | 0% | 1.7% |
| **Total** | **18.2%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **17%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,160 | 26.7% | 0% | 0% | 0% | 0% | 0% | 0% | 26.7% |
| $23,161 to $38,600 | 43.9% | 0% | 0% | 0% | 0% | 0% | 0% | 43.9% |
| $38,601 to $61,760 | 63.5% | 0% | 0% | 0% | 0% | 0% | 100% | 70.8% |
| $61,761 to $77,200 | 95% | 0% | 0% | 0% | 0% | 100% | 0% | 95.6% |
| Above $77,200 | 98.2% | 0% | 0% | 0% | 0% | 0% | 100% | 98.3% |
| **Total** | **81.8%** | **0%** | **0%** | **0%** | **0%** | **100%** | **100%** | **83%** |

## Table III.17.45
## Homeowner Households with Housing Problems by Income and Race
Powell 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 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $23,161 to $38,600 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 115 |
| $38,601 to $61,760 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $61,761 to $77,200 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $77,200 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **290** | **0** | **0** | **0** | **0** | **0** | **0** | **290** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,160 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $23,161 to $38,600 | 90 | 0 | 0 | 0 | 0 | 0 | 0 | 90 |
| $38,601 to $61,760 | 165 | 0 | 0 | 0 | 0 | 0 | 65 | 230 |
| $61,761 to $77,200 | 190 | 0 | 0 | 0 | 0 | 25 | 0 | 215 |
| Above $77,200 | 835 | 0 | 0 | 0 | 0 | 0 | 30 | 865 |
| **Total** | **1,300** | **0** | **0** | **0** | **0** | **25** | **95** | **1,420** |
| **Not Computed** | | | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $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** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,160 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $23,161 to $38,600 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 205 |
| $38,601 to $61,760 | 260 | 0 | 0 | 0 | 0 | 0 | 65 | 325 |
| $61,761 to $77,200 | 200 | 0 | 0 | 0 | 0 | 25 | 0 | 225 |
| Above $77,200 | 850 | 0 | 0 | 0 | 0 | 0 | 30 | 880 |
| **Total** | **1,590** | **0** | **0** | **0** | **0** | **25** | **95** | **1,710** |

In total, some 290 renter households face housing problems in Powell city. Of these, some 125 white renter households, 0 black renter households, 35 Asian renter households, and 130 Hispanic renter households face housing problems.

**Table III.17.46**
**Renter Households with Housing Problems by Income and Race**
Powell 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 | 50 | 0 | 15 | 0 | 0 | 0 | 130 | 195 |
| $23,161 to $38,600 | 40 | 0 | 20 | 0 | 0 | 0 | 0 | 60 |
| $38,601 to $61,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $61,761 to $77,200 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $77,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **125** | **0** | **35** | **0** | **0** | **0** | **130** | **290** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,160 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $23,161 to $38,600 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| $38,601 to $61,760 | 145 | 0 | 0 | 0 | 0 | 0 | 35 | 180 |
| $61,761 to $77,200 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| Above $77,200 | 130 | 0 | 0 | 0 | 0 | 4 | 0 | 134 |
| **Total** | **465** | **0** | **0** | **0** | **0** | **4** | **35** | **504** |
| **Not Computed** | | | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $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** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,160 | 80 | 0 | 15 | 0 | 0 | 0 | 130 | 225 |
| $23,161 to $38,600 | 125 | 0 | 20 | 0 | 0 | 0 | 0 | 145 |
| $38,601 to $61,760 | 145 | 0 | 0 | 0 | 0 | 0 | 35 | 180 |
| $61,761 to $77,200 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| Above $77,200 | 130 | 0 | 0 | 0 | 0 | 4 | 0 | 134 |
| **Total** | **590** | **0** | **35** | **0** | **0** | **4** | **165** | **794** |

**Table III.17.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Powell 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 | 62.5% | 0% | 100% | 0% | 0% | 0% | 100% | 86.7% |
| $23,161 to $38,600 | 32% | 0% | 100% | 0% | 0% | 0% | 0% | 41.4% |
| $38,601 to $61,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $61,761 to $77,200 | 31.8% | 0% | 0% | 0% | 0% | 0% | 0% | 31.8% |
| Above $77,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **21.2%** | **0%** | **100%** | **0%** | **0%** | **0%** | **78.8%** | **36.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,160 | 37.5% | 0% | 0% | 0% | 0% | 0% | 0% | 13.3% |
| $23,161 to $38,600 | 68% | 0% | 0% | 0% | 0% | 0% | 0% | 58.6% |
| $38,601 to $61,760 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $61,761 to $77,200 | 68.2% | 0% | 0% | 0% | 0% | 0% | 0% | 68.2% |
| Above $77,200 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **78.8%** | **0%** | **0%** | **0%** | **0%** | **100%** | **21.2%** | **63.5%** |

Overall, there are 580 households, or 23.2 percent of households with housing problems in Powell city. This includes 415 white households, 0 black households, 35 Asian households, 0 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 130 Hispanic households with housing problems. This is shown in Table III.17.48 and Table III.17.49.

## Table III.17.48
## Percent of Total Households with Housing Problems by Income and Race
Powell 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 | 67.7% | 0% | 100% | 0% | 0% | 0% | 100% | 83.3% |
| $23,161 to $38,600 | 47% | 0% | 100% | 0% | 0% | 0% | 0% | 50% |
| $38,601 to $61,760 | 23.5% | 0% | 0% | 0% | 0% | 0% | 0% | 18.8% |
| $61,761 to $77,200 | 14.5% | 0% | 0% | 0% | 0% | 0% | 0% | 13.4% |
| Above $77,200 | 1.5% | 0% | 0% | 0% | 0% | 0% | 0% | 1.5% |
| **Total** | **19%** | **0%** | **100%** | **0%** | **0%** | **0%** | **50%** | **23.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,160 | 32.3% | 0% | 0% | 0% | 0% | 0% | 0% | 16.7% |
| $23,161 to $38,600 | 53% | 0% | 0% | 0% | 0% | 0% | 0% | 50% |
| $38,601 to $61,760 | 76.5% | 0% | 0% | 0% | 0% | 0% | 100% | 81.2% |
| $61,761 to $77,200 | 85.5% | 0% | 0% | 0% | 0% | 100% | 0% | 86.6% |
| Above $77,200 | 98.5% | 0% | 0% | 0% | 0% | 100% | 100% | 98.5% |
| **Total** | **81%** | **0%** | **0%** | **0%** | **0%** | **100%** | **50%** | **76.8%** |

## Table III.17.49
## Total Households with Housing Problems by Income and Race
Powell 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 | 105 | 0 | 15 | 0 | 0 | 0 | 130 | 250 |
| $23,161 to $38,600 | 155 | 0 | 20 | 0 | 0 | 0 | 0 | 175 |
| $38,601 to $61,760 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $61,761 to $77,200 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| Above $77,200 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **415** | **0** | **35** | **0** | **0** | **0** | **130** | **580** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,160 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $23,161 to $38,600 | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 175 |
| $38,601 to $61,760 | 310 | 0 | 0 | 0 | 0 | 0 | 100 | 410 |
| $61,761 to $77,200 | 265 | 0 | 0 | 0 | 0 | 25 | 0 | 290 |
| Above $77,200 | 965 | 0 | 0 | 0 | 0 | 4 | 30 | 999 |
| **Total** | **1,765** | **0** | **0** | **0** | **0** | **29** | **130** | **1,924** |
| **Not Computed** | | | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $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** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,160 | 155 | 0 | 15 | 0 | 0 | 0 | 130 | 300 |
| $23,161 to $38,600 | 330 | 0 | 20 | 0 | 0 | 0 | 0 | 350 |
| $38,601 to $61,760 | 405 | 0 | 0 | 0 | 0 | 0 | 100 | 505 |
| $61,761 to $77,200 | 310 | 0 | 0 | 0 | 0 | 25 | 0 | 335 |
| Above $77,200 | 980 | 0 | 0 | 0 | 0 | 4 | 30 | 1,014 |
| **Total** | **2,180** | **0** | **35** | **0** | **0** | **29** | **260** | **2,504** |

Table III.17.50 through Table III.17.53 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 195 white households, 0 black households, 15 Asian households, as well as 130 Hispanic households.

**Table III.17.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Powell 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 | 66.7% | 0% | 0% | 0% | 0% | 0% | 0% | 66.7% |
| $23,161 to $38,600 | 12.2% | 0% | 0% | 0% | 0% | 0% | 0% | 12.2% |
| $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 | 1.8% | 0% | 0% | 0% | 0% | 0% | 0% | 1.7% |
| **Total** | **5.7%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **5.3%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,160 | 33.3% | 0% | 0% | 0% | 0% | 0% | 0% | 33.3% |
| $23,161 to $38,600 | 87.8% | 0% | 0% | 0% | 0% | 0% | 0% | 87.8% |
| $38,601 to $61,760 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $61,761 to $77,200 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| Above $77,200 | 98.2% | 0% | 0% | 0% | 0% | 0% | 100% | 98.3% |
| **Total** | **94.3%** | **0%** | **0%** | **0%** | **0%** | **100%** | **100%** | **94.7%** |

## Table III.17.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Powell 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 | 62.5% | 0% | 100% | 0% | 0% | 0% | 100% | 86.7% |
| $23,161 to $38,600 | 16% | 0% | 0% | 0% | 0% | 0% | 0% | 13.8% |
| $38,601 to $61,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $61,761 to $77,200 | 31.8% | 0% | 0% | 0% | 0% | 0% | 0% | 31.8% |
| Above $77,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **17.8%** | **0%** | **42.9%** | **0%** | **0%** | **0%** | **78.8%** | **31.5%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,160 | 37.5% | 0% | 0% | 0% | 0% | 0% | 0% | 13.3% |
| $23,161 to $38,600 | 84% | 0% | 100% | 0% | 0% | 0% | 0% | **86.2%** |
| $38,601 to $61,760 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | **100%** |
| $61,761 to $77,200 | 68.2% | 0% | 0% | 0% | 0% | 0% | 0% | **68.2%** |
| Above $77,200 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | **100%** |
| **Total** | **82.2%** | **0%** | **57.1%** | **0%** | **0%** | **100%** | **21.2%** | **68.5%** |

## Table III.17.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Powell 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 | 64.5% | 0% | 100% | 0% | 0% | 0% | 100% | 81.7% |
| $23,161 to $38,600 | 13.6% | 0% | 0% | 0% | 0% | 0% | 0% | 12.9% |
| $38,601 to $61,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $61,761 to $77,200 | 11.3% | 0% | 0% | 0% | 0% | 0% | 0% | 10.4% |
| Above $77,200 | 1.5% | 0% | 0% | 0% | 0% | 0% | 0% | 1.5% |
| **Total** | **8.9**% | **0**% | **42.9**% | **0**% | **0**% | **0**% | **50**% | **13.6**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,160 | 35.5% | 0% | 0% | 0% | 0% | 0% | 0% | 18.3% |
| $23,161 to $38,600 | 86.4% | 0% | 100% | 0% | 0% | 0% | 0% | 87.1% |
| $38,601 to $61,760 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $61,761 to $77,200 | 88.7% | 0% | 0% | 0% | 0% | 100% | 0% | 89.6% |
| Above $77,200 | 98.5% | 0% | 0% | 0% | 0% | 100% | 100% | 98.5% |
| **Total** | **91.1**% | **0**% | **57.1**% | **0**% | **0**% | **100**% | **50**% | **86.4**% |

## Table III.17.53
## Total Households with Severe Housing Problems by Income and Race
Powell 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 | 100 | 0 | 15 | 0 | 0 | 0 | 130 | 245 |
| $23,161 to $38,600 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $38,601 to $61,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $61,761 to $77,200 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $77,200 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| **Total** | **195** | **0** | **15** | **0** | **0** | **0** | **130** | **340** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,160 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $23,161 to $38,600 | 285 | 0 | 20 | 0 | 0 | 0 | 0 | 305 |
| $38,601 to $61,760 | 405 | 0 | 0 | 0 | 0 | 0 | 100 | 505 |
| $61,761 to $77,200 | 275 | 0 | 0 | 0 | 0 | 25 | 0 | 300 |
| Above $77,200 | 965 | 0 | 0 | 0 | 0 | 4 | 30 | 999 |
| **Total** | **1,985** | **0** | **20** | **0** | **0** | **29** | **130** | **2,164** |
| **Not Computed** | | | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $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** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,160 | 155 | 0 | 15 | 0 | 0 | 0 | 130 | 300 |
| $23,161 to $38,600 | 330 | 0 | 20 | 0 | 0 | 0 | 0 | 350 |
| $38,601 to $61,760 | 405 | 0 | 0 | 0 | 0 | 0 | 100 | 505 |
| $61,761 to $77,200 | 310 | 0 | 0 | 0 | 0 | 25 | 0 | 335 |
| Above $77,200 | 980 | 0 | 0 | 0 | 0 | 4 | 30 | 1,014 |
| **Total** | **2,180** | **0** | **35** | **0** | **0** | **29** | **260** | **2,504** |

Housing problems are explored by type and income in Table III.17.54 and Table III.17.55. More than 244 households have a cost burden and 285 have a severe cost burden. Some 45 renter households are impacted by cost burdens, and 210 are impacted by severe cost burdens. On the other hand, some 199 owner-occupied households have cost burdens, and 75 have severe cost burdens. Overall, there are 1,920 households without a housing problem.

**Table III.17.54**
**Percent of Housing Problems by Income and Tenure**
Powell 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% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 1.7% | 0.9% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 67.6% | 12.2% | 0% | 0% | 0% | 4.4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 5.4% | 43.9% | 29.2% | 4.4% | 0% | 11.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 27% | 43.9% | 70.8% | 95.6% | 98.3% | 83% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 31.8% | 0% | 4.4% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 86.4% | 13.3% | 0% | 0% | 0% | 26.4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 30% | 0% | 0% | 0% | 5.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 13.6% | 56.7% | 100% | 68.2% | 100% | 63.5% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.17.55
## Housing Problems by Income and Tenure
Powell 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 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 15 | 15 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 50 | 25 | 0 | 0 | 0 | 75 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4 | 90 | 95 | 10 | 0 | 199 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 20 | 90 | 230 | 215 | 860 | 1,415 |
| **Total** | **74** | **205** | **325** | **225** | **875** | **1,704** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 35 | 0 | 35 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 190 | 20 | 0 | 0 | 0 | 210 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 45 | 0 | 0 | 0 | 45 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 30 | 85 | 180 | 75 | 135 | 505 |
| **Total** | **220** | **150** | **180** | **110** | **135** | **795** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 35 | 15 | 50 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 240 | 45 | 0 | 0 | 0 | 285 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4 | 135 | 95 | 10 | 0 | 244 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 50 | 175 | 410 | 290 | 995 | 1,920 |
| **Total** | **294** | **355** | **505** | **335** | **1,010** | **2,499** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 25.5 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 100 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.17.56.

Table III.17.57 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 45 renter occupied households faced cost burdens, compared to 199 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.17.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Powell 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 | 0 | 20 | 20 |
| $23,161 to $38,600 | 35 | 15 | 0 | 40 | 0 | 90 |
| $38,601 to $61,760 | 80 | 100 | 0 | 50 | 0 | 230 |
| $61,761 to $77,200 | 75 | 60 | 20 | 20 | 40 | 215 |
| Above $77,200 | 125 | 405 | 110 | 65 | 175 | 880 |
| Total | 315 | 580 | 130 | 175 | 235 | 1,435 |
| **Cost Burden** | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 4 | 4 |
| $23,161 to $38,600 | 0 | 65 | 0 | 15 | 10 | 90 |
| $38,601 to $61,760 | 50 | 45 | 0 | 0 | 0 | 95 |
| $61,761 to $77,200 | 0 | 10 | 0 | 0 | 0 | 10 |
| Above $77,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 50 | 120 | 0 | 15 | 14 | 199 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,160 | 15 | 0 | 0 | 25 | 10 | 50 |
| $23,161 to $38,600 | 0 | 4 | 0 | 20 | 0 | 24 |
| $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 | 15 | 4 | 0 | 45 | 10 | 74 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $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 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $23,160 | 15 | 0 | 0 | 25 | 34 | 74 |
| $23,161 to $38,600 | 35 | 84 | 0 | 75 | 10 | 204 |
| $38,601 to $61,760 | 130 | 145 | 0 | 50 | 0 | 325 |
| $61,761 to $77,200 | 75 | 70 | 20 | 20 | 40 | 225 |
| Above $77,200 | 125 | 405 | 110 | 65 | 175 | 880 |
| **Total** | **380** | **704** | **130** | **235** | **259** | **1,708** |

## Table III.17.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Powell 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 | 30 | 0 | 30 |
| $23,161 to $38,600 | 0 | 0 | 40 | 0 | 45 | 85 |
| $38,601 to $61,760 | 0 | 40 | 0 | 15 | 125 | 180 |
| $61,761 to $77,200 | 0 | 15 | 35 | 0 | 60 | 110 |
| Above $77,200 | 0 | 80 | 0 | 20 | 35 | 135 |
| Total | 0 | 135 | 75 | 65 | 265 | 540 |
| **Cost Burden** | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,161 to $38,600 | 0 | 0 | 0 | 0 | 45 | 45 |
| $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 | 45 | 45 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,160 | 0 | 10 | 0 | 35 | 140 | 185 |
| $23,161 to $38,600 | 0 | 0 | 0 | 0 | 20 | 20 |
| $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 | 10 | 0 | 35 | 160 | 205 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 | 0 | 0 |
| $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 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $23,160 | 0 | 10 | 0 | 65 | 140 | 215 |
| $23,161 to $38,600 | 0 | 0 | 40 | 0 | 110 | 150 |
| $38,601 to $61,760 | 0 | 40 | 0 | 15 | 125 | 180 |
| $61,761 to $77,200 | 0 | 15 | 35 | 0 | 60 | 110 |
| Above $77,200 | 0 | 80 | 0 | 20 | 35 | 135 |
| **Total** | **0** | **145** | **75** | **100** | **470** | **790** |

In total, some 240 households face cost burdens, and 290 face severe cost burdens. This includes 200 owner households and 40 renter households with a cost burden, as seen in Table III.17.58.

**Table III.17.58**
**Households with Cost Burden by Tenure and Race**
Powell city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,315 | 200 | 75 | 0 | 1,590 |
| 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 | 25 | 0 | 0 | 0 | 25 |
| Hispanic | 95 | 0 | 0 | 0 | 95 |
| **Total** | **1,435** | **200** | **75** | **0** | **1,710** |
| **Renter-Occupied** | | | | | |
| White | 500 | 20 | 70 | 0 | 590 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 20 | 15 | 0 | 35 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 4 | 0 | 0 | 0 | 4 |
| Hispanic | 35 | 0 | 130 | 0 | 165 |
| **Total** | **539** | **40** | **215** | **0** | **794** |
| **Total** | | | | | |
| White | 1,815 | 220 | 145 | 0 | 2,180 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 20 | 15 | 0 | 35 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 29 | 0 | 0 | 0 | 29 |
| Hispanic | 130 | 0 | 130 | 0 | 260 |
| **Total** | **1,974** | **240** | **290** | **0** | **2,504** |

## Lead-Based Paint Risks

Table III.17.59 shows the risk of lead-based paint for households with young children present. There are an estimated 350 households built between 1940 and 1979 with young children present, and 15 built prior to 1939.

**Table III.17.59**
**Vintage of Households by Income and Presence of Young Children**
Powell 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 | 150 | 150 |
| $23,161 to $38,600 | 0 | 45 | 45 |
| $38,601 to $61,760 | 0 | 15 | 15 |
| $61,761 to $77,200 | 15 | 40 | 55 |
| Above $77,200 | 0 | 0 | 0 |
| Total | 15 | 250 | 265 |
| **Built 1940 to 1979** | | | |
| $0 to $23,160 | 0 | 105 | 105 |
| $23,161 to $38,600 | 55 | 130 | 185 |
| $38,601 to $61,760 | 85 | 330 | 415 |
| $61,761 to $77,200 | 55 | 105 | 160 |
| Above $77,200 | 155 | 355 | 510 |
| Total | 350 | 1,025 | 1,375 |
| **Built 1980 or Later** | | | |
| $0 to $23,160 | 0 | 45 | 45 |
| $23,161 to $38,600 | 0 | 130 | 130 |
| $38,601 to $61,760 | 15 | 60 | 75 |
| $61,761 to $77,200 | 10 | 110 | 120 |
| Above $77,200 | 55 | 450 | 505 |
| Total | 80 | 795 | 875 |
| **Total** | | | |
| $0 to $23,160 | 0 | 300 | 300 |
| $23,161 to $38,600 | 55 | 305 | 360 |
| $38,601 to $61,760 | 100 | 405 | 505 |
| $61,761 to $77,200 | 80 | 255 | 335 |
| Above $77,200 | 210 | 805 | 1,015 |
| **Total** | **445** | **2,070** | **2,515** |

## Elderly Housing Needs

Table III.17.60 shows the rate of housing problems for elderly households. Some 80 elderly and 95 extra-elderly households have housing problems. Of these, some 60 elderly households with housing problems have incomes less than 30 percent HAMFI, and 15 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.17.60**
**Households with Housing Problems by Income and Elderly Status**
Powell city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $23,160 | 60 | 15 | 170 | 245 |
| $23,161 to $38,600 | 20 | 15 | 145 | 180 |
| $38,601 to $61,760 | 0 | 65 | 30 | 95 |
| $61,761 to $77,200 | 0 | 0 | 45 | 45 |
| Above $77,200 | 0 | 0 | 15 | 15 |
| Total | 80 | 95 | 405 | 580 |
| **Without Housing Problems** | | | | |
| $0 to $23,160 | 0 | 30 | 20 | 50 |
| $23,161 to $38,600 | 50 | 45 | 85 | 180 |
| $38,601 to $61,760 | 80 | 65 | 265 | 410 |
| $61,761 to $77,200 | 105 | 25 | 165 | 295 |
| Above $77,200 | 180 | 45 | 770 | 995 |
| Total | 415 | 210 | 1,305 | 1,930 |
| **Not Computed** | | | | |
| $0 to $23,160 | 0 | 0 | 0 | 0 |
| $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 | 0 | 0 | 0 |
| **Total** | | | | |
| $0 to $23,160 | 60 | 45 | 190 | 295 |
| $23,161 to $38,600 | 70 | 60 | 230 | 360 |
| $38,601 to $61,760 | 80 | 130 | 295 | 505 |
| $61,761 to $77,200 | 105 | 25 | 210 | 340 |
| Above $77,200 | 180 | 45 | 785 | 1,010 |
| **Total** | 495 | 305 | 1,710 | 2,510 |

## 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.17.61 presents some basic statistics about the completed surveys.

**Table III.17.61**
**Survey of Rental Properties**
Powell city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 26 | 271 | 10.7 | 29 |
| 2019B | 23 | 257 | 6.2 | 16 |
| 2020A | 23 | 329 | 8.2 | 27 |
| 2020B | 9 | 221 | 0.5 | 1 |
| 2021A | 15 | 269 | 2.6 | 7 |

Table III.17.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 133 single-family units in Powell city, with 2 of them available. This translates into a vacancy rate of 1.5 percent in Powell city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 121 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 2.5 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.17.62**
**Rental Vacancy Survey by Type**
Powell city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 133 | 2 | 1.5% |
| Apartments | 121 | 3 | 2.5% |
| Mobile Homes | 3 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **269** | **7** | **2.6%** |

Table III.17.63, reports units by bedroom size. As can be seen there were 31 two-bedroom apartment units and 16 three-bedroom units. Overall, the 68 two bedroom units accounted for 25.3 percent of all units, and the 37 three bedroom units accounted for 13.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 105 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.17.63**
**Rental Units by Bedroom Size**
Powell 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 | 7 | 43 | 0 | 0 | · | 50 |
| Two | 28 | 31 | 2 | 0 | · | 68 |
| Three | 17 | 16 | 1 | 0 | · | 37 |
| Four | 4 | 0 | 0 | 0 | · | 6 |
| Don't Know | 74 | 31 | 0 | 0 | 0 | 105 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **133** | **121** | **3** | **0** | **0** | **269** |

Table III.17.64 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 0 percent.

Table III.17.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0 percent.

**Table III.17.64**
**Single-Family Units by Bedroom Size**
Powell city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 7 | 0 | 0% |
| Two | 28 | 0 | 0% |
| Three | 17 | 1 | 5.9% |
| Four | 4 | 0 | 0% |
| Don't know | 74 | 0 | 0% |
| **Total** | **133** | **2** | **1.5%** |

**Table III.17.65**
**Apartment Units by Bedroom Size**
Powell city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 43 | 0 | 0% |
| Two | 31 | 3 | 9.7% |
| Three | 16 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 31 | 0 | 0% |
| **Total** | **121** | **3** | **2.5%** |

Average market-rate rents by unit type are shown in Table III.17.66. 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.17.66**
**Average Market Rate Rents by Bedroom Size**
Powell 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 | $517 | $687 | $0 | $0 | $559 |
| Two | $694 | $577 | $650 | $0 | $646 |
| Three | $817 | $644 | $750 | $0 | $748 |
| Four | $808 | $0 | $0 | $0 | $856 |
| **Total** | **$761.1** | **$598.5** | **$700** | **$0** | **$697.7** |

Table III.17.67, 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.17.67**
**Average Assisted Rate Rents by Bedroom Size**
Powell 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** | **$1,450** | **$0** | **$0** | **$0** | **$1,450** |

Table III.17.68, shows vacancy rates for single-family units by average rental rates for Powell 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 1 percent.

**Table III.17.68**
**Single-Family Market Rate Rents by Vacancy Status**
Powell 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 | 29 | 0 | 0% |
| $750 to $999 | 98 | 1 | 1% |
| $1,000 to $1,249 | 5 | 1 | 20% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 1 | 0 | 0% |
| **Total** | **133** | **2** | **1.5%** |

The average rent and availability of apartment units is displayed in Table III.17.69. 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 0.9 percent.

**Table III.17.69**
**Apartment Market Rate Rents by Vacancy Status**
Powell city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 10 | 2 | 20% |
| $500 to $749 | 111 | 1 | 0.9% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **121** | **3** | **2.5%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.17.70, 5 respondents, or 33.3 percent, included some sort of utility in the rent.

**Table III.17.70**
**Are there any utilities included with the rent?**
Powell city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 5 |
| No | 10 |
| **% Offering Utilities** | **33.3%** |

The type of utility included in the rent is shown in Table III.17.71. There were 5 respondents who included electricity, 4 respondents who included natural gas, 85 respondents who included water and sewer and 85 respondents included trash collection in the rent.

**Table III.17.71**
**Which utilities are included with the rent?**
Powell city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 5 |
| Natural Gas | 4 |
| Water/Sewer | 85 |
| Trash Collection | 85 |

## Perceived Need for Housing Units

Table III.17.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 8 number of persons on the wait list.

**Table III.17.72**
**Do you keep a waiting list?**
Powell city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 12 |
| **Waitlist Size** | **8** |

Table III.17.73, shows the condition of rental units by unit type for Powell 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 263 units were in good condition, or 97.8 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.17.73**
**Condition by Unit Type**
Powell city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 263 | 97.8% |
| Excellent | 6 | 2.2% |
| Don't Know | 0 | 0% |
| **Total** | **269** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.17.74, 4 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.17.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Powell city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 4 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 1 |
| **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).

**Table III.17.75**
**Households with Housing Problems by Income**
Powell city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 54 | 190 | 244 |
| 30.1-50% HAMFI | 115 | 65 | 180 |
| 50.1-80% HAMFI | 95 | 0 | 95 |
| 80.1-95% HAMFI | 0 | 35 | 35 |
| 95 – 115% HAMFI | 10 | 0 | 10 |
| 115.1% HAMFI or more | 15 | 0 | 15 |
| **Total** | 289 | 290 | 579 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 20 | 30 | 50 |
| 30.1-50% HAMFI | 95 | 85 | 180 |
| 50.1-80% HAMFI | 230 | 180 | 410 |
| 80.1-95% HAMFI | 115 | 75 | 190 |
| 95 – 115% HAMFI | 200 | 70 | 270 |
| 115.1% HAMFI or more | 760 | 65 | 825 |
| **Total** | 1,420 | 505 | 1,925 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 0 | 0 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |
| **Total** | | | |
| 30% HAMFI or less | 74 | 220 | 294 |
| 30.1-50% HAMFI | 210 | 150 | 360 |
| 50.1-80% HAMFI | 325 | 180 | 505 |
| 80.1-95% HAMFI | 115 | 110 | 225 |
| 95 – 115% HAMFI | 210 | 70 | 280 |
| 115.1% HAMFI or more | 775 | 65 | 840 |
| **Total** | **1,709** | **795** | **2,504** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.17.75, 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 289 owner occupied and 290 renter occupied households experiencing a housing problem.

Table III.17.76, shows the total estimated housing by tenure for Powell city. As can be seen, in 2030 there are estimated to be a total of 1,754 owner and 973 renter occupied households or a total of 2,727 households. By 2050 there are estimated to be 1,993 owner, 1,000 renter for a total of 2,993 households in Powell city.

**Table III.17.76**
**Total Estimated Housing Forecast**
Powell city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,605 | 936 | 2,541 |
| 2025 | 1,681 | 956 | 2,637 |
| 2030 | 1,754 | 973 | 2,727 |
| 2035 | 1,821 | 985 | 2,806 |
| 2040 | 1,880 | 992 | 2,872 |
| 2045 | 1,936 | 996 | 2,932 |
| 2050 | 1,993 | 1,000 | 2,993 |

Table III.17.77, below shows the incremental housing demand for Powell 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.

As can be seen in 2030 an estimated additional 134 owner-occupied and 54 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 Powell city will see an additional 454 households, of which 39 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 89 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.17.77**
**Incremental Housing Demand Forecast**
Powell city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 3 | 6 | 9 | 11 | 14 | 16 |
| % | 0 | 7 | 16 | 25 | 32 | 39 | 46 |
| % | 0 | 12 | 25 | 38 | 49 | 60 | 71 |
| % | 0 | 4 | 9 | 14 | 17 | 21 | 25 |
| 5% | 0 | 7 | 16 | 25 | 32 | 39 | 46 |
| | 0 | 28 | 61 | 91 | 118 | 143 | 169 |
| | **0** | **61** | **134** | **201** | **260** | **316** | **373** |
| | | | | **Renter** | | | |
| | 0 | 10 | 15 | 18 | 20 | 21 | 22 |
| % | 0 | 7 | 10 | 12 | 14 | 15 | 15 |
| % | 0 | 8 | 12 | 15 | 17 | 17 | 18 |
| % | 0 | 5 | 7 | 9 | 10 | 11 | 11 |
| 5% | 0 | 3 | 5 | 6 | 6 | 7 | 7 |
| | 0 | 3 | 4 | 5 | 6 | 6 | 7 |
| | **0** | **37** | **54** | **66** | **73** | **77** | **81** |
| | | | | **Total** | | | |
| | 0 | 13 | 21 | 27 | 31 | 35 | 39 |
| % | 0 | 14 | 27 | 37 | 46 | 53 | 61 |
| % | 0 | 20 | 38 | 53 | 66 | 78 | 89 |
| % | 0 | 9 | 16 | 23 | 28 | 32 | 36 |
| 5% | 0 | 11 | 21 | 31 | 38 | 46 | 53 |
| | 0 | 31 | 65 | 97 | 124 | 150 | 176 |
| | **0** | **98** | **188** | **267** | **333** | **393** | **454** |

Table III.17.78 shows the Incremental Total Housing Need Forecast for Powell 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 624 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 647 owner and 416 renter occupied households for a total of 1,063 quality households.

| Table III.17.78<br>Incremental Total Housing Need Forecast<br>Powell city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 51 | 54 | 57 | 60 | 62 | 65 | 67 |
| 30.1-50% | 108 | 117 | 125 | 134 | 141 | 148 | 155 |
| 50.1-80% | 89 | 102 | 116 | 128 | 139 | 150 | 161 |
| 80.1-95% | 0 | 4 | 9 | 14 | 17 | 21 | 25 |
| 95.1-115% | 9 | 17 | 26 | 34 | 41 | 48 | 55 |
| 115+% | 14 | 42 | 75 | 105 | 132 | 158 | 183 |
| **Total** | **271** | **335** | **408** | **475** | **534** | **590** | **647** |
| | | | | **Renter** | | | |
| 0-30% | 224 | 230 | 235 | 238 | 240 | 241 | 242 |
| 30.1-50% | 78 | 82 | 85 | 88 | 89 | 90 | 90 |
| 50.1-80% | 4 | 8 | 12 | 15 | 17 | 17 | 18 |
| 80.1-95% | 43 | 46 | 48 | 50 | 51 | 51 | 52 |
| 95.1-115% | 1 | 3 | 5 | 6 | 6 | 7 | 7 |
| 115+% | 1 | 3 | 4 | 5 | 6 | 6 | 7 |
| **Total** | **352** | **372** | **389** | **401** | **408** | **412** | **416** |
| | | | | **Total** | | | |
| 0-30% | 275 | 284 | 292 | 298 | 302 | 306 | 309 |
| 30.1-50% | 186 | 199 | 211 | 221 | 230 | 238 | 245 |
| 50.1-80% | 93 | 110 | 128 | 143 | 156 | 168 | 179 |
| 80.1-95% | 43 | 50 | 57 | 63 | 68 | 72 | 77 |
| 95.1-115% | 11 | 20 | 31 | 40 | 48 | 55 | 62 |
| 115+% | 15 | 45 | 79 | 111 | 138 | 164 | 190 |
| **Total** | **624** | **707** | **797** | **876** | **942** | **1,002** | **1,063** |

# Rawlins city

# Rawlins city

## Demographics

### Population Estimates

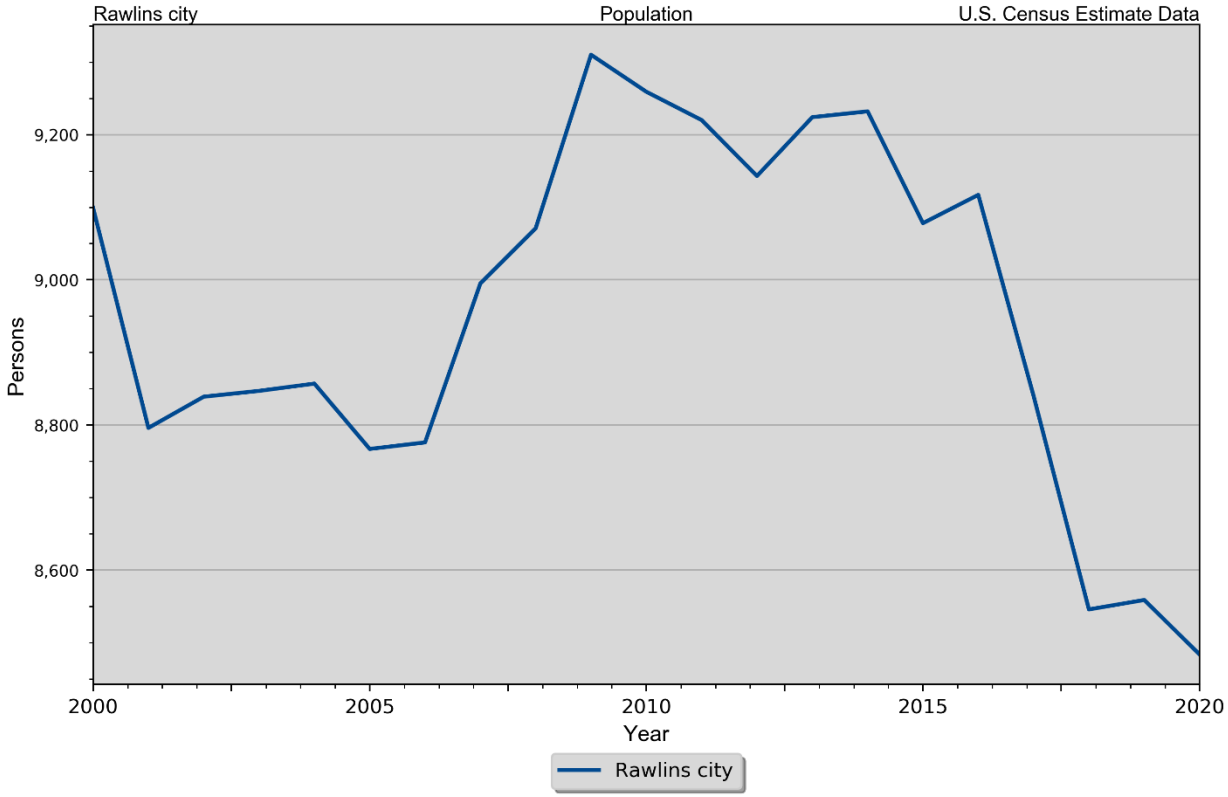
Table III.18.1, at right shows the population for Rawlins city. The 2020 estimates indicate that Rawlins city's population decreased from 9,259 in 2010 to 8,484 in 2020, or by -8.4 percent.

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 Rawlins city. Although a city may span several counties, for the county level data pieces, Carbon County was selected.

**Table III.18.1**
**Population Estimates**
Rawlins city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 9,099 | . |
| 2001 | 8,796 | -3.3% |
| 2002 | 8,839 | 0.5% |
| 2003 | 8,847 | 0.1% |
| 2004 | 8,857 | 0.1% |
| 2005 | 8,767 | -1% |
| 2006 | 8,776 | 0.1% |
| 2007 | 8,995 | 2.5% |
| 2008 | 9,071 | 0.8% |
| 2009 | 9,310 | 2.6% |
| 2010 | 9,259 | -0.5% |
| 2011 | 9,220 | -0.4% |
| 2012 | 9,143 | -0.8% |
| 2013 | 9,224 | 0.9% |
| 2014 | 9,232 | 0.1% |
| 2015 | 9,078 | -1.7% |
| 2016 | 9,117 | 0.4% |
| 2017 | 8,840 | -3% |
| 2018 | 8,546 | -3.3% |
| 2019 | 8,559 | 0.2% |
| 2020 | 8,484 | -0.9% |

**Diagram III.18.1**
**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.

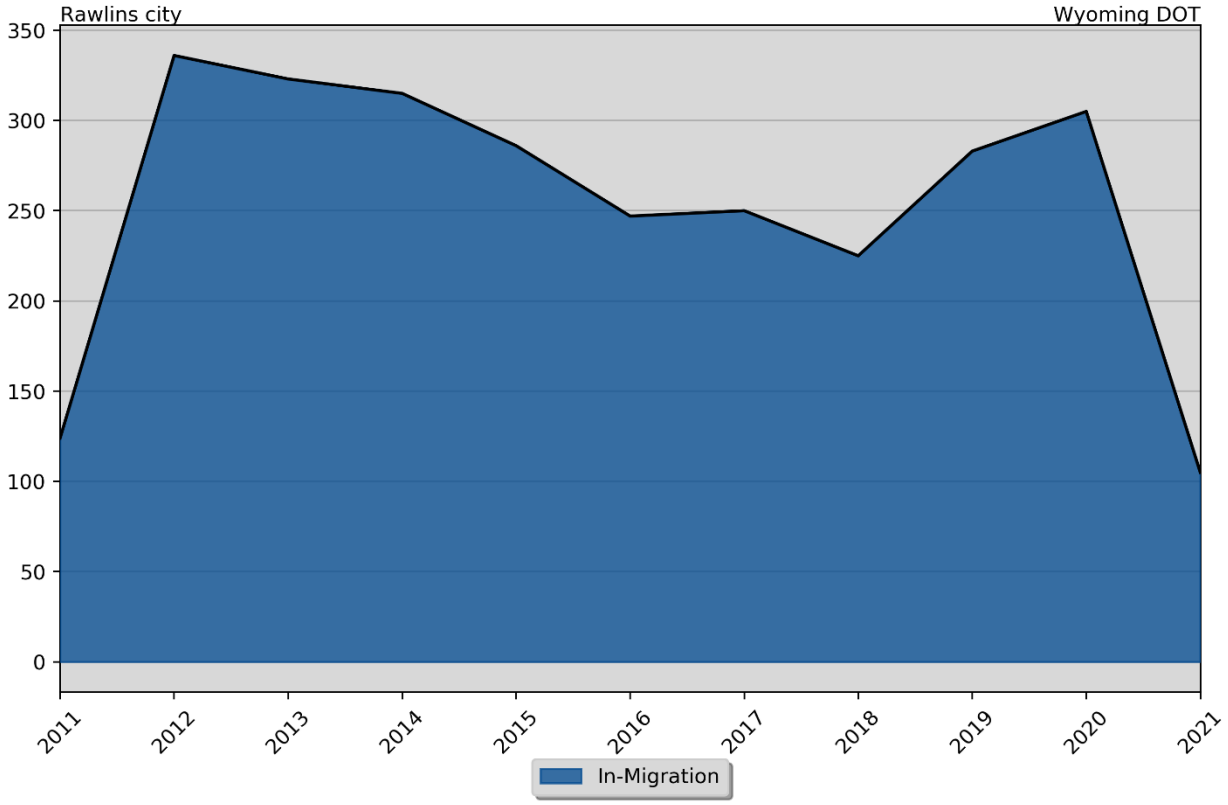
Table III.18.2 shows in-migration between 2011 and the first half of 2021 for Rawlins city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Carbon County to display net- and out-migration.

**Table III.18.2**
**In-Migration by Age Cohort**
Rawlins city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 2 | 6 | 6 | 0 | 5 | 1 | 2 | 2 | 6 | 2 | 3 |
| 18-22 | 13 | 34 | 43 | 41 | 34 | 21 | 15 | 20 | 31 | 23 | 7 |
| 23-25 | 22 | 36 | 49 | 41 | 37 | 21 | 23 | 23 | 21 | 28 | 8 |
| 26-35 | 30 | 95 | 93 | 122 | 80 | 92 | 86 | 65 | 93 | 95 | 27 |
| 36-45 | 27 | 67 | 57 | 35 | 54 | 46 | 58 | 47 | 56 | 53 | 25 |
| 46-55 | 21 | 57 | 47 | 35 | 39 | 37 | 32 | 22 | 36 | 46 | 15 |
| 56-65 | 7 | 29 | 23 | 33 | 31 | 19 | 24 | 37 | 28 | 34 | 12 |
| 66 + | 2 | 12 | 5 | 8 | 6 | 10 | 10 | 9 | 12 | 24 | 8 |
| **Total** | **124** | **336** | **323** | **315** | **286** | **247** | **250** | **225** | **283** | **305** | **105** |

The shaded area in Diagram III.18.2 represents in-migration, as seen, the maximum net migration occurred in 2012 with 336 people entering Rawlins city.

**Diagram III.18.2**
**In-Migration**



The driver's license total exchanges since 2000 for Carbon County are presented in Diagram III.18.3, and showed a net migration of 1,665 persons over the time period. In 2008, there were a total of 646 in-migrations and 343 out-migrations, for a net-migration of 303 people. In the first half of 2021, there were 228 in-migrants, 341 out-migrants for a net out-migration of -113 people. The maximum net migration occurred in 2008 with 303 people entering and the lowest net migration occurred in 2018 with 259 entering Carbon County.

Only one year of the most recent five years experienced a positive net-migration in Carbon County, with four years of negative or outward migration. Since 2017, a net 445 people have left Carbon County, creating an overall negative net-migration trend.Wyoming DOT data indicates that there was a net decrease of 113 people in the most recent year.

**Diagram III.18.3**
**Migration Trends**

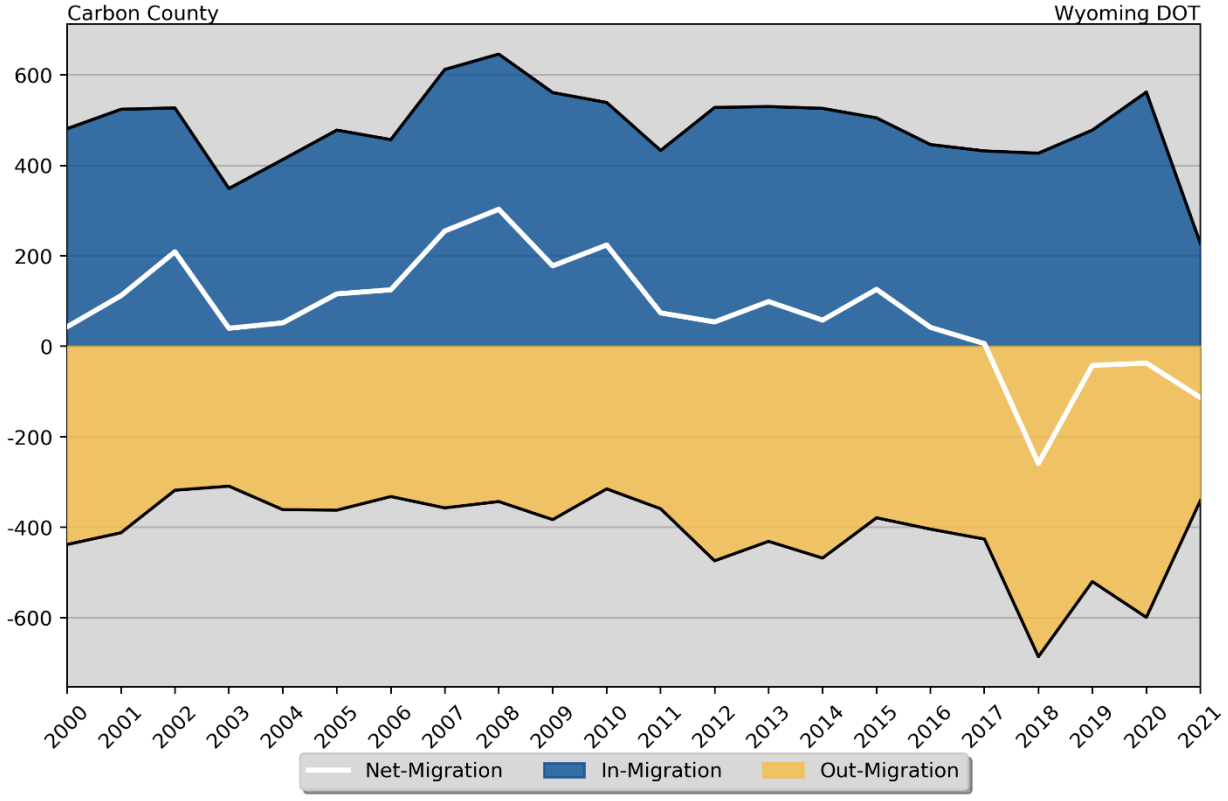


Table III.18.3, shows net-migration for Carbon County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 5 persons entering Carbon County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 52 persons leaving Carbon County.

**Table III.18.3**
**Net-Migration by Age Range**
Carbon Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 4 | 1 | 2 | 1 | 4 | 2 | 1 | 4 | 0 | 5 | -2 | -2 | 4 | 5 |
| 18-22 | 28 | 21 | 37 | 15 | 4 | 16 | 11 | 19 | 8 | -22 | -38 | 2 | -12 | -10 |
| 23-25 | 35 | 33 | 20 | 13 | 17 | 32 | 16 | 19 | 10 | 2 | 1 | -5 | -7 | 0 |
| 26-35 | 95 | 59 | 69 | 39 | 15 | 43 | 49 | 45 | 18 | 10 | -68 | -9 | -16 | -52 |
| 36-45 | 104 | 53 | 52 | -15 | 16 | 33 | -5 | 26 | 8 | 41 | -42 | -11 | -11 | -31 |
| 46-55 | 42 | 27 | 28 | 8 | -9 | 9 | -4 | 19 | 6 | -8 | -42 | 2 | 11 | 2 |
| 56-65 | 7 | -4 | 8 | 11 | 4 | -24 | 13 | 3 | 0 | -14 | -25 | 5 | -3 | -17 |
| 66 + | -12 | -12 | 8 | 2 | 3 | -12 | -23 | -9 | -8 | -8 | -43 | -24 | -3 | -10 |
| **Total** | **303** | **178** | **224** | **74** | **54** | **99** | **58** | **126** | **42** | **6** | **-259** | **-42** | **-37** | **-113** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[35], 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.

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## Population Characteristics

The Rawlins city population by race and ethnicity is shown in Table III.18.4. The white population represented 87.8 percent of the population in 2019, compared with black populations accounting for 1.6 percent of the population in 2019. Hispanic households represented 26.1 percent of the population in 2019.

**Table III.18.4**
**Population by Race and Ethnicity**
Rawlins city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 7,839 | 84.7% | 7,740 | 87.8% |
| Black | 100 | 1.1% | 138 | 1.6% |
| American Indian | 119 | 1.3% | 254 | 2.9% |
| Asian | 92 | 1% | 139 | 1.6% |
| Native Hawaiian/ Pacific Islander | 13 | 0.1% | 8 | 0.1% |
| Other | 849 | 9.2% | 347 | 3.9% |
| Two or More Races | 247 | 2.7% | 194 | 2.2% |
| **Total** | **9,259** | **100.0%** | **8,820** | **100.0%** |
| **Non-Hispanic** | 7,011 | 75.7% | 6,516 | 73.9% |
| **Hispanic** | 2,248 | 24.3% | 2,304 | 26.1% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.18.5. During this time, the total non-Hispanic population was 6,516 persons in 2019, while the Hispanic population was 2,304.

**Table III.18.5**
**Population by Race and Ethnicity**
Rawlins city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 6,622 | 94.5% | 5,957 | 91.4% |
| Black | 98 | 1.4% | 138 | 2.1% |
| American Indian | 90 | 1.3% | 223 | 3.4% |
| Asian | 86 | 1.2% | 115 | 1.8% |
| Native Hawaiian/ Pacific Islander | 12 | 0.2% | 8 | 0.1% |
| Other | 12 | 0.2% | 9 | 0.1% |
| Two or More Races | 91 | 1.3% | 66 | 1% |
| **Total Non-Hispanic** | **7,011** | **100.0%** | **6,516** | **100.0%** |
| **Hispanic** | | | | |
| White | 1,217 | 54.1% | 1,783 | 77.4% |
| Black | 2 | 0.1% | 0 | 0% |
| American Indian | 29 | 1.3% | 31 | 1.3% |
| Asian | 6 | 0.3% | 24 | 1% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 0 | 0% |
| Other | 837 | 37.2% | 338 | 14.7% |
| Two or More Races | 156 | 6.9% | 128 | 5.6% |
| **Total Hispanic** | **2,248** | **100.0** | **2,304** | **100.0%** |
| **Total Population** | **9,259** | **100.0%** | **8,820** | **100.0%** |

## Cohorts

Table III.18.6 shows the population distribution in Rawlins city by age. In 2010, children under the age of 5 accounted for 8.1 percent of the total population, which compared to 8.6 percent in 2019.

**Table III.18.6**
**Population Distribution by Age**
Rawlins city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 749 | 8.1 | 758 | 8.6 |
| 5 to 19 | 1,823 | 19.7 | 1,739 | 19.7 |
| 20 to 24 | 664 | 7.2 | 604 | 6.8 |
| 25 to 34 | 1,493 | 16.1 | 1,411 | 16 |
| 35 to 54 | 2,563 | 27.7 | 2,220 | 25.2 |
| 55 to 64 | 1,109 | 12 | 1,191 | 13.5 |
| 65 or Older | 858 | 9.3 | 897 | 10.2 |
| **Total** | **9,259** | **100%** | **8,820** | **100%** |

Table III.18.7 shows the population in Rawlins city by age and gender. In 2010, there were 1,493 people aged 25 to 34, made up of 866 men, and 627 women. In comparison, in 2019, there were 1,411 people in the 25 to 34 age cohort, with 842 men and 569 women.

**Table III.18.7**
**Population by Age and Gender**
Rawlins 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 | 399 | 350 | 749 | 8.1% | 497 | 261 | 758 | 8.6% |
| 5 to 19 | 939 | 884 | 1,823 | 19.7% | 866 | 873 | 1,739 | 19.7% |
| 20 to 24 | 397 | 267 | 664 | 7.2% | 373 | 231 | 604 | 6.8% |
| 25 to 34 | 866 | 627 | 1,493 | 16.1% | 842 | 569 | 1,411 | 16% |
| 35 to 54 | 1,465 | 1,098 | 2,563 | 27.7% | 1,246 | 974 | 2,220 | 25.2% |
| 55 to 64 | 587 | 522 | 1,109 | 12% | 608 | 583 | 1,191 | 13.5% |
| 65 and Older | 408 | 450 | 858 | 9.3% | 448 | 449 | 897 | 10.2% |
| **Total** | **5,061** | **4,198** | **9,259** | **100%** | **4,880** | **3,940** | **8,820** | **100%** |

**Diagram III.18.4**
**Population Distribution by Age**
Rawlins city
2010 Census and 2019 Five-Year ACS Data

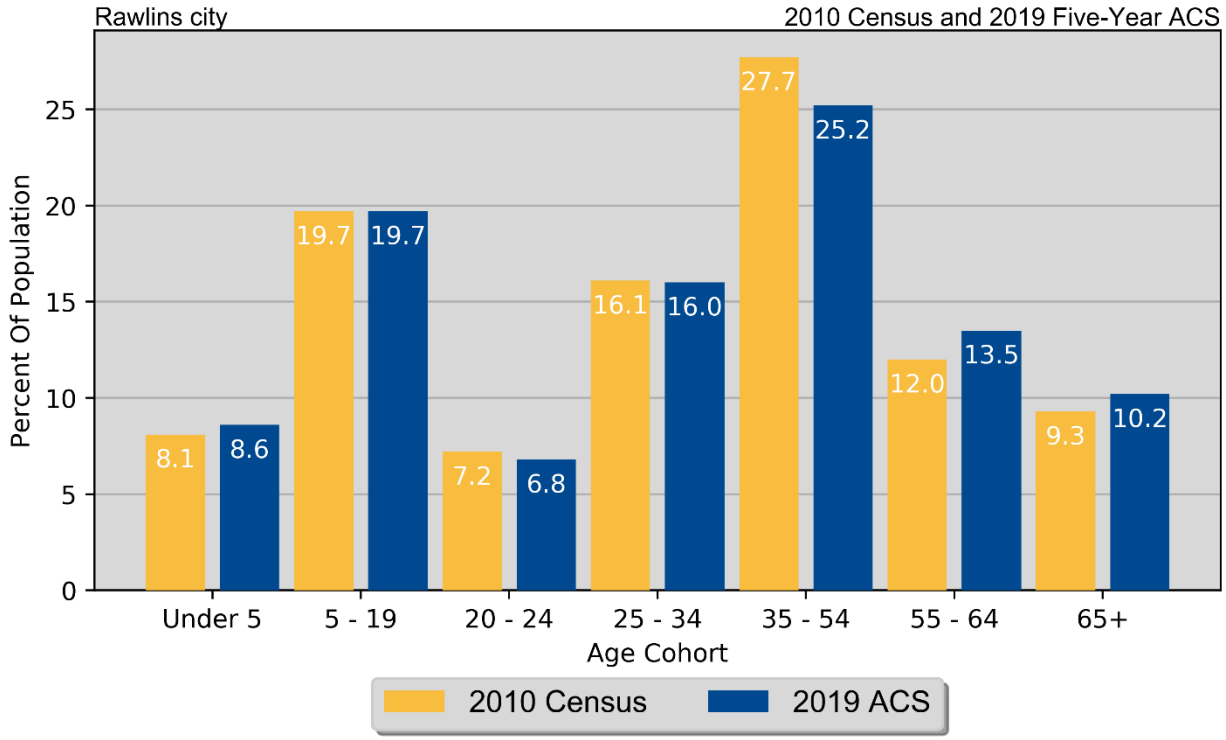
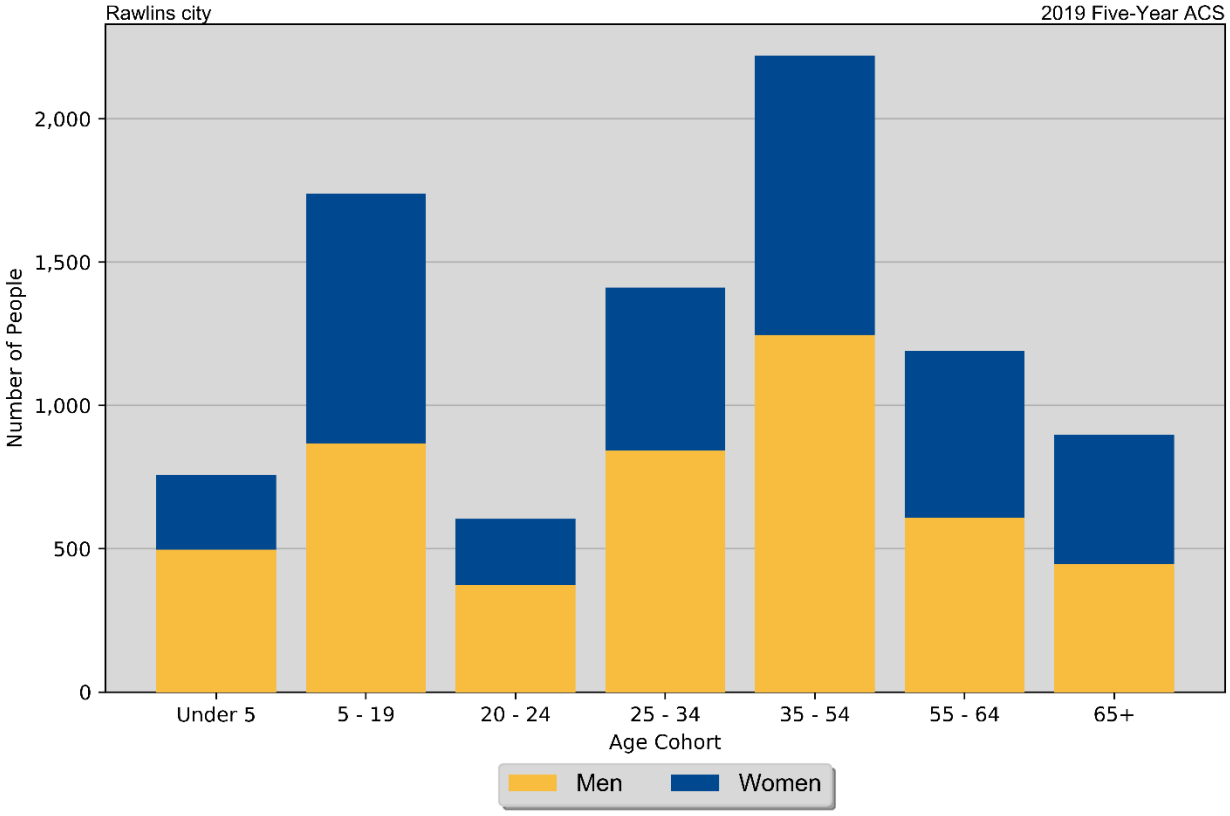


**Diagram III.18.5**
**Population Distribution by Age and Gender**
Rawlins city
2019 Five-Year ACS



## 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.18.8, between 2000 and 2010, the institutionalized population changed 86.1 percent in Rawlins city, from 402 people in 2000 to 748 in 2010.

**Table III.18.8**
**Group Quarters Population**
Rawlins 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 | 402 | 100% | 699 | 93.4% | 73.9% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 0 | 0% | 49 | 6.6% | inf% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **402** | **100.0%** | **748** | **100.0%** | **86.1%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | % | % |
| Military Quarters | 0 | 0% | 0 | % | % |
| Other Noninstitutionalized | 8 | 100% | 0 | % | -100% |
| Total | **8** | **100.0%** | **0** | **100.0%** | **-100%** |
| Group Quarters Population | **410** | **100.0%** | **748** | **100.0%** | **82.4%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.18.9. An estimated 5.2 percent of the population was born in Mexico , some 0.6 percent were born in Philippines , and another 0.3 percent were born in India .

**Table III.18.9**
**Place of Birth for the Foreign-Born Population**
Rawlins city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 459 | 5.2% |
| #2 country of origin | Philippines | 49 | 0.6% |
| #3 country of origin | India | 26 | 0.3% |
| #4 country of origin | Peru | 25 | 0.3% |
| #5 country of origin | South Africa | 25 | 0.3% |
| #6 country of origin | Brazil | 16 | 0.2% |
| #7 country of origin | Ireland | 12 | 0.1% |
| #8 country of origin | Korea | 12 | 0.1% |
| #9 country of origin | Canada | 10 | 0.1% |
| #10 country of origin | Vietnam | 10 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.18.10. An estimated 4.5 percent of the population speaks Spanish at home, followed by 0.3 percent speaking Other Indo-European languages .

**Table III.18.10**
**Limited English Proficiency and Language Spoken at Home**
Rawlins city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 365 | 4.5% |
| #2 LEP Language | Other Indo-European languages | 22 | 0.3% |
| #3 LEP Language | Russian, Polish, or other Slavic languages | 11 | 0.1% |
| #4 LEP Language | Other Asian and Pacific Island languages | 8 | 0.1% |
| #5 LEP Language | Tagalog | 3 | 0% |
| #6 LEP Language | Arabic | 0 | 0% |
| #7 LEP Language | Chinese | 0 | 0% |
| #8 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #9 LEP Language | German or other West Germanic languages | 0 | 0% |
| #10 LEP Language | Korean | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.18.11, below. The disability rate for females was 12.2 percent, compared to 9.8 percent for males. The disability rate grew precipitously higher with age, with 57.4 percent of those over 75 experiencing a disability.

**Table III.18.11**
**Disability by Age**
Rawlins 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 | 39 | 4.9% | 17 | 2.3% | 56 | 3.6% |
| 18 to 34 | 12 | 1.3% | 65 | 7.1% | 77 | 4.1% |
| 35 to 64 | 133 | 8.9% | 204 | 13.1% | 337 | 11.1% |
| 65 to 74 | 157 | 54.9% | 53 | 26.9% | 210 | 43.5% |
| 75 or Older | 67 | 50.8% | 139 | 61.2% | 206 | 57.4% |
| **Total** | **408** | **9.8%** | **478** | **12.2%** | **886** | **11%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.18.12. Some 6.4 percent have an ambulatory disability, 3.3 have an independent living disability, and 1.9 percent have a self-care disability.

**Table III.18.12**
**Total Disabilities Tallied: Aged 5 and Older**
Rawlins city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 360 | 4.5% |
| Vision disability | 266 | 3.3% |
| Cognitive disability | 253 | 3.5% |
| Ambulatory disability | 466 | 6.4% |
| Self-Care disability | 136 | 1.9% |
| Independent living difficulty | 189 | 3.3% |

## Education and Employment

Education and employment data from the Rawlins city 2019 Five-Year ACS is presented in Table III.18.13, Table III.18.14, and Table III.18.15. In 2019, 4,184 people were in the labor force, including 3,964 employed and 220 unemployed people. The unemployment rate for Rawlins city was estimated at 5.3 percent in 2019.

**Table III.18.13**
**Employment, Labor Force and Unemployment**
Rawlins city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 3,964 |
| Unemployed | 220 |
| **Labor Force** | **4,184** |
| Unemployment Rate | 5.3% |

Table III.18.14 and Table III.18.15 show educational attainment in Rawlins city. In 2019, 88.9 percent of households had a high school education or greater, including 42.5 percent with a high school diploma or equivalent, 30.4 percent with some college, 11.2 percent with a Bachelor's Degree, and 4.9 percent with a graduate or professional degree.

**Table III.18.14**
**High School or Greater Education**
Rawlins city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 5,797 |
| Total Households | 3,230 |
| **Percent High School or Above** | **88.9%** |

**Table III.18.15**
**Educational Attainment**
Rawlins city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 725 | 11.1% |
| High School or Equivalent | 2,769 | 42.5% |
| Some College or Associates Degree | 1,981 | 30.4% |
| Bachelor's Degree | 730 | 11.2% |
| Graduate or Professional Degree | 317 | 4.9% |
| **Total Population Above 18 years** | **6,522** | **100.0%** |

## Commuting Patterns

Table III.18.16 shows the place of work by county of residence. In 2010 89.1 percent of residents worked within the county they reside with 10.4 percent working outside their home county. This compares to 91.1 percent of residents in 2019 who worked within the county in which they resided and 6.6 percent of residents worked outside their home county but still within the state.

**Table III.18.16**
**Place of Work**
Rawlins 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 | 3,766 | 89.1% | 3,585 | 91.1% |
| Worked outside county of residence | 440 | 10.4% | 261 | 6.6% |
| Worked outside state of residence | 23 | 0.5% | 88 | 2.2% |
| **Total** | **4,229** | **100.0%** | **3,934** | **100.0%** |

Table III.18.17 shows the aggregate travel time to work based on place of work and residence. In Rawlins city the total aggregate travel time was 50,635 minutes, with residents working in their home county spending a total of 37,610 minutes traveling.

**Table III.18.17**
**Aggregate Travel Time to Work (in Minutes)**
Rawlins 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 | 35,910 | 62.6% | 37,610 | 74.3% |
| Worked outside county of residence | 20,940 | 36.5% | 11,825 | 23.4% |
| Worked outside State of residence | 470 | 0.8% | 1,200 | 2.4% |
| **Aggregate travel time to work (in minutes):** | **57,320** | **100.0%** | **50,635** | **100.0%** |

Table III.18.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 57,320 minutes. Residents working within their home county spent an average of 10.5 minutes commuting to work, with those working outside their county of residence spending an average of 45.3 minutes on their commute.

| Table III.18.18<br>Average Travel Time to Work (in Minutes)<br>Rawlins city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 9.5 | 10.5 |
| Worked outside county of residence | 47.6 | 45.3 |
| Worked outside State of residence | 20.4 | 13.6 |
| **Average travel time to work (in minutes):** | **13.6** | **12.9** |

Table III.18.19 shows the means of transportation to work. In 2019, 85.7 percent of commuters drove alone in a car, truck, or van. Only 8.6 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 69 persons or 1.8 percent who worked from home.

| Table III.18.19<br>Means of Transportation to Work<br>Rawlins city<br>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 | 3,572 | 84.5% | 3,372 | 85.7% |
| Car, truck, or van: Carpooled: | 464 | 11% | 340 | 8.6% |
| Public transportation (excluding taxicab): | 13 | 0.3% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 93 | 2.2% | 148 | 3.8% |
| Other means | 0 | 0% | 5 | 0.1% |
| Worked at home | 87 | 2.1% | 69 | 1.8% |
| **Total** | **4,229** | **100.0%** | **3,934** | **100.0%** |

Table III.18.20 shows the breakdown of the means of transportation by tenure. In 2019, 59.4 percent of commuters owned their home and commuted alone by car, which compares to 62.4 percent in 2010. There were also 1,035 renters who drove alone in 2019 and accounted for 26.3 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.18.20**
**Means Of Transportation To Work By Tenure**
Rawlins 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 | 2,639 | 62.4% | 2,336 | 59.4% |
| Renter | 933 | 22.1% | 1,035 | 26.3% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 169 | 4% | 273 | 6.9% |
| Renter | 295 | 7% | 66 | 1.7% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 4 | 0.1% | 0 | 0% |
| Renter | 9 | 0.2% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 31 | 0.7% | 13 | 0.3% |
| Renter | 62 | 1.5% | 135 | 3.4% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 0 | 0% | 5 | 0.1% |
| Renter | 0 | 0% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 42 | 1% | 55 | 1.4% |
| Renter | 45 | 1.1% | 14 | 0.4% |
| **Total:** | **4,229** | **100.0%** | **3,932** | **100.0%** |

# ECONOMICS

## Labor Force

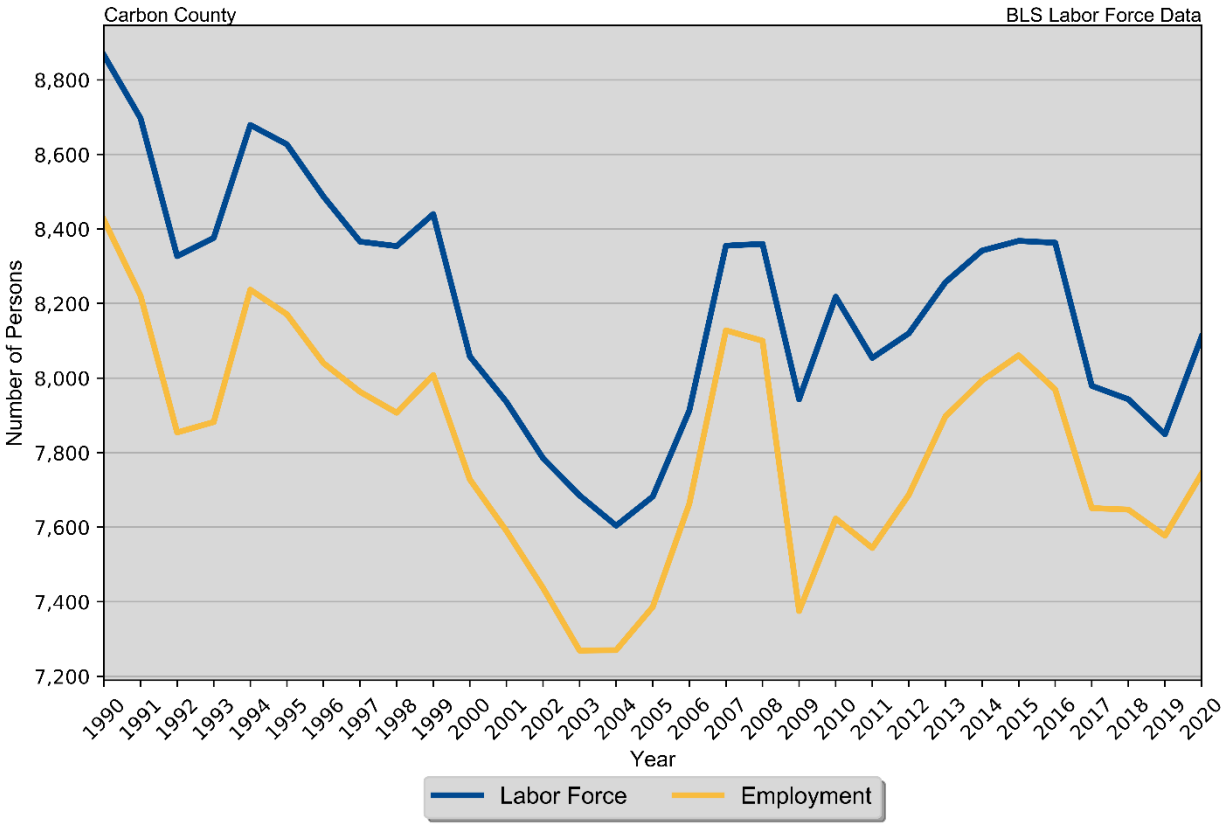
Table III.18.21, shows the labor force statistics for Carbon County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 2009 rising to a rate of 7.2 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Carbon County increased from 3.5 percent in 2019 to 4.5 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.18.21**
**Labor Force Statistics**
Carbon County
1990 - 2020 BLS Data

| Year | Carbon County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 442 | 8,424 | 8,866 | 5% | 5.1% |
| 1991 | 476 | 8,221 | 8,697 | 5.5% | 5% |
| 1992 | 473 | 7,854 | 8,327 | 5.7% | 5.4% |
| 1993 | 494 | 7,882 | 8,376 | 5.9% | 5.3% |
| 1994 | 442 | 8,237 | 8,679 | 5.1% | 4.9% |
| 1995 | 456 | 8,171 | 8,627 | 5.3% | 4.8% |
| 1996 | 447 | 8,040 | 8,487 | 5.3% | 5% |
| 1997 | 403 | 7,963 | 8,366 | 4.8% | 4.8% |
| 1998 | 447 | 7,907 | 8,354 | 5.4% | 4.8% |
| 1999 | 432 | 8,008 | 8,440 | 5.1% | 4.7% |
| 2000 | 330 | 7,728 | 8,058 | 4.1% | 3.8% |
| 2001 | 346 | 7,590 | 7,936 | 4.4% | 3.8% |
| 2002 | 348 | 7,437 | 7,785 | 4.5% | 4% |
| 2003 | 416 | 7,269 | 7,685 | 5.4% | 4.3% |
| 2004 | 334 | 7,270 | 7,604 | 4.4% | 3.8% |
| 2005 | 296 | 7,386 | 7,682 | 3.9% | 3.6% |
| 2006 | 250 | 7,663 | 7,913 | 3.2% | 3% |
| 2007 | 227 | 8,128 | 8,355 | 2.7% | 2.6% |
| 2008 | 260 | 8,100 | 8,360 | 3.1% | 2.9% |
| 2009 | 568 | 7,375 | 7,943 | 7.2% | 6.3% |
| 2010 | 595 | 7,623 | 8,218 | 7.2% | 6.9% |
| 2011 | 510 | 7,544 | 8,054 | 6.3% | 6.2% |
| 2012 | 433 | 7,687 | 8,120 | 5.3% | 5.5% |
| 2013 | 360 | 7,897 | 8,257 | 4.4% | 4.8% |
| 2014 | 349 | 7,993 | 8,342 | 4.2% | 4.3% |
| 2015 | 307 | 8,061 | 8,368 | 3.7% | 4.2% |
| 2016 | 394 | 7,969 | 8,363 | 4.7% | 5.4% |
| 2017 | 328 | 7,651 | 7,979 | 4.1% | 4.3% |
| 2018 | 296 | 7,647 | 7,943 | 3.7% | 4% |
| 2019 | 272 | 7,577 | 7,849 | 3.5% | 3.7% |
| 2020 | 368 | 7,743 | 8,111 | 4.5% | 5.8% |

Diagram III.18.6, shows the employment and labor force for Carbon County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 7,743 persons, with the labor force reaching 8,111, indicating there were a total of 368 unemployed persons.

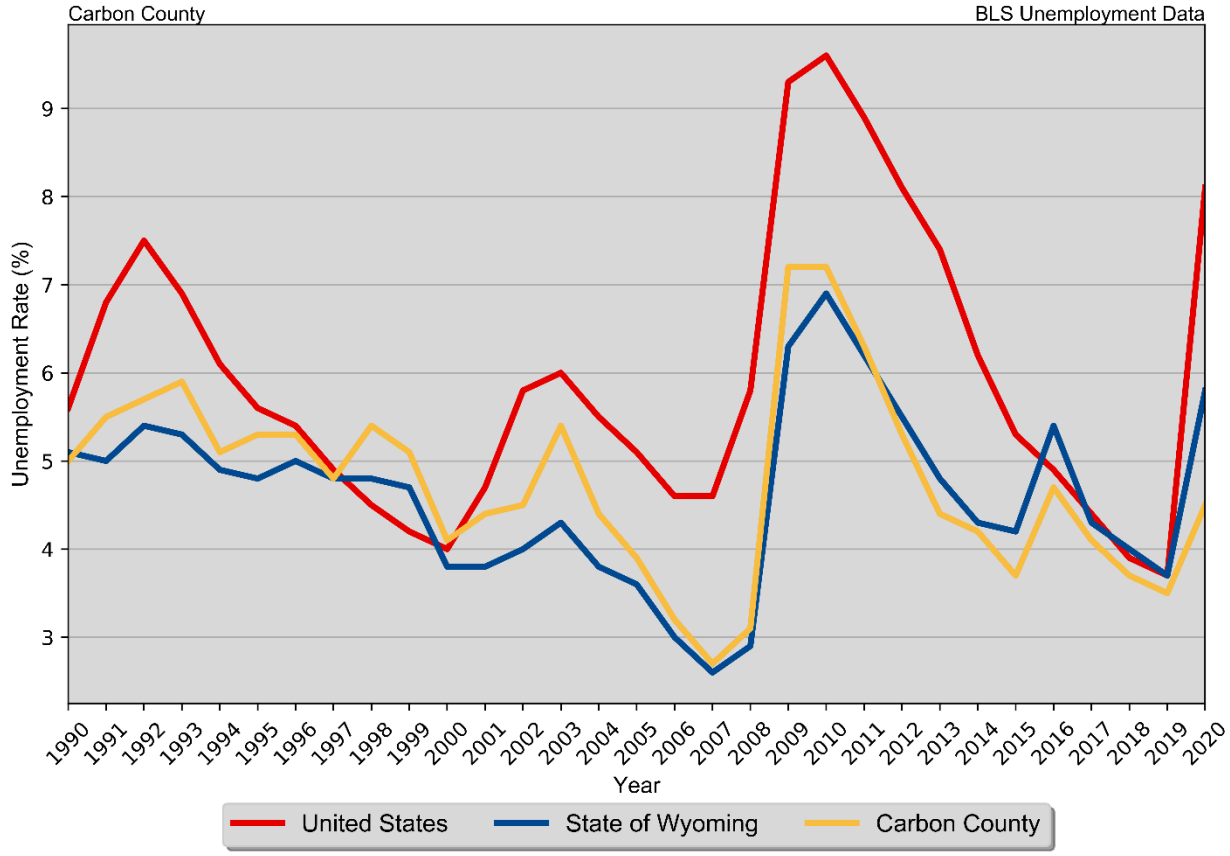
**Diagram III.18.6**
**Employment and Labor Force**



## Unemployment

Diagram III.18.7, shows the unemployment rate for both the State and Carbon County. During the 1990's the average rate for Carbon County was 5.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.7 percent. Over the course of the entire period the Carbon County had an average unemployment rate that higher than the State, 4.8 percent for Carbon County, versus 4.6 statewide.

**Diagram III.18.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

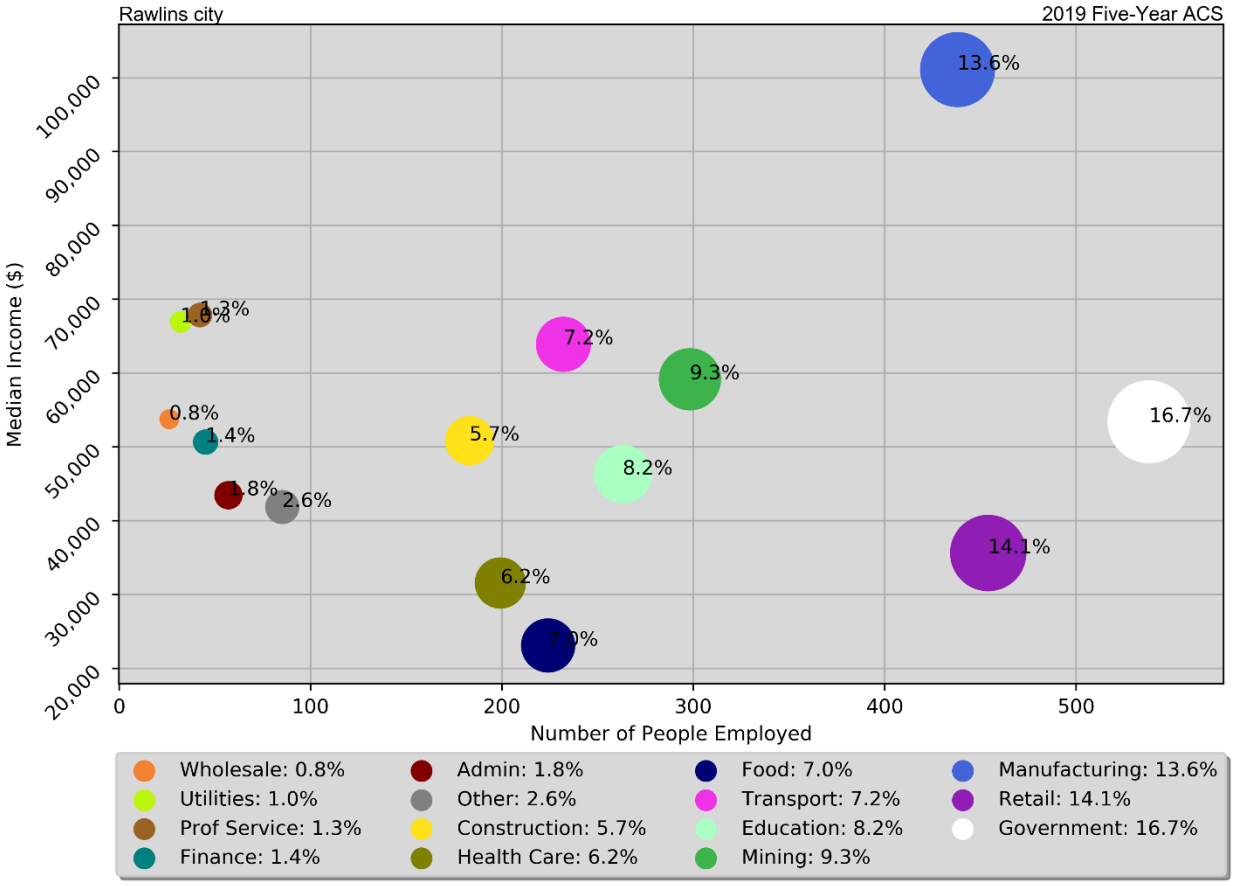
Table III.18.22 shows employment and median earnings by industry for Rawlins city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Rawlins city was Government, which employed 538 people and paid a median salary of 53,413 dollars. The highest paying industry in Rawlins city was the Manufacturing industry, which paid a median salary of 101,136 dollars in 2019. This data is also displayed in Diagram III.18.8.

**Table III.18.22**
**City Level Employment by Industry**
Rawlins city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 57 | 1.8% | $43,477 |
| Arts, entertainment, and recreation | 40 | 1.2% | $ |
| Construction | 183 | 5.7% | $50,871 |
| Educational services[36] | 263 | 8.2% | $46,314 |
| Agriculture, forestry, fishing and hunting | 16 | 0.5% | $ |
| Finance and insurance | 45 | 1.4% | $50,694 |
| Accommodation and food services | 224 | 7% | $23,125 |
| Health care and social assistance | 199 | 6.2% | $31,571 |
| Information | 44 | 1.4% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 438 | 13.6% | $101,136 |
| Mining, quarrying, and oil and gas extraction | 298 | 9.3% | $59,200 |
| Other services, except public administration | 85 | 2.6% | $41,875 |
| Prof Service | 42 | 1.3% | $67,857 |
| Government | 538 | 16.7% | $53,413 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 454 | 14.1% | $35,625 |
| Transportation and warehousing | 232 | 7.2% | $63,913 |
| Utilities | 32 | 1% | $66,944 |
| Wholesale trade | 26 | 0.8% | $53,750 |

[36] Includes both Public and Private Education

**Diagram III.18.8**
**Earnings and Employment by Industry**



## Earnings: Carbon 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.18.23, shows the total employment by industry for the Carbon County. The most recent estimates show the government and government enterprises industry was the largest employer in Carbon County, with employment reaching 1,926 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 26.3 percent to 975 jobs.

**Table III.18.23**
**Employment by Industry**
Carbon County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 392 | 447 | 447 | 466 | 467 | 493 | 467 | 482 | 3.2% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 139 | 147 | 154 | 0 | 0 | 0% |
| Mining | 459 | 392 | 352 | 0 | 0 | 0 | 0 | 309 | 0% |
| Utilities | 78 | 57 | 44 | 37 | 43 | 38 | 38 | 35 | -7.9% |
| Construction | 763 | 842 | 1,017 | 1,033 | 924 | 608 | 772 | 975 | 26.3% |
| Manufacturing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Wholesale trade | 72 | 88 | 112 | 119 | 97 | 92 | 83 | 78 | -6% |
| Retail trade | 938 | 911 | 974 | 1,061 | 1,062 | 1,038 | 1,014 | 979 | -3.5% |
| Transportation and warehousing | 529 | 503 | 533 | 489 | 388 | 365 | 436 | 413 | -5.3% |
| Information | 98 | 96 | 89 | 97 | 88 | 83 | 79 | 81 | 2.5% |
| Finance and insurance | 275 | 335 | 333 | 335 | 375 | 346 | 361 | 366 | 1.4% |
| Real estate and rental and leasing | 377 | 388 | 371 | 396 | 389 | 411 | 416 | 433 | 4.1% |
| Professional and technical services | 283 | 299 | 283 | 276 | 229 | 236 | 251 | 262 | 4.4% |
| Management of companies and enterprises | 20 | 20 | 30 | 20 | 21 | 22 | 21 | 19 | -9.5% |
| Administrative and waste services | 259 | 307 | 303 | 337 | 320 | 295 | 312 | 329 | 5.4% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 46 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 465 | 0% |
| Arts, entertainment, and recreation | 201 | 188 | 179 | 173 | 159 | 184 | 174 | 172 | -1.1% |
| Accommodation and food services | 962 | 1,071 | 1,085 | 1,131 | 1,166 | 1,234 | 1,251 | 1,296 | 3.6% |
| Other services, except public administration | 411 | 412 | 410 | 401 | 405 | 398 | 385 | 392 | 1.8% |
| Government and government enterprises | 2,207 | 2,157 | 2,093 | 2,015 | 1,993 | 1,949 | 1,896 | 1,926 | 1.6% |
| **Total** | **9,599** | **9,997** | **10,227** | **10,299** | **9,996** | **9,640** | **9,831** | **10,098** | **2.7%** |

Table III.18.24, shows the real average earnings per job by industry for Carbon County. In 2019, the utilities industry had the highest average earnings reaching 104,425 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 14.6 percent to 27,246 dollars.

**Table III.18.24**
**Real Earnings Per Job by Industry**
Carbon County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 6,692 | 17,253 | 46,352 | 32,184 | 20,679 | 18,638 | 23,778 | 27,246 | 14.6% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 96,882 | 132,172 | 164,869 | 0 | 0 | 0% |
| Mining | 70,724 | 79,049 | 84,903 | 0 | 0 | 0 | 0 | 72,288 | 0% |
| Utilities | 93,316 | 98,308 | 99,271 | 104,903 | 94,983 | 104,219 | 95,455 | 104,425 | 9.4% |
| Construction | 69,885 | 72,903 | 72,460 | 76,998 | 76,043 | 55,882 | 70,633 | 70,083 | -0.8% |
| Manufacturing | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Wholesale trade | 46,170 | 50,975 | 40,536 | 40,456 | 48,222 | 48,941 | 52,800 | 51,892 | -1.7% |
| Retail trade | 35,581 | 32,086 | 31,173 | 32,515 | 31,343 | 30,828 | 29,717 | 31,846 | 7.2% |
| Transportation and warehousing | 86,705 | 100,047 | 86,833 | 85,748 | 88,356 | 100,031 | 103,394 | 102,678 | -0.7% |
| Information | 42,763 | 40,178 | 43,448 | 44,918 | 44,641 | 44,270 | 49,149 | 47,821 | -2.7% |
| Finance and insurance | 38,517 | 27,514 | 28,094 | 27,546 | 26,770 | 25,408 | 23,340 | 22,945 | -1.7% |
| Real estate and rental and leasing | 27,168 | 12,733 | 11,020 | 9,813 | 10,662 | 9,839 | 9,519 | 10,128 | 6.4% |
| Professional and technical services | 40,841 | 61,672 | 63,682 | 67,648 | 52,515 | 46,624 | 45,620 | 44,739 | -1.9% |
| Management of companies and enterprises | 89,904 | 87,716 | 58,071 | 90,411 | 88,441 | 90,199 | 95,218 | 101,534 | 6.6% |
| Administrative and waste services | 26,510 | 40,230 | 38,112 | 41,330 | 34,995 | 36,359 | 36,010 | 38,757 | 7.6% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7,063 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 39,064 | 0% |
| Arts, entertainment, and recreation | 36,736 | 28,612 | 33,032 | 27,477 | 30,007 | 30,978 | 37,246 | 35,890 | -3.6% |
| Accommodation and food services | 25,746 | 26,433 | 24,991 | 27,047 | 27,303 | 38,111 | 30,917 | 32,849 | 6.3% |
| Other services, except public administration | 32,293 | 28,893 | 30,412 | 31,513 | 32,549 | 31,230 | 32,193 | 32,221 | 0.1% |
| Government and government enterprises | 67,744 | 71,630 | 73,494 | 74,917 | 74,282 | 72,874 | 73,546 | 72,181 | -1.9% |
| **Total** | **52,843** | **57,311** | **60,641** | **59,839** | **58,715** | **58,790** | **58,322** | **58,625** | **0.5%** |

Diagram III.18.9, shows real average earnings per job for Carbon County from 1990 to 2019. Over this period the average earning per job for Carbon County was 47,286 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.18.9**
**Real Average Earnings Per Job**

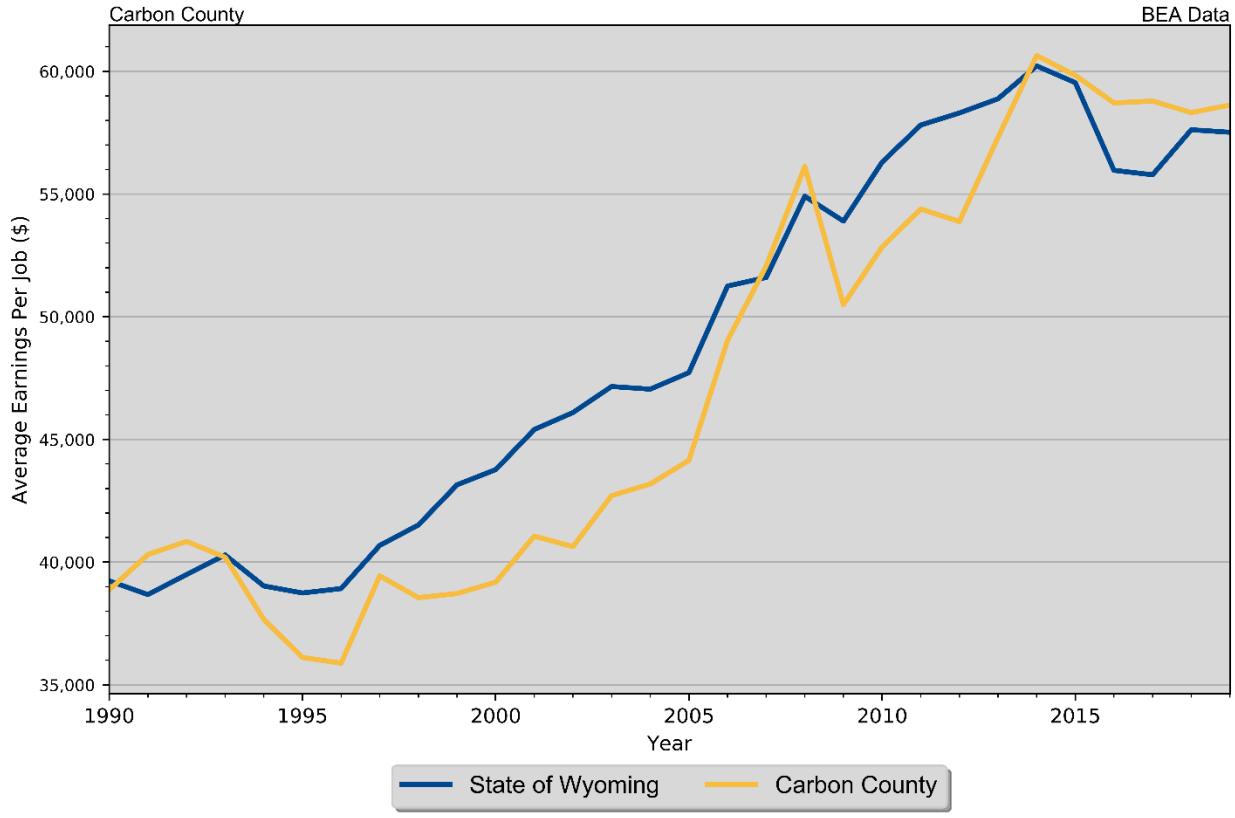
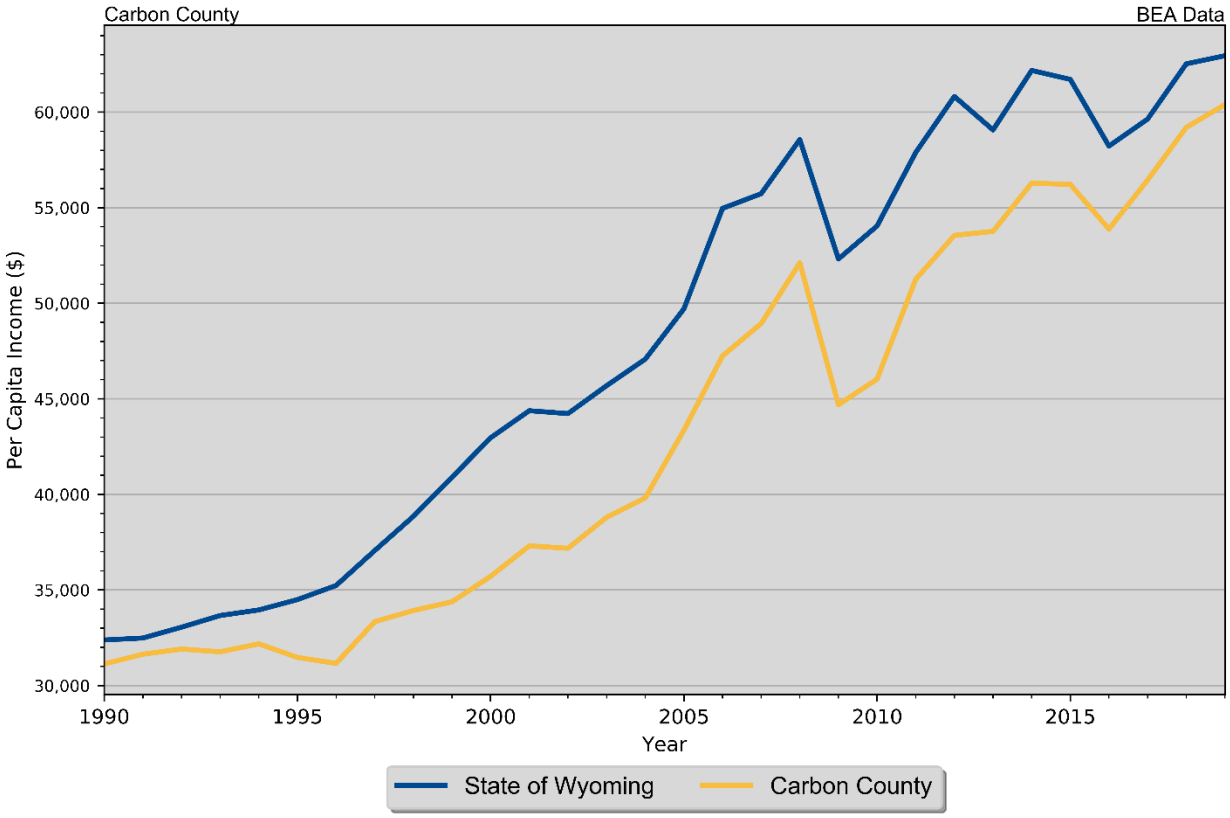


Diagram III.18.10, shows real per capita income for the Carbon County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Carbon County was 43,167 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.18.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,863 in 2010 to 1,638 in 2019, with the poverty rate reaching 11.7 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.18.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.18.11.

The rate of poverty for Rawlins city is shown in Table III.18.26. In 2019, the poverty rate was 11 percent meaning there were an estimated 888 people living in poverty, compared to 614 persons living in poverty in 2010. In 2019, some 15.5 percent of those in poverty were under age 6 and 12.1 percent were 65 or older.

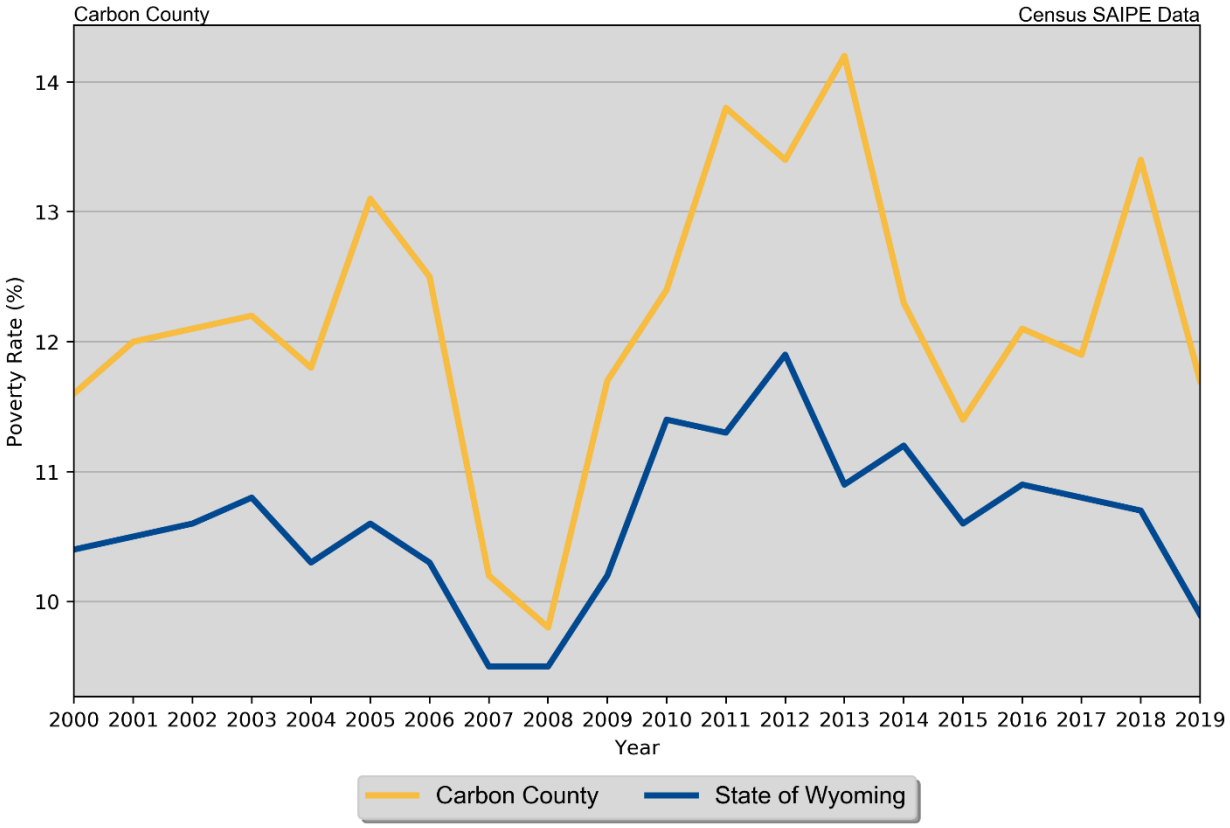
**Table III.18.25**
**Persons in Poverty**
Carbon County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,682 | 11.6% |
| 2001 | 1,757 | 12% |
| 2002 | 1,765 | 12.1% |
| 2003 | 1,766 | 12.2% |
| 2004 | 1,714 | 11.8% |
| 2005 | 1,894 | 13.1% |
| 2006 | 1,804 | 12.5% |
| 2007 | 1,484 | 10.2% |
| 2008 | 1,450 | 9.8% |
| 2009 | 1,754 | 11.7% |
| 2010 | 1,863 | 12.4% |
| 2011 | 2,069 | 13.8% |
| 2012 | 1,988 | 13.4% |
| 2013 | 2,118 | 14.2% |
| 2014 | 1,851 | 12.3% |
| 2015 | 1,682 | 11.4% |
| 2016 | 1,787 | 12.1% |
| 2017 | 1,723 | 11.9% |
| 2018 | 1,894 | 13.4% |
| 2019 | 1,638 | 11.7% |

**Table III.18.26**
**Poverty by Age**
Rawlins 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 | 117 | 14.7 | 137 | 15.5% |
| 6 to 17 | 66 | 5.4 | 158 | 11.2% |
| 18 to 64 | 421 | 8.4 | 491 | 10% |
| 65 or Older | 10 | 1.6 | 102 | 12.1% |
| **Total** | **614** | **100.0%** | **888** | **100.0%** |
| **Poverty Rate** | **8%** | **.** | **11%** | **.** |

**Diagram III.18.11**
**Poverty Rates**



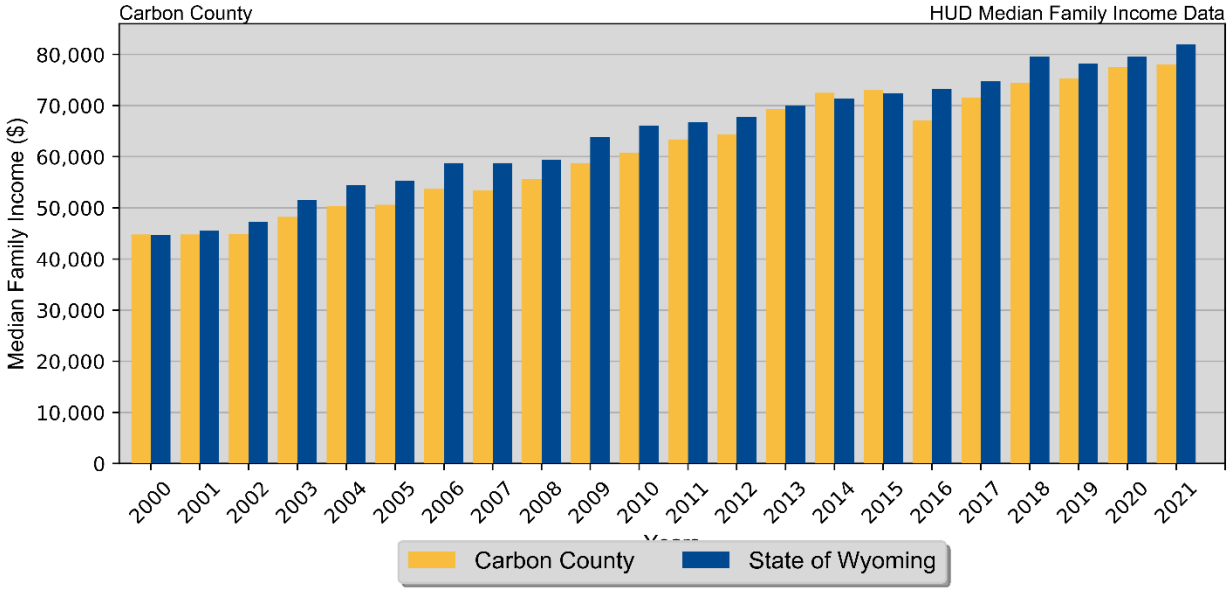
## Household Income

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.18.46 shows that the HUD estimated MFI for Carbon County was $78,100 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.18.12, illustrates the estimated MFI for 2000 through 2021 in Carbon County.

**Table III.18.27**
**Median Family Income**
Carbon County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 44,800 | 44,700 |
| 2001 | 44,800 | 45,500 |
| 2002 | 44,900 | 47,200 |
| 2003 | 48,200 | 51,600 |
| 2004 | 50,300 | 54,500 |
| 2005 | 50,600 | 55,250 |
| 2006 | 53,700 | 58,800 |
| 2007 | 53,400 | 58,800 |
| 2008 | 55,600 | 59,450 |
| 2009 | 58,800 | 63,900 |
| 2010 | 60,800 | 66,100 |
| 2011 | 63,400 | 66,800 |
| 2012 | 64,300 | 67,700 |
| 2013 | 69,300 | 70,000 |
| 2014 | 72,500 | 71,400 |
| 2015 | 73,000 | 72,400 |
| 2016 | 67,100 | 73,300 |
| 2017 | 71,500 | 74,700 |
| 2018 | 74,500 | 79,600 |
| 2019 | 75,300 | 78,200 |
| 2020 | 77,600 | 79,500 |
| 2021 | 78,100 | 81,900 |

**Diagram III.18.12**
**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 Rawlins city remained unchanged from 3 authorizations in 2019 to 3 in 2020.

The real value of single-family building permits decreased from 241,134 dollars in 2019 to 66,333 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.18.28.

**Table III.18.28**
**Building Permits and Valuation**
Rawlins city
Census Bureau Data, 1980–2020

| 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 | 43 | 8 | 0 | 0 | 51 | 131,923 | 0 |
| 1981 | 36 | 0 | 0 | 96 | 132 | 98,206 | 74,007 |
| 1982 | 13 | 2 | 0 | 0 | 15 | 62,994 | 0 |
| 1983 | 11 | 10 | 0 | 0 | 21 | 68,106 | 0 |
| 1984 | 6 | 0 | 0 | 0 | 6 | 157,179 | 0 |
| 1985 | 2 | 0 | 0 | 0 | 2 | 186,342 | 0 |
| 1986 | 2 | 0 | 0 | 0 | 2 | 92,675 | 0 |
| 1987 | 4 | 0 | 0 | 0 | 4 | 120,394 | 0 |
| 1988 | 6 | 0 | 0 | 0 | 6 | 158,971 | 0 |
| 1989 | 4 | 0 | 0 | 0 | 4 | 142,728 | 0 |
| 1990 | 1 | 0 | 0 | 0 | 1 | 115,989 | 0 |
| 1991 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1992 | 1 | 0 | 0 | 0 | 1 | 33,755 | 0 |
| 1993 | 1 | 0 | 0 | 0 | 1 | 191,230 | 0 |
| 1994 | 2 | 0 | 0 | 0 | 2 | 165,312 | 0 |
| 1995 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1996 | 8 | 0 | 0 | 0 | 8 | 158,361 | 0 |
| 1997 | 5 | 0 | 0 | 0 | 5 | 132,234 | 0 |
| 1998 | 3 | 10 | 0 | 36 | 49 | 93,068 | 79,822 |
| 1999 | 5 | 0 | 0 | 0 | 5 | 90,254 | 0 |
| 2000 | 3 | 0 | 0 | 0 | 3 | 173,677 | 0 |
| 2001 | 5 | 0 | 0 | 0 | 5 | 131,302 | 0 |
| 2002 | 2 | 0 | 0 | 0 | 2 | 138,091 | 0 |
| 2003 | 3 | 0 | 0 | 0 | 3 | 153,684 | 0 |
| 2004 | 10 | 0 | 0 | 0 | 10 | 189,939 | 0 |
| 2005 | 11 | 0 | 0 | 0 | 11 | 203,142 | 0 |
| 2006 | 11 | 0 | 0 | 0 | 11 | 197,171 | 0 |
| 2007 | 46 | 0 | 0 | 0 | 46 | 146,509 | 0 |
| 2008 | 16 | 0 | 0 | 0 | 16 | 182,658 | 0 |
| 2009 | 3 | 0 | 0 | 0 | 3 | 211,825 | 0 |
| 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2011 | 6 | 0 | 0 | 0 | 6 | 145,836 | 0 |
| 2012 | 13 | 0 | 0 | 0 | 13 | 197,259 | 0 |
| 2013 | 10 | 0 | 0 | 0 | 10 | 195,900 | 0 |
| 2014 | 4 | 0 | 0 | 0 | 4 | 222,426 | 0 |
| 2015 | 8 | 0 | 0 | 0 | 8 | 189,034 | 0 |
| 2016 | 6 | 0 | 0 | 0 | 6 | 130,410 | 0 |
| 2017 | 6 | 0 | 0 | 0 | 6 | 139,167 | 0 |
| 2018 | 1 | 0 | 0 | 0 | 1 | 39,569 | 0 |
| 2019 | 3 | 0 | 0 | 0 | 3 | 241,134 | 0 |
| 2020 | 3 | 0 | 0 | 0 | 3 | 66,333 | 0 |

**Diagram III.18.13**
**Single-Family Permits**

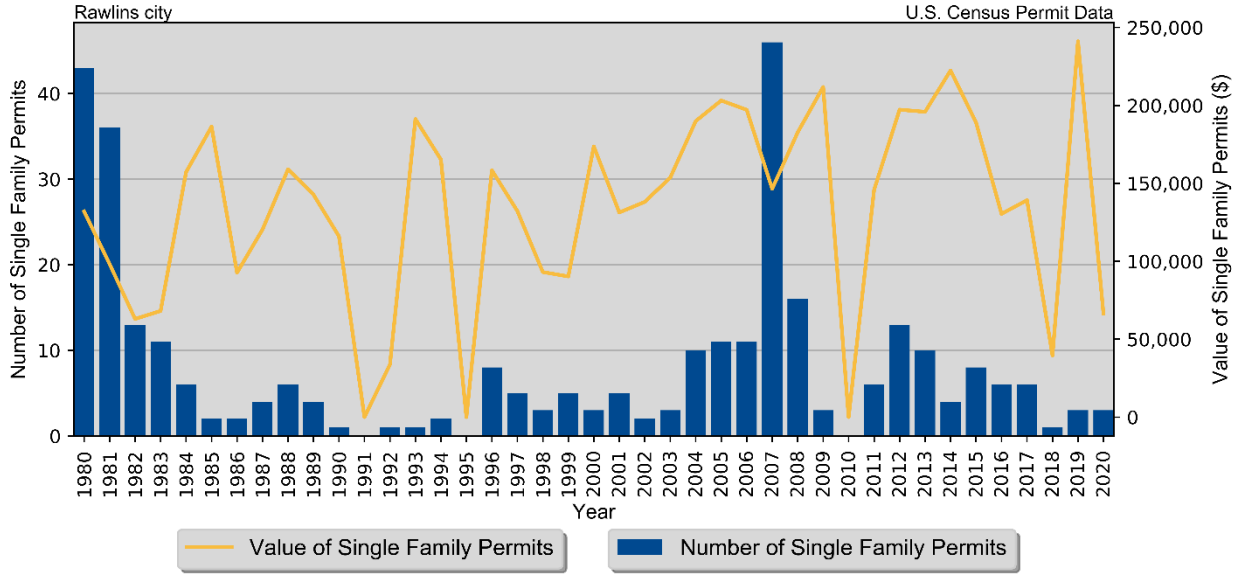
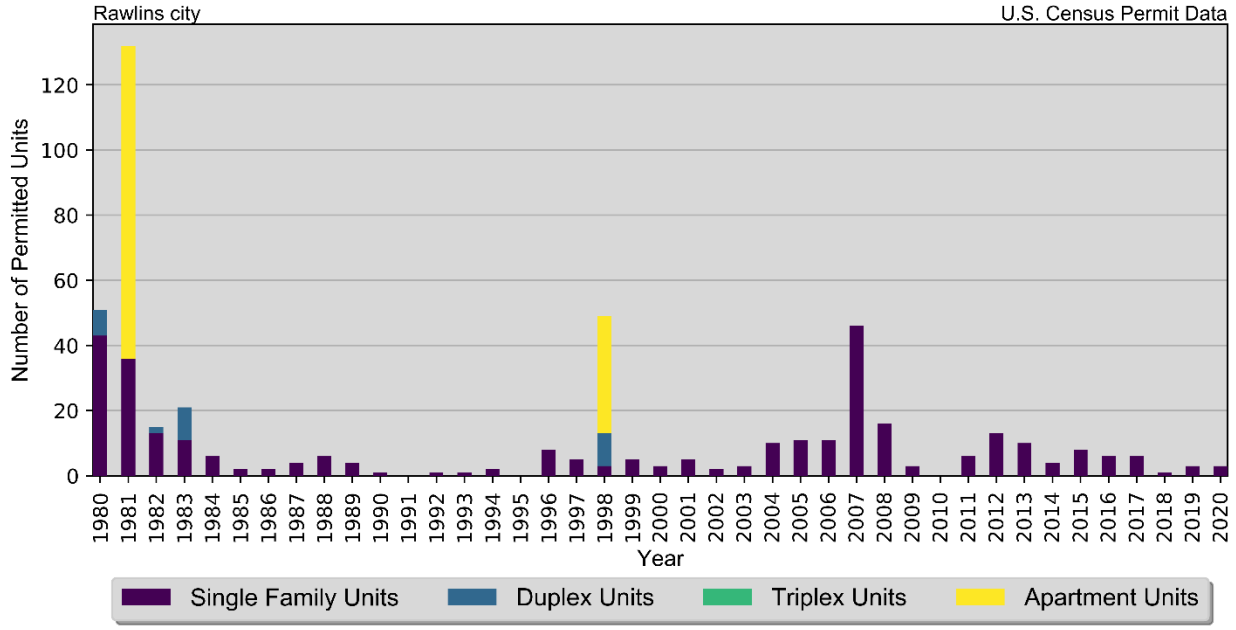



**Diagram III.18.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.18.29. Family households represented 69 percent of households, while non-family households accounted for 31 percent. These changed from 64.1 and 35.9 percent, respectively.

**Table II.18.29**
**Household Type by Tenure**
Rawlins city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 2,206 | 64.1% | 2,229 | 69% |
| Married-Couple Family | 1,661 | 75.3% | 1,546 | 69.4% |
| Owner-Occupied | 1,357 | 81.7% | 1,288 | 83.3% |
| Renter-Occupied | 304 | 18.3% | 258 | 16.7% |
| Other Family | 545 | 24.7% | 683 | 24.5% |
| Male Householder, No Spouse Present | 193 | 35.4% | 284 | 28.3% |
| Owner-Occupied | 112 | 58% | 188 | 66.2% |
| Renter-Occupied | 81 | 42% | 96 | 33.8% |
| Female Householder, No Spouse Present | 352 | 64.6% | 399 | 51.5% |
| Owner-Occupied | 175 | 49.7% | 151 | 37.8% |
| Renter-Occupied | 177 | 50.3% | 248 | 62.2% |
| Non-Family Households | 1,237 | 35.9% | 1,001 | 31% |
| Owner-Occupied | 702 | 56.8% | 480 | 48% |
| Renter-Occupied | 535 | 43.2% | 521 | 52% |
| **Total** | **3,443** | **100.0%** | **3,230** | **100.0%** |

Table II.18.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 3,872 housing units, compared with 3,912 in 2019. Single-family units accounted for 65.7 percent of units in 2019, compared to 66.9 in 2010. Apartment units accounted for 14.7 percent in 2019, compared to 14.2 percent in 2010.

**Table II.18.30**
**Housing Units by Type**
Rawlins 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 | 2,589 | 66.9% | **2,572** | 65.7% |
| Duplex | 82 | 2.1% | 22 | 0.6% |
| Tri- or Four-Plex | 244 | 6.3% | 155 | 4% |
| Apartment | 550 | 14.2% | 575 | 14.7% |
| Mobile Home | 407 | 10.5% | 588 | 15% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **3,872** | **100.0%** | **3,912** | **100.0%** |

Table II.18.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 3,912 housing units. An estimated 65.2 percent were owner-occupied, and 17.4 percent were vacant.

**Table II.18.31**
**Housing Units by Tenure**
Rawlins city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 3,443 | 86.9% | 3,230 | 82.6% |
| Owner-Occupied | 2,346 | 68.1% | 2,107 | 65.2% |
| Renter-Occupied | 1,097 | 31.9% | 1,123 | 34.8% |
| Vacant Housing Units | 517 | 13.1% | 682 | 17.4% |
| **Total Housing Units** | **3,960** | **100.0%** | **3,912** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.18.32. Households earning more than 100,000 dollars per year represented 27.1 percent of households in 2019, compared to 18.8 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 7.6 percent of households in 2019, compared to 6.7 percent in 2000.

**Table II.18.32**
**Households by Income**
Rawlins 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 | 222 | 6.7% | 245 | 7.6% |
| $15,000 to $19,999 | 171 | 5.1% | 207 | 6.4% |
| $20,000 to $24,999 | 134 | 4% | 111 | 3.4% |
| $25,000 to $34,999 | 260 | 7.8% | 261 | 8.1% |
| $35,000 to $49,999 | 605 | 18.1% | 375 | 11.6% |
| $50,000 to $74,999 | 636 | 19.1% | 688 | 21.3% |
| $75,000 to $99,999 | 680 | 20.4% | 468 | 14.5% |
| $100,000 or More | 626 | 18.8% | 875 | 27.1% |
| **Total** | **3,334** | **100.0%** | **3,230** | **100.0%** |

Table II.18.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 10 percent of households in 2010 and 9.1 percent of households in 2019. Housing units built in 1939 or earlier represented 23.4 percent of households in 2019 and 15.5 percent of households in 2010.

**Table II.18.33**
**Households by Year Home Built**
Rawlins 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 | 516 | 15.5% | 756 | 23.4% |
| 1940 to 1949 | 206 | 6.2% | 266 | 8.2% |
| 1950 to 1959 | 627 | 18.8% | 489 | 15.1% |
| 1960 to 1969 | 284 | 8.5% | 287 | 8.9% |
| 1970 to 1979 | 840 | 25.2% | 602 | 18.6% |
| 1980 to 1989 | 364 | 10.9% | 338 | 10.5% |
| 1990 to 1999 | 165 | 4.9% | 115 | 3.6% |
| 2000 to 2009 | 332 | 10% | 293 | 9.1% |
| 2010 or Later | . | . | 84 | 2.6% |
| **Total** | **3,334** | **100.0%** | **3,230** | **100.0%** |

The distribution of unit types by race are shown in Table II.18.34. An estimated 71.9 percent of white households occupy single-family homes, compared to 16.9 percent of black households. Some 11.2 percent of white households occupied apartments, compared to 62.7 percent of black households. An estimated 100 percent of Asian, and 42.6 percent of American Indian households occupy single-family homes.

**Table II.18.34**
**Distribution of Units in Structure by Race**
Rawlins city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 71.9% | 16.9% | 42.6% | 100% | % | 50% | 80.6% |
| Duplex | 0.8% | 0% | 0% | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 3.8% | 20.3% | 0% | 0% | % | 8.7% | 0% |
| Apartment | 11.2% | 62.7% | 0% | 0% | % | 26.1% | 9.7% |
| Mobile Home | 12.4% | 0% | 57.4% | 0% | % | 15.2% | 9.7% |
| 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.18.35. An estimated 42.4 percent of vacant units were for rent in 2010. In addition, some 14.1 percent of vacant units were for sale. "Other" vacant units represented 25.9 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 33.1 percent of vacant units, while for sale units accounted for 11.7 percent. "Other" vacant units accounted for 41.3 percent of vacant units, representing a total of 282 "other" vacant units.

**Table II.18.35**
**Disposition of Vacant Housing Units**
Rawlins city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 219 | 42.4% | 226 | 33.1% |
| For Sale | 73 | 14.1% | 80 | 11.7% |
| Rented Not Occupied | 7 | 1.4% | 0 | 0% |
| Sold Not Occupied | 25 | 4.8% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 36 | 7% | 15 | 2.2% |
| For Migrant Workers | 23 | 4.4% | 79 | 11.6% |
| Other Vacant | 134 | 25.9% | 282 | 41.3% |
| **Total** | **517** | **100.0%** | **682** | **100.0%** |

Table II.18.36 shows the number of households in the county by number of bedrooms and tenure. There were 90 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 31.27 percent of total households in Rawlins city. In Rawlins city the 1,190 households with three bedrooms accounted for 36.84 percent of all households, and there were 140 five-bedroom or more households, which accounted for 4.33 percent of all households.

| Table II.18.36<br>Households by Number of Bedrooms<br>Rawlins city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 90 | 90 | 2.79% |
| One | 24 | 98 | 122 | 3.78% |
| Two | 470 | 540 | 1,010 | 31.27% |
| Three | 900 | 290 | 1,190 | 36.84% |
| Four | 573 | 105 | 678 | 20.99% |
| Five or more | 140 | 0 | 140 | 4.33% |
| **Total** | **2,107** | **1,123** | **3,230** | **100.0** |

The age of a structure influences its value. As shown in Table II.18.37, structures built in 1939 or earlier had a median value of, 153,700 while structures built between 1950 and 1959 had a median value of 181,500 and those built between 1990 to 1999 had a median value of 187,500. 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 417,300 and, respectively. The total median value in Rawlins city was, 171,700.

| Table II.18.37<br>Owner Occupied Median Value by Year Structure Built<br>Rawlins city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 153,700 |
| 1940 to 1949 | 119,100 |
| 1950 to 1959 | 181,500 |
| 1960 to 1969 | 154,400 |
| 1970 to 1979 | 213,500 |
| 1980 to 1989 | 191,700 |
| 1990 to 1999 | 187,500 |
| 2000 to 2009 | 242,200 |
| 2010 to 2013 | 417,300 |
| 2014 or later | |
| **Median Value** | **171,700** |

Household mortgage status is reported in Table II.18.38. In, Rawlins city households with a mortgage accounted for 63.6 percent of all households or 1,341 housing units, and the remaining 57.6 percent or 1,213 units had no mortgage. Of those units with a mortgage, 128 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,213 or 57.6 percent had no second mortgage or no home equity loan.

**Table II.18.38**
**Mortgage Status**
**Rawlins city**
**2019** Five-Year ACS Data

| Mortgage Status | Rawlins city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,341 | 63.6 |
| With either a second mortgage or home equity loan, but not both | 128 | 6.1 |
| Second mortgage only | 21 | 1 |
| Home equity loan only | 107 | 5.1 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 1,213 | 57.6 |
| Housing units without a mortgage | 766 | 36.4 |
| **Total** | **2,107** | **100.0%** |

Table II.18.39 lists the Rawlins city median rent as $697 and the median home value as $171,700 in 2019.

**Table II.18.39**
**Median Rent**
**Rawlins city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $697 |
| Median Home Value | $171,700 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.18.40. In 2019, an estimated 4.1 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

**Table II.18.40**
**Overcrowding and Severe Overcrowding**
Rawlins 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 | 2,251 | 98.9% | 26 | 1.1% | 0 | 0% | 2,277 |
| 2019 Five-Year ACS | 2,099 | 99.6% | 8 | 0.4% | 0 | 0% | 2,107 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 933 | 88.3% | 109 | 10.3% | 15 | 1.4% | 1,057 |
| 2019 Five-Year ACS | 988 | 88% | 126 | 11.2% | 9 | 0.8% | 1,123 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 3,184 | 95.5% | 135 | 4% | 15 | 0.4% | 3,334 |
| 2019 Five-Year ACS | 3,087 | 95.6% | 134 | 4.1% | 9 | 0.3% | 3,230 |

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.18.41 and Table II.18.42, below.

There were a total of 11 households with incomplete plumbing facilities in 2019, representing 0.3 percent of households in Rawlins city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.18.41**
**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 | 3,334 | 3,219 |
| Lacking Complete Plumbing Facilities | 0 | 11 |
| **Total Households** | **3,334** | **3,230** |
| **Percent Lacking** | **0%** | **0.3%** |

There were 29 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.9 percent in 2019.

**Table II.18.42**
**Households with Incomplete Kitchen Facilities**
Rawlins city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 3,334 | 3,201 |
| Lacking Complete Kitchen Facilities | 0 | 29 |
| **Total Households** | **3,334** | **3,230** |
| **Percent Lacking** | **0%** | **0.9%** |

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.18.43, in Rawlins city 11.8 percent of households had a cost burden and 7 percent had a severe cost burden. Some 12.2 percent of renters were cost burdened, and 9.8 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 12.8 percent and a severe cost burden rate of 4.2 percent. Owner occupied households with a mortgage had a cost burden rate of 10.8 percent, and severe cost burden at 6.2 percent.

**Table II.18.43**
**Cost Burden and Severe Cost Burden by Tenure**
Rawlins city
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 | 1,249 | 84.2% | 123 | 8.3% | 101 | 6.8% | 10 | 0.7% | 1,483 |
| 2019 Five-Year ACS | 1,113 | 83% | 145 | 10.8% | 83 | 6.2% | 0 | 0% | 1,341 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 733 | 92.3% | 36 | 4.5% | 25 | 3.1% | 0 | 0% | 794 |
| 2019 Five-Year ACS | 636 | 83% | 98 | 12.8% | 32 | 4.2% | 0 | 0% | 766 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 728 | 68.9% | 145 | 13.7% | 62 | 5.9% | 122 | 11.5% | 1,057 |
| 2019 Five-Year ACS | 755 | 67.2% | 137 | 12.2% | 110 | 9.8% | 121 | 10.8% | 1,123 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 2,710 | 81.3% | 304 | 9.1% | 188 | 5.6% | 132 | 4% | 3,334 |
| 2019 Five-Year ACS | 2,504 | 77.5% | 380 | 11.8% | 225 | 7% | 121 | 3.7% | 3,230 |

### 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 Carbon County. Below is a table showing the MFI breakdown:

| Carbon County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $23,430 |
| 30.1 – 50% MFI | $23,431 to $39,050 |
| 50.1 – 80% MFI | $39,051 to $62,480 |
| 80.1 – 100% MFI | $62,481 to $78,100 |
| Above 100% MFI | Above $78,100 |

## Housing Problems by Income, Race, and Tenure

Table III.18.44 through Table III.18.49 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 Rawlins city, housing problems are faced by 240 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 145 Hispanic homeowner households.

## Table III.18.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Rawlins 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 $23,430 | 71.4% | 0% | 0% | 0% | 0% | 0% | 57.1% | 61.9% |
| $23,431 to $39,050 | 50% | 0% | 0% | 0% | 0% | 0% | 0% | 45.2% |
| $39,051 to $62,480 | 26.7% | 0% | 0% | 0% | 0% | 0% | 33.3% | 28.9% |
| $62,481 to $78,100 | 16.2% | 0% | 0% | 0% | 0% | 0% | 42.9% | 19.1% |
| Above $78,100 | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0.8% |
| **Total** | **14.2%** | **0%** | **0%** | **0%** | **0%** | **0%** | **24.6%** | **16.5%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,430 | 28.6% | 0% | 0% | 0% | 0% | 0% | 42.9% | 38.1% |
| $23,431 to $39,050 | 50% | 0% | 0% | 0% | 0% | 0% | 100% | 54.8% |
| $39,051 to $62,480 | 73.3% | 0% | 0% | 0% | 0% | 0% | 66.7% | 71.1% |
| $62,481 to $78,100 | 83.8% | 0% | 100% | 0% | 0% | 0% | 57.1% | 80.9% |
| Above $78,100 | 99% | 100% | 0% | 100% | 0% | 100% | 100% | 99.2% |
| **Total** | **85.8%** | **100%** | **100%** | **100%** | **0%** | **100%** | **75.4%** | **83.5%** |

## Table III.18.45
## Homeowner Households with Housing Problems by Income and Race
Rawlins 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 $23,430 | 50 | 0 | 0 | 0 | 0 | 0 | 80 | 130 |
| $23,431 to $39,050 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| $39,051 to $62,480 | 80 | 0 | 0 | 0 | 0 | 0 | 50 | 130 |
| $62,481 to $78,100 | 30 | 0 | 0 | 0 | 0 | 0 | 15 | 45 |
| Above $78,100 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **240** | **0** | **0** | **0** | **0** | **0** | **145** | **385** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,430 | 20 | 0 | 0 | 0 | 0 | 0 | 60 | 80 |
| $23,431 to $39,050 | 70 | 0 | 0 | 0 | 0 | 0 | 15 | 85 |
| $39,051 to $62,480 | 220 | 0 | 0 | 0 | 0 | 0 | 100 | 320 |
| $62,481 to $78,100 | 155 | 0 | 15 | 0 | 0 | 0 | 20 | 190 |
| Above $78,100 | 985 | 15 | 0 | 20 | 0 | 10 | 250 | 1,280 |
| **Total** | **1,450** | **15** | **15** | **20** | **0** | **10** | **445** | **1,955** |
| **Not Computed** | | | | | | | | |
| $0 to $23,430 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $23,430 | 70 | 0 | 0 | 0 | 0 | 0 | 140 | 210 |
| $23,431 to $39,050 | 140 | 0 | 0 | 0 | 0 | 0 | 15 | 155 |
| $39,051 to $62,480 | 300 | 0 | 0 | 0 | 0 | 0 | 150 | 450 |
| $62,481 to $78,100 | 185 | 0 | 15 | 0 | 0 | 0 | 35 | 235 |
| Above $78,100 | 995 | 15 | 0 | 20 | 0 | 10 | 250 | 1,290 |
| **Total** | **1,690** | **15** | **15** | **20** | **0** | **10** | **590** | **2,340** |

In total, some 334 renter households face housing problems in Rawlins city. Of these, some 200 white renter households, 60 black renter households, 0 Asian renter households, and 74 Hispanic renter households face housing problems.

**Table III.18.46**
**Renter Households with Housing Problems by Income and Race**
Rawlins 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 $23,430 | 60 | 15 | 0 | 0 | 0 | 0 | 45 | 120 |
| $23,431 to $39,050 | 70 | 0 | 0 | 0 | 0 | 0 | 10 | 80 |
| $39,051 to $62,480 | 40 | 45 | 0 | 0 | 0 | 0 | 4 | 89 |
| $62,481 to $78,100 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Above $78,100 | 20 | 0 | 0 | 0 | 0 | 0 | 15 | 35 |
| **Total** | **200** | **60** | **0** | **0** | **0** | **0** | **74** | **334** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,430 | 25 | 0 | 0 | 0 | 0 | 0 | 60 | 85 |
| $23,431 to $39,050 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $39,051 to $62,480 | 155 | 0 | 0 | 0 | 0 | 0 | 25 | 180 |
| $62,481 to $78,100 | 105 | 0 | 0 | 0 | 0 | 0 | 0 | 105 |
| Above $78,100 | 230 | 0 | 0 | 25 | 0 | 10 | 55 | 320 |
| **Total** | **535** | **0** | **0** | **25** | **0** | **10** | **140** | **710** |
| **Not Computed** | | | | | | | | |
| $0 to $23,430 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $23,430 | 95 | 15 | 0 | 0 | 0 | 0 | 105 | 215 |
| $23,431 to $39,050 | 90 | 0 | 0 | 0 | 0 | 0 | 10 | 100 |
| $39,051 to $62,480 | 195 | 45 | 0 | 0 | 0 | 0 | 29 | 269 |
| $62,481 to $78,100 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 115 |
| Above $78,100 | 250 | 0 | 0 | 25 | 0 | 10 | 70 | 355 |
| **Total** | **745** | **60** | **0** | **25** | **0** | **10** | **214** | **1,054** |

**Table III.18.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Rawlins 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 $23,430 | 63.2% | 100% | 0% | 0% | 0% | 0% | 42.9% | 55.8% |
| $23,431 to $39,050 | 77.8% | 0% | 0% | 0% | 0% | 0% | 100% | 80% |
| $39,051 to $62,480 | 20.5% | 100% | 0% | 0% | 0% | 0% | 13.8% | 33.1% |
| $62,481 to $78,100 | 8.7% | 0% | 0% | 0% | 0% | 0% | 0% | 8.7% |
| Above $78,100 | 8% | 0% | 0% | 0% | 0% | 0% | 21.4% | 9.9% |
| **Total** | **26.8%** | **100%** | **0%** | **0%** | **0%** | **0%** | **34.6%** | **31.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,430 | 26.3% | 0% | 0% | 0% | 0% | 0% | 57.1% | 39.5% |
| $23,431 to $39,050 | 22.2% | 0% | 0% | 0% | 0% | 0% | 0% | 20% |
| $39,051 to $62,480 | 79.5% | 0% | 0% | 0% | 0% | 0% | 86.2% | 66.9% |
| $62,481 to $78,100 | 91.3% | 0% | 0% | 0% | 0% | 0% | 0% | 91.3% |
| Above $78,100 | 92% | 0% | 0% | 100% | 0% | 100% | 78.6% | 90.1% |
| **Total** | **71.8%** | **0%** | **0%** | **100%** | **0%** | **100%** | **65.4%** | **67.4%** |

Overall, there are 719 households, or 21.2 percent of households with housing problems in Rawlins city. This includes 440 white households, 60 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 219 Hispanic households with housing problems. This is shown in Table III.18.48 and Table III.18.49.

## Table III.18.48
## Percent of Total Households with Housing Problems by Income and Race
Rawlins 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 $23,430 | 66.7% | 100% | 0% | 0% | 0% | 0% | 51% | 58.8% |
| $23,431 to $39,050 | 60.9% | 0% | 0% | 0% | 0% | 0% | 40% | 58.8% |
| $39,051 to $62,480 | 24.2% | 100% | 0% | 0% | 0% | 0% | 30.2% | 30.5% |
| $62,481 to $78,100 | 13.3% | 0% | 0% | 0% | 0% | 0% | 42.9% | 15.7% |
| Above $78,100 | 2.4% | 0% | 0% | 0% | 0% | 0% | 4.7% | 2.7% |
| **Total** | **18.1%** | **80%** | **0%** | **0%** | **0%** | **0%** | **27.2%** | **21.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,430 | 27.3% | 0% | 0% | 0% | 0% | 0% | 49% | 38.8% |
| $23,431 to $39,050 | 39.1% | 0% | 0% | 0% | 0% | 0% | 60% | 41.2% |
| $39,051 to $62,480 | 75.8% | 0% | 0% | 0% | 0% | 0% | 69.8% | 69.5% |
| $62,481 to $78,100 | 86.7% | 0% | 100% | 0% | 0% | 0% | 57.1% | 84.3% |
| Above $78,100 | 97.6% | 100% | 0% | 100% | 0% | 100% | 95.3% | 97.3% |
| **Total** | **81.5%** | **20%** | **100%** | **100%** | **0%** | **100%** | **72.8%** | **78.5%** |

## Table III.18.49
## Total Households with Housing Problems by Income and Race
Rawlins 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 $23,430 | 110 | 15 | 0 | 0 | 0 | 0 | 125 | 250 |
| $23,431 to $39,050 | 140 | 0 | 0 | 0 | 0 | 0 | 10 | 150 |
| $39,051 to $62,480 | 120 | 45 | 0 | 0 | 0 | 0 | 54 | 219 |
| $62,481 to $78,100 | 40 | 0 | 0 | 0 | 0 | 0 | 15 | 55 |
| Above $78,100 | 30 | 0 | 0 | 0 | 0 | 0 | 15 | 45 |
| **Total** | **440** | **60** | **0** | **0** | **0** | **0** | **219** | **719** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $23,430 | 45 | 0 | 0 | 0 | 0 | 0 | 120 | 165 |
| $23,431 to $39,050 | 90 | 0 | 0 | 0 | 0 | 0 | 15 | 105 |
| $39,051 to $62,480 | 375 | 0 | 0 | 0 | 0 | 0 | 125 | 500 |
| $62,481 to $78,100 | 260 | 0 | 15 | 0 | 0 | 0 | 20 | 295 |
| Above $78,100 | 1,215 | 15 | 0 | 45 | 0 | 20 | 305 | 1,600 |
| **Total** | **1,985** | **15** | **15** | **45** | **0** | **20** | **585** | **2,665** |
| **Not Computed** | | | | | | | | |
| $0 to $23,430 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $23,430 | 165 | 15 | 0 | 0 | 0 | 0 | 245 | 425 |
| $23,431 to $39,050 | 230 | 0 | 0 | 0 | 0 | 0 | 25 | 255 |
| $39,051 to $62,480 | 495 | 45 | 0 | 0 | 0 | 0 | 179 | 719 |
| $62,481 to $78,100 | 300 | 0 | 15 | 0 | 0 | 0 | 35 | 350 |
| Above $78,100 | 1,245 | 15 | 0 | 45 | 0 | 20 | 320 | 1,645 |
| **Total** | **2,435** | **75** | **15** | **45** | **0** | **20** | **804** | **3,394** |

Table III.18.50 through Table III.18.53 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 200 white households, 15 black households, 0 Asian households, as well as 169 Hispanic households.

**Table III.18.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Rawlins 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 $23,430 | 42.9% | 0% | 0% | 0% | 0% | 0% | 57.1% | 52.4% |
| $23,431 to $39,050 | 25.9% | 0% | 0% | 0% | 0% | 0% | 0% | 23.3% |
| $39,051 to $62,480 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $62,481 to $78,100 | 5.6% | 0% | 0% | 0% | 0% | 0% | 42.9% | 10.9% |
| Above $78,100 | 1% | 0% | 0% | 0% | 0% | 0% | 0% | 0.8% |
| **Total** | **5.1%** | **0** | **0%** | **0%** | **0%** | **0%** | **16.1%** | **7.7%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,430 | 57.1% | 0% | 0% | 0% | 0% | 0% | 42.9% | 47.6% |
| $23,431 to $39,050 | 74.1% | 0% | 0% | 0% | 0% | 0% | 100% | 76.7% |
| $39,051 to $62,480 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $62,481 to $78,100 | 94.4% | 0% | 100% | 0% | 0% | 0% | 57.1% | 89.1% |
| Above $78,100 | 99% | 100% | 0% | 100% | 0% | 100% | 100% | 99.2% |
| **Total** | **94.9%** | **100%** | **100%** | **100%** | **0%** | **100%** | **83.9%** | **92.3%** |

## Table III.18.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Rawlins 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 $23,430 | 50% | 100% | 0% | 0% | 0% | 0% | 42.9% | 50% |
| $23,431 to $39,050 | 11.1% | 0% | 0% | 0% | 0% | 0% | 100% | 20% |
| $39,051 to $62,480 | 13.2% | 0% | 0% | 0% | 0% | 0% | 13.8% | 11% |
| $62,481 to $78,100 | 8.7% | 0% | 0% | 0% | 0% | 0% | 0% | 8.7% |
| Above $78,100 | 8% | 0% | 0% | 0% | 0% | 0% | 21.4% | 9.9% |
| **Total** | **15.4%** | **25%** | **0%** | **0%** | **0%** | **0%** | **34.6%** | **19.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,430 | 40% | 0% | 0% | 0% | 0% | 0% | 57.1% | 45.5% |
| $23,431 to $39,050 | 88.9% | 0% | 0% | 0% | 0% | 0% | 0% | **80%** |
| $39,051 to $62,480 | 86.8% | 100% | 0% | 0% | 0% | 0% | 86.2% | **89%** |
| $62,481 to $78,100 | 91.3% | 0% | 0% | 0% | 0% | 0% | 0% | **91.3%** |
| Above $78,100 | 92% | 0% | 0% | 100% | 0% | 100% | 78.6% | **90.1%** |
| **Total** | **83.2%** | **75%** | **0%** | **100%** | **0%** | **100%** | **65.4%** | **79.7%** |

## Table III.18.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Rawlins 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 $23,430 | 47.1% | 100% | 0% | 0% | 0% | 0% | 51% | 51.2% |
| $23,431 to $39,050 | 20% | 0% | 0% | 0% | 0% | 0% | 40% | 22% |
| $39,051 to $62,480 | 5.1% | 0% | 0% | 0% | 0% | 0% | 2.2% | 4.1% |
| $62,481 to $78,100 | 6.8% | 0% | 0% | 0% | 0% | 0% | 42.9% | 10.1% |
| Above $78,100 | 2.4% | 0% | 0% | 0% | 0% | 0% | 4.7% | 2.7% |
| **Total** | **8.2%** | **20%** | **0%** | **0%** | **0%** | **0%** | **21%** | **11.3%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,430 | 47.1% | 0% | 0% | 0% | 0% | 0% | 49% | 46.5% |
| $23,431 to $39,050 | 80% | 0% | 0% | 0% | 0% | 0% | 60% | 78% |
| $39,051 to $62,480 | 94.9% | 100% | 0% | 0% | 0% | 0% | 97.8% | 95.9% |
| $62,481 to $78,100 | 93.2% | 0% | 100% | 0% | 0% | 0% | 57.1% | 89.9% |
| Above $78,100 | 97.6% | 100% | 0% | 100% | 0% | 100% | 95.3% | 97.3% |
| **Total** | **91.3%** | **80%** | **100%** | **100%** | **0%** | **100%** | **79%** | **88.4%** |

## Table III.18.53
## Total Households with Severe Housing Problems by Income and Race
Rawlins 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 $23,430 | 80 | 15 | 0 | 0 | 0 | 0 | 125 | 220 |
| $23,431 to $39,050 | 45 | 0 | 0 | 0 | 0 | 0 | 10 | 55 |
| $39,051 to $62,480 | 25 | 0 | 0 | 0 | 0 | 0 | 4 | 29 |
| $62,481 to $78,100 | 20 | 0 | 0 | 0 | 0 | 0 | 15 | 35 |
| Above $78,100 | 30 | 0 | 0 | 0 | 0 | 0 | 15 | 45 |
| **Total** | **200** | **15** | **0** | **0** | **0** | **0** | **169** | **384** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $23,430 | 80 | 0 | 0 | 0 | 0 | 0 | 120 | 200 |
| $23,431 to $39,050 | 180 | 0 | 0 | 0 | 0 | 0 | 15 | 195 |
| $39,051 to $62,480 | 465 | 45 | 0 | 0 | 0 | 0 | 175 | 685 |
| $62,481 to $78,100 | 275 | 0 | 15 | 0 | 0 | 0 | 20 | 310 |
| Above $78,100 | 1,215 | 15 | 0 | 45 | 0 | 20 | 305 | 1,600 |
| **Total** | **2,215** | **60** | **15** | **45** | **0** | **20** | **635** | **2,990** |
| **Not Computed** | | | | | | | | |
| $0 to $23,430 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $23,430 | 170 | 15 | 0 | 0 | 0 | 0 | 245 | 430 |
| $23,431 to $39,050 | 225 | 0 | 0 | 0 | 0 | 0 | 25 | 250 |
| $39,051 to $62,480 | 490 | 45 | 0 | 0 | 0 | 0 | 179 | 714 |
| $62,481 to $78,100 | 295 | 0 | 15 | 0 | 0 | 0 | 35 | 345 |
| Above $78,100 | 1,245 | 15 | 0 | 45 | 0 | 20 | 320 | 1,645 |
| **Total** | **2,425** | **75** | **15** | **45** | **0** | **20** | **804** | **3,384** |

Housing problems are explored by type and income in Table III.18.54 and Table III.18.55. More than 325 households have a cost burden and 240 have a severe cost burden. Some 130 renter households are impacted by cost burdens, and 95 are impacted by severe cost burdens. On the other hand, some 195 owner-occupied households have cost burdens, and 145 have severe cost burdens. Overall, there are 2,665 households without a housing problem.

**Table III.18.54**
**Percent of Housing Problems by Income and Tenure**
Rawlins city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $23,430 | $23,431 to $39,050 | $39,051 to $62,480 | $62,481 to $78,100 | Above $78,100 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0.8% | 0.4% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 11.1% | 0% | 1.1% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 52.4% | 23.3% | 0% | 0% | 0% | 6.2% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 9.5% | 20% | 28.6% | 6.7% | 0% | 8.4% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 38.1% | 56.7% | 71.4% | 82.2% | 99.2% | 83.9% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 1.5% | 0% | 2.8% | 1.3% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 2.8% | 0.9% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 7% | 20% | 9.3% | 8.7% | 4.2% | 8.1% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 44.2% | 0% | 0% | 0% | 0% | 9% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4.7% | 60% | 22.3% | 0% | 0% | 12.3% |
| Zero/negative income (and none of the above problems) | 4.7% | 0% | 0% | 0% | 0% | 0.9% |
| Has none of the 4 housing problems | 39.5% | 20% | 66.9% | 91.3% | 90.1% | 67.4% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.18.55
## Housing Problems by Income and Tenure
Rawlins city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $23,430 | $23,431 to $39,050 | $39,051 to $62,480 | $62,481 to $78,100 | Above $78,100 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 10 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 25 | 0 | 25 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 110 | 35 | 0 | 0 | 0 | 145 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 20 | 30 | 130 | 15 | 0 | 195 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 80 | 85 | 325 | 185 | 1,280 | 1,955 |
| **Total** | **210** | **150** | **455** | **225** | **1,290** | **2,330** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 4 | 0 | 10 | 14 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 10 | 10 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 15 | 20 | 25 | 10 | 15 | 85 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 95 | 0 | 0 | 0 | 0 | 95 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 10 | 60 | 60 | 0 | 0 | 130 |
| Zero/negative income (and none of the above problems) | 10 | 0 | 0 | 0 | 0 | 10 |
| Has none of the 4 housing problems | 85 | 20 | 180 | 105 | 320 | 710 |
| **Total** | **215** | **100** | **269** | **115** | **355** | **1,054** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 4 | 0 | 10 | 14 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 20 | 20 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 15 | 20 | 25 | 35 | 15 | 110 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 205 | 35 | 0 | 0 | 0 | 240 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 30 | 90 | 190 | 15 | 0 | 325 |
| Zero/negative income (and none of the above problems) | 10 | 0 | 0 | 0 | 0 | 10 |
| Has none of the 4 housing problems | 165 | 105 | 505 | 290 | 1,600 | 2,665 |
| **Total** | **425** | **250** | **724** | **340** | **1,645** | **3,384** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 21.4 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 58.3 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.18.56.

Table III.18.57 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 129 renter occupied households faced cost burdens, compared to 197 owner occupied households. Of these, there are 10 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.18.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Rawlins city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $23,430 | 10 | 45 | 0 | 25 | 0 | 80 |
| $23,431 to $39,050 | 25 | 4 | 0 | 40 | 10 | 79 |
| $39,051 to $62,480 | 100 | 95 | 40 | 55 | 30 | 320 |
| $62,481 to $78,100 | 45 | 65 | 60 | 0 | 40 | 210 |
| Above $78,100 | 250 | 700 | 45 | 45 | 250 | 1,290 |
| Total | 430 | 909 | 145 | 165 | 330 | 1,979 |
| **Cost Burden** | | | | | | |
| $0 to $23,430 | 10 | 0 | 0 | 10 | 0 | 20 |
| $23,431 to $39,050 | 0 | 4 | 4 | 10 | 10 | 28 |
| $39,051 to $62,480 | 0 | 115 | 4 | 0 | 10 | 129 |
| $62,481 to $78,100 | 0 | 10 | 0 | 0 | 10 | 20 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 129 | 8 | 20 | 30 | 197 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,430 | 0 | 50 | 30 | 25 | 10 | 115 |
| $23,431 to $39,050 | 0 | 35 | 0 | 0 | 0 | 35 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 85 | 30 | 25 | 10 | 150 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,430 | 0 | 0 | 0 | 0 | 0 | 0 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $23,430 | 20 | 95 | 30 | 60 | 10 | 215 |
| $23,431 to $39,050 | 25 | 43 | 4 | 50 | 20 | 142 |
| $39,051 to $62,480 | 100 | 210 | 44 | 55 | 40 | 449 |
| $62,481 to $78,100 | 45 | 75 | 60 | 0 | 50 | 230 |
| Above $78,100 | 250 | 700 | 45 | 45 | 250 | 1,290 |
| **Total** | **440** | **1,123** | **183** | **210** | **370** | **2,326** |

## Table III.18.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Rawlins city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $23,430 | 0 | 0 | 0 | 65 | 20 | 85 |
| $23,431 to $39,050 | 0 | 0 | 20 | 4 | 10 | 34 |
| $39,051 to $62,480 | 0 | 105 | 20 | 30 | 60 | 215 |
| $62,481 to $78,100 | 0 | 45 | 10 | 0 | 60 | 115 |
| Above $78,100 | 10 | 135 | 40 | 0 | 170 | 355 |
| Total | 10 | 285 | 90 | 99 | 320 | 804 |
| **Cost Burden** | | | | | | |
| $0 to $23,430 | 0 | 0 | 0 | 0 | 10 | 10 |
| $23,431 to $39,050 | 0 | 4 | 10 | 0 | 45 | 59 |
| $39,051 to $62,480 | 0 | 15 | 0 | 0 | 45 | 60 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 19 | 10 | 0 | 100 | 129 |
| **Severe Cost Burden** | | | | | | |
| $0 to $23,430 | 10 | 65 | 0 | 0 | 35 | 110 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 65 | 0 | 0 | 35 | 110 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $23,430 | 0 | 10 | 0 | 0 | 0 | 10 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 10 | 0 | 0 | 0 | 10 |
| **Total** | | | | | | |
| $0 to $23,430 | 10 | 75 | 0 | 65 | 65 | 215 |
| $23,431 to $39,050 | 0 | 4 | 30 | 4 | 55 | 93 |
| $39,051 to $62,480 | 0 | 120 | 20 | 30 | 105 | 275 |
| $62,481 to $78,100 | 0 | 45 | 10 | 0 | 60 | 115 |
| Above $78,100 | 10 | 135 | 40 | 0 | 170 | 355 |
| **Total** | **20** | **379** | **100** | **99** | **455** | **1,053** |

In total, some 330 households face cost burdens, and 255 face severe cost burdens. This includes 200 owner households and 130 renter households with a cost burden, as seen in Table III.18.58.

**Table III.18.58**
**Households with Cost Burden by Tenure and Race**
Rawlins city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,470 | 150 | 65 | 0 | 1,685 |
| Black | 15 | 0 | 0 | 0 | 15 |
| Asian | 15 | 0 | 0 | 0 | 15 |
| American Indian | 20 | 0 | 0 | 0 | 20 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 10 | 0 | 0 | 0 | 10 |
| Hispanic | 460 | 50 | 80 | 0 | 590 |
| **Total** | **1,990** | **200** | **145** | **0** | **2,335** |
| **Renter-Occupied** | | | | | |
| White | 600 | 85 | 50 | 10 | 745 |
| Black | 0 | 45 | 15 | 0 | 60 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 25 | 0 | 0 | 0 | 25 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 10 | 0 | 0 | 0 | 10 |
| Hispanic | 165 | 0 | 45 | 0 | 210 |
| **Total** | **800** | **130** | **110** | **10** | **1,050** |
| **Total** | | | | | |
| White | 2,070 | 235 | 115 | 10 | 2,430 |
| Black | 15 | 45 | 15 | 0 | 75 |
| Asian | 15 | 0 | 0 | 0 | 15 |
| American Indian | 45 | 0 | 0 | 0 | 45 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 20 | 0 | 0 | 0 | 20 |
| Hispanic | 625 | 50 | 125 | 0 | 800 |
| **Total** | **2,790** | **330** | **255** | **10** | **3,385** |

## Lead-Based Paint Risks

Table III.18.59 shows the risk of lead-based paint for households with young children present. There are an estimated 325 households built between 1940 and 1979 with young children present, and 165 built prior to 1939.

**Table III.18.59**
**Vintage of Households by Income and Presence of Young Children**
Rawlins 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 $23,430 | 0 | 75 | 75 |
| $23,431 to $39,050 | 30 | 50 | 80 |
| $39,051 to $62,480 | 90 | 105 | 195 |
| $62,481 to $78,100 | 0 | 50 | 50 |
| Above $78,100 | 45 | 310 | 355 |
| Total | 165 | 590 | 755 |
| **Built 1940 to 1979** | | | |
| $0 to $23,430 | 25 | 180 | 205 |
| $23,431 to $39,050 | 35 | 75 | 110 |
| $39,051 to $62,480 | 100 | 330 | 430 |
| $62,481 to $78,100 | 55 | 90 | 145 |
| Above $78,100 | 110 | 735 | 845 |
| Total | 325 | 1,410 | 1,735 |
| **Built 1980 or Later** | | | |
| $0 to $23,430 | 80 | 70 | 150 |
| $23,431 to $39,050 | 10 | 55 | 65 |
| $39,051 to $62,480 | 50 | 50 | 100 |
| $62,481 to $78,100 | 70 | 70 | 140 |
| Above $78,100 | 105 | 340 | 445 |
| Total | 315 | 585 | 900 |
| **Total** | | | |
| $0 to $23,430 | 105 | 325 | 430 |
| $23,431 to $39,050 | 75 | 180 | 255 |
| $39,051 to $62,480 | 240 | 485 | 725 |
| $62,481 to $78,100 | 125 | 210 | 335 |
| Above $78,100 | 260 | 1,385 | 1,645 |
| **Total** | **805** | **2,585** | **3,390** |

## Elderly Housing Needs

Table III.18.60 shows the rate of housing problems for elderly households. Some 39 elderly and 30 extra-elderly households have housing problems. Of these, some 35 elderly households with housing problems have incomes less than 30 percent HAMFI, and 20 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.18.60**
**Households with Housing Problems by Income and Elderly Status**
Rawlins city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $23,430 | 35 | 20 | 200 | 255 |
| $23,431 to $39,050 | 0 | 10 | 140 | 150 |
| $39,051 to $62,480 | 4 | 0 | 215 | 219 |
| $62,481 to $78,100 | 0 | 0 | 50 | 50 |
| Above $78,100 | 0 | 0 | 45 | 45 |
| Total | 39 | 30 | 650 | 719 |
| **Without Housing Problems** | | | | |
| $0 to $23,430 | 35 | 65 | 65 | 165 |
| $23,431 to $39,050 | 19 | 50 | 25 | 94 |
| $39,051 to $62,480 | 160 | 65 | 275 | 500 |
| $62,481 to $78,100 | 40 | 25 | 225 | 290 |
| Above $78,100 | 335 | 35 | 1,225 | 1,595 |
| Total | 589 | 240 | 1,815 | 2,644 |
| **Not Computed** | | | | |
| $0 to $23,430 | 0 | 0 | 10 | 10 |
| $23,431 to $39,050 | 0 | 0 | 0 | 0 |
| $39,051 to $62,480 | 0 | 0 | 0 | 0 |
| $62,481 to $78,100 | 0 | 0 | 0 | 0 |
| Above $78,100 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 10 | 10 |
| **Total** | | | | |
| $0 to $23,430 | 70 | 85 | 275 | 430 |
| $23,431 to $39,050 | 19 | 60 | 165 | 244 |
| $39,051 to $62,480 | 164 | 65 | 490 | 719 |
| $62,481 to $78,100 | 40 | 25 | 275 | 340 |
| Above $78,100 | 335 | 35 | 1,270 | 1,640 |
| **Total** | 628 | 270 | 2,475 | 3,373 |

## 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.18.61 presents some basic statistics about the completed surveys.

**Table III.18.61**
**Survey of Rental Properties**
Rawlins city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 22 | 467 | 16.5 | 77 |
| 2019B | 18 | 446 | 17 | 76 |
| 2020A | 15 | 356 | 10.1 | 36 |
| 2020B | 9 | 113 | 22.1 | 25 |
| 2021A | 12 | 453 | 2.9 | 13 |

Table III.18.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single-family units in Rawlins city, with 0 of them available. This translates into a vacancy rate of 0 percent in Rawlins city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 79 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 1.3 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.18.62**
**Rental Vacancy Survey by Type**
Rawlins city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 16 | 0 | 0% |
| Apartments | 79 | 1 | 1.3% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 31 | 1 | 3.2% |
| Don't Know | 322 | 11 | 3.4% |
| **Total** | **453** | **13** | **2.9%** |

Table III.18.63, reports units by bedroom size. As can be seen there were 4 two-bedroom apartment units and 0 three-bedroom units. Overall, the 12 two bedroom units accounted for 2.6 percent of all units, and the 3 three bedroom units accounted for 0.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 423 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.18.63**
**Rental Units by Bedroom Size**
Rawlins 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 | 11 | 0 | 0 | · | 11 |
| Two | 3 | 4 | 0 | 3 | · | 12 |
| Three | 1 | 0 | 0 | 2 | · | 3 |
| Four | 2 | 0 | 0 | 2 | · | 4 |
| Don't Know | 10 | 64 | 0 | 24 | 322 | 423 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **16** | **79** | **0** | **31** | **322** | **453** |

Table III.18.64 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 0 percent.

Table III.18.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0 percent.

**Table III.18.64**
**Single-Family Units by Bedroom Size**
Rawlins city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 3 | 0 | 0% |
| Three | 1 | 0 | 0% |
| Four | 2 | 0 | 0% |
| Don't know | 10 | 0 | 0% |
| **Total** | **16** | **0** | **0%** |

**Table III.18.65**
**Apartment Units by Bedroom Size**
Rawlins city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 11 | 0 | 0% |
| Two | 4 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 64 | 1 | 1.6% |
| **Total** | **79** | **1** | **1.3%** |

Average market-rate rents by unit type are shown in Table III.18.66. 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.18.66**
**Average Market Rate Rents by Bedroom Size**
Rawlins 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 | $725 | $758 | $0 | $0 | $725 |
| Two | $833 | $850 | $0 | $450 | $710 |
| Three | $1,275 | $0 | $0 | $510 | $987 |
| Four | $1,100 | $0 | $0 | $550 | $825 |
| **Total** | **$978.3** | **$825** | **$0** | **$503.3** | **$827.9** |

Table III.18.67, 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.18.67**
**Average Assisted Rate Rents by Bedroom Size**
Rawlins 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.18.68, shows vacancy rates for single-family units by average rental rates for Rawlins 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 0 percent.

**Table III.18.68**
**Single-Family Market Rate Rents by Vacancy Status**
Rawlins 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 | 11 | 0 | 0% |
| $1,000 to $1,249 | 3 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 2 | 0 | 0% |
| **Total** | **16** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.18.69. The most common rent for apartment rents was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.18.69**
**Apartment Market Rate Rents by Vacancy Status**
Rawlins city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 10 | 0 | 0% |
| $750 to $999 | 15 | 1 | 6.7% |
| $1,000 to $1,249 | 54 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **79** | **1** | **1.3%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.18.70, 7 respondents, or 87.5 percent, included some sort of utility in the rent.

**Table III.18.70**
**Are there any utilities included with the rent?**
Rawlins city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 7 |
| No | 1 |
| **% Offering Utilities** | **87.5%** |

The type of utility included in the rent is shown in Table III.18.71. There were 83 respondents who included electricity, 76 respondents who included natural gas, 192 respondents who included water and sewer and 192 respondents included trash collection in the rent.

**Table III.18.71**
**Which utilities are included with the rent?**
Rawlins city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 83 |
| Natural Gas | 76 |
| Water/Sewer | 192 |
| Trash Collection | 192 |

## Perceived Need for Housing Units

Table III.18.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 12 number of persons on the wait list.

**Table III.18.72**
**Do you keep a waiting list?**
Rawlins city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 5 |
| **Waitlist Size** | **12** |

Table III.18.73, shows the condition of rental units by unit type for Rawlins 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 187 units were in good condition, or 41.3 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.18.73**
**Condition by Unit Type**
Rawlins city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 187 | 41.3% |
| Excellent | 12 | 2.6% |
| Don't Know | 0 | 0% |
| **Total** | **453** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.18.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

**Table III.18.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Rawlins city
2021A Survey of Rental Properties

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

## 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).

**Table III.18.75**
**Households with Housing Problems by Income**
Rawlins city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 130 | 120 | 250 |
| 30.1-50% HAMFI | 70 | 80 | 150 |
| 50.1-80% HAMFI | 130 | 89 | 219 |
| 80.1-95% HAMFI | 40 | 10 | 50 |
| 95 – 115% HAMFI | 0 | 10 | 10 |
| 115.1% HAMFI or more | 10 | 25 | 35 |
| **Total** | 380 | 334 | 714 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 80 | 90 | 170 |
| 30.1-50% HAMFI | 85 | 20 | 105 |
| 50.1-80% HAMFI | 320 | 180 | 500 |
| 80.1-95% HAMFI | 150 | 95 | 245 |
| 95 – 115% HAMFI | 205 | 65 | 270 |
| 115.1% HAMFI or more | 1,105 | 265 | 1,370 |
| **Total** | 1,945 | 715 | 2,660 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 10 | 10 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 10 | 10 |
| **Total** | | | |
| 30% HAMFI or less | 210 | 220 | 430 |
| 30.1-50% HAMFI | 155 | 100 | 255 |
| 50.1-80% HAMFI | 450 | 269 | 719 |
| 80.1-95% HAMFI | 190 | 105 | 295 |
| 95 – 115% HAMFI | 205 | 75 | 280 |
| 115.1% HAMFI or more | 1,115 | 290 | 1,405 |
| **Total** | **2,325** | **1,059** | **3,384** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.18.75, 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 380 owner occupied and 334 renter occupied households experiencing a housing problem.

Table III.18.76, shows the total estimated housing by tenure for Rawlins city. As can be seen, in 2030 there are estimated to be a total of 2,096 owner and 974 renter occupied households or a total of 3,070 households. By 2050 there are estimated to be 2,146 owner, 922 renter for a total of 3,068 households in Rawlins city.

**Table III.18.76**
**Total Estimated Housing Forecast**
Rawlins city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 2,048 | 987 | 3,035 |
| 2025 | 2,074 | 981 | 3,055 |
| 2030 | 2,096 | 974 | 3,070 |
| 2035 | 2,115 | 964 | 3,079 |
| 2040 | 2,128 | 952 | 3,080 |
| 2045 | 2,137 | 937 | 3,074 |
| 2050 | 2,146 | 922 | 3,068 |

Table III.18.77, below shows the incremental housing demand for Rawlins 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 0 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 Rawlins city will see an additional 0 households, of which 0 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 0 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.18.77**
**Incremental Housing Demand Forecast**
Rawlins city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Renter** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Total** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

Table III.18.78 shows the Incremental Total Housing Need Forecast for Rawlins 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 646 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 351 owner and 291 renter occupied households for a total of 642 quality households.

**Table III.18.78**
**Incremental Total Housing Need Forecast**
Rawlins city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 115 | 116 | 117 | 118 | 119 | 119 | 120 |
| 30.1-50% | 62 | 62 | 63 | 64 | 64 | 64 | 65 |
| 50.1-80% | 115 | 116 | 117 | 118 | 119 | 119 | 120 |
| 80.1-95% | 35 | 36 | 36 | 36 | 37 | 37 | 37 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| **Total** | **335** | **339** | **343** | **346** | **348** | **349** | **351** |
| **Renter** | | | | | | | |
| 0-30% | 112 | 111 | 110 | 109 | 108 | 106 | 104 |
| 30.1-50% | 75 | 74 | 74 | 73 | 72 | 71 | 70 |
| 50.1-80% | 83 | 82 | 82 | 81 | 80 | 79 | 77 |
| 80.1-95% | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| 95.1-115% | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| 115+% | 23 | 23 | 23 | 23 | 22 | 22 | 22 |
| **Total** | **311** | **309** | **307** | **304** | **300** | **296** | **291** |
| **Total** | | | | | | | |
| 0-30% | 226 | 227 | 228 | 227 | 227 | 226 | 224 |
| 30.1-50% | 136 | 137 | 137 | 137 | 136 | 135 | 134 |
| 50.1-80% | 197 | 198 | 199 | 199 | 199 | 198 | 197 |
| 80.1-95% | 45 | 45 | 45 | 45 | 46 | 46 | 46 |
| 95.1-115% | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| 115+% | 32 | 32 | 32 | 32 | 32 | 31 | 31 |
| **Total** | **646** | **648** | **650** | **650** | **648** | **645** | **642** |

# Riverton city

# Riverton city

## Demographics

### Population Estimates

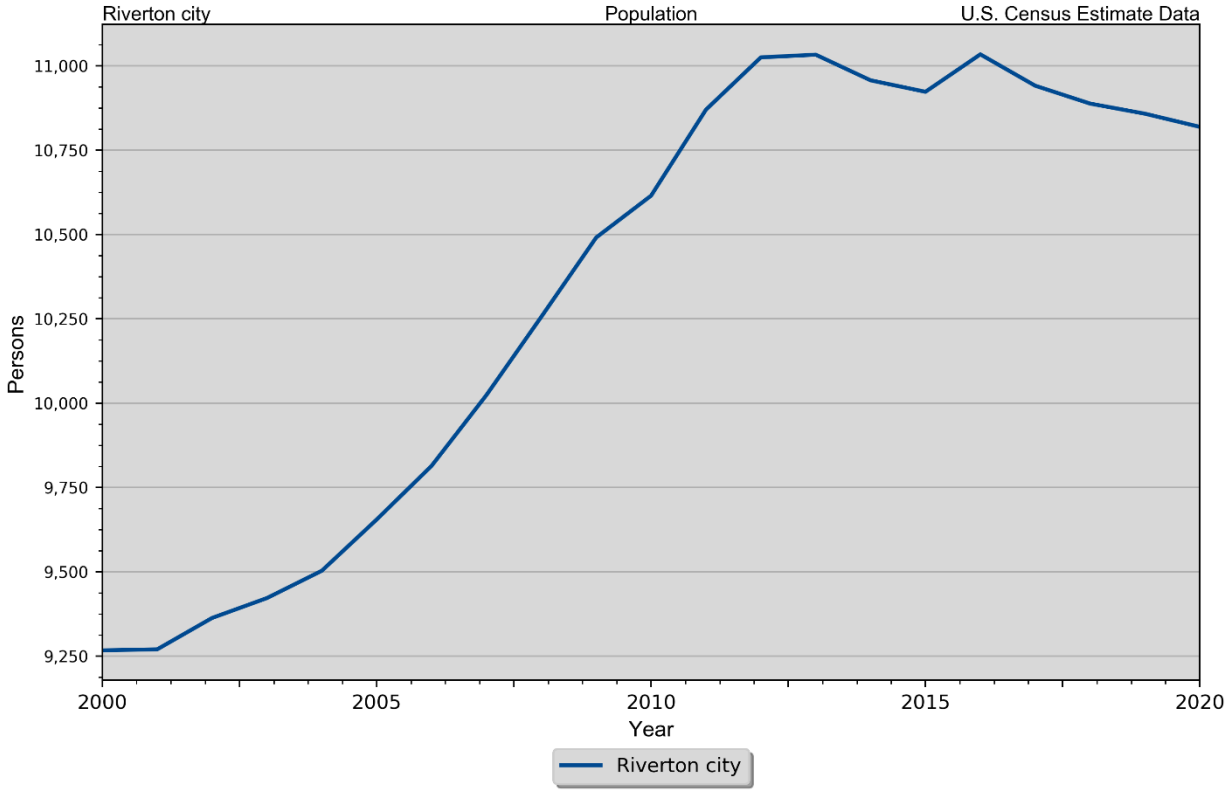
Table III.19.1, at right shows the population for Riverton city. The 2020 estimates indicate that Riverton city's population increased from 10,615 in 2010 to 10,819 in 2020, or by 1.9 percent.

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 | 10,870 | 2.4% |
| 2012 | 11,025 | 1.4% |
| 2013 | 11,033 | 0.1% |
| 2014 | 10,957 | -0.7% |
| 2015 | 10,923 | -0.3% |
| 2016 | 11,034 | 1% |
| 2017 | 10,941 | -0.8% |
| 2018 | 10,888 | -0.5% |
| 2019 | 10,858 | -0.3% |
| 2020 | 10,819 | -0.4% |

**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.

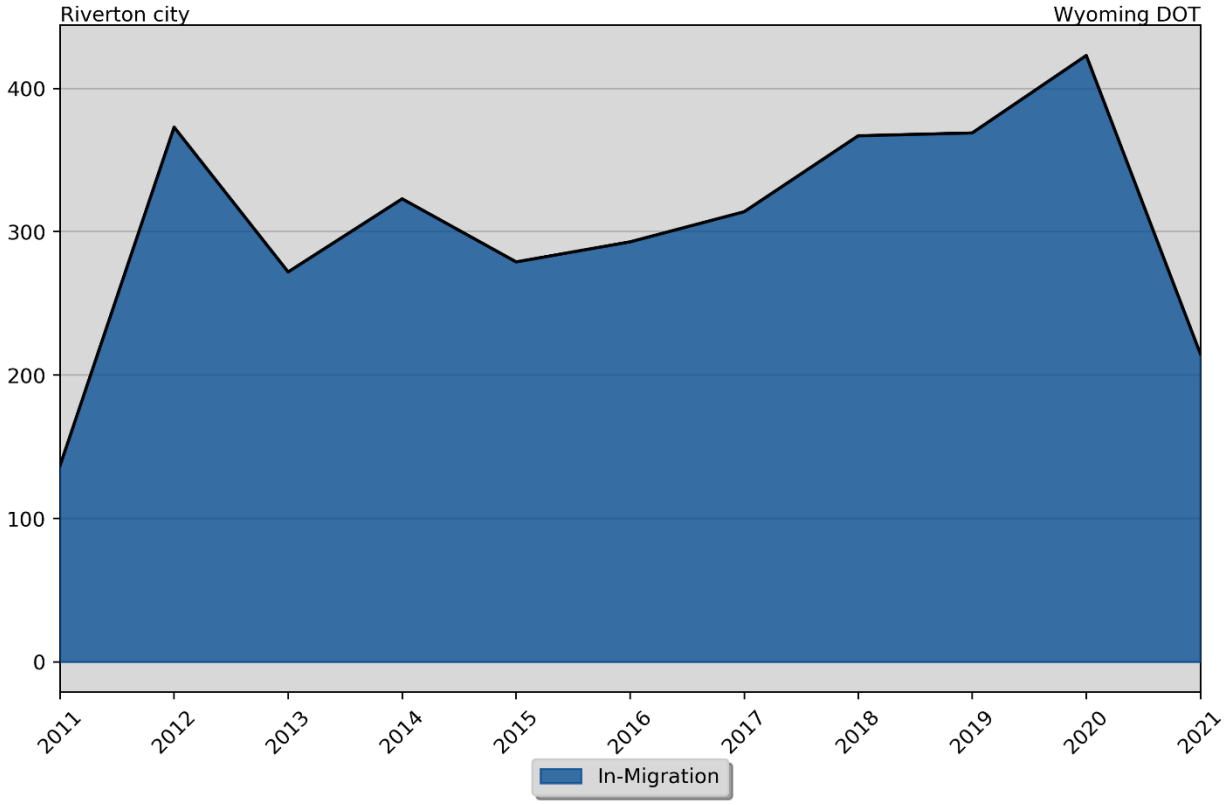
Table III.19.2 shows in-migration between 2011 and the first half of 2021 for Riverton city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Fremont County to display net- and out-migration.

**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 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 6 | 4 | 2 | 4 | 8 | 4 | 7 | 8 | 5 | 3 |
| 18-22 | 8 | 28 | 34 | 40 | 35 | 40 | 46 | 69 | 94 | 38 | 36 |
| 23-25 | 10 | 41 | 24 | 29 | 18 | 30 | 29 | 24 | 24 | 43 | 16 |
| 26-35 | 39 | 97 | 69 | 92 | 66 | 74 | 82 | 75 | 65 | 99 | 49 |
| 36-45 | 27 | 67 | 45 | 58 | 58 | 51 | 43 | 52 | 62 | 71 | 39 |
| 46-55 | 18 | 70 | 47 | 48 | 48 | 40 | 35 | 54 | 36 | 65 | 26 |
| 56-65 | 23 | 46 | 33 | 37 | 36 | 35 | 48 | 57 | 47 | 56 | 32 |
| 66 + | 11 | 18 | 16 | 17 | 14 | 15 | 27 | 29 | 33 | 46 | 14 |
| **Total** | **137** | **373** | **272** | **323** | **279** | **293** | **314** | **367** | **369** | **423** | **215** |

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 2,602 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 the first half of 2021, there were 454 in-migrants, 611 out-migrants for a net out-migration of -157 people. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 entering 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 546 persons leaving Fremont County since 2017.Wyoming DOT data indicates that there was a net decrease of 157 people in the most recent year.

**Diagram III.19.3**
**Migration Trends**

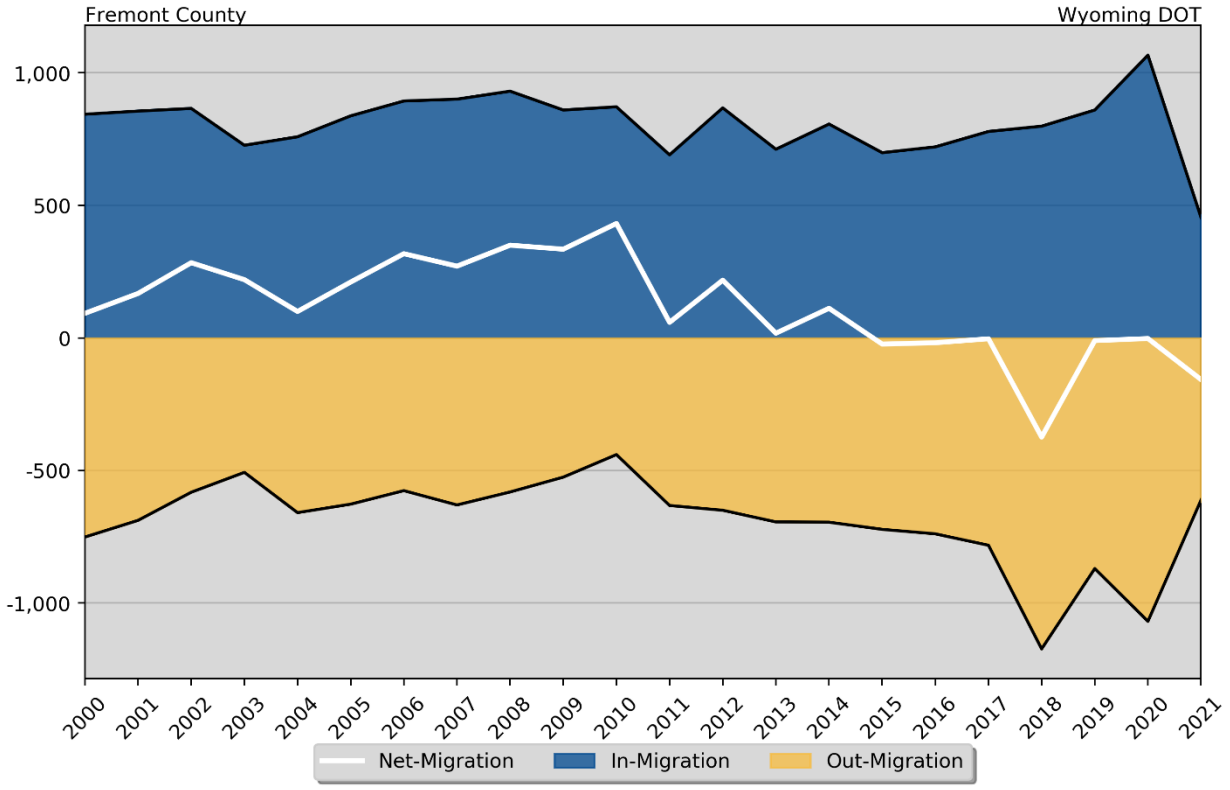


Table III.19.3, shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 3 persons entering Fremont County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 61 persons leaving Fremont County.

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

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 4 | 5 | 9 | -3 | 3 | -1 | 4 | -7 | 4 | -1 | 8 | 3 | -4 | 3 |
| 18-22 | 0 | 21 | 33 | -18 | -3 | 18 | 9 | -2 | 23 | 11 | -46 | 13 | -49 | 2 |
| 23-25 | 42 | 22 | 30 | 0 | 35 | 3 | 25 | 10 | 4 | 4 | -46 | -33 | 1 | -29 |
| 26-35 | 98 | 70 | 136 | 28 | 58 | 13 | 64 | 10 | -27 | -2 | -128 | -15 | -27 | -61 |
| 36-45 | 68 | 82 | 73 | 25 | 38 | -3 | -7 | 14 | -21 | -10 | -90 | 10 | 9 | -23 |
| 46-55 | 94 | 60 | 87 | 12 | 67 | 9 | 5 | -36 | -16 | -16 | -13 | 6 | 11 | -22 |
| 56-65 | 49 | 63 | 59 | 31 | 15 | 6 | 21 | 0 | 22 | 22 | -33 | 26 | 46 | -3 |
| 66 + | -5 | 12 | 5 | -16 | 5 | -27 | -9 | -12 | -7 | -11 | -26 | -20 | 11 | -24 |
| **Total** | **350** | **335** | **432** | **59** | **218** | **18** | **112** | **-23** | **-18** | **-3** | **-374** | **-10** | **-2** | **-157** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[37], 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.

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## 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 black populations 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-YearACS | |
|---|---|---|---|---|
| | 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

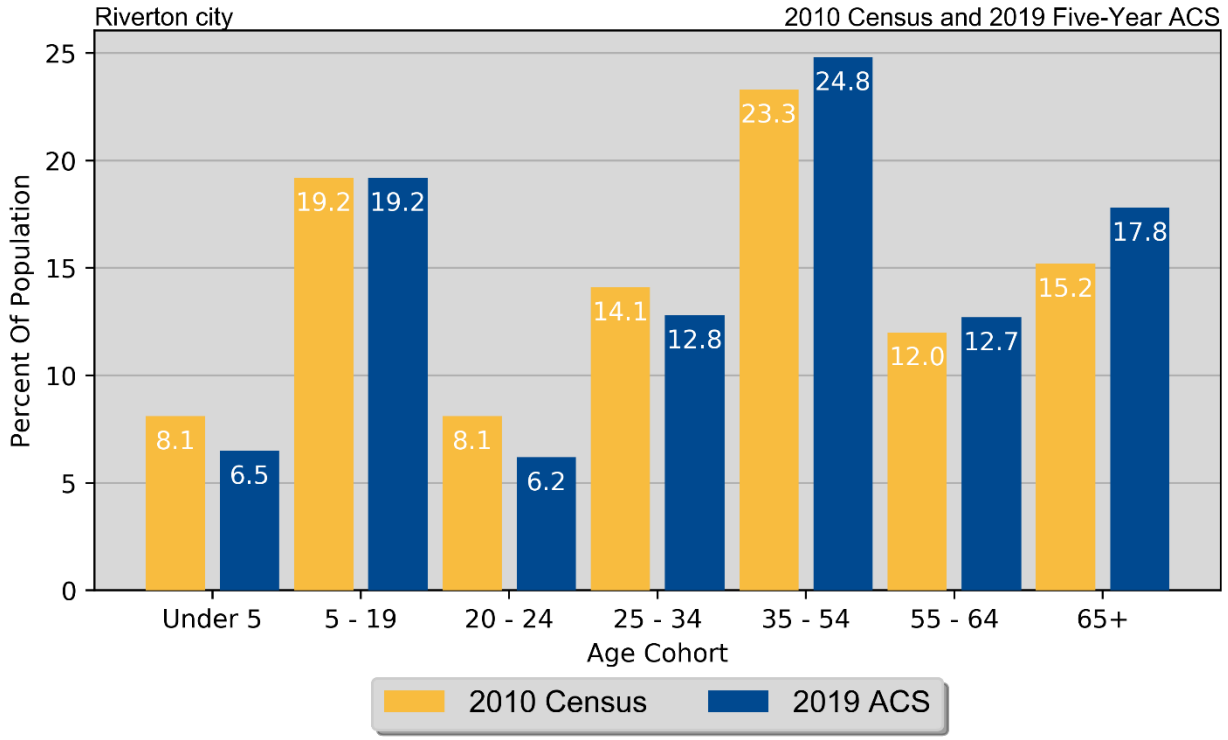
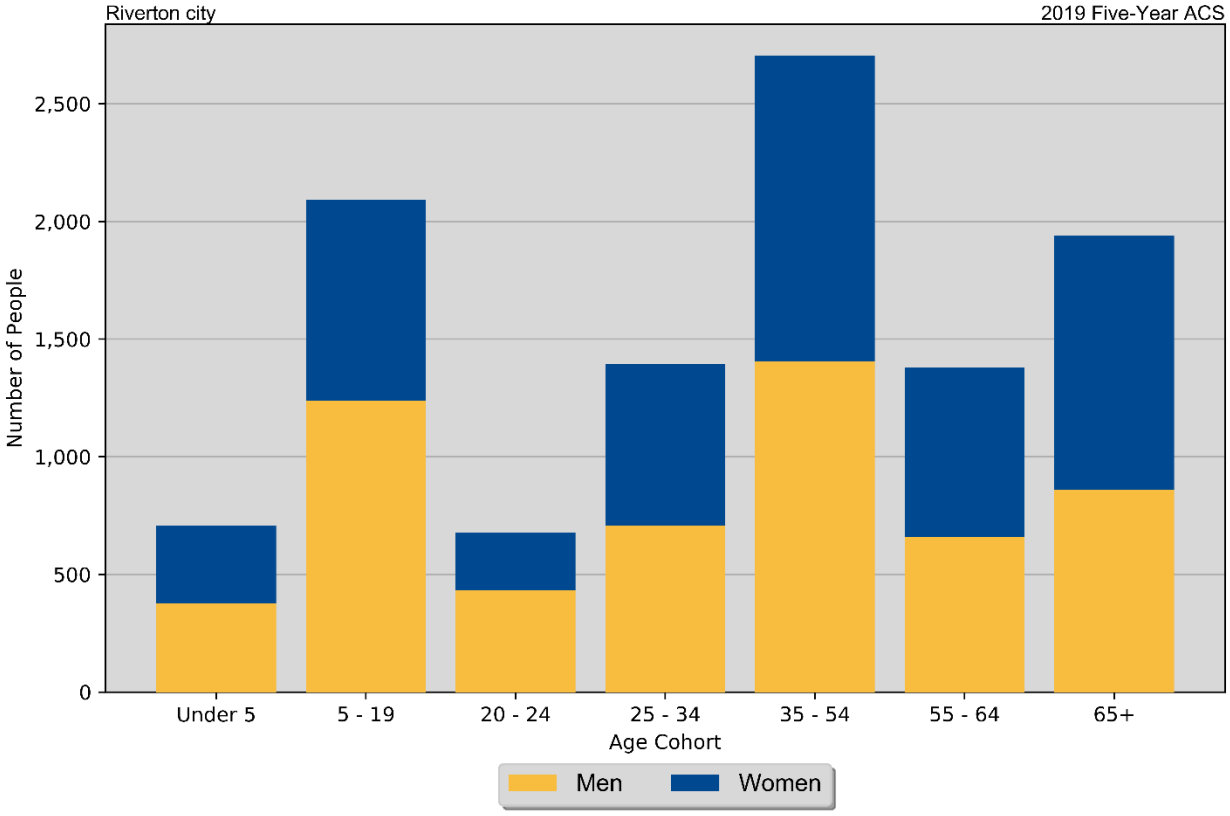


**Diagram III.19.5**
**Population Distribution by Age and Gender**
Riverton city
2019 Five-Year ACS



## 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<br>Average Travel Time to Work (in Minutes)<br>Riverton city<br>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<br>Means of Transportation to Work<br>Riverton city<br>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

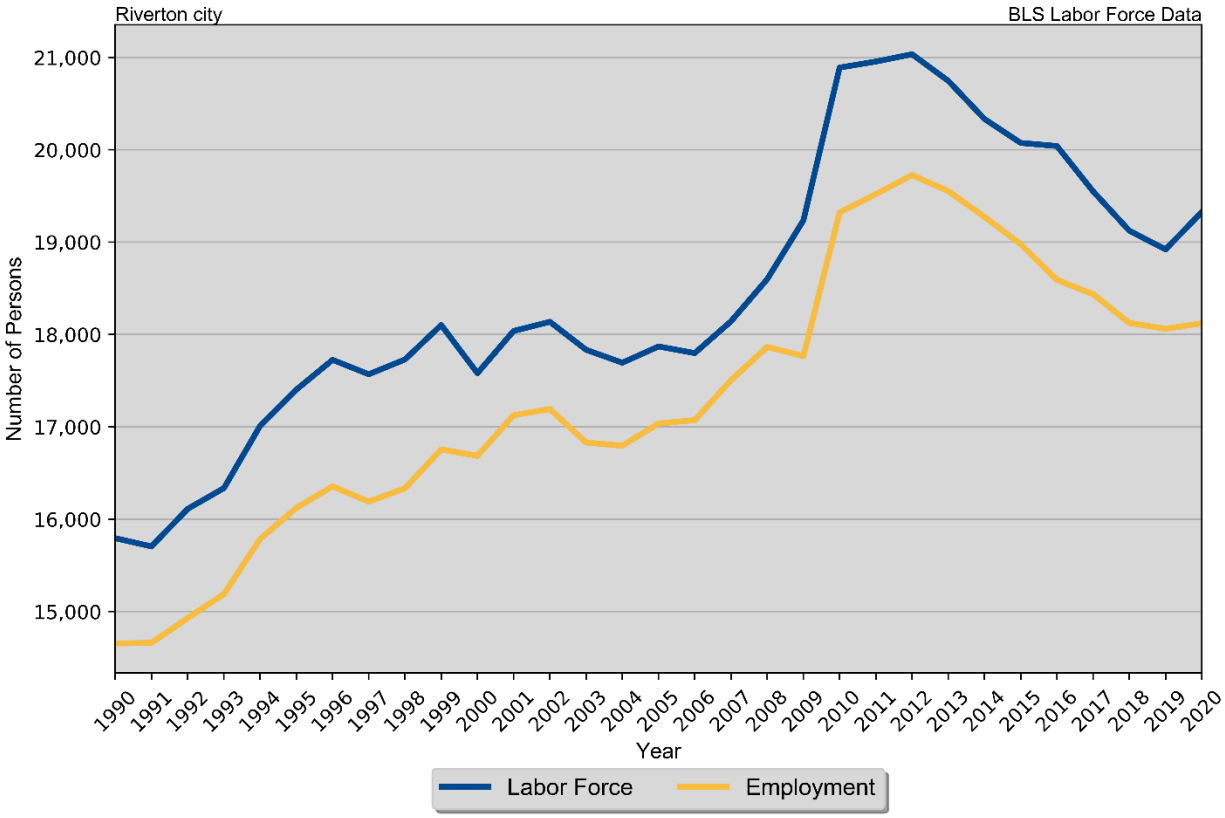
Table III.19.21, shows the labor force statistics for Riverton city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Riverton city increased from 4.5 percent in 2019 to 6.2 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.19.21**
**Labor Force Statistics**
Riverton city
1990 - 2020 BLS Data

| Year | Riverton city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 1,139 | 14,655 | 15,794 | 7.2% | 5.1% |
| 1991 | 1,045 | 14,660 | 15,705 | 6.7% | 5% |
| 1992 | 1,182 | 14,929 | 16,111 | 7.3% | 5.4% |
| 1993 | 1,148 | 15,188 | 16,336 | 7% | 5.3% |
| 1994 | 1,225 | 15,785 | 17,010 | 7.2% | 4.9% |
| 1995 | 1,280 | 16,122 | 17,402 | 7.4% | 4.8% |
| 1996 | 1,369 | 16,356 | 17,725 | 7.7% | 5% |
| 1997 | 1,380 | 16,189 | 17,569 | 7.9% | 4.8% |
| 1998 | 1,395 | 16,334 | 17,729 | 7.9% | 4.8% |
| 1999 | 1,347 | 16,755 | 18,102 | 7.4% | 4.7% |
| 2000 | 895 | 16,686 | 17,581 | 5.1% | 3.8% |
| 2001 | 912 | 17,126 | 18,038 | 5.1% | 3.8% |
| 2002 | 945 | 17,192 | 18,137 | 5.2% | 4% |
| 2003 | 1,004 | 16,830 | 17,834 | 5.6% | 4.3% |
| 2004 | 899 | 16,795 | 17,694 | 5.1% | 3.8% |
| 2005 | 834 | 17,036 | 17,870 | 4.7% | 3.6% |
| 2006 | 726 | 17,072 | 17,798 | 4.1% | 3% |
| 2007 | 638 | 17,504 | 18,142 | 3.5% | 2.6% |
| 2008 | 733 | 17,865 | 18,598 | 3.9% | 2.9% |
| 2009 | 1,469 | 17,766 | 19,235 | 7.6% | 6.3% |
| 2010 | 1,569 | 19,321 | 20,890 | 7.5% | 6.9% |
| 2011 | 1,436 | 19,519 | 20,955 | 6.9% | 6.2% |
| 2012 | 1,308 | 19,726 | 21,034 | 6.2% | 5.5% |
| 2013 | 1,193 | 19,553 | 20,746 | 5.8% | 4.8% |
| 2014 | 1,060 | 19,273 | 20,333 | 5.2% | 4.3% |
| 2015 | 1,097 | 18,977 | 20,074 | 5.5% | 4.2% |
| 2016 | 1,449 | 18,591 | 20,040 | 7.2% | 5.4% |
| 2017 | 1,113 | 18,436 | 19,549 | 5.7% | 4.3% |
| 2018 | 999 | 18,124 | 19,123 | 5.2% | 4% |
| 2019 | 859 | 18,062 | 18,921 | 4.5% | 3.7% |
| 2020 | 1,206 | 18,120 | 19,326 | 6.2% | 5.8% |

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 18,120 persons, with the labor force reaching 19,326, indicating there were a total of 1,206 unemployed persons.

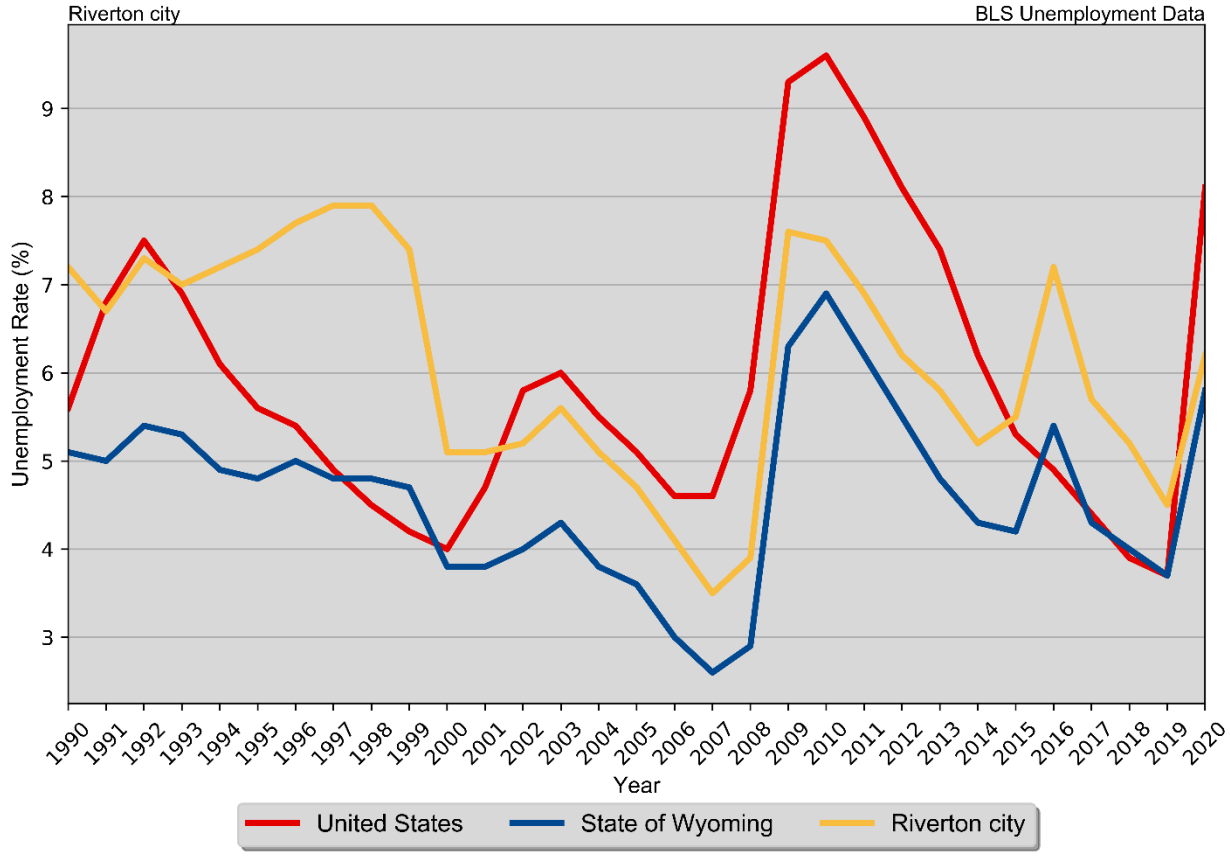
**Diagram III.19.6**
**Employment and Labor Force**



## 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 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 6 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

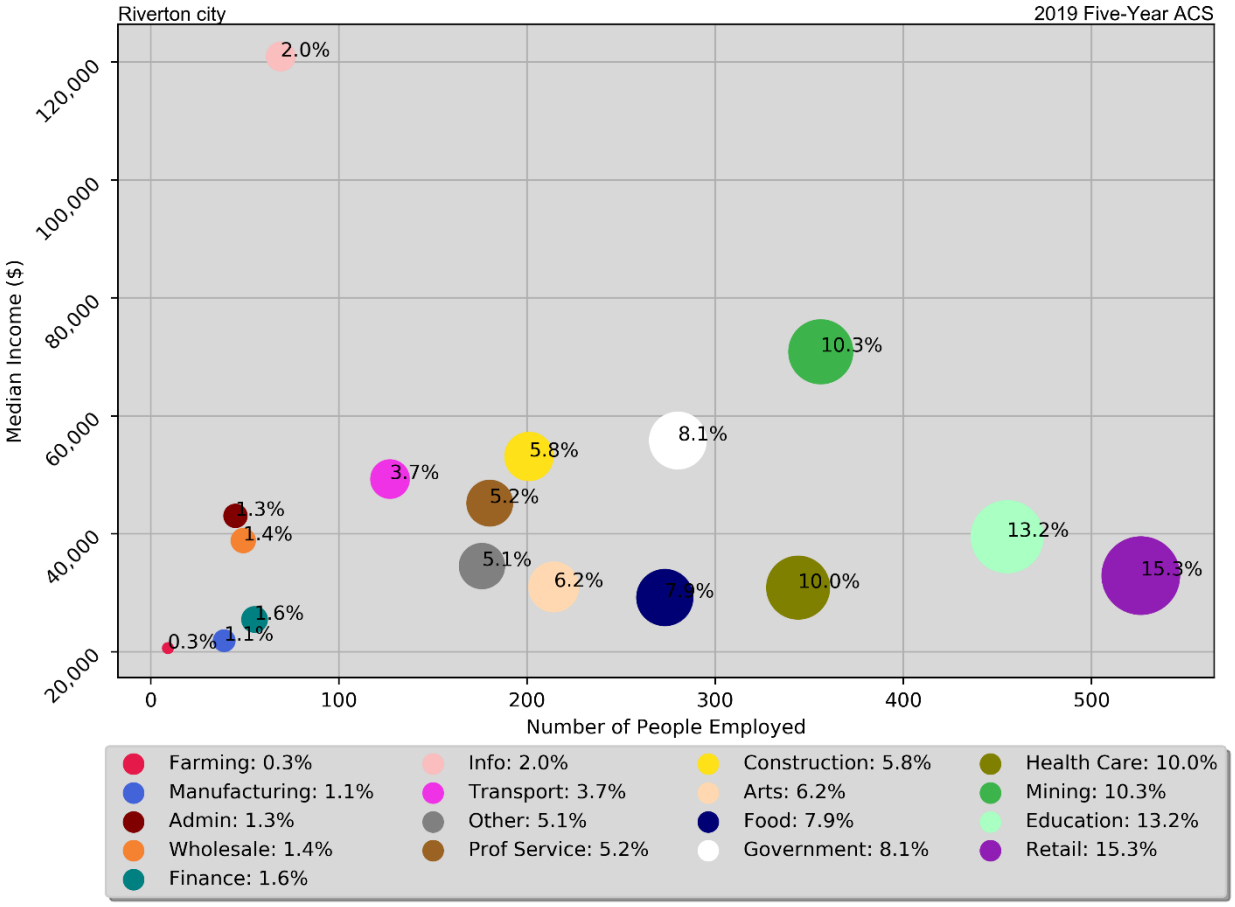
Table III.19.22 shows employment and median earnings by industry for Riverton city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Riverton city was Retail, which employed 526 people and paid a median salary of 32,938 dollars. The highest paying industry in Riverton 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 | 1.3% | $43,063 |
| Arts, entertainment, and recreation | 214 | 6.2% | $31,010 |
| Construction | 201 | 5.8% | $53,125 |
| Educational services[38] | 455 | 13.2% | $39,536 |
| Agriculture, forestry, fishing and hunting | 9 | 0.3% | $20,625 |
| Finance and insurance | 55 | 1.6% | $25,481 |
| Accommodation and food services | 273 | 7.9% | $29,234 |
| Health care and social assistance | 344 | 10% | $30,889 |
| Information | 69 | 2% | $120,987 |
| Management of companies and enterprises | 12 | 0.3% | $ |
| Manufacturing | 39 | 1.1% | $21,932 |
| Mining, quarrying, and oil and gas extraction | 356 | 10.3% | $70,900 |
| Other services, except public administration | 176 | 5.1% | $34,583 |
| Prof Service | 180 | 5.2% | $45,217 |
| Government | 280 | 8.1% | $55,852 |
| Real estate and rental and leasing | 9 | 0.3% | $ |
| Retail Trade | 526 | 15.3% | $32,938 |
| Transportation and warehousing | 127 | 3.7% | $49,313 |
| Utilities | 24 | 0.7% | $ |
| Wholesale trade | 49 | 1.4% | $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 110,210 dollars. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 4.9 percent to 52,636 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 | 11,626 | 20,732 | 23,476 | 18,087 | 14,222 | 17,610 | 20,469 | 21,184 | 3.5% |
| Forestry, fishing, related activities, and other | 13,757 | 17,569 | 15,373 | 17,734 | 19,376 | 0 | 0 | 0 | 0% |
| Mining | 88,923 | 89,844 | 88,339 | 85,998 | 80,004 | 87,416 | 97,498 | 97,920 | 0.4% |
| Utilities | 106,206 | 107,724 | 110,067 | 104,767 | 121,868 | 111,006 | 106,499 | 110,210 | 3.5% |
| Construction | 59,280 | 55,893 | 54,525 | 52,697 | 48,824 | 49,055 | 50,183 | 52,636 | 4.9% |
| Manufacturing | 34,462 | 33,864 | 37,921 | 34,724 | 34,903 | 33,799 | 34,606 | 34,233 | -1.1% |
| Wholesale trade | 48,448 | 54,281 | 50,948 | 49,684 | 52,355 | 51,368 | 52,259 | 51,361 | -1.7% |
| Retail trade | 33,691 | 32,916 | 31,896 | 30,390 | 29,944 | 30,093 | 29,749 | 30,292 | 1.8% |
| Transportation and warehousing | 59,343 | 87,409 | 76,135 | 73,180 | 74,278 | 75,517 | 101,178 | 96,485 | -4.6% |
| Information | 46,669 | 50,182 | 49,728 | 49,587 | 47,254 | 46,132 | 46,065 | 46,188 | 0.3% |
| Finance and insurance | 34,838 | 32,451 | 34,034 | 36,389 | 33,373 | 34,481 | 31,505 | 31,980 | 1.5% |
| Real estate and rental and leasing | 28,678 | 31,010 | 31,895 | 30,583 | 22,723 | 22,750 | 19,934 | 19,967 | 0.2% |
| Professional and technical services | 54,459 | 50,665 | 52,947 | 51,241 | 44,666 | 45,459 | 43,783 | 43,446 | -0.8% |
| Management of companies and enterprises | 82,783 | 101,233 | 115,904 | 113,628 | 94,462 | 112,996 | 73,022 | 74,067 | 1.4% |
| Administrative and waste services | 22,562 | 34,110 | 36,087 | 36,635 | 29,282 | 28,472 | 26,717 | 26,416 | -1.1% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 38,517 | 37,445 | -2.8% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 49,458 | 48,837 | -1.3% |
| Arts, entertainment, and recreation | 8,750 | 12,215 | 6,758 | 7,078 | 7,576 | 8,022 | 0 | 0 | 0% |
| Accommodation and food services | 19,981 | 20,976 | 21,488 | 21,717 | 21,872 | 23,372 | 22,514 | 21,545 | -4.3% |
| Other services, except public administration | 36,275 | 33,023 | 32,953 | 33,449 | 33,589 | 34,709 | 34,473 | 33,806 | -1.9% |
| Government and government enterprises | 63,098 | 66,752 | 68,227 | 68,744 | 68,554 | 68,048 | 69,678 | 69,416 | -0.4% |
| **Total** | **45,689** | **48,492** | **48,531** | **47,112** | **44,859** | **45,192** | **46,217** | **45,931** | **-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 40,028 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.19.9**
**Real Average Earnings Per Job**

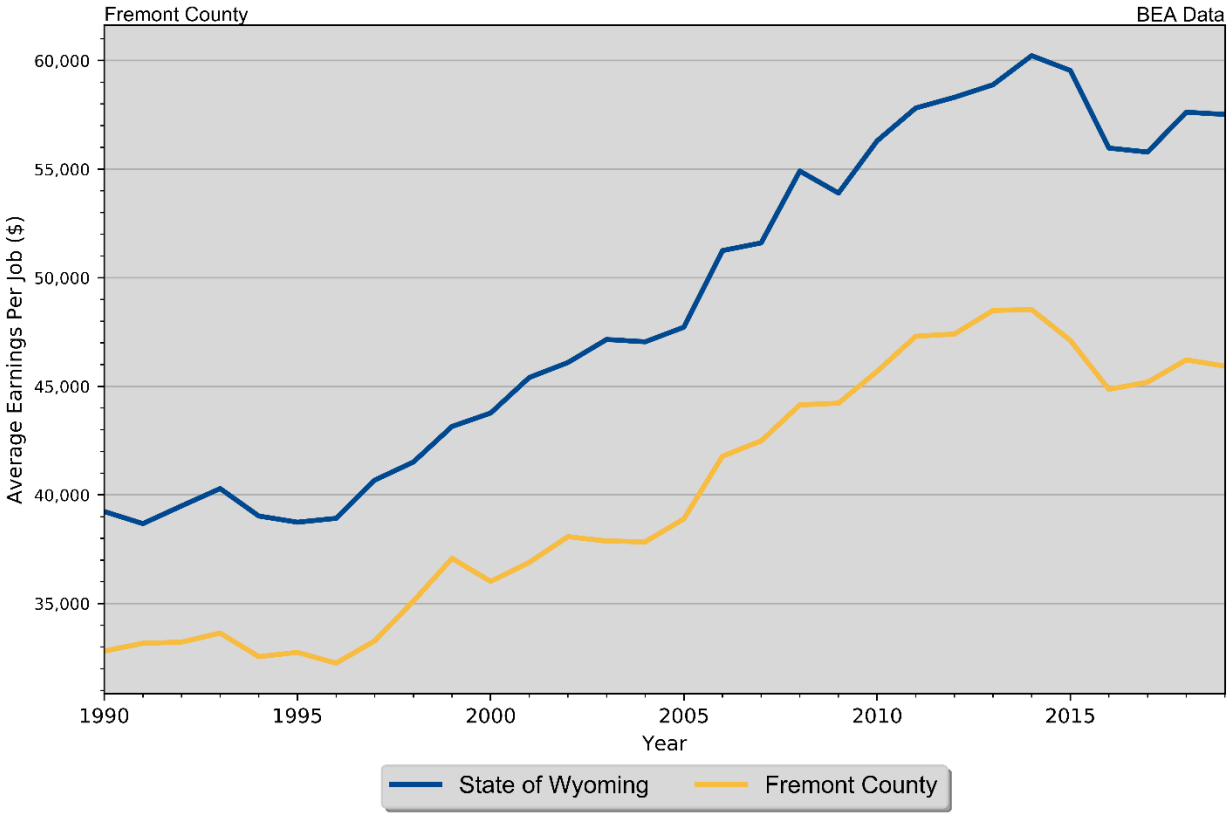
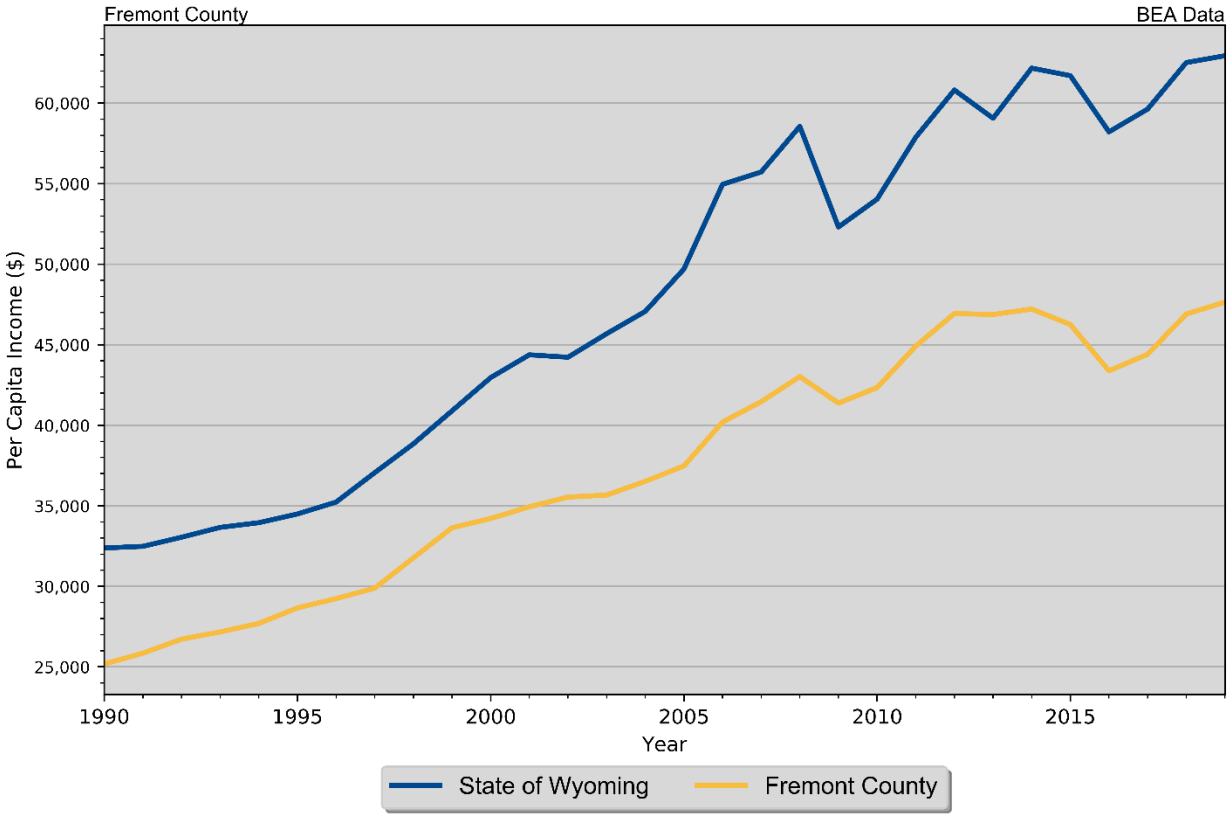


Diagram III.19.10, shows real per capita income for the Fremont County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was 37,438 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.19.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 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.

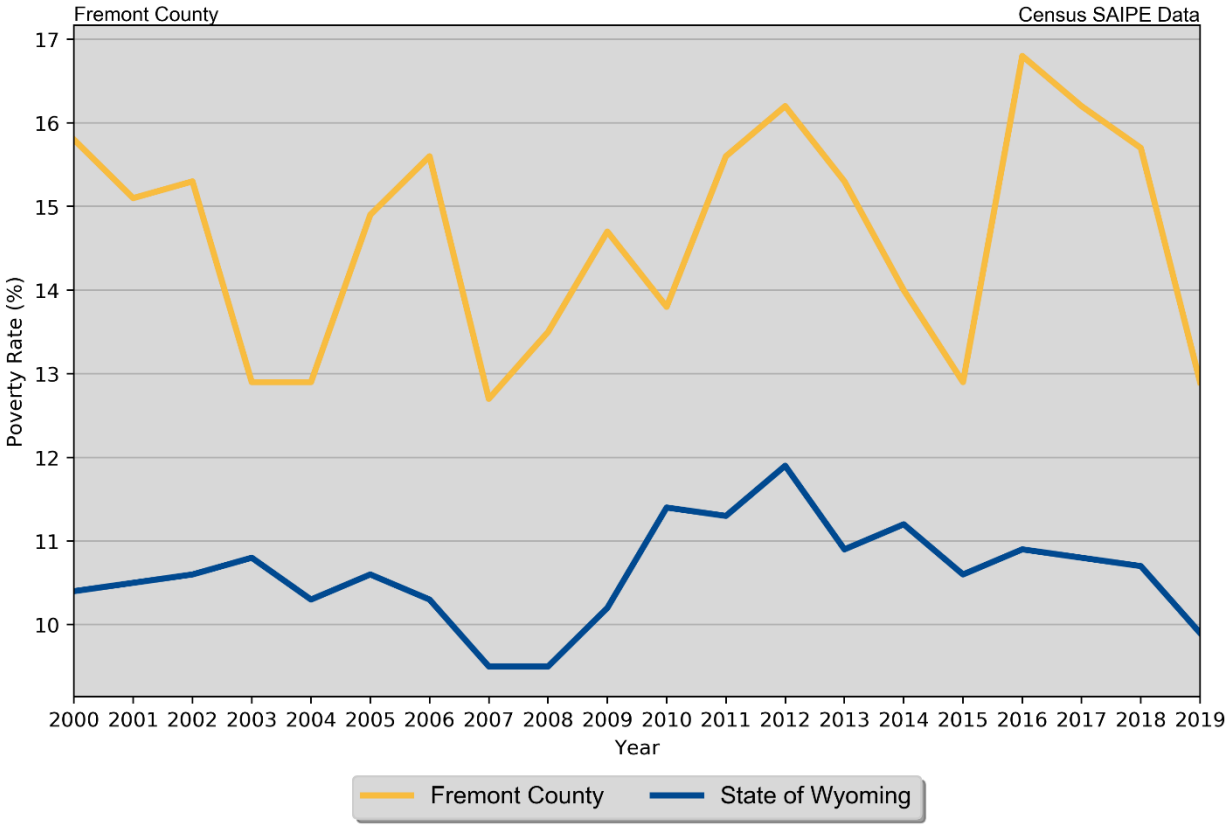
**Table III.19.25**
**Persons in Poverty**
Fremont County
2000–2019 SAIPE Estimates

| 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**



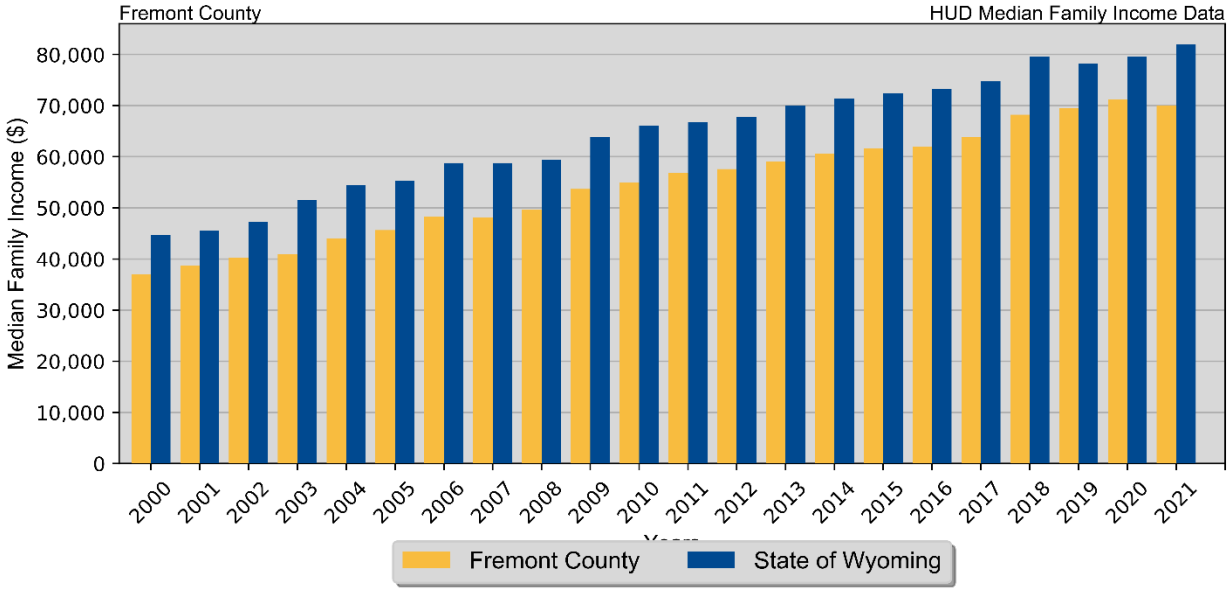
## Household Income

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 $70,000 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.19.12, illustrates the estimated MFI for 2000 through 2021 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 |
| 2020 | 71,200 | 79,500 |
| 2021 | 70,000 | 81,900 |

**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 decreased from 4 authorizations in 2019 to 2 in 2020.

The real value of single-family building permits increased from 204,706 dollars in 2019 to 250,000 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.19.28.

**Table III.19.28**
**Building Permits and Valuation**
Riverton city
Census Bureau Data, 1980–2020

| 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 | 108,704 | 0 |
| 1981 | 88 | 0 | 4 | 0 | 92 | 95,293 | 0 |
| 1982 | 31 | 0 | 0 | 24 | 55 | 117,089 | 58,724 |
| 1983 | 48 | 0 | 4 | 0 | 52 | 122,762 | 0 |
| 1984 | 7 | 0 | 0 | 27 | 34 | 142,925 | 52,412 |
| 1985 | 4 | 0 | 0 | 0 | 4 | 93,197 | 0 |
| 1986 | 4 | 0 | 0 | 0 | 4 | 121,621 | 0 |
| 1987 | 1 | 0 | 0 | 0 | 1 | 229,584 | 0 |
| 1988 | 1 | 0 | 0 | 0 | 1 | 103,111 | 0 |
| 1989 | 7 | 0 | 0 | 0 | 7 | 169,437 | 0 |
| 1990 | 5 | 0 | 0 | 48 | 53 | 183,232 | 72,728 |
| 1991 | 6 | 0 | 0 | 0 | 6 | 182,507 | 0 |
| 1992 | 24 | 0 | 0 | 0 | 24 | 122,740 | 0 |
| 1993 | 24 | 14 | 0 | 0 | 38 | 132,302 | 0 |
| 1994 | 32 | 2 | 0 | 0 | 34 | 139,914 | 0 |
| 1995 | 33 | 0 | 0 | 0 | 33 | 135,494 | 0 |
| 1996 | 36 | 0 | 0 | 0 | 36 | 136,031 | 0 |
| 1997 | 24 | 2 | 0 | 0 | 26 | 121,384 | 0 |
| 1998 | 30 | 2 | 0 | 20 | 52 | 131,327 | 84,360 |
| 1999 | 31 | 2 | 0 | 0 | 33 | 117,825 | 0 |
| 2000 | 23 | 2 | 0 | 0 | 25 | 72,985 | 0 |
| 2001 | 22 | 2 | 0 | 48 | 72 | 102,570 | 66,048 |
| 2002 | 21 | 4 | 0 | 0 | 25 | 171,102 | 0 |
| 2003 | 19 | 6 | 0 | 0 | 25 | 169,587 | 0 |
| 2004 | 31 | 4 | 0 | 0 | 35 | 149,439 | 0 |
| 2005 | 15 | 6 | 3 | 32 | 56 | 199,876 | 53,126 |
| 2006 | 27 | 0 | 0 | 0 | 27 | 234,548 | 0 |
| 2007 | 35 | 0 | 0 | 0 | 35 | 200,878 | 0 |
| 2008 | 22 | 0 | 0 | 0 | 22 | 178,449 | 0 |
| 2009 | 14 | 2 | 4 | 0 | 20 | 189,939 | 0 |
| 2010 | 10 | 0 | 0 | 0 | 10 | 205,225 | 0 |
| 2011 | 16 | 2 | 0 | 0 | 18 | 164,978 | 0 |
| 2012 | 13 | 0 | 0 | 0 | 13 | 280,448 | 0 |
| 2013 | 13 | 2 | 0 | 0 | 15 | 183,334 | 0 |
| 2014 | 11 | 2 | 4 | 0 | 17 | 220,944 | 0 |
| 2015 | 12 | 4 | 0 | 0 | 16 | 219,555 | 0 |
| 2016 | 6 | 0 | 0 | 0 | 6 | 177,343 | 0 |
| 2017 | 9 | 0 | 0 | 0 | 9 | 153,204 | 0 |
| 2018 | 3 | 0 | 0 | 0 | 3 | 138,903 | 0 |
| 2019 | 4 | 0 | 0 | 0 | 4 | 204,706 | 0 |
| 2020 | 2 | 0 | 0 | 0 | 2 | 250,000 | 0 |

**Diagram III.19.13**
**Single-Family Permits**

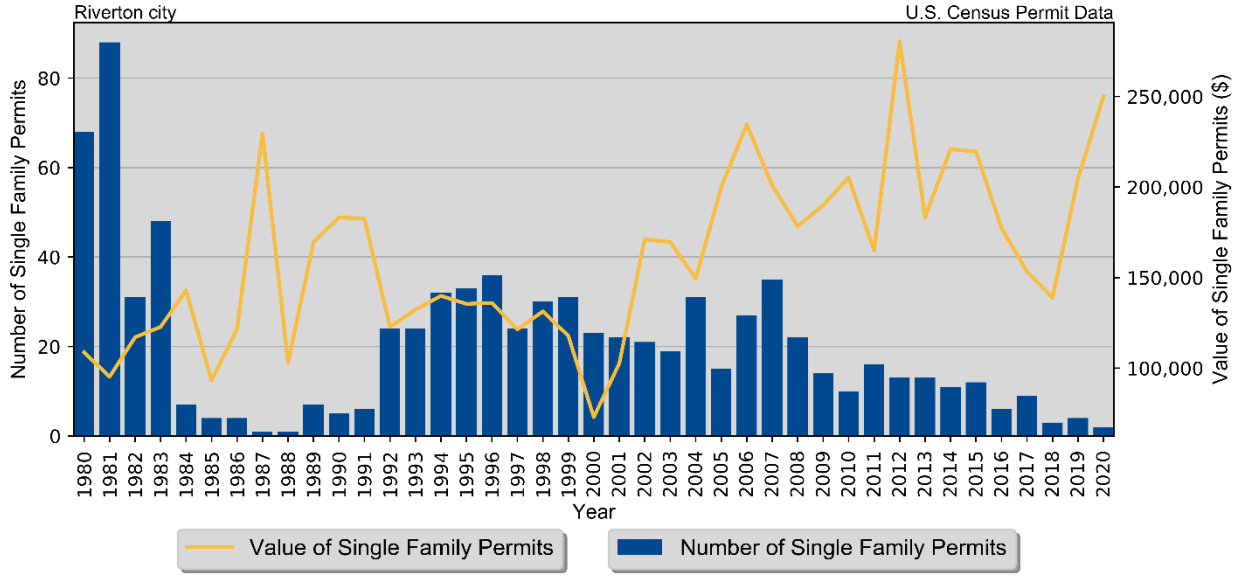
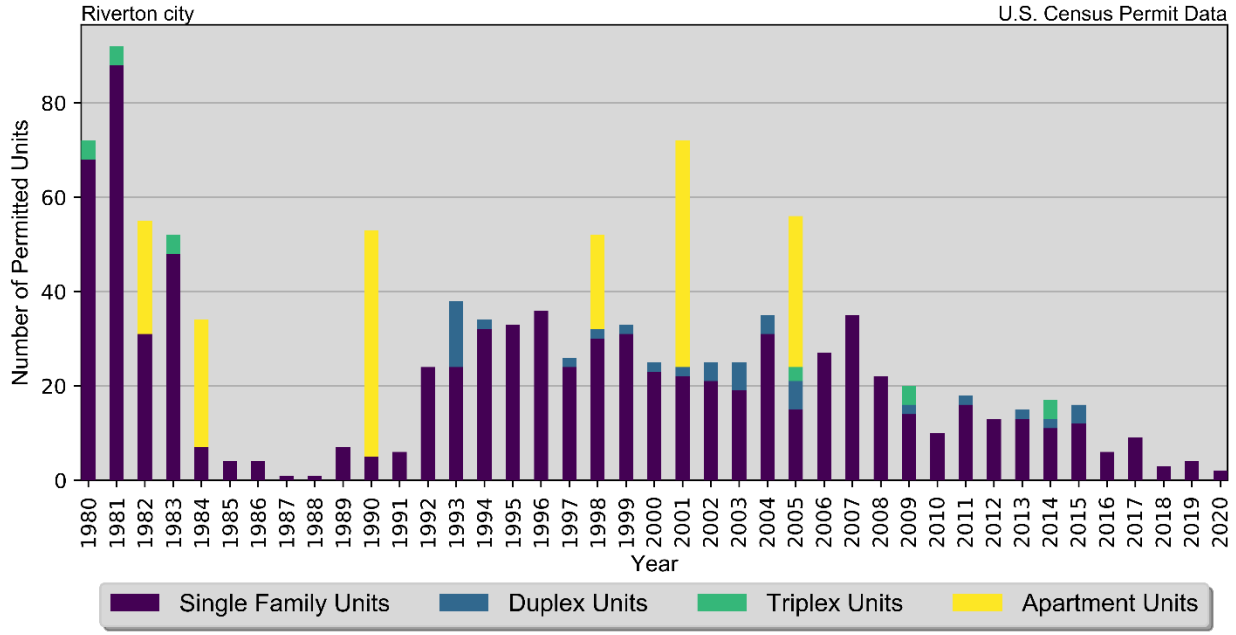



**Diagram III.19.14**
**Total Permits by Unit Type**



## 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 2000.

**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<br>Households by Number of Bedrooms<br>Riverton city<br>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<br>Owner Occupied Median Value by Year Structure Built<br>Riverton city<br>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

| 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 $21,000 |
| 30.1 – 50% MFI | $21,001 to $35,000 |
| 50.1 – 80% MFI | $35,001 to $56,000 |
| 80.1 – 100% MFI | $56,001 to $70,000 |
| Above 100% MFI | Above $70,000 |

## 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 $21,000 | 93.5% | 0% | 0% | 0% | 0% | 0% | 100% | 83.2% |
| $21,001 to $35,000 | 66.7% | 0% | 0% | 0% | 0% | 33.3% | 50% | 61.8% |
| $35,001 to $56,000 | 30.2% | 0% | 0% | 0% | 0% | 0% | 71.4% | 30.3% |
| $56,001 to $70,000 | 10.3% | 0% | 0% | 0% | 0% | 0% | 0% | 9.9% |
| Above $70,000 | 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 $21,000 | 0% | 0% | 0% | 100% | 0% | 0% | 0% | 11.2% |
| $21,001 to $35,000 | 33.3% | 0% | 0% | 0% | 0% | 66.7% | 50% | 38.2% |
| $35,001 to $56,000 | 69.8% | 0% | 0% | 100% | 0% | 100% | 28.6% | 69.7% |
| $56,001 to $70,000 | 89.7% | 0% | 0% | 100% | 0% | 0% | 0% | 90.1% |
| Above $70,000 | 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 $21,000 | 145 | 0 | 0 | 0 | 0 | 0 | 4 | 149 |
| $21,001 to $35,000 | 150 | 0 | 0 | 0 | 0 | 10 | 10 | 170 |
| $35,001 to $56,000 | 175 | 0 | 0 | 0 | 0 | 0 | 25 | 200 |
| $56,001 to $70,000 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $70,000 | 15 | 0 | 0 | 0 | 0 | 0 | 15 | 30 |
| **Total** | **520** | **0** | **0** | **0** | **0** | **10** | **54** | **584** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 20 |
| $21,001 to $35,000 | 75 | 0 | 0 | 0 | 0 | 20 | 10 | 105 |
| $35,001 to $56,000 | 405 | 0 | 0 | 15 | 0 | 30 | 10 | 460 |
| $56,001 to $70,000 | 305 | 0 | 0 | 15 | 0 | 0 | 0 | 320 |
| Above $70,000 | 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 $21,000 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 155 | 0 | 0 | 20 | 0 | 0 | 4 | 179 |
| $21,001 to $35,000 | 225 | 0 | 0 | 0 | 0 | 30 | 20 | 275 |
| $35,001 to $56,000 | 580 | 0 | 0 | 15 | 0 | 30 | 35 | 660 |
| $56,001 to $70,000 | 340 | 0 | 0 | 15 | 0 | 0 | 0 | 355 |
| Above $70,000 | 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 $21,000 | 120 | 15 | 0 | 50 | 0 | 0 | 35 | 220 |
| $21,001 to $35,000 | 120 | 0 | 0 | 15 | 0 | 4 | 35 | 174 |
| $35,001 to $56,000 | 85 | 0 | 0 | 0 | 0 | 0 | 30 | 115 |
| $56,001 to $70,000 | 20 | 0 | 0 | 0 | 0 | 0 | 10 | 30 |
| Above $70,000 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 10 |
| **Total** | **345** | **15** | **0** | **75** | **0** | **4** | **110** | **549** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 50 | 0 | 0 | 0 | 0 | 0 | 10 | 60 |
| $21,001 to $35,000 | 125 | 0 | 0 | 10 | 0 | 0 | 0 | 135 |
| $35,001 to $56,000 | 245 | 15 | 0 | 10 | 0 | 15 | 0 | 285 |
| $56,001 to $70,000 | 55 | 0 | 0 | 35 | 0 | 0 | 10 | 100 |
| Above $70,000 | 285 | 15 | 0 | 65 | 0 | 15 | 0 | 380 |
| **Total** | **760** | **30** | **0** | **120** | **0** | **30** | **20** | **960** |
| **Not Computed** | | | | | | | | |
| $0 to $21,000 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **50** | **0** | **0** | **0** | **0** | **0** | **0** | **50** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 220 | 15 | 0 | 50 | 0 | 0 | 45 | 330 |
| $21,001 to $35,000 | 245 | 0 | 0 | 25 | 0 | 4 | 35 | 309 |
| $35,001 to $56,000 | 330 | 15 | 0 | 10 | 0 | 15 | 30 | 400 |
| $56,001 to $70,000 | 75 | 0 | 0 | 35 | 0 | 0 | 20 | 130 |
| Above $70,000 | 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 $21,000 | 54.5% | 100% | 0% | 100% | 0% | 0% | 77.8% | 66.7% |
| $21,001 to $35,000 | 49% | 0% | 0% | 60% | 0% | 100% | 100% | 56.3% |
| $35,001 to $56,000 | 25.8% | 0% | 0% | 0% | 0% | 0% | 100% | 28.7% |
| $56,001 to $70,000 | 26.7% | 0% | 0% | 0% | 0% | 0% | 50% | 23.1% |
| Above $70,000 | 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 $21,000 | 22.7% | 0% | 0% | 0% | 0% | 0% | 22.2% | 18.2% |
| $21,001 to $35,000 | 51% | 0% | 0% | 40% | 0% | 0% | 0% | 43.7% |
| $35,001 to $56,000 | 74.2% | 100% | 0% | 100% | 0% | 100% | 0% | 71.2% |
| $56,001 to $70,000 | 73.3% | 0% | 0% | 100% | 0% | 0% | 50% | 76.9% |
| Above $70,000 | 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 $21,000 | 70.7% | 100% | 0% | 71.4% | 0% | 0% | 79.6% | 72.5% |
| $21,001 to $35,000 | 57.4% | 0% | 0% | 60% | 0% | 41.2% | 81.8% | 58.9% |
| $35,001 to $56,000 | 28.6% | 0% | 0% | 0% | 0% | 0% | 84.6% | 29.7% |
| $56,001 to $70,000 | 13.3% | 0% | 0% | 0% | 0% | 0% | 50% | 13.4% |
| Above $70,000 | 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 $21,000 | 13.3% | 0% | 0% | 28.6% | 0% | 0% | 20.4% | 15.7% |
| $21,001 to $35,000 | 42.6% | 0% | 0% | 40% | 0% | 58.8% | 18.2% | 41.1% |
| $35,001 to $56,000 | 71.4% | 100% | 0% | 100% | 0% | 100% | 15.4% | 70.3% |
| $56,001 to $70,000 | 86.7% | 0% | 0% | 100% | 0% | 0% | 50% | 86.6% |
| Above $70,000 | 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 $21,000 | 265 | 15 | 0 | 50 | 0 | 0 | 39 | 369 |
| $21,001 to $35,000 | 270 | 0 | 0 | 15 | 0 | 14 | 45 | 344 |
| $35,001 to $56,000 | 260 | 0 | 0 | 0 | 0 | 0 | 55 | 315 |
| $56,001 to $70,000 | 55 | 0 | 0 | 0 | 0 | 0 | 10 | 65 |
| Above $70,000 | 15 | 0 | 0 | 10 | 0 | 0 | 15 | 40 |
| **Total** | **865** | **15** | **0** | **75** | **0** | **14** | **164** | **1,133** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $21,000 | 50 | 0 | 0 | 20 | 0 | 0 | 10 | 80 |
| $21,001 to $35,000 | 200 | 0 | 0 | 10 | 0 | 20 | 10 | 240 |
| $35,001 to $56,000 | 650 | 15 | 0 | 25 | 0 | 45 | 10 | 745 |
| $56,001 to $70,000 | 360 | 0 | 0 | 50 | 0 | 0 | 10 | 420 |
| Above $70,000 | 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 $21,000 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **60** | **0** | **0** | **0** | **0** | **0** | **0** | **60** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 375 | 15 | 0 | 70 | 0 | 0 | 49 | 509 |
| $21,001 to $35,000 | 470 | 0 | 0 | 25 | 0 | 34 | 55 | 584 |
| $35,001 to $56,000 | 910 | 15 | 0 | 25 | 0 | 45 | 65 | 1,060 |
| $56,001 to $70,000 | 415 | 0 | 0 | 50 | 0 | 0 | 20 | 485 |
| Above $70,000 | 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 $21,000 | 48.4% | 0% | 0% | 0% | 0% | 0% | 0% | 41.9% |
| $21,001 to $35,000 | 13.3% | 0% | 0% | 0% | 0% | 33.3% | 0% | 14.3% |
| $35,001 to $56,000 | 11.2% | 0% | 0% | 0% | 0% | 0% | 0% | 9.8% |
| $56,001 to $70,000 | 10.3% | 0% | 0% | 0% | 0% | 0% | 0% | 9.9% |
| Above $70,000 | 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 $21,000 | 45.2% | 0% | 0% | 100% | 0% | 0% | 100% | 52.5% |
| $21,001 to $35,000 | 86.7% | 0% | 0% | 0% | 0% | 66.7% | 100% | 85.7% |
| $35,001 to $56,000 | 88.8% | 0% | 0% | 100% | 0% | 100% | 100% | 90.2% |
| $56,001 to $70,000 | 89.7% | 0% | 0% | 100% | 0% | 0% | 0% | 90.1% |
| Above $70,000 | 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

| 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 $21,000 | 27.3% | 100% | 0% | 80% | 0% | 0% | 77.8% | 45.5% |
| $21,001 to $35,000 | 14% | 0% | 0% | 0% | 0% | 0% | 28.6% | 14.3% |
| $35,001 to $56,000 | 11.9% | 0% | 0% | 0% | 0% | 0% | 60% | 13.8% |
| $56,001 to $70,000 | 0% | 0% | 0% | 0% | 0% | 0% | 50% | 7.7% |
| Above $70,000 | 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 $21,000 | 50% | 0% | 0% | 20% | 0% | 0% | 22.2% | 39.4% |
| $21,001 to $35,000 | 86% | 0% | 0% | 100% | 0% | 100% | 71.4% | **85.7%** |
| $35,001 to $56,000 | 88.1% | 100% | 0% | 100% | 0% | 100% | 40% | **86.2%** |
| $56,001 to $70,000 | 100% | 0% | 0% | 100% | 0% | 0% | 50% | **92.3%** |
| Above $70,000 | 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 $21,000 | 36% | 100% | 0% | 57.1% | 0% | 0% | 71.4% | 44.2% |
| $21,001 to $35,000 | 13.7% | 0% | 0% | 0% | 0% | 29.4% | 16.7% | 14.3% |
| $35,001 to $56,000 | 11.5% | 0% | 0% | 0% | 0% | 0% | 25% | 11.3% |
| $56,001 to $70,000 | 8.4% | 0% | 0% | 0% | 0% | 0% | 50% | 9.3% |
| Above $70,000 | 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 $21,000 | 48% | 0% | 0% | 42.9% | 0% | 0% | 28.6% | 44% |
| $21,001 to $35,000 | 86.3% | 0% | 0% | 100% | 0% | 70.6% | 83.3% | 85.7% |
| $35,001 to $56,000 | 88.5% | 100% | 0% | 100% | 0% | 100% | 75% | 88.7% |
| $56,001 to $70,000 | 91.6% | 0% | 0% | 100% | 0% | 0% | 50% | 90.7% |
| Above $70,000 | 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 $21,000 | 135 | 15 | 0 | 40 | 0 | 0 | 35 | 225 |
| $21,001 to $35,000 | 65 | 0 | 0 | 0 | 0 | 10 | 10 | 85 |
| $35,001 to $56,000 | 105 | 0 | 0 | 0 | 0 | 0 | 15 | 120 |
| $56,001 to $70,000 | 35 | 0 | 0 | 0 | 0 | 0 | 10 | 45 |
| Above $70,000 | 0 | 0 | 0 | 10 | 0 | 0 | 0 | 10 |
| **Total** | **340** | **15** | **0** | **50** | **0** | **10** | **70** | **485** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $21,000 | 180 | 0 | 0 | 30 | 0 | 0 | 14 | 224 |
| $21,001 to $35,000 | 410 | 0 | 0 | 25 | 0 | 24 | 50 | 509 |
| $35,001 to $56,000 | 810 | 15 | 0 | 25 | 0 | 45 | 45 | 940 |
| $56,001 to $70,000 | 380 | 0 | 0 | 50 | 0 | 0 | 10 | 440 |
| Above $70,000 | 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 $21,000 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **60** | **0** | **0** | **0** | **0** | **0** | **0** | **60** |
| **Total** | | | | | | | | |
| $0 to $21,000 | 375 | 15 | 0 | 70 | 0 | 0 | 49 | 509 |
| $21,001 to $35,000 | 475 | 0 | 0 | 25 | 0 | 34 | 60 | 594 |
| $35,001 to $56,000 | 915 | 15 | 0 | 25 | 0 | 45 | 60 | 1,060 |
| $56,001 to $70,000 | 415 | 0 | 0 | 50 | 0 | 0 | 20 | 485 |
| Above $70,000 | 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 $21,000 | $21,001 to $35,000 | $35,001 to $56,000 | $56,001 to $70,000 | Above $70,000 | 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 that 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 that 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 $21,000 | $21,001 to $35,000 | $35,001 to $56,000 | $56,001 to $70,000 | Above $70,000 | 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 that 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 that 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 that 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 $21,000 | 0 | 0 | 0 | 20 | 0 | 20 |
| $21,001 to $35,000 | 0 | 0 | 0 | 80 | 25 | 105 |
| $35,001 to $56,000 | 100 | 170 | 35 | 130 | 45 | 480 |
| $56,001 to $70,000 | 65 | 155 | 0 | 70 | 65 | 355 |
| Above $70,000 | 295 | 685 | 120 | 110 | 140 | 1,350 |
| Total | 460 | 1,010 | 155 | 410 | 275 | 2,310 |
| **Cost Burden** | | | | | | |
| $0 to $21,000 | 20 | 10 | 4 | 35 | 0 | 69 |
| $21,001 to $35,000 | 0 | 55 | 0 | 0 | 75 | 130 |
| $35,001 to $56,000 | 0 | 50 | 0 | 35 | 50 | 135 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 30 | 0 | 0 | 0 | 30 |
| Total | 20 | 145 | 4 | 70 | 125 | 364 |
| **Severe Cost Burden** | | | | | | |
| $0 to $21,000 | 20 | 20 | 0 | 20 | 15 | 75 |
| $21,001 to $35,000 | 0 | 10 | 0 | 0 | 30 | 40 |
| $35,001 to $56,000 | 30 | 15 | 0 | 0 | 0 | 45 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 50 | 45 | 0 | 20 | 45 | 160 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $21,000 | 0 | 10 | 0 | 0 | 0 | 10 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 10 | 0 | 0 | 0 | 10 |
| **Total** | | | | | | |
| $0 to $21,000 | 40 | 40 | 4 | 75 | 15 | 174 |
| $21,001 to $35,000 | 0 | 65 | 0 | 80 | 130 | 275 |
| $35,001 to $56,000 | 130 | 235 | 35 | 165 | 95 | 660 |
| $56,001 to $70,000 | 65 | 155 | 0 | 70 | 65 | 355 |
| Above $70,000 | 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 $21,000 | 0 | 25 | 0 | 35 | 15 | 75 |
| $21,001 to $35,000 | 0 | 70 | 10 | 60 | 10 | 150 |
| $35,001 to $56,000 | 30 | 75 | 15 | 45 | 160 | 325 |
| $56,001 to $70,000 | 0 | 35 | 20 | 10 | 45 | 110 |
| Above $70,000 | 0 | 230 | 15 | 20 | 120 | 385 |
| Total | 30 | 435 | 60 | 170 | 350 | 1,045 |
| **Cost Burden** | | | | | | |
| $0 to $21,000 | 10 | 20 | 0 | 10 | 35 | 75 |
| $21,001 to $35,000 | 0 | 50 | 4 | 25 | 55 | 134 |
| $35,001 to $56,000 | 0 | 30 | 10 | 0 | 15 | 55 |
| $56,001 to $70,000 | 0 | 20 | 0 | 0 | 0 | 20 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 10 | 120 | 14 | 35 | 105 | 284 |
| **Severe Cost Burden** | | | | | | |
| $0 to $21,000 | 0 | 20 | 20 | 20 | 70 | 130 |
| $21,001 to $35,000 | 0 | 0 | 0 | 35 | 0 | 35 |
| $35,001 to $56,000 | 0 | 0 | 0 | 15 | 0 | 15 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 20 | 20 | 70 | 70 | 180 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $21,000 | 40 | 0 | 0 | 0 | 10 | 50 |
| $21,001 to $35,000 | 40 | 0 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 40 | 0 | 0 | 0 | 10 | 50 |
| **Total** | | | | | | |
| $0 to $21,000 | 50 | 65 | 20 | 65 | 130 | 330 |
| $21,001 to $35,000 | 0 | 120 | 14 | 120 | 65 | 319 |
| $35,001 to $56,000 | 30 | 105 | 25 | 60 | 175 | 395 |
| $56,001 to $70,000 | 0 | 55 | 20 | 10 | 45 | 130 |
| Above $70,000 | 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 $21,000 | 14 | 50 | 64 |
| $21,001 to $35,000 | 20 | 35 | 55 |
| $35,001 to $56,000 | 10 | 125 | 135 |
| $56,001 to $70,000 | 20 | 10 | 30 |
| Above $70,000 | 0 | 55 | 55 |
| Total | 64 | 275 | 339 |
| **Built 1940 to 1979** | | | |
| $0 to $21,000 | 30 | 305 | 335 |
| $21,001 to $35,000 | 60 | 315 | 375 |
| $35,001 to $56,000 | 60 | 510 | 570 |
| $56,001 to $70,000 | 55 | 275 | 330 |
| Above $70,000 | 195 | 965 | 1,160 |
| Total | 400 | 2,370 | 2,770 |
| **Built 1980 or Later** | | | |
| $0 to $21,000 | 15 | 90 | 105 |
| $21,001 to $35,000 | 55 | 115 | 170 |
| $35,001 to $56,000 | 140 | 215 | 355 |
| $56,001 to $70,000 | 45 | 75 | 120 |
| Above $70,000 | 80 | 470 | 550 |
| Total | 335 | 965 | 1,300 |
| **Total** | | | |
| $0 to $21,000 | 59 | 445 | 504 |
| $21,001 to $35,000 | 135 | 465 | 600 |
| $35,001 to $56,000 | 210 | 850 | 1,060 |
| $56,001 to $70,000 | 120 | 360 | 480 |
| Above $70,000 | 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 $21,000 | 90 | 50 | 235 | 375 |
| $21,001 to $35,000 | 25 | 35 | 295 | 355 |
| $35,001 to $56,000 | 55 | 80 | 180 | 315 |
| $56,001 to $70,000 | 15 | 0 | 45 | 60 |
| Above $70,000 | 0 | 15 | 25 | 40 |
| Total | 185 | 180 | 780 | 1,145 |
| **Without Housing Problems** | | | | |
| $0 to $21,000 | 40 | 15 | 25 | 80 |
| $21,001 to $35,000 | 75 | 70 | 95 | 240 |
| $35,001 to $56,000 | 130 | 185 | 435 | 750 |
| $56,001 to $70,000 | 95 | 50 | 275 | 420 |
| Above $70,000 | 325 | 135 | 1,270 | 1,730 |
| Total | 665 | 455 | 2,100 | 3,220 |
| **Not Computed** | | | | |
| $0 to $21,000 | 40 | 0 | 20 | 60 |
| $21,001 to $35,000 | 0 | 0 | 0 | 0 |
| $35,001 to $56,000 | 0 | 0 | 0 | 0 |
| $56,001 to $70,000 | 0 | 0 | 0 | 0 |
| Above $70,000 | 0 | 0 | 0 | 0 |
| Total | 40 | 0 | 20 | 60 |
| **Total** | | | | |
| $0 to $21,000 | 170 | 65 | 280 | 515 |
| $21,001 to $35,000 | 100 | 105 | 390 | 595 |
| $35,001 to $56,000 | 185 | 265 | 615 | 1,065 |
| $56,001 to $70,000 | 110 | 50 | 320 | 480 |
| Above $70,000 | 325 | 150 | 1,295 | 1,770 |
| **Total** | 890 | 635 | 2,900 | 4,425 |

## 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.19.61 presents some basic statistics about the completed surveys.

**Table III.19.61**
**Survey of Rental Properties**
Riverton city
2021A 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 |
| 2021A | 24 | 393 | 3.1 | 12 |

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 38 single-family units in Riverton city, with 2 of them available. This translates into a vacancy rate of 5.3 percent in Riverton city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 96 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.19.62**
**Rental Vacancy Survey by Type**
Riverton city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 38 | 2 | 5.3% |
| Apartments | 96 | 0 | 0% |
| Mobile Homes | 8 | 0 | 0% |
| "Other" Units | 9 | 0 | 0% |
| Don't Know | 235 | 10 | 4.3% |
| **Total** | **393** | **12** | **3.1%** |

Table III.19.63, reports units by bedroom size. As can be seen there were 46 two-bedroom apartment units and 0 three-bedroom units. Overall, the 61 two bedroom units accounted for 15.5 percent of all units, and the 23 three bedroom units accounted for 5.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 263 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
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 | 1 | 40 | 0 | 0 | · | 41 |
| Two | 5 | 46 | 1 | 4 | · | 61 |
| Three | 12 | 0 | 7 | 4 | · | 23 |
| Four | 4 | 0 | 0 | 0 | · | 4 |
| Don't Know | 15 | 10 | 0 | 1 | 235 | 263 |
| **Total** | **38** | **96** | **8** | **9** | **235** | **393** |

Table III.19.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 8.3 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 0 percent.

**Table III.19.64**
**Single-Family Units by Bedroom Size**
Riverton city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 1 | 0 | 0% |
| Two | 5 | 0 | 0% |
| Three | 12 | 1 | 8.3% |
| Four | 4 | 0 | 0% |
| Don't know | 15 | 1 | 6.7% |
| **Total** | **38** | **2** | **5.3%** |

**Table III.19.65**
**Apartment Units by Bedroom Size**
Riverton city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 40 | 0 | 0% |
| Two | 46 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 10 | 0 | 0% |
| **Total** | **96** | **0** | **0%** |

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
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 | $673 | $0 | $0 | $673 |
| Two | $1,033 | $690 | $1,000 | $892 | $837 |
| Three | $1,060 | $835 | $825 | $983 | $959 |
| Four | $1,000 | $0 | $0 | $0 | $1,000 |
| **Total** | **$1,162** | **$686.7** | **$825** | **$900.8** | **$915** |

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
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 | $650 | $0 | $0 | $0 | $650 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$916.7** | **$200** | **$200** | **$0** | **$916.7** |

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 1,250 amd 1,500 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
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 | 6 | 1 | 16.7% |
| $750 to $999 | 6 | 1 | 16.7% |
| $1,000 to $1,249 | 3 | 0 | 0% |
| $1,250 to $1,499 | 12 | 0 | 0% |
| Above $1,500 | 1 | 0 | 0% |
| Missing | 10 | 0 | 0% |
| **Total** | **38** | **2** | **5.3%** |

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 0 percent.

**Table III.19.69**
**Apartment Market Rate Rents by Vacancy Status**
Riverton city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 50 | 0 | 0% |
| $750 to $999 | 24 | 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 | 22 | 0 | 0% |
| **Total** | **96** | **0** | **0%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.19.70, 10 respondents, or 52.6 percent, included some sort of utility in the rent.

**Table III.19.70**
**Are there any utilities included with the rent?**
Riverton city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 10 |
| No | 9 |
| **% Offering Utilities** | **52.6%** |

The type of utility included in the rent is shown in Table III.19.71. There were 32 respondents who included electricity, 32 respondents who included natural gas, 334 respondents who included water and sewer and 335 respondents included trash collection in the rent.

**Table III.19.71**
**Which utilities are included with the rent?**
Riverton city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 32 |
| Natural Gas | 32 |
| Water/Sewer | 334 |
| Trash Collection | 335 |

## Perceived Need for Housing Units

Table III.19.72, 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 42 number of persons on the wait list.

**Table III.19.72**
**Do you keep a waiting list?**
Riverton city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 3 |
| No | 16 |
| **Waitlist Size** | **42** |

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 108 units were in good condition, or 27.5 percent and 15 units, or 3.8 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.19.73**
**Condition by Unit Type**
Riverton city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 235 | 59.8% |
| Average | 15 | 3.8% |
| Good | 108 | 27.5% |
| Excellent | 25 | 6.4% |
| Don't Know | 0 | 0% |
| **Total** | **393** | **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 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 3 respondents indicated they would prefer more units of any type.

**Table III.19.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Riverton city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 1 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 3 |
| **Total** | **4** |

## 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).

**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** |

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.19.76, 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.19.76**
**Total Estimated Housing Forecast**
Riverton city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 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 |

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 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.

As can be seen in 2030 an estimated additional 208 owner-occupied and 68 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 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 2020 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

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 6 | 13 | 20 | 26 | 31 | 36 |
| % | 0 | 9 | 20 | 30 | 39 | 47 | 55 |
| % | 0 | 21 | 48 | 73 | 94 | 114 | 133 |
| % | 0 | 9 | 20 | 30 | 39 | 47 | 55 |
| 5% | 0 | 10 | 22 | 34 | 44 | 53 | 62 |
| | 0 | 36 | 84 | 128 | 165 | 199 | 233 |
| | **0** | **89** | **208** | **316** | **408** | **491** | **575** |
| | | | | **Renter** | | | |
| | 0 | 3 | 14 | 25 | 33 | 40 | 47 |
| % | 0 | 3 | 14 | 23 | 31 | 38 | 45 |
| % | 0 | 4 | 17 | 30 | 40 | 48 | 57 |
| % | 0 | 1 | 5 | 8 | 10 | 13 | 15 |
| 5% | 0 | 1 | 5 | 8 | 11 | 13 | 16 |
| | 0 | 3 | 13 | 22 | 30 | 36 | 43 |
| | **0** | **13** | **68** | **116** | **155** | **188** | **222** |
| | | | | **Total** | | | |
| | 0 | 9 | 28 | 45 | 59 | 71 | 83 |
| % | 0 | 11 | 34 | 54 | 71 | 85 | 100 |
| % | 0 | 24 | 66 | 103 | 134 | 162 | 190 |
| % | 0 | 10 | 25 | 38 | 50 | 60 | 70 |
| 5% | 0 | 11 | 27 | 42 | 55 | 66 | 77 |
| | 0 | 39 | 97 | 150 | 195 | 235 | 276 |
| | **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 2020, the base year, the total housing need set at the 1,043 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) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 142 | 149 | 157 | 164 | 169 | 175 | 180 |
| 30.1-50% | 161 | 171 | 183 | 193 | 202 | 210 | 218 |
| 50.1-80% | 189 | 212 | 240 | 265 | 286 | 305 | 325 |
| 80.1-95% | 14 | 23 | 34 | 45 | 54 | 62 | 70 |
| 95.1-115% | 14 | 24 | 37 | 48 | 58 | 67 | 76 |
| 115+% | 28 | 65 | 113 | 157 | 194 | 228 | 262 |
| **Total** | **548** | **644** | **763** | **871** | **963** | **1,046** | **1,130** |
| **Renter** | | | | | | | |
| 0-30% | 198 | 207 | 219 | 229 | 237 | 244 | 251 |
| 30.1-50% | 162 | 170 | 181 | 191 | 199 | 205 | 212 |
| 50.1-80% | 99 | 106 | 120 | 132 | 142 | 150 | 159 |
| 80.1-95% | 9 | 10 | 14 | 17 | 20 | 22 | 24 |
| 95.1-115% | 27 | 29 | 33 | 36 | 39 | 41 | 43 |
| 115+% | 0 | 3 | 13 | 22 | 30 | 36 | 43 |
| **Total** | **496** | **525** | **579** | **627** | **666** | **699** | **733** |
| **Total** | | | | | | | |
| 0-30% | 340 | 357 | 376 | 393 | 407 | 419 | 431 |
| 30.1-50% | 323 | 341 | 364 | 384 | 401 | 415 | 430 |
| 50.1-80% | 288 | 318 | 359 | 397 | 428 | 456 | 484 |
| 80.1-95% | 23 | 33 | 48 | 62 | 73 | 84 | 94 |
| 95.1-115% | 41 | 53 | 69 | 84 | 97 | 108 | 119 |
| 115+% | 28 | 67 | 126 | 179 | 224 | 264 | 304 |
| **Total** | **1,043** | **1,169** | **1,343** | **1,499** | **1,630** | **1,746** | **1,864** |

# Rock Springs city

# Rock Springs city

## Demographics

### Population Estimates

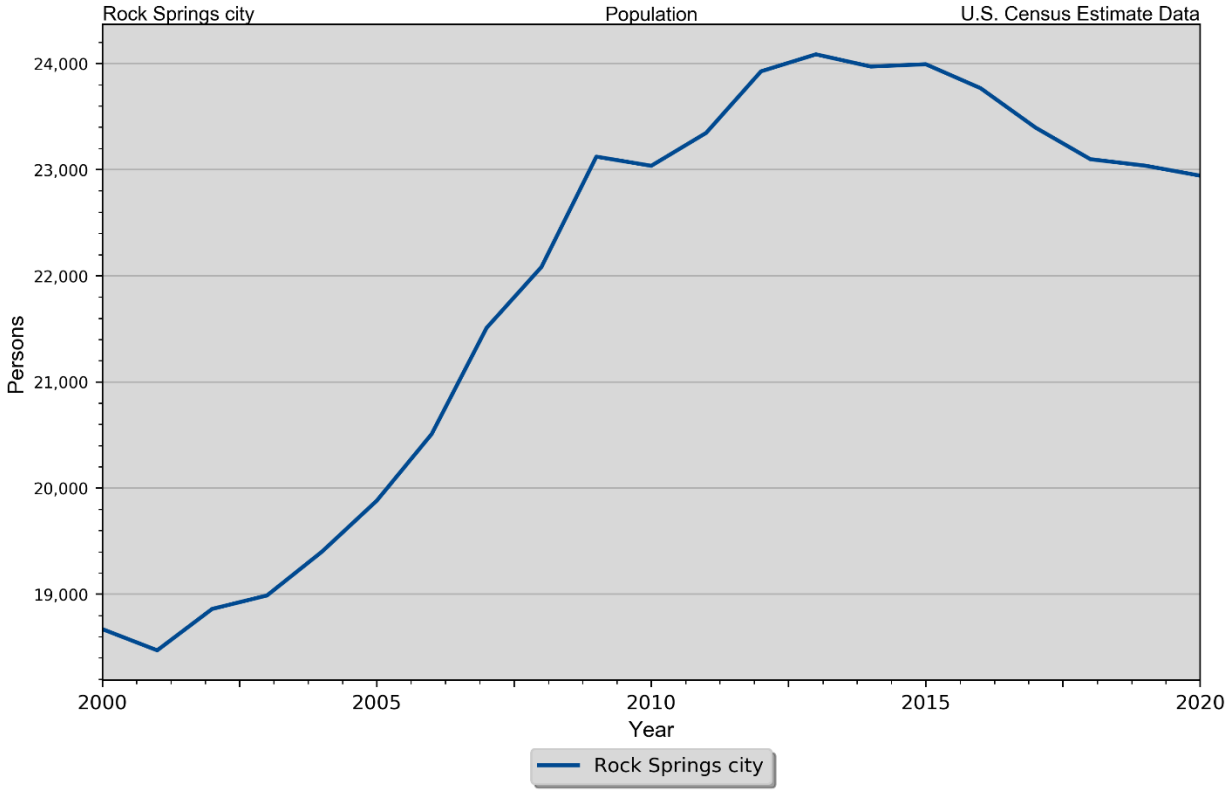
Table III.20.1, at right shows the population for Rock Springs city. The 2020 estimates indicate that Rock Springs city's population decreased from 23,036 in 2010 to 22,943 in 2020, or by -0.4 percent.

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

**Table III.20.1**
**Population Estimates**
Rock Springs city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 18,671 | . |
| 2001 | 18,471 | -1.1% |
| 2002 | 18,861 | 2.1% |
| 2003 | 18,988 | 0.7% |
| 2004 | 19,400 | 2.2% |
| 2005 | 19,881 | 2.5% |
| 2006 | 20,509 | 3.2% |
| 2007 | 21,509 | 4.9% |
| 2008 | 22,083 | 2.7% |
| 2009 | 23,122 | 4.7% |
| 2010 | 23,036 | -0.4% |
| 2011 | 23,346 | 1.3% |
| 2012 | 23,926 | 2.5% |
| 2013 | 24,086 | 0.7% |
| 2014 | 23,971 | -0.5% |
| 2015 | 23,993 | 0.1% |
| 2016 | 23,767 | -0.9% |
| 2017 | 23,396 | -1.6% |
| 2018 | 23,098 | -1.3% |
| 2019 | 23,037 | -0.3% |
| 2020 | 22,943 | -0.4% |

**Diagram III.20.1**
**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.

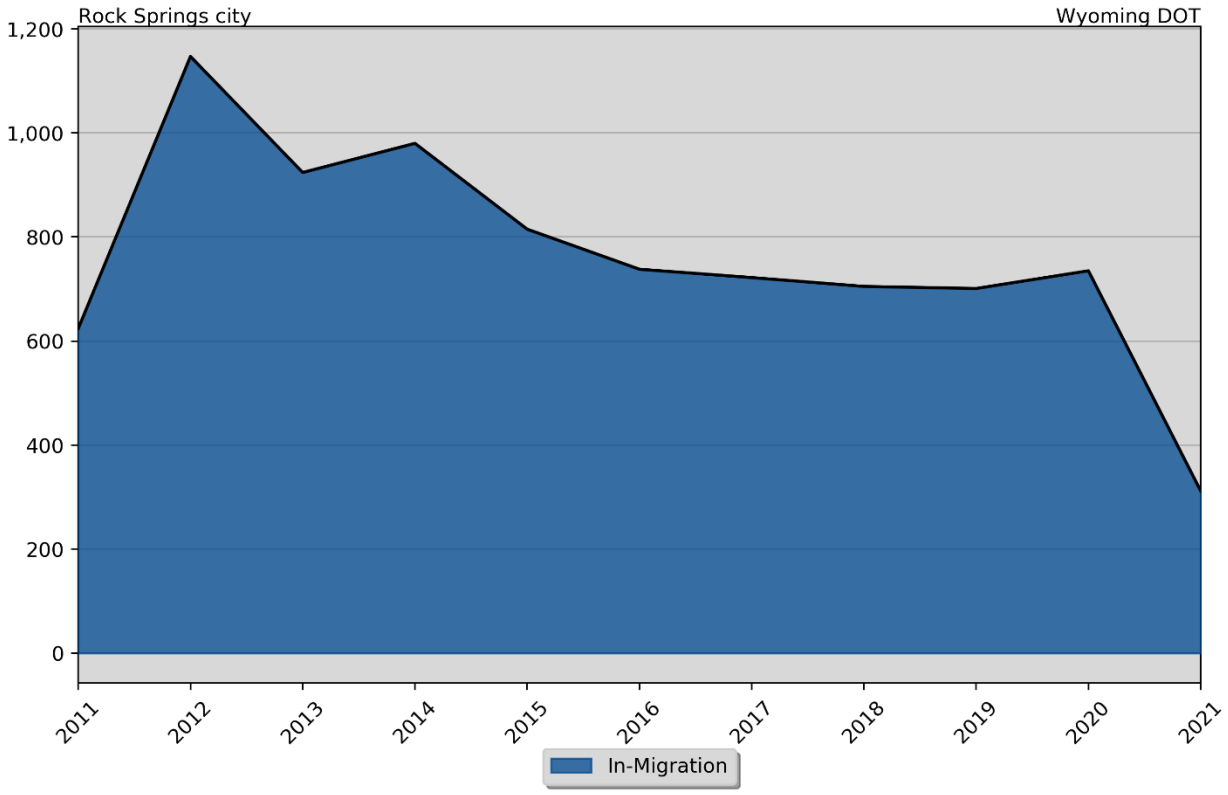
Table III.20.2 shows in-migration between 2011 and the first half of 2021 for Rock Springs city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sweetwater County to display net- and out-migration.

**Table III.20.2**
**In-Migration by Age Cohort**
Rock Springs city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 9 | 13 | 14 | 10 | 6 | 8 | 10 | 10 | 16 | 16 | 2 |
| 18-22 | 91 | 148 | 136 | 125 | 104 | 73 | 73 | 75 | 75 | 80 | 25 |
| 23-25 | 82 | 162 | 114 | 127 | 93 | 72 | 79 | 66 | 75 | 55 | 30 |
| 26-35 | 223 | 380 | 291 | 349 | 256 | 263 | 243 | 232 | 186 | 197 | 82 |
| 36-45 | 119 | 213 | 169 | 169 | 154 | 139 | 139 | 145 | 136 | 161 | 66 |
| 46-55 | 74 | 149 | 126 | 121 | 124 | 100 | 85 | 80 | 113 | 100 | 34 |
| 56-65 | 18 | 61 | 54 | 64 | 58 | 58 | 67 | 62 | 65 | 68 | 45 |
| 66 + | 8 | 21 | 20 | 15 | 20 | 25 | 26 | 35 | 35 | 58 | 28 |
| **Total** | **624** | **1,147** | **924** | **980** | **815** | **738** | **722** | **705** | **701** | **735** | **312** |

The shaded area in Diagram III.20.2 represents in-migration, as seen, the maximum net migration occurred in 2012 with 1,147 people entering Rock Springs city.

**Diagram III.20.2**
**In-Migration**



The driver's license total exchanges since 2000 for Sweetwater County are presented in Diagram III.20.3, and showed a net migration of 1,051 persons over the time period. In 2008, there were a total of 1,905 in-migrations and 1,170 out-migrations, for a net-migration of 735 people. In the first half of 2021, there were 465 in-migrants, 732 out-migrants for a net out-migration of -267 people. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 entering Sweetwater County.

During the past five years, there have been zero years of positive net-migration. This means that Sweetwater County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 2,178 persons leaving Sweetwater County since 2017.Wyoming DOT data indicates that there was a net decrease of 267 people in the most recent year.

**Diagram III.20.3**
**Migration Trends**

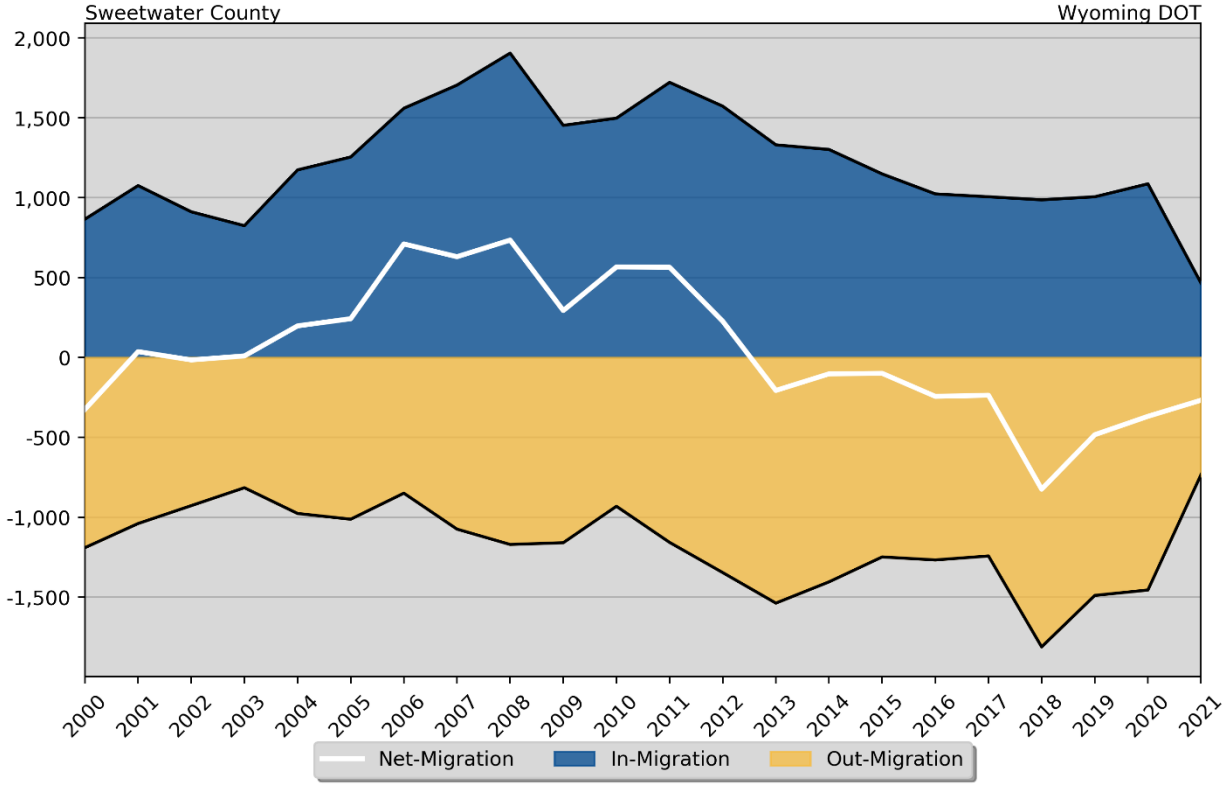


Table III.20.3, shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 8 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 80 persons leaving Sweetwater County.

**Table III.20.3**
**Net-Migration by Age Range**
Sweetwater Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 4 | 12 | 7 | 13 | 5 | 16 | -1 | 1 | 0 | 5 | -4 | 2 | 1 | -8 |
| 18-22 | 84 | 30 | 94 | 94 | 69 | 37 | 32 | 15 | -25 | -18 | -61 | -63 | -40 | -27 |
| 23-25 | 128 | 49 | 81 | 141 | 72 | 8 | 26 | 10 | 1 | -6 | -44 | -13 | -17 | -18 |
| 26-35 | 279 | 132 | 205 | 214 | 67 | -92 | 37 | -51 | -37 | -79 | -201 | -193 | -164 | -80 |
| 36-45 | 215 | 68 | 117 | 105 | 43 | -42 | -40 | -18 | -47 | -38 | -160 | -63 | -54 | -57 |
| 46-55 | 87 | 36 | 54 | 38 | 33 | -45 | -36 | 26 | -34 | -34 | -167 | -55 | -31 | -40 |
| 56-65 | -42 | -20 | 6 | -17 | -47 | -74 | -77 | -66 | -69 | -32 | -145 | -72 | -58 | -24 |
| 66 + | -20 | -13 | 3 | -23 | -15 | -14 | -43 | -16 | -32 | -34 | -42 | -26 | -5 | -13 |
| **Total** | **735** | **294** | **567** | **565** | **227** | **-206** | **-102** | **-99** | **-243** | **-236** | **-824** | **-483** | **-368** | **-267** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[39], 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.

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## Population Characteristics

The Rock Springs city population by race and ethnicity is shown in Table III.20.4. The white population represented 92.9 percent of the population in 2019, compared with black populations accounting for 2.1 percent of the population in 2019. Hispanic households represented 12.1 percent of the population in 2019.

**Table III.20.4**
**Population by Race and Ethnicity**
Rock Springs city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 19,907 | 86.4% | 21,673 | 92.9% |
| Black | 323 | 1.4% | 493 | 2.1% |
| American Indian | 189 | 0.8% | 194 | 0.8% |
| Asian | 248 | 1.1% | 139 | 0.6% |
| Native Hawaiian/ Pacific Islander | 29 | 0.1% | 0 | 0% |
| Other | 1,734 | 7.5% | 141 | 0.6% |
| Two or More Races | 606 | 2.6% | 679 | 2.9% |
| **Total** | **23,036** | **100.0%** | **23,319** | **100.0%** |
| **Non-Hispanic** | 19,265 | 83.6% | 20,489 | 87.9% |
| **Hispanic** | 3,771 | 16.4% | 2,830 | 12.1% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.20.5. During this time, the total non-Hispanic population was 20,489 persons in 2019, while the Hispanic population was 2,830.

**Table III.20.5**
**Population by Race and Ethnicity**
Rock Springs city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 18,217 | 94.6% | 19,256 | 94% |
| Black | 305 | 1.6% | 479 | 2.3% |
| American Indian | 133 | 0.7% | 165 | 0.8% |
| Asian | 244 | 1.3% | 121 | 0.6% |
| Native Hawaiian/ Pacific Islander | 29 | 0.2% | 0 | 0% |
| Other | 15 | 0.1% | 16 | 0.1% |
| Two or More Races | 322 | 1.7% | 452 | 2.2% |
| **Total Non-Hispanic** | **19,265** | **100.0%** | **20,489** | **100.0%** |
| **Hispanic** | | | | |
| White | 1,690 | 44.8% | 2,417 | 85.4% |
| Black | 18 | 0.5% | 14 | 0.5% |
| American Indian | 56 | 1.5% | 29 | 1% |
| Asian | 4 | 0.1% | 18 | 0.6% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 1,719 | 45.6% | 125 | 4.4% |
| Two or More Races | 284 | 7.5% | 227 | 8% |
| **Total Hispanic** | **3,771** | **100.0** | **2,830** | **100.0%** |
| **Total Population** | **23,036** | **100.0%** | **23,319** | **100.0%** |

## Cohorts

Table III.20.6 shows the population distribution in Rock Springs city by age. In 2010, children under the age of 5 accounted for 8.7 percent of the total population, which compared to 8.1 percent in 2019.

**Table III.20.6**
**Population Distribution by Age**
Rock Springs city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 2,005 | 8.7 | 1,887 | 8.1 |
| 5 to 19 | 4,799 | 20.8 | 5,129 | 22 |
| 20 to 24 | 1,923 | 8.3 | 1,584 | 6.8 |
| 25 to 34 | 4,010 | 17.4 | 3,573 | 15.3 |
| 35 to 54 | 5,973 | 25.9 | 6,015 | 25.8 |
| 55 to 64 | 2,462 | 10.7 | 2,714 | 11.6 |
| 65 or Older | 1,864 | 8.1 | 2,417 | 10.4 |
| **Total** | **23,036** | **100%** | **23,319** | **100%** |

Table III.20.7 shows the population in Rock Springs city by age and gender. In 2010, there were 4,010 people aged 25 to 34, made up of 2,183 men, and 1,827 women. In comparison, in 2019, there were 3,573 people in the 25 to 34 age cohort, with 1,936 men and 1,637 women.

**Table III.20.7**
**Population by Age and Gender**
Rock Springs 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 | 1,026 | 979 | 2,005 | 8.7% | 1,075 | 812 | 1,887 | 8.1% |
| 5 to 19 | 2,493 | 2,306 | 4,799 | 20.8% | 2,538 | 2,591 | 5,129 | 22% |
| 20 to 24 | 978 | 945 | 1,923 | 8.3% | 732 | 852 | 1,584 | 6.8% |
| 25 to 34 | 2,183 | 1,827 | 4,010 | 17.4% | 1,936 | 1,637 | 3,573 | 15.3% |
| 35 to 54 | 3,171 | 2,802 | 5,973 | 25.9% | 3,115 | 2,900 | 6,015 | 25.8% |
| 55 to 64 | 1,299 | 1,163 | 2,462 | 10.7% | 1,435 | 1,279 | 2,714 | 11.6% |
| 65 and Older | 853 | 1,011 | 1,864 | 8.1% | 1,152 | 1,265 | 2,417 | 10.4% |
| **Total** | **12,003** | **11,033** | **23,036** | **100%** | **11,983** | **11,336** | **23,319** | **100%** |

**Diagram III.20.4**
**Population Distribution by Age**
Rock Springs city
2010 Census and 2019 Five-Year ACS Data

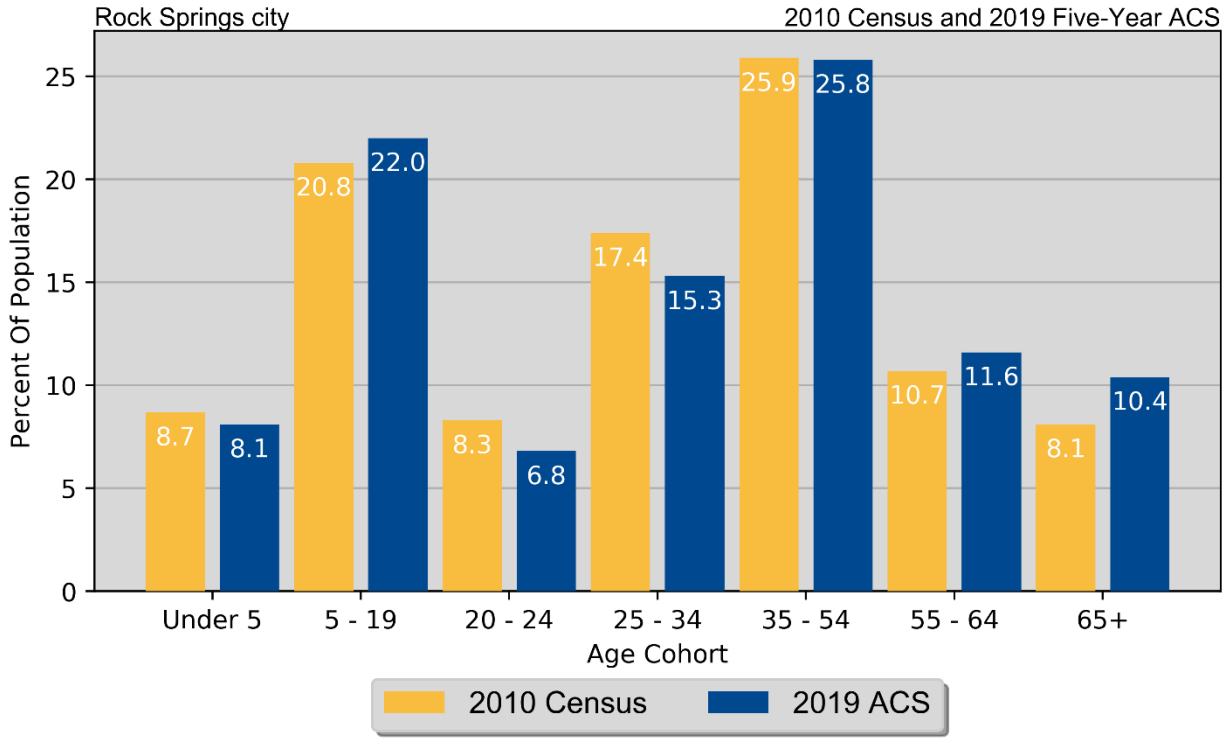
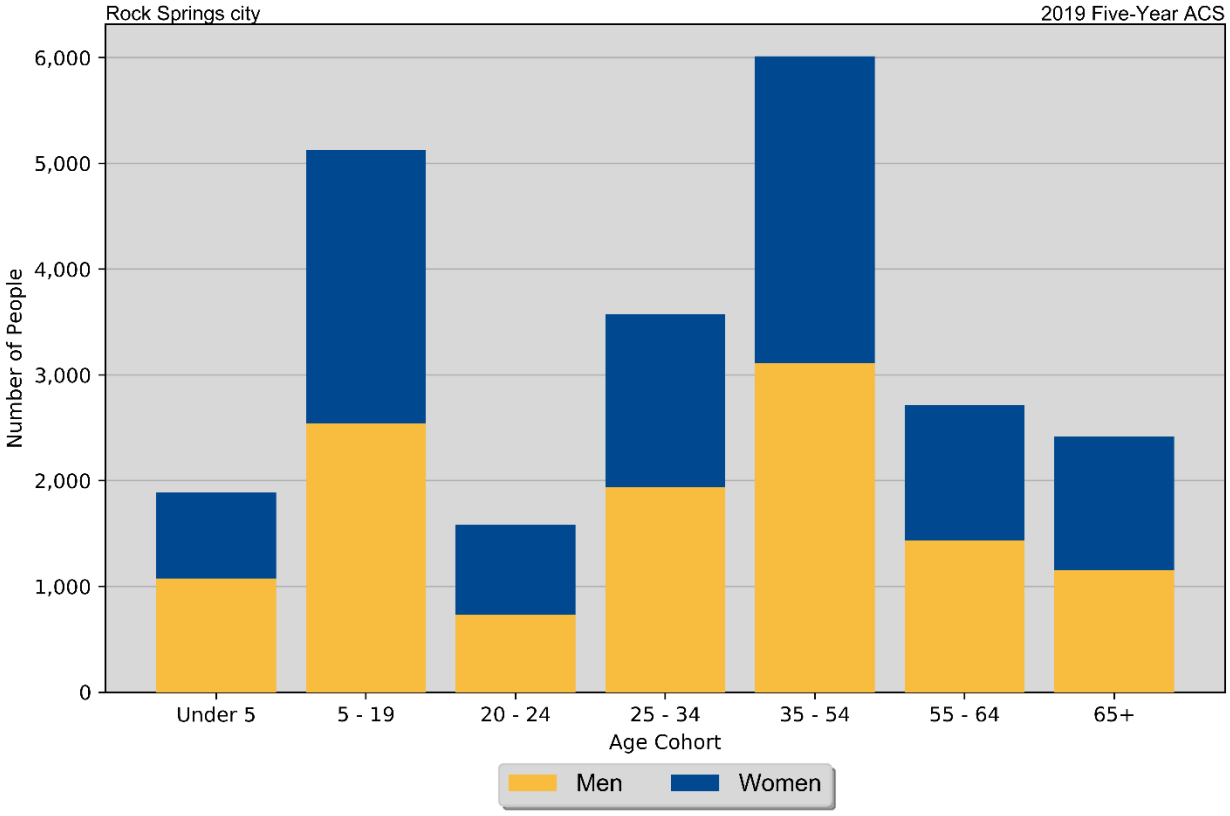


**Diagram III.20.5**
**Population Distribution by Age and Gender**
Rock Springs city
2019 Five-Year ACS



## 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.20.8, between 2000 and 2010, the institutionalized population changed 5.7 percent in Rock Springs city, from 70 people in 2000 to 74 in 2010.

**Table III.20.8**
**Group Quarters Population**
Rock Springs 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 | 6 | 8.6% | 0 | 0% | -100% |
| Juvenile Facilities | . | . | 9 | 12.2% | . |
| Nursing Homes | 64 | 91.4% | 65 | 87.8% | 1.6% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **70** | **100.0%** | **74** | **100.0%** | **5.7%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 327 | 83% | 363 | 87.9% | 11% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 67 | 17% | 50 | 12.1% | -25.4% |
| Total | **394** | **100.0%** | **413** | **100.0%** | **4.8%** |
| Group Quarters Population | **464** | **100.0%** | **487** | **100.0%** | **5%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.20.9. An estimated 1.2 percent of the population was born in Mexico , some 0.5 percent were born in Peru , and another 0.3 percent were born in England .

**Table III.20.9**
**Place of Birth for the Foreign-Born Population**
Rock Springs city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 276 | 1.2% |
| #2 country of origin | Peru | 126 | 0.5% |
| #3 country of origin | England | 77 | 0.3% |
| #4 country of origin | Guatemala | 74 | 0.3% |
| #5 country of origin | Venezuela | 60 | 0.3% |
| #6 country of origin | Senegal | 36 | 0.2% |
| #7 country of origin | Philippines | 35 | 0.2% |
| #8 country of origin | Germany | 25 | 0.1% |
| #9 country of origin | Ghana | 25 | 0.1% |
| #10 country of origin | Canada | 19 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.20.10. An estimated 2.4 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Asian and Pacific Island languages .

**Table III.20.10**
**Limited English Proficiency and Language Spoken at Home**
Rock Springs city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 510 | 2.4% |
| #2 LEP Language | Other Asian and Pacific Island languages | 31 | 0.1% |
| #3 LEP Language | Russian, Polish, or other Slavic languages | 19 | 0.1% |
| #4 LEP Language | French, Haitian, or Cajun | 18 | 0.1% |
| #5 LEP Language | Other Indo-European languages | 11 | 0.1% |
| #6 LEP Language | German or other West Germanic languages | 4 | 0% |
| #7 LEP Language | Other and unspecified languages | 4 | 0% |
| #8 LEP Language | Korean | 2 | 0% |
| #9 LEP Language | Chinese | 1 | 0% |
| #10 LEP Language | Arabic | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.20.11, below. The disability rate for females was 10.2 percent, compared to 12.8 percent for males. The disability rate grew precipitously higher with age, with 49.7 percent of those over 75 experiencing a disability.

**Table III.20.11**
**Disability by Age**
Rock Springs 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 | 188 | 8.5% | 69 | 3% | 257 | 5.7% |
| 18 to 34 | 356 | 12% | 145 | 5.2% | 501 | 8.7% |
| 35 to 64 | 561 | 12.3% | 564 | 13.5% | 1,125 | 12.9% |
| 65 to 74 | 274 | 34.9% | 123 | 16.4% | 397 | 25.8% |
| 75 or Older | 155 | 43.5% | 244 | 54.6% | 399 | 49.7% |
| **Total** | **1,534** | **12.8%** | **1,145** | **10.2%** | **2,679** | **11.5%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.20.12. Some 4.8 percent have an ambulatory disability, 4.2 have an independent living disability, and 1.5 percent have a self-care disability.

**Table III.20.12**
**Total Disabilities Tallied: Aged 5 and Older**
Rock Springs city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 970 | 4.2% |
| Vision disability | 628 | 2.7% |
| Cognitive disability | 895 | 4.2% |
| Ambulatory disability | 1,017 | 4.8% |
| Self-Care disability | 318 | 1.5% |
| Independent living difficulty | 701 | 4.2% |

## Education and Employment

Education and employment data from the Rock Springs city 2019 Five-Year ACS is presented in Table III.20.13, Table III.20.14, and Table III.20.15. In 2019, 12,481 people were in the labor force, including 11,866 employed and 615 unemployed people. The unemployment rate for Rock Springs city was estimated at 4.9 percent in 2019.

**Table III.20.13**
**Employment, Labor Force and Unemployment**
Rock Springs city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 11,866 |
| Unemployed | 615 |
| **Labor Force** | **12,481** |
| Unemployment Rate | 4.9% |

Table III.20.14 and Table III.20.15 show educational attainment in Rock Springs city. In 2019, 93 percent of households had a high school education or greater, including 31.9 percent with a high school diploma or equivalent, 37.3 percent with some college, 15 percent with a Bachelor's Degree, and 8.7 percent with a graduate or professional degree.

**Table III.20.14**
**High School or Greater Education**
Rock Springs city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 15,704 |
| Total Households | 8,352 |
| **Percent High School or Above** | **93%** |

**Table III.20.15**
**Educational Attainment**
Rock Springs city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 1,184 | 7% |
| High School or Equivalent | 5,393 | 31.9% |
| Some College or Associates Degree | 6,305 | 37.3% |
| Bachelor's Degree | 2,535 | 15% |
| Graduate or Professional Degree | 1,471 | 8.7% |
| **Total Population Above 18 years** | **16,888** | **100.0%** |

## Commuting Patterns

Table III.20.16 shows the place of work by county of residence. In 2010 95.7 percent of residents worked within the county they reside with 3.3 percent working outside their home county. This compares to 98.1 percent of residents in 2019 who worked within the county in which they resided and 1 percent of residents worked outside their home county but still within the state.

**Table III.20.16**
**Place of Work**
Rock Springs 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 | 11,046 | 95.7% | 11,492 | 98.1% |
| Worked outside county of residence | 377 | 3.3% | 117 | 1% |
| Worked outside state of residence | 116 | 1% | 104 | 0.9% |
| **Total** | **11,539** | **100.0%** | **11,713** | **100.0%** |

Table III.20.17 shows the aggregate travel time to work based on place of work and residence. In Rock Springs city the total aggregate travel time was 201,005 minutes, with residents working in their home county spending a total of 191,690 minutes traveling.

**Table III.20.17**
**Aggregate Travel Time to Work (in Minutes)**
Rock Springs 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 | 172,335 | 80.3% | 191,690 | 95.4% |
| Worked outside county of residence | 28,555 | 13.3% | 6,715 | 3.3% |
| Worked outside State of residence | 13,785 | 6.4% | 2,600 | 1.3% |
| **Aggregate travel time to work (in minutes):** | **214,670** | **100.0%** | **201,005** | **100.0%** |

Table III.20.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 214,670 minutes. Residents working within their home county spent an average of 16.7 minutes commuting to work, with those working outside their county of residence spending an average of 57.4 minutes on their commute.

| Table III.20.18<br>Average Travel Time to Work (in Minutes)<br>Rock Springs city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 15.6 | 16.7 |
| Worked outside county of residence | 75.7 | 57.4 |
| Worked outside State of residence | 118.8 | 25 |
| **Average travel time to work (in minutes):** | **18.6** | **17.2** |

Table III.20.19 shows the means of transportation to work. In 2019, 78 percent of commuters drove alone in a car, truck, or van. Only 14.5 percent carpooled, with an additional 2.7 percent taking public transportation. Also, there were 226 persons or 1.9 percent who worked from home.

| Table III.20.19<br>Means of Transportation to Work<br>Rock Springs city<br>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 | 8,803 | 76.3% | 9,134 | 78% |
| Car, truck, or van: Carpooled: | 1,745 | 15.1% | 1,698 | 14.5% |
| Public transportation (excluding taxicab): | 421 | 3.6% | 311 | 2.7% |
| Taxicab | 0 | 0% | 50 | 0.4% |
| Motorcycle | 25 | 0.2% | 80 | 0.7% |
| Bicycle | 13 | 0.1% | 17 | 0.1% |
| Walked | 267 | 2.3% | 142 | 1.2% |
| Other means | 40 | 0.3% | 55 | 0.5% |
| Worked at home | 225 | 1.9% | 226 | 1.9% |
| **Total** | **11,539** | **100.0%** | **11,713** | **100.0%** |

Table III.20.20 shows the breakdown of the means of transportation by tenure. In 2019, 59.6 percent of commuters owned their home and commuted alone by car, which compares to 58.8 percent in 2010. There were also 2,174 renters who drove alone in 2019 and accounted for 18.7 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 64 renters, or 0.5 percent taking public transportation.

**Table III.20.20**
**Means Of Transportation To Work By Tenure**
Rock Springs 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 | 6,612 | 58.8% | 6,939 | 59.6% |
| Renter | 2,127 | 18.9% | 2,174 | 18.7% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 862 | 7.7% | 1,323 | 11.4% |
| Renter | 784 | 7% | 366 | 3.1% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 397 | 3.5% | 246 | 2.1% |
| Renter | 24 | 0.2% | 64 | 0.5% |
| **Walked:** | | | | |
| Owner | 96 | 0.9% | 39 | 0.3% |
| Renter | 92 | 0.8% | 69 | 0.6% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 63 | 0.6% | 160 | 1.4% |
| Renter | 9 | 0.1% | 42 | 0.4% |
| **Worked at home:** | | | | |
| Owner | 167 | 1.5% | 218 | 1.9% |
| Renter | 21 | 0.2% | 8 | 0.1% |
| **Total:** | **11,254** | **100.0%** | **11,648** | **100.0%** |

# ECONOMICS

## Labor Force

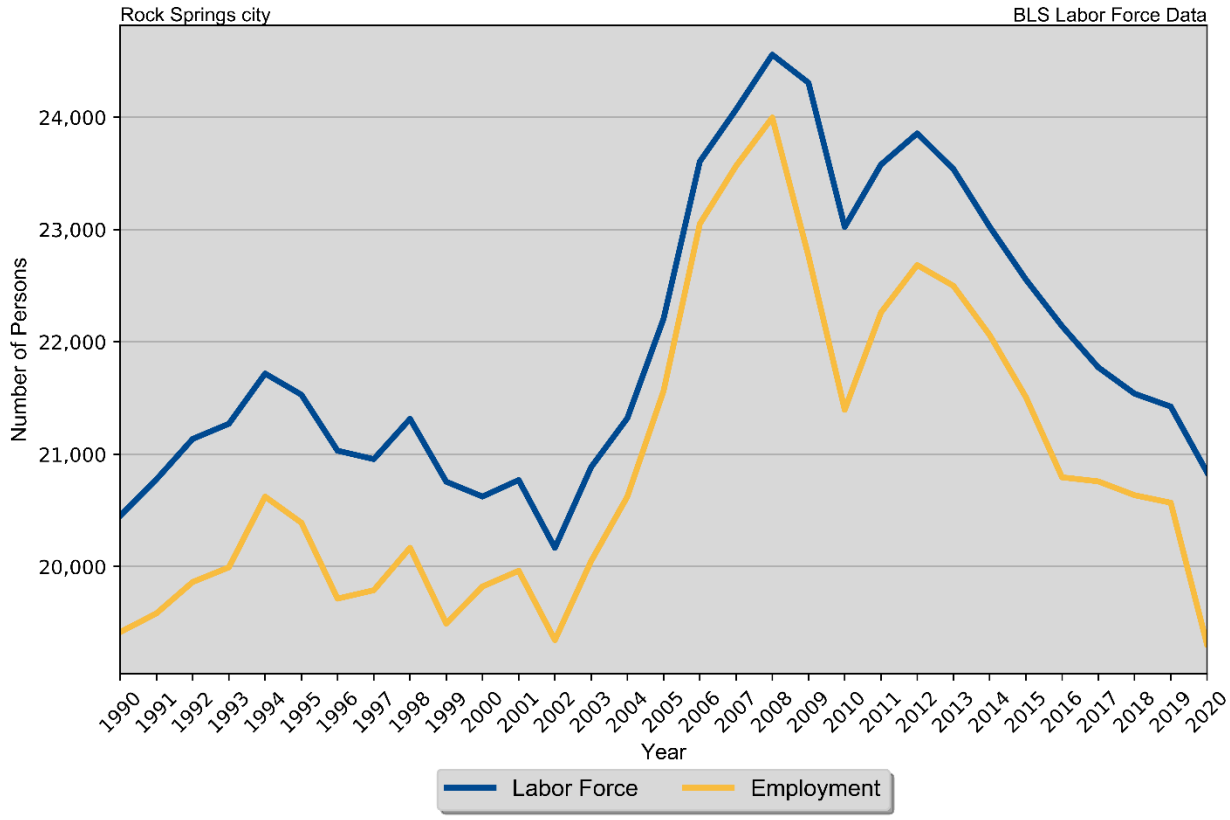
Table III.20.21, shows the labor force statistics for Rock Springs city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.1 percent. The highest level of unemployment occurred during 2020 rising to a rate of 7.4 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Rock Springs city increased from 4 percent in 2019 to 7.4 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.20.21**
**Labor Force Statistics**
Rock Springs city
1990 - 2020 BLS Data

| Year | Rock Springs city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 1,036 | 19,416 | 20,452 | 5.1% | 5.1% |
| 1991 | 1,193 | 19,583 | 20,776 | 5.7% | 5% |
| 1992 | 1,274 | 19,862 | 21,136 | 6% | 5.4% |
| 1993 | 1,278 | 19,993 | 21,271 | 6% | 5.3% |
| 1994 | 1,096 | 20,622 | 21,718 | 5% | 4.9% |
| 1995 | 1,140 | 20,390 | 21,530 | 5.3% | 4.8% |
| 1996 | 1,317 | 19,714 | 21,031 | 6.3% | 5% |
| 1997 | 1,167 | 19,789 | 20,956 | 5.6% | 4.8% |
| 1998 | 1,148 | 20,167 | 21,315 | 5.4% | 4.8% |
| 1999 | 1,263 | 19,492 | 20,755 | 6.1% | 4.7% |
| 2000 | 801 | 19,822 | 20,623 | 3.9% | 3.8% |
| 2001 | 808 | 19,962 | 20,770 | 3.9% | 3.8% |
| 2002 | 821 | 19,345 | 20,166 | 4.1% | 4% |
| 2003 | 836 | 20,049 | 20,885 | 4% | 4.3% |
| 2004 | 698 | 20,623 | 21,321 | 3.3% | 3.8% |
| 2005 | 643 | 21,564 | 22,207 | 2.9% | 3.6% |
| 2006 | 555 | 23,051 | 23,606 | 2.4% | 3% |
| 2007 | 502 | 23,566 | 24,068 | 2.1% | 2.6% |
| 2008 | 560 | 23,997 | 24,557 | 2.3% | 2.9% |
| 2009 | 1,543 | 22,764 | 24,307 | 6.3% | 6.3% |
| 2010 | 1,628 | 21,395 | 23,023 | 7.1% | 6.9% |
| 2011 | 1,317 | 22,261 | 23,578 | 5.6% | 6.2% |
| 2012 | 1,172 | 22,684 | 23,856 | 4.9% | 5.5% |
| 2013 | 1,040 | 22,499 | 23,539 | 4.4% | 4.8% |
| 2014 | 965 | 22,061 | 23,026 | 4.2% | 4.3% |
| 2015 | 1,047 | 21,509 | 22,556 | 4.6% | 4.2% |
| 2016 | 1,346 | 20,794 | 22,140 | 6.1% | 5.4% |
| 2017 | 1,015 | 20,758 | 21,773 | 4.7% | 4.3% |
| 2018 | 904 | 20,635 | 21,539 | 4.2% | 4% |
| 2019 | 856 | 20,568 | 21,424 | 4% | 3.7% |
| 2020 | 1,532 | 19,308 | 20,840 | 7.4% | 5.8% |

Diagram III.20.6, shows the employment and labor force for Rock Springs city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 19,308 persons, with the labor force reaching 20,840, indicating there were a total of 1,532 unemployed persons.

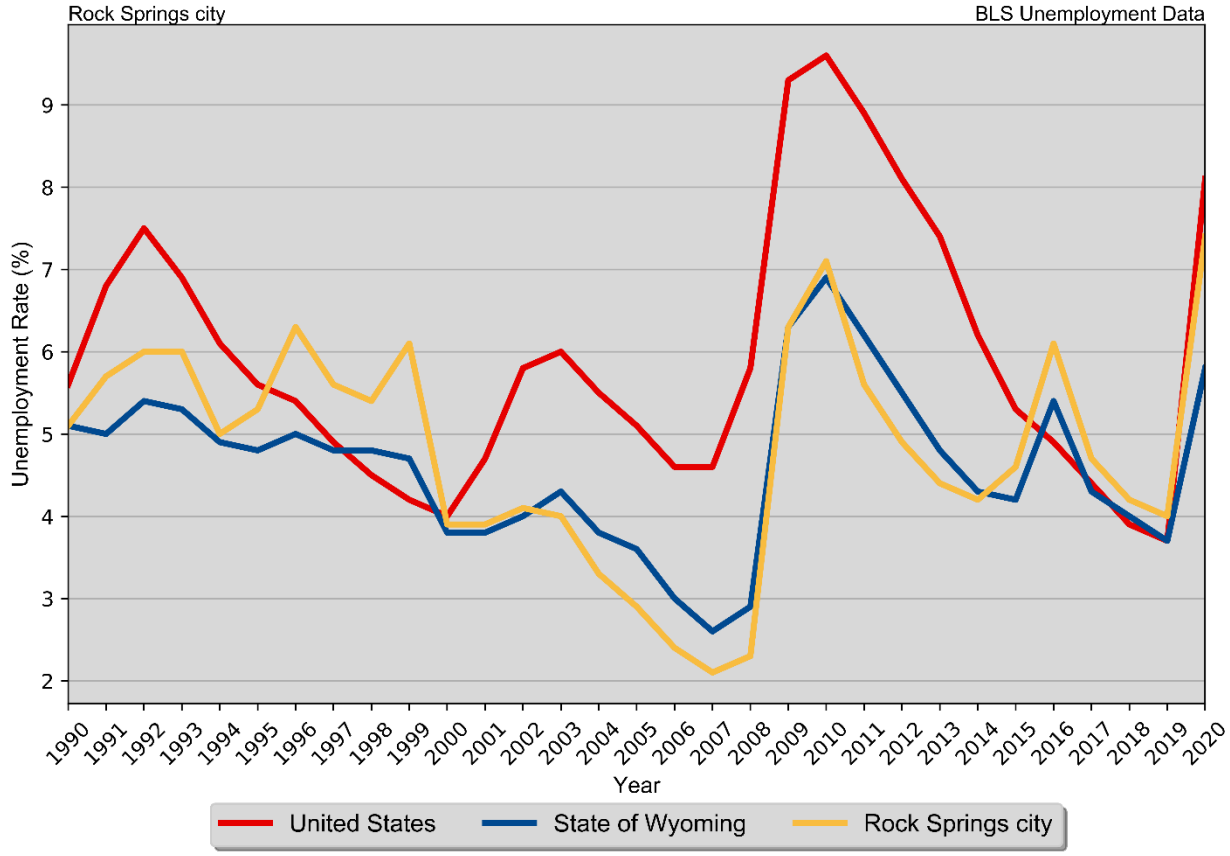
**Diagram III.20.6**
**Employment and Labor Force**



## Unemployment

Diagram III.20.7, shows the unemployment rate for both the State and Rock Springs city. During the 1990's the average rate for Rock Springs city was 5.6 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Rock Springs city had an average unemployment rate that higher than the State, 4.8 percent for Rock Springs city, versus 4.6 statewide.

**Diagram III.20.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

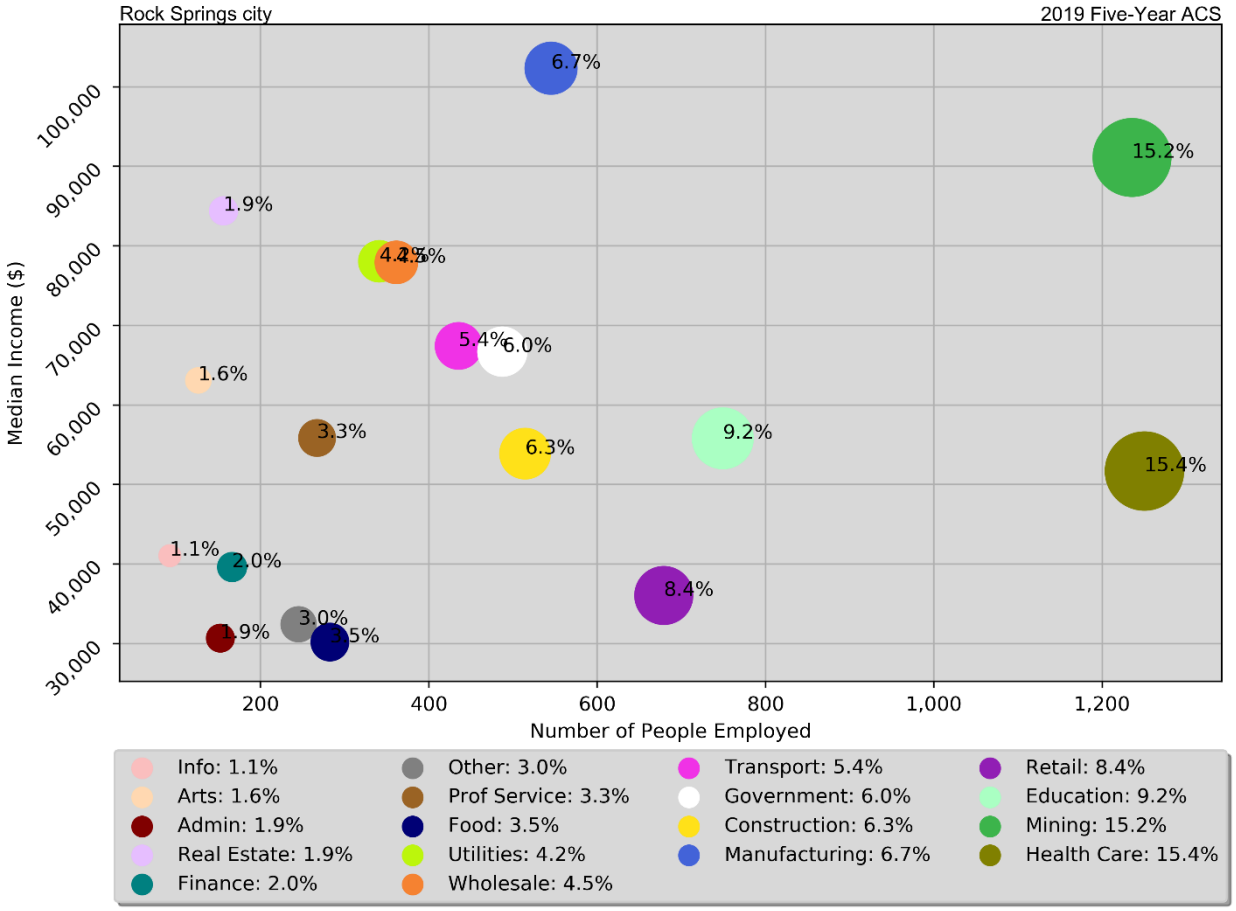
Table III.20.22 shows employment and median earnings by industry for Rock Springs city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Rock Springs city was Health Care, which employed 1,250 people and paid a median salary of 51,695 dollars. The highest paying industry in Rock Springs city was the Manufacturing industry, which paid a median salary of 102,349 dollars in 2019. This data is also displayed in Diagram III.20.8.

**Table III.20.22**
**City Level Employment by Industry**
Rock Springs city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 152 | 1.9% | $30,682 |
| Arts, entertainment, and recreation | 126 | 1.6% | $63,125 |
| Construction | 514 | 6.3% | $53,878 |
| Educational services[40] | 749 | 9.2% | $55,806 |
| Agriculture, forestry, fishing and hunting | 17 | 0.2% | $ |
| Finance and insurance | 166 | 2% | $39,643 |
| Accommodation and food services | 282 | 3.5% | $30,202 |
| Health care and social assistance | 1,250 | 15.4% | $51,695 |
| Information | 92 | 1.1% | $41,081 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 545 | 6.7% | $102,349 |
| Mining, quarrying, and oil and gas extraction | 1,235 | 15.2% | $91,134 |
| Other services, except public administration | 245 | 3% | $32,443 |
| Prof Service | 267 | 3.3% | $55,875 |
| Government | 487 | 6% | $66,719 |
| Real estate and rental and leasing | 156 | 1.9% | $84,444 |
| Retail Trade | 679 | 8.4% | $36,063 |
| Transportation and warehousing | 435 | 5.4% | $67,434 |
| Utilities | 341 | 4.2% | $78,065 |
| Wholesale trade | 361 | 4.5% | $77,933 |

[40] Includes both Public and Private Education

## Diagram III.20.8
## Earnings and Employment by Industry



## Earnings: Sweetwater County

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

Table III.20.23, shows the total employment by industry for the Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 4,799 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 17 percent to 2,092 jobs.

**Table III.20.23**
**Employment by Industry**
Sweetwater County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 266 | 273 | 279 | 285 | 287 | 291 | 284 | 290 | 2.1% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 5,788 | 6,270 | 6,107 | 5,495 | 4,835 | 5,026 | 4,998 | 4,799 | -4% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 2,196 | 1,967 | 2,089 | 2,107 | 1,978 | 1,900 | 1,788 | 2,092 | 17% |
| Manufacturing | 1,369 | 1,524 | 1,473 | 1,442 | 1,494 | 1,433 | 1,383 | 1,431 | 3.5% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 2,874 | 2,876 | 2,764 | 2,823 | 2,777 | 2,770 | 2,727 | 2,651 | -2.8% |
| Transportation and warehousing | 1,650 | 1,713 | 1,694 | 1,616 | 1,376 | 1,346 | 1,418 | 1,485 | 4.7% |
| Information | 247 | 226 | 203 | 180 | 182 | 189 | 179 | 164 | -8.4% |
| Finance and insurance | 710 | 791 | 749 | 726 | 728 | 691 | 693 | 697 | 0.6% |
| Real estate and rental and leasing | 1,237 | 1,412 | 1,416 | 1,359 | 1,245 | 1,236 | 1,219 | 1,220 | 0.1% |
| Professional and technical services | 862 | 837 | 838 | 803 | 736 | 785 | 822 | 820 | -0.2% |
| Management of companies and enterprises | 92 | 139 | 156 | 130 | 125 | 126 | 124 | 118 | -4.8% |
| Administrative and waste services | 742 | 748 | 673 | 660 | 594 | 739 | 862 | 798 | -7.4% |
| Educational services | 124 | 125 | 131 | 127 | 139 | 161 | 161 | 160 | -0.6% |
| Health care and social assistance | 1,283 | 1,403 | 1,425 | 1,454 | 1,530 | 1,569 | 1,574 | 1,614 | 2.5% |
| Arts, entertainment, and recreation | 260 | 193 | 203 | 235 | 252 | 225 | 236 | 257 | 8.9% |
| Accommodation and food services | 2,274 | 2,514 | 2,427 | 2,423 | 2,408 | 2,393 | 2,420 | 2,397 | -1% |
| Other services, except public administration | 1,159 | 1,121 | 1,153 | 1,100 | 1,059 | 1,072 | 1,099 | 1,110 | 1% |
| Government and government enterprises | 4,820 | 4,842 | 4,765 | 4,761 | 4,825 | 4,689 | 4,642 | 4,671 | 0.6% |
| **Total** | **29,291** | **30,380** | **29,976** | **29,133** | **27,836** | **27,858** | **27,908** | **28,052** | **0.5%** |

Table III.20.24, shows the real average earnings per job by industry for Sweetwater County. In 2019, the mining industry had the highest average earnings reaching 171,487 dollars. Between 2018 and 2019 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 12.4 percent to 11,094 dollars.

**Table III.20.24**
**Real Earnings Per Job by Industry**
Sweetwater County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | -6,755 | 9,208 | 10,858 | 12,746 | 10,003 | 16,745 | 44,769 | 35,540 | -20.6% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 118,267 | 122,715 | 127,830 | 132,888 | 134,813 | 149,163 | 169,143 | 171,487 | 1.4% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 82,171 | 82,501 | 85,214 | 85,150 | 78,671 | 74,315 | 71,719 | 73,183 | 2% |
| Manufacturing | 113,316 | 120,399 | 123,903 | 135,499 | 134,764 | 137,059 | 134,515 | 137,259 | 2% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 32,641 | 34,899 | 36,645 | 36,489 | 35,482 | 34,803 | 34,135 | 34,451 | 0.9% |
| Transportation and warehousing | 96,159 | 108,348 | 101,665 | 110,953 | 105,250 | 111,066 | 108,139 | 104,880 | -3% |
| Information | 41,702 | 45,448 | 46,512 | 51,640 | 51,030 | 54,372 | 57,310 | 58,624 | 2.3% |
| Finance and insurance | 47,633 | 33,608 | 35,927 | 38,420 | 37,274 | 39,777 | 36,813 | 37,155 | 0.9% |
| Real estate and rental and leasing | 54,724 | 59,293 | 56,494 | 54,339 | 43,084 | 33,772 | 33,242 | 29,784 | -10.4% |
| Professional and technical services | 65,763 | 71,118 | 68,035 | 63,106 | 59,116 | 60,003 | 59,355 | 58,069 | -2.2% |
| Management of companies and enterprises | 81,878 | 118,056 | 97,668 | 114,424 | 117,524 | 115,385 | 114,209 | 124,451 | 9% |
| Administrative and waste services | 32,905 | 37,788 | 39,341 | 43,261 | 39,310 | 42,330 | 40,377 | 35,014 | -13.3% |
| Educational services | 21,003 | 21,941 | 21,325 | 20,968 | 21,635 | 21,217 | 22,011 | 22,596 | 2.7% |
| Health care and social assistance | 47,748 | 48,234 | 48,927 | 46,463 | 43,535 | 43,432 | 42,175 | 41,868 | -0.7% |
| Arts, entertainment, and recreation | 9,748 | 7,852 | 8,415 | 10,980 | 10,654 | 10,915 | 9,874 | 11,094 | 12.4% |
| Accommodation and food services | 22,289 | 24,462 | 24,388 | 24,285 | 23,770 | 23,835 | 23,012 | 22,909 | -0.4% |
| Other services, except public administration | 49,976 | 40,639 | 38,788 | 38,928 | 39,550 | 39,718 | 40,123 | 40,970 | 2.1% |
| Government and government enterprises | 67,794 | 71,157 | 73,950 | 74,567 | 73,711 | 72,667 | 72,272 | 71,910 | -0.5% |
| **Total** | **71,519** | **75,104** | **76,518** | **77,337** | **74,384** | **76,842** | **79,747** | **79,329** | **-0.5%** |

Diagram III.20.9, shows real average earnings per job for Sweetwater County from 1990 to 2019. Over this period the average earning per job for Sweetwater County was 64,807 dollars, which was higher than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.20.9**
**Real Average Earnings Per Job**

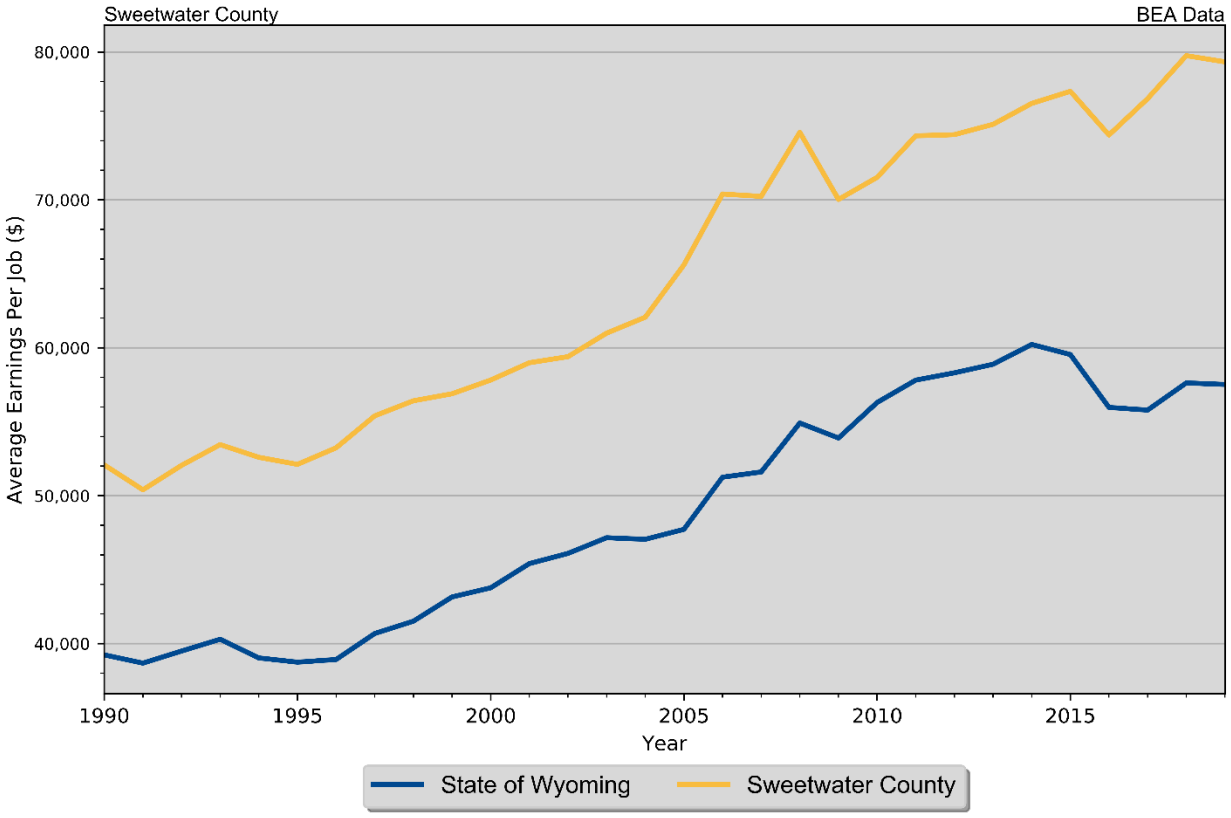
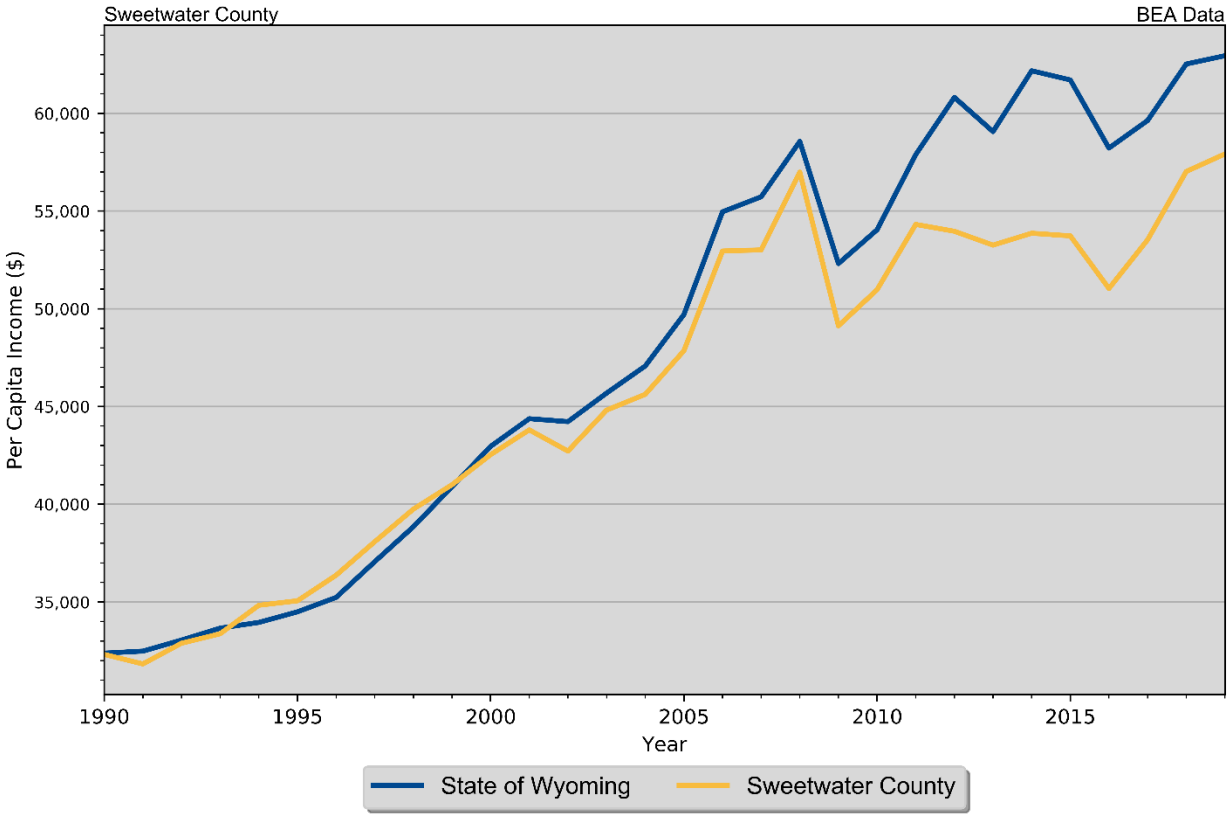


Diagram III.20.10, shows real per capita income for the Sweetwater County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 45,818 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.20.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,914 in 2010 to 3,453 in 2019, with the poverty rate reaching 8.3 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.20.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.20.11.

The rate of poverty for Rock Springs city is shown in Table III.20.26. In 2019, the poverty rate was 9.9 percent meaning there were an estimated 2,281 people living in poverty, compared to 1,748 persons living in poverty in 2010. In 2019, some 14.3 percent of those in poverty were under age 6 and 9 percent were 65 or older.

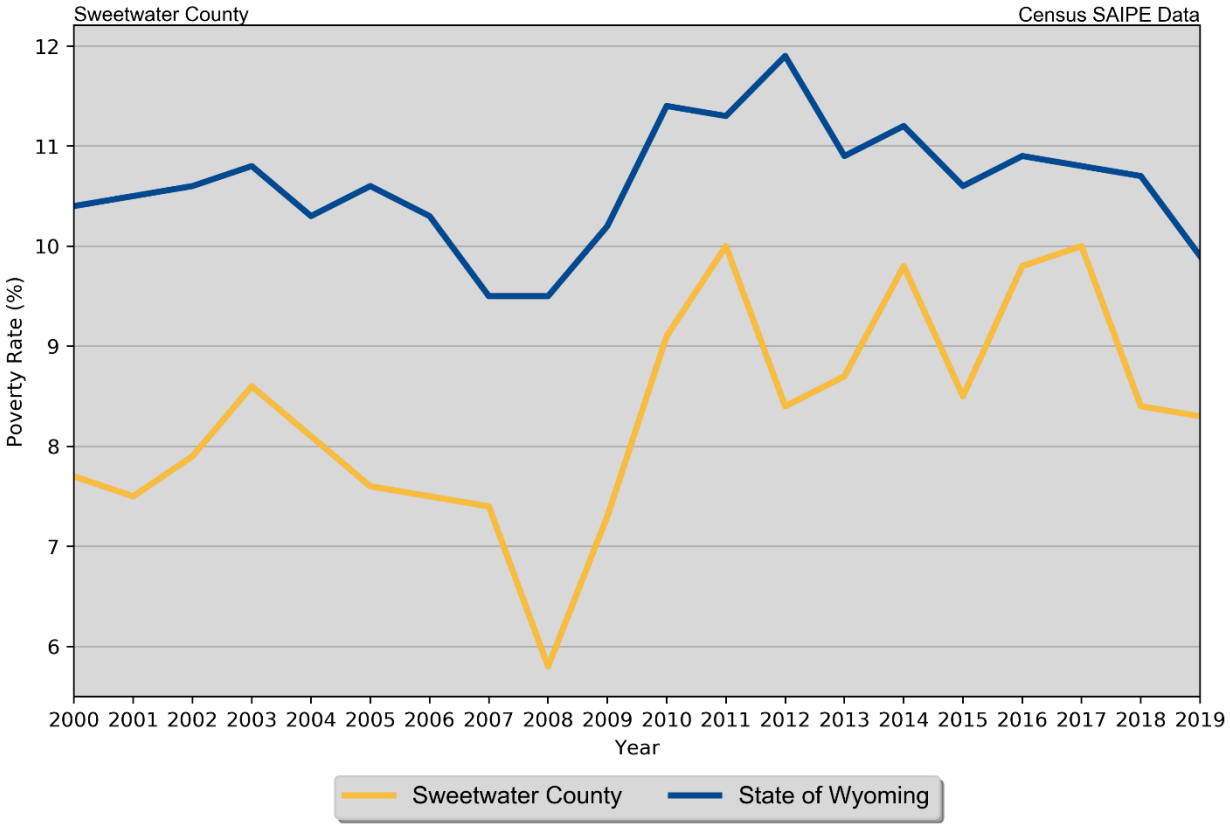
**Table III.20.25**
**Persons in Poverty**
Sweetwater County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 2,788 | 7.7% |
| 2001 | 2,741 | 7.5% |
| 2002 | 2,903 | 7.9% |
| 2003 | 3,192 | 8.6% |
| 2004 | 3,028 | 8.1% |
| 2005 | 2,834 | 7.6% |
| 2006 | 2,848 | 7.5% |
| 2007 | 2,835 | 7.4% |
| 2008 | 2,286 | 5.8% |
| 2009 | 2,939 | 7.3% |
| 2010 | 3,914 | 9.1% |
| 2011 | 4,319 | 10% |
| 2012 | 3,741 | 8.4% |
| 2013 | 3,850 | 8.7% |
| 2014 | 4,346 | 9.8% |
| 2015 | 3,744 | 8.5% |
| 2016 | 4,264 | 9.8% |
| 2017 | 4,253 | 10% |
| 2018 | 3,540 | 8.4% |
| 2019 | 3,453 | 8.3% |

**Table III.20.26**
**Poverty by Age**
Rock Springs 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 | 263 | 11.9 | 324 | 14.3% |
| 6 to 17 | 365 | 11.4 | 307 | 7.4% |
| 18 to 64 | 1,030 | 7.2 | 1,440 | 10.1% |
| 65 or Older | 90 | 5.5 | 210 | 9% |
| **Total** | **1,748** | **100.0%** | **2,281** | **100.0%** |
| **Poverty Rate** | **8.2%** | **.** | **9.9%** | **.** |

**Diagram III.20.11**
**Poverty Rates**



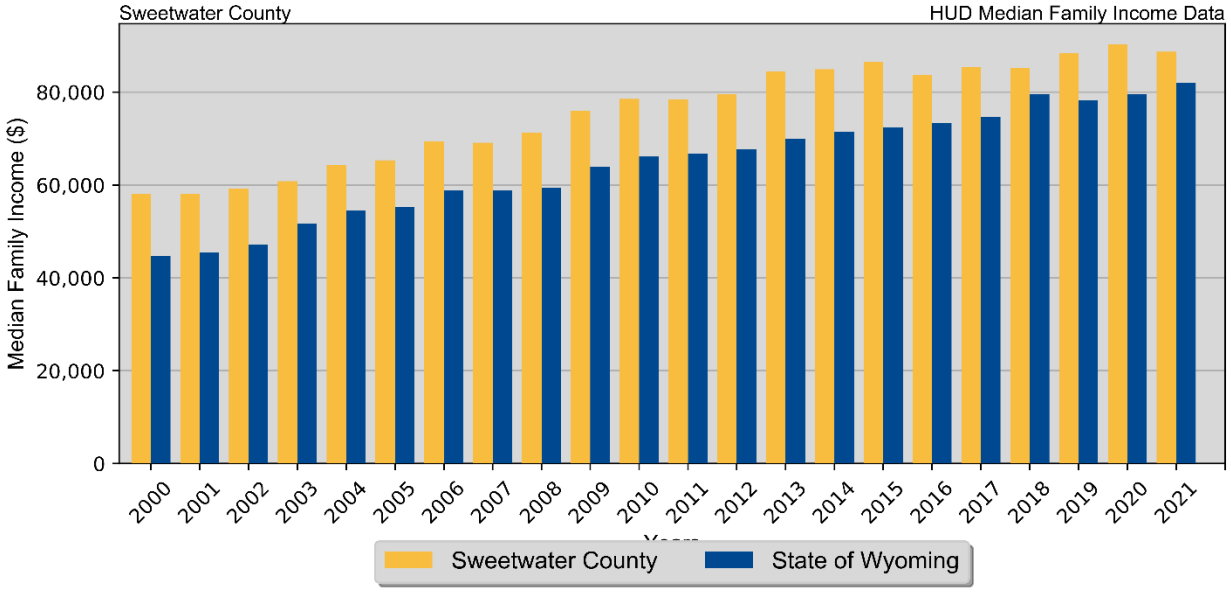
## Household Income

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.20.46 shows that the HUD estimated MFI for Sweetwater County was $88,700 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.20.12, illustrates the estimated MFI for 2000 through 2021 in Sweetwater County.

**Table III.20.27**
**Median Family Income**
Sweetwater County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 58,000 | 44,700 |
| 2001 | 58,000 | 45,500 |
| 2002 | 59,200 | 47,200 |
| 2003 | 60,800 | 51,600 |
| 2004 | 64,300 | 54,500 |
| 2005 | 65,300 | 55,250 |
| 2006 | 69,400 | 58,800 |
| 2007 | 69,100 | 58,800 |
| 2008 | 71,300 | 59,450 |
| 2009 | 76,000 | 63,900 |
| 2010 | 78,500 | 66,100 |
| 2011 | 78,400 | 66,800 |
| 2012 | 79,500 | 67,700 |
| 2013 | 84,500 | 70,000 |
| 2014 | 84,900 | 71,400 |
| 2015 | 86,500 | 72,400 |
| 2016 | 83,700 | 73,300 |
| 2017 | 85,400 | 74,700 |
| 2018 | 85,100 | 79,600 |
| 2019 | 88,300 | 78,200 |
| 2020 | 90,200 | 79,500 |
| 2021 | 88,700 | 81,900 |

**Diagram III.20.12**
**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 Rock Springs city decreased from 57 authorizations in 2019 to 39 in 2020.

The real value of single-family building permits decreased from 282,429 dollars in 2019 to 253,308 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.20.28.

**Table III.20.28**
**Building Permits and Valuation**
Rock Springs city
Census Bureau Data, 1980–2020

| 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 | 203 | 0 | 4 | 314 | 521 | 118,285 | 39,090 |
| 1981 | 272 | 6 | 20 | 0 | 298 | 96,141 | 0 |
| 1982 | 150 | 10 | 4 | 16 | 180 | 97,153 | 65,044 |
| 1983 | 130 | 2 | 0 | 0 | 132 | 96,791 | 0 |
| 1984 | 84 | 0 | 0 | 0 | 84 | 98,174 | 0 |
| 1985 | 51 | 0 | 0 | 0 | 51 | 106,265 | 0 |
| 1986 | 50 | 0 | 0 | 0 | 50 | 101,995 | 0 |
| 1987 | 22 | 0 | 0 | 20 | 42 | 142,304 | 55,978 |
| 1988 | 12 | 0 | 0 | 0 | 12 | 136,900 | 0 |
| 1989 | 13 | 0 | 0 | 0 | 13 | 126,192 | 0 |
| 1990 | 27 | 0 | 0 | 0 | 27 | 137,457 | 0 |
| 1991 | 40 | 0 | 0 | 0 | 40 | 150,459 | 0 |
| 1992 | 61 | 0 | 0 | 0 | 61 | 157,284 | 0 |
| 1993 | 50 | 0 | 0 | 0 | 50 | 214,826 | 0 |
| 1994 | 64 | 0 | 0 | 0 | 64 | 209,287 | 0 |
| 1995 | 48 | 0 | 0 | 0 | 48 | 200,741 | 0 |
| 1996 | 43 | 0 | 0 | 0 | 43 | 212,519 | 0 |
| 1997 | 48 | 0 | 0 | 0 | 48 | 210,276 | 0 |
| 1998 | 40 | 0 | 0 | 0 | 40 | 229,821 | 0 |
| 1999 | 22 | 0 | 0 | 12 | 34 | 186,992 | 35,957 |
| 2000 | 20 | 0 | 0 | 5 | 25 | 202,762 | 35,172 |
| 2001 | 24 | 0 | 0 | 0 | 24 | 260,610 | 0 |
| 2002 | 33 | 0 | 0 | 0 | 33 | 229,005 | 0 |
| 2003 | 40 | 0 | 0 | 0 | 40 | 259,066 | 0 |
| 2004 | 74 | 0 | 0 | 0 | 74 | 209,618 | 0 |
| 2005 | 203 | 0 | 0 | 0 | 203 | 188,497 | 0 |
| 2006 | 174 | 0 | 0 | 0 | 174 | 199,569 | 0 |
| 2007 | 352 | 0 | 0 | 0 | 352 | 179,306 | 0 |
| 2008 | 96 | 0 | 7 | 72 | 175 | 207,260 | 63,458 |
| 2009 | 104 | 0 | 3 | 214 | 321 | 190,272 | 70,292 |
| 2010 | 81 | 0 | 0 | 47 | 128 | 199,967 | 69,478 |
| 2011 | 87 | 0 | 0 | 0 | 87 | 198,431 | 0 |
| 2012 | 100 | 0 | 0 | 0 | 100 | 246,529 | 0 |
| 2013 | 66 | 0 | 0 | 0 | 66 | 240,893 | 0 |
| 2014 | 76 | 0 | 0 | 112 | 188 | 304,705 | 72,958 |
| 2015 | 58 | 0 | 0 | 0 | 58 | 253,183 | 0 |
| 2016 | 38 | 0 | 0 | 0 | 38 | 309,977 | 0 |
| 2017 | 47 | 0 | 0 | 0 | 47 | 281,312 | 0 |
| 2018 | 32 | 0 | 0 | 0 | 32 | 280,661 | 0 |
| 2019 | 57 | 0 | 0 | 0 | 57 | 282,429 | 0 |
| 2020 | 39 | 0 | 0 | 0 | 39 | 253,308 | 0 |

**Diagram III.20.13**
**Single-Family Permits**

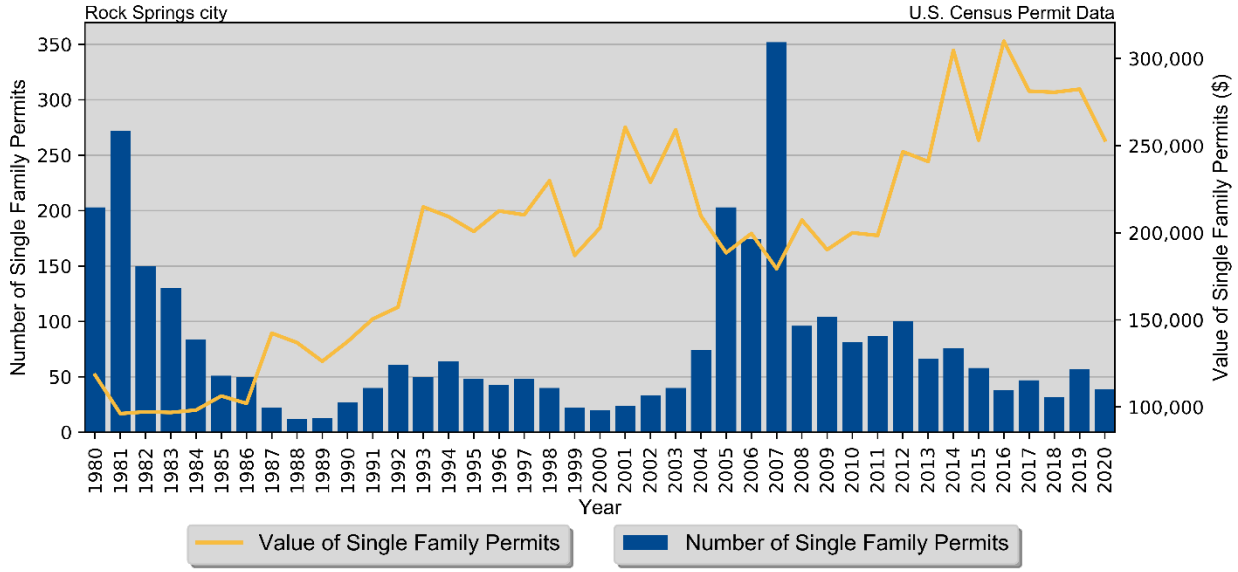
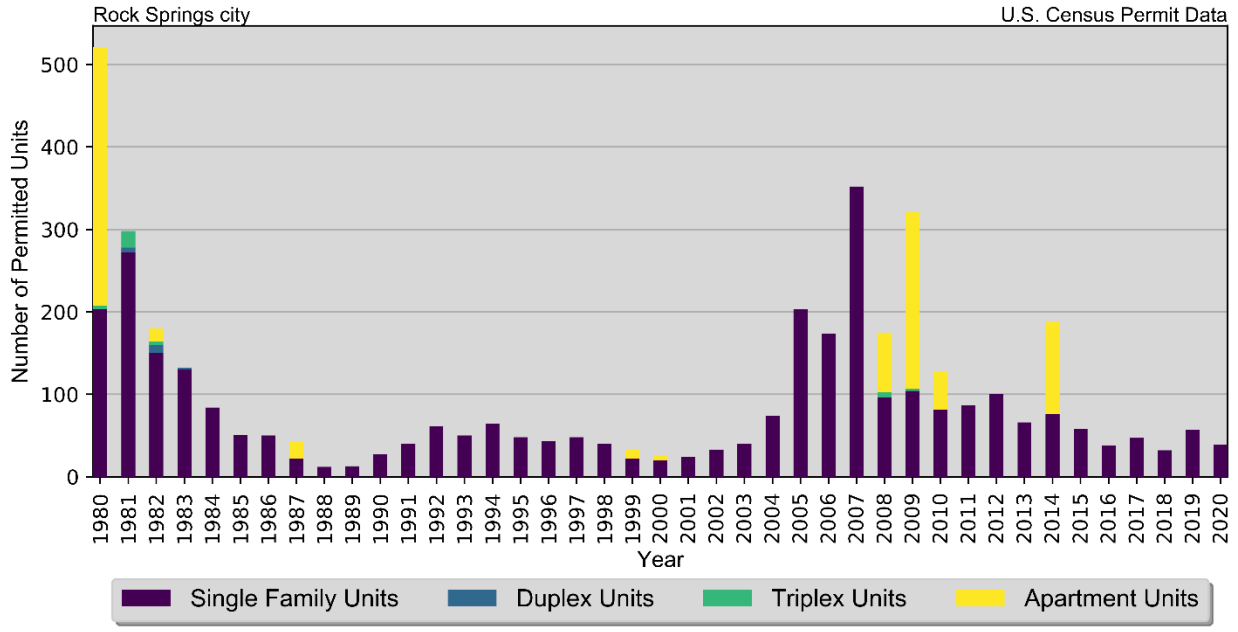



**Diagram III.20.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.20.29. Family households represented 66.5 percent of households, while non-family households accounted for 33.5 percent. These changed from 66.8 and 33.2 percent, respectively.

**Table II.20.29**
**Household Type by Tenure**
Rock Springs city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 5,849 | 66.8% | 5,556 | 66.5% |
| Married-Couple Family | 4,370 | 74.7% | 4,484 | 80.7% |
| Owner-Occupied | 3,609 | 82.6% | 3,893 | 86.8% |
| Renter-Occupied | 761 | 17.4% | 591 | 13.2% |
| Other Family | 1,479 | 25.3% | 1,072 | 26.6% |
| Male Householder, No Spouse Present | 619 | 41.9% | 408 | 57.7% |
| Owner-Occupied | 342 | 55.3% | 269 | 65.9% |
| Renter-Occupied | 277 | 44.7% | 139 | 34.1% |
| Female Householder, No Spouse Present | 860 | 58.1% | 664 | 80.2% |
| Owner-Occupied | 432 | 50.2% | 324 | 48.8% |
| Renter-Occupied | 428 | 49.8% | 340 | 51.2% |
| Non-Family Households | 2,913 | 33.2% | 2,796 | 33.5% |
| Owner-Occupied | 1,569 | 53.9% | 1,729 | 61.8% |
| Renter-Occupied | 1,344 | 46.1% | 1,067 | 38.2% |
| **Total** | **8,762** | **100.0%** | **8,352** | **100.0%** |

Table II.20.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 9,654 housing units, compared with 10,796 in 2019. Single-family units accounted for 68.5 percent of units in 2019, compared to 65.1 in 2010. Apartment units accounted for 11.6 percent in 2019, compared to 10.1 percent in 2010.

**Table II.20.30**
**Housing Units by Type**
Rock Springs 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 | 6,280 | 65.1% | **7,395** | 68.5% |
| Duplex | 441 | 4.6% | 312 | 2.9% |
| Tri- or Four-Plex | 407 | 4.2% | 548 | 5.1% |
| Apartment | 977 | 10.1% | 1,256 | 11.6% |
| Mobile Home | 1,549 | 16% | 1,277 | 11.8% |
| Boat, RV, Van, Etc. | 0 | 0% | 8 | 0.1% |
| **Total** | **9,654** | **100.0%** | **10,796** | **100.0%** |

Table II.20.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 10,796 housing units. An estimated 74.4 percent were owner-occupied, and 22.6 percent were vacant.

**Table II.20.31**
**Housing Units by Tenure**
Rock Springs city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 8,762 | 87% | 8,352 | 77.4% |
| Owner-Occupied | 5,952 | 67.9% | 6,215 | 74.4% |
| Renter-Occupied | 2,810 | 32.1% | 2,137 | 25.6% |
| Vacant Housing Units | 1,308 | 13% | 2,444 | 22.6% |
| **Total Housing Units** | **10,070** | **100.0%** | **10,796** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.20.32. Households earning more than 100,000 dollars per year represented 34.6 percent of households in 2019, compared to 26.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.7 percent of households in 2019, compared to 6.9 percent in 2000.

**Table II.20.32**
**Households by Income**
Rock Springs 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 | 612 | 6.9% | 728 | 8.7% |
| $15,000 to $19,999 | 335 | 3.8% | 344 | 4.1% |
| $20,000 to $24,999 | 335 | 3.8% | 290 | 3.5% |
| $25,000 to $34,999 | 788 | 8.9% | 434 | 5.2% |
| $35,000 to $49,999 | 1,019 | 11.5% | 979 | 11.7% |
| $50,000 to $74,999 | 1,893 | 21.4% | 1,277 | 15.3% |
| $75,000 to $99,999 | 1,501 | 17% | 1,408 | 16.9% |
| $100,000 or More | 2,351 | 26.6% | 2,892 | 34.6% |
| **Total** | **8,834** | **100.0%** | **8,352** | **100.0%** |

Table II.20.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 11.1 percent of households in 2010 and 17.5 percent of households in 2019. Housing units built in 1939 or earlier represented 13.4 percent of households in 2019 and 16.6 percent of households in 2010.

**Table II.20.33**
**Households by Year Home Built**
Rock Springs 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 | 1,469 | 16.6% | 1,117 | 13.4% |
| 1940 to 1949 | 721 | 8.2% | 292 | 3.5% |
| 1950 to 1959 | 678 | 7.7% | 352 | 4.2% |
| 1960 to 1969 | 702 | 7.9% | 629 | 7.5% |
| 1970 to 1979 | 2,125 | 24.1% | 1,512 | 18.1% |
| 1980 to 1989 | 1,389 | 15.7% | 1,109 | 13.3% |
| 1990 to 1999 | 768 | 8.7% | 837 | 10% |
| 2000 to 2009 | 982 | 11.1% | 1,463 | 17.5% |
| 2010 or Later | . | . | 1,041 | 12.5% |
| **Total** | **8,834** | **100.0%** | **8,352** | **100.0%** |

The distribution of unit types by race are shown in Table II.20.34. An estimated 77.3 percent of white households occupy single-family homes, compared to 30.3 percent of black households. Some 7.1 percent of white households occupied apartments, compared to 37.7 percent of black households. An estimated 20 percent of Asian, and 44.5 percent of American Indian households occupy single-family homes.

**Table II.20.34**
**Distribution of Units in Structure by Race**
Rock Springs city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 77.3% | 30.3% | 44.5% | 20% | % | 45.5% | 53.4% |
| Duplex | 1.3% | 6.1% | 0% | 40% | % | 0% | 0% |
| Tri- or Four-Plex | 2.7% | 26% | 18.5% | 0% | % | 0% | 6.9% |
| Apartment | 7.1% | 37.7% | 37% | 40% | % | 36.4% | 28.7% |
| Mobile Home | 11.5% | 0% | 0% | 0% | % | 18.2% | 10.9% |
| Boat, RV, Van, Etc. | 0.1% | 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.20.35. An estimated 51 percent of vacant units were for rent in 2010. In addition, some 15.2 percent of vacant units were for sale. "Other" vacant units represented 22.6 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 42.8 percent of vacant units, while for sale units accounted for 3.4 percent. "Other" vacant units accounted for 34.1 percent of vacant units, representing a total of 834 "other" vacant units.

**Table II.20.35**
**Disposition of Vacant Housing Units**
Rock Springs city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 667 | 51% | 1,046 | 42.8% |
| For Sale | 199 | 15.2% | 83 | 3.4% |
| Rented Not Occupied | 15 | 1.1% | 178 | 7.3% |
| Sold Not Occupied | 21 | 1.6% | 267 | 10.9% |
| For Seasonal, Recreational, or Occasional Use | 79 | 6% | 11 | 0.5% |
| For Migrant Workers | 31 | 2.4% | 25 | 1% |
| Other Vacant | 296 | 22.6% | 834 | 34.1% |
| **Total** | **1,308** | **100.0%** | **2,444** | **100.0%** |

Table II.20.36 shows the number of households in the county by number of bedrooms and tenure. There were 45 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.84 percent of total households in Rock Springs city. In Rock Springs city the 3,676 households with three bedrooms accounted for 44.01 percent of all households, and there were 886 five-bedroom or more households, which accounted for 10.61 percent of all households.

**Table II.20.36**
**Households by Number of Bedrooms**
**Rock Springs city**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 15 | 45 | 60 | 0.72% |
| **One** | 72 | 514 | 586 | 7.02% |
| **Two** | 726 | 931 | 1,657 | 19.84% |
| **Three** | 3,192 | 484 | 3,676 | 44.01% |
| **Four** | 1,385 | 102 | 1,487 | 17.8% |
| **Five or more** | 825 | 61 | 886 | 10.61% |
| **Total** | **6,215** | **2,137** | **8,352** | **100.0** |

The age of a structure influences its value. As shown in Table II.20.37, structures built in 1939 or earlier had a median value of, 132,700 while structures built between 1950 and 1959 had a median value of 181,700 and those built between 1990 to 1999 had a median value of 246,100. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 334,200 and, 327,600 respectively. The total median value in Rock Springs city was, 211,800.

**Table II.20.37**
**Owner Occupied Median Value by Year Structure Built**
**Rock Springs city**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 132,700 |
| 1940 to 1949 | 176,300 |
| 1950 to 1959 | 181,700 |
| 1960 to 1969 | 189,400 |
| 1970 to 1979 | 212,200 |
| 1980 to 1989 | 233,200 |
| 1990 to 1999 | 246,100 |
| 2000 to 2009 | 245,400 |
| 2010 to 2013 | 334,200 |
| 2014 or later | 327,600 |
| **Median Value** | **211,800** |

Household mortgage status is reported in Table II.20.38. In, Rock Springs city households with a mortgage accounted for 56.9 percent of all households or 3,538 housing units, and the remaining 54.5 percent or 3,386 units had no mortgage. Of those units with a mortgage, 120 had either a second mortgage or home equity loan, 32 had both a second mortgage and home equity loan, and 3,386 or 54.5 percent had no second mortgage or no home equity loan.

**Table II.20.38**
**Mortgage Status**
**Rock Springs city**
**2019** Five-Year ACS Data

| Mortgage Status | Rock Springs city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 3,538 | 56.9 |
| With either a second mortgage or home equity loan, but not both | 120 | 1.9 |
| Second mortgage only | 24 | 0.4 |
| Home equity loan only | 96 | 1.5 |
| Both second mortgage and home equity loan | 32 | 0.5 |
| No second mortgage and no home equity loan | 3,386 | 54.5 |
| Housing units without a mortgage | 2,677 | 43.1 |
| **Total** | **6,215** | **100.0%** |

Table II.20.39 lists the Rock Springs city median rent as $783 and the median home value as $211,800 in 2019.

**Table II.20.39**
**Median Rent**
**Rock Springs city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $783 |
| Median Home Value | $211,800 |

## 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.20.40. In 2019, an estimated 2.1 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.20.40**
**Overcrowding and Severe Overcrowding**
Rock Springs 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 | 5,921 | 97.4% | 159 | 2.6% | 0 | 0% | 6,080 |
| 2019 Five-Year ACS | 6,135 | 98.7% | 80 | 1.3% | 0 | 0% | 6,215 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 2,635 | 95.7% | 119 | 4.3% | 0 | 0% | 2,754 |
| 2019 Five-Year ACS | 2,037 | 95.3% | 97 | 4.5% | 3 | 0.1% | 2,137 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 8,556 | 96.9% | 278 | 3.1% | 0 | 0% | 8,834 |
| 2019 Five-Year ACS | 8,172 | 97.8% | 177 | 2.1% | 3 | 0% | 8,352 |

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.20.41 and Table II.20.42, below.

There were a total of 59 households with incomplete plumbing facilities in 2019, representing 0.7 percent of households in Rock Springs city. This is compared to 1.2 percent of households lacking complete plumbing facilities in 2010.

**Table II.20.41**
**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 | 8,730 | 8,293 |
| Lacking Complete Plumbing Facilities | 104 | 59 |
| **Total Households** | **8,834** | **8,352** |
| **Percent Lacking** | **1.2%** | **0.7%** |

There were 10 households lacking complete kitchen facilities in 2019, compared to 104 households in 2010. This was a change from 1.2 percent of households in 2010 to 0.1 percent in 2019.

**Table II.20.42**
**Households with Incomplete Kitchen Facilities**
Rock Springs city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 8,730 | 8,342 |
| Lacking Complete Kitchen Facilities | 104 | 10 |
| **Total Households** | **8,834** | **8,352** |
| **Percent Lacking** | **1.2%** | **0.1%** |

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.20.43, in Rock Springs city 10.1 percent of households had a cost burden and 9.9 percent had a severe cost burden. Some 19 percent of renters were cost burdened, and 22.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.4 percent and a severe cost burden rate of 4.9 percent. Owner occupied households with a mortgage had a cost burden rate of 9.8 percent, and severe cost burden at 6.3 percent.

**Table II.20.43**
**Cost Burden and Severe Cost Burden by Tenure**
Rock Springs city
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 | 3,051 | 81.5% | 503 | 13.4% | 191 | 5.1% | 0 | 0% | 3,745 |
| 2019 Five-Year ACS | 2,961 | 83.7% | 347 | 9.8% | 224 | 6.3% | 6 | 0.2% | 3,538 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 2,166 | 92.8% | 96 | 4.1% | 49 | 2.1% | 24 | 1% | 2,335 |
| 2019 Five-Year ACS | 2,422 | 90.5% | 92 | 3.4% | 131 | 4.9% | 32 | 1.2% | 2,677 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 1,818 | 66% | 429 | 15.6% | 254 | 9.2% | 253 | 9.2% | 2,754 |
| 2019 Five-Year ACS | 1,162 | 54.4% | 406 | 19% | 472 | 22.1% | 97 | 4.5% | 2,137 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 7,035 | 79.6% | 1,028 | 11.6% | 494 | 5.6% | 277 | 3.1% | 8,834 |
| 2019 Five-Year ACS | 6,545 | 78.4% | 845 | 10.1% | 827 | 9.9% | 135 | 1.6% | 8,352 |

### 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 Sweetwater County. Below is a table showing the MFI breakdown:

| Sweetwater County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $26,610 |
| 30.1 – 50% MFI | $26,611 to $44,350 |
| 50.1 – 80% MFI | $44,351 to $70,960 |
| 80.1 – 100% MFI | $70,961 to $88,700 |
| Above 100% MFI | Above $88,700 |

## Housing Problems by Income, Race, and Tenure

Table III.20.44 through Table III.20.49 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 Rock Springs city, housing problems are faced by 765 white homeowner households, 0 black homeowner households, 10 Asian homeowner households, and 105 Hispanic homeowner households.

## Table III.20.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Rock Springs 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 $26,610 | 67% | 0% | 100% | 0% | 0% | 0% | 32% | 60% |
| $26,611 to $44,350 | 26.4% | 0% | 0% | 100% | 0% | 100% | 20% | 28.3% |
| $44,351 to $70,960 | 31.2% | 0% | 0% | 0% | 0% | 0% | 44.4% | 31.8% |
| $70,961 to $88,700 | 6.1% | 0% | 0% | 0% | 0% | 0% | 18.2% | 9.2% |
| Above $88,700 | 1.7% | 0% | 0% | 0% | 0% | 0% | 0% | 1.6% |
| **Total** | **13.5%** | **0%** | **40%** | **100%** | **0%** | **25%** | **15.9%** | **14%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 20.5% | 0% | 0% | 0% | 0% | 0% | 36% | 23.5% |
| $26,611 to $44,350 | 73.6% | 0% | 0% | 0% | 0% | 0% | 80% | 71.7% |
| $44,351 to $70,960 | 68.8% | 0% | 0% | 0% | 0% | 0% | 55.6% | 68.2% |
| $70,961 to $88,700 | 93.9% | 0% | 0% | 0% | 0% | 0% | 81.8% | 90.8% |
| Above $88,700 | 98.3% | 100% | 100% | 0% | 0% | 100% | 100% | 98.4% |
| **Total** | **85.5%** | **100%** | **60%** | **0%** | **0%** | **75%** | **78%** | **84.5%** |

## Table III.20.45
## Homeowner Households with Housing Problems by Income and Race
Rock Springs 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 $26,610 | 295 | 0 | 10 | 0 | 0 | 0 | 40 | 345 |
| $26,611 to $44,350 | 115 | 0 | 0 | 10 | 0 | 10 | 15 | 150 |
| $44,351 to $70,960 | 265 | 0 | 0 | 0 | 0 | 0 | 20 | 285 |
| $70,961 to $88,700 | 30 | 0 | 0 | 0 | 0 | 0 | 30 | 60 |
| Above $88,700 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| **Total** | **765** | **0** | **10** | **10** | **0** | **10** | **105** | **900** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 90 | 0 | 0 | 0 | 0 | 0 | 45 | 135 |
| $26,611 to $44,350 | 320 | 0 | 0 | 0 | 0 | 0 | 60 | 380 |
| $44,351 to $70,960 | 585 | 0 | 0 | 0 | 0 | 0 | 25 | 610 |
| $70,961 to $88,700 | 460 | 0 | 0 | 0 | 0 | 0 | 135 | 595 |
| Above $88,700 | 3,385 | 25 | 15 | 0 | 0 | 30 | 250 | 3,705 |
| **Total** | **4,840** | **25** | **15** | **0** | **0** | **30** | **515** | **5,425** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 55 | 0 | 0 | 0 | 0 | 0 | 40 | 95 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **55** | **0** | **0** | **0** | **0** | **0** | **40** | **95** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 440 | 0 | 10 | 0 | 0 | 0 | 125 | 575 |
| $26,611 to $44,350 | 435 | 0 | 0 | 10 | 0 | 10 | 75 | 530 |
| $44,351 to $70,960 | 850 | 0 | 0 | 0 | 0 | 0 | 45 | 895 |
| $70,961 to $88,700 | 490 | 0 | 0 | 0 | 0 | 0 | 165 | 655 |
| Above $88,700 | 3,445 | 25 | 15 | 0 | 0 | 30 | 250 | 3,765 |
| **Total** | **5,660** | **25** | **25** | **10** | **0** | **40** | **660** | **6,420** |

In total, some 1,009 renter households face housing problems in Rock Springs city. Of these, some 705 white renter households, 135 black renter households, 0 Asian renter households, and 120 Hispanic renter households face housing problems.

**Table III.20.46**
**Renter Households with Housing Problems by Income and Race**
Rock Springs 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 $26,610 | 285 | 100 | 0 | 25 | 0 | 4 | 85 | 499 |
| $26,611 to $44,350 | 265 | 35 | 0 | 0 | 0 | 10 | 20 | 330 |
| $44,351 to $70,960 | 155 | 0 | 0 | 0 | 0 | 10 | 0 | 165 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 15 | 15 |
| **Total** | **705** | **135** | **0** | **25** | **0** | **24** | **120** | **1,009** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $26,611 to $44,350 | 40 | 0 | 0 | 0 | 0 | 0 | 20 | 60 |
| $44,351 to $70,960 | 170 | 10 | 10 | 0 | 0 | 0 | 100 | 290 |
| $70,961 to $88,700 | 135 | 0 | 0 | 4 | 0 | 0 | 80 | 219 |
| Above $88,700 | 500 | 20 | 0 | 10 | 65 | 35 | 85 | 715 |
| **Total** | **900** | **30** | **10** | **14** | **65** | **35** | **285** | **1,339** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 340 | 100 | 0 | 25 | 0 | 4 | 85 | 554 |
| $26,611 to $44,350 | 305 | 35 | 0 | 0 | 0 | 10 | 40 | 390 |
| $44,351 to $70,960 | 325 | 10 | 10 | 0 | 0 | 10 | 100 | 455 |
| $70,961 to $88,700 | 135 | 0 | 0 | 4 | 0 | 0 | 80 | 219 |
| Above $88,700 | 500 | 20 | 0 | 10 | 65 | 35 | 100 | 730 |
| **Total** | **1,605** | **165** | **10** | **39** | **65** | **59** | **405** | **2,348** |

**Table III.20.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Rock Springs 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 $26,610 | 83.8% | 100% | 0% | 100% | 0% | 100% | 100% | 90.1% |
| $26,611 to $44,350 | 86.9% | 100% | 0% | 0% | 0% | 100% | 50% | 84.6% |
| $44,351 to $70,960 | 47.7% | 0% | 0% | 0% | 0% | 100% | 0% | 36.3% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 15% | 2.1% |
| **Total** | **43.9%** | **81.8%** | **0%** | **64.1%** | **0%** | **40.7%** | **29.6%** | **43%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 16.2% | 0% | 0% | 0% | 0% | 0% | 0% | 9.9% |
| $26,611 to $44,350 | 13.1% | 0% | 0% | 0% | 0% | 0% | 50% | 15.4% |
| $44,351 to $70,960 | 52.3% | 100% | 100% | 0% | 0% | 0% | 100% | 63.7% |
| $70,961 to $88,700 | 100% | 0% | 0% | 100% | 0% | 0% | 100% | 100% |
| Above $88,700 | 100% | 100% | 0% | 100% | 100% | 100% | 85% | 97.9% |
| **Total** | **56.1%** | **18.2%** | **100%** | **35.9%** | **100%** | **59.3%** | **70.4%** | **57%** |

Overall, there are 1,909 households, or 21.8 percent of households with housing problems in Rock Springs city. This includes 1,470 white households, 135 black households, 10 Asian households, 35 American Indian, 0 Pacific Islander, and 34 "other" race households with housing problems. In addition, there are 225 Hispanic households with housing problems. This is shown in Table III.20.48 and Table III.20.49.

## Table III.20.48
## Percent of Total Households with Housing Problems by Income and Race
Rock Springs 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 $26,610 | 74.4% | 100% | 100% | 100% | 0% | 100% | 59.5% | 74.8% |
| $26,611 to $44,350 | 51.4% | 100% | 0% | 100% | 0% | 100% | 30.4% | 52.2% |
| $44,351 to $70,960 | 35.7% | 0% | 0% | 0% | 0% | 100% | 13.8% | 33.3% |
| $70,961 to $88,700 | 4.8% | 0% | 0% | 0% | 0% | 0% | 12.2% | 6.9% |
| Above $88,700 | 1.5% | 0% | 0% | 0% | 0% | 0% | 4.3% | 1.7% |
| **Total** | **20.2%** | **71.1%** | **28.6%** | **71.4%** | **0%** | **34.3%** | **21.1%** | **21.8%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 18.6% | 0% | 0% | 0% | 0% | 0% | 21.4% | 16.8% |
| $26,611 to $44,350 | 48.6% | 0% | 0% | 0% | 0% | 0% | 69.6% | 47.8% |
| $44,351 to $70,960 | 64.3% | 100% | 100% | 0% | 0% | 0% | 86.2% | 66.7% |
| $70,961 to $88,700 | 95.2% | 0% | 0% | 100% | 0% | 0% | 87.8% | 93.1% |
| Above $88,700 | 98.5% | 100% | 100% | 100% | 100% | 100% | 95.7% | 98.3% |
| **Total** | **79%** | **28.9%** | **71.4%** | **28.6%** | **100%** | **65.7%** | **75.1%** | **77.1%** |

## Table III.20.49
## Total Households with Housing Problems by Income and Race
Rock Springs 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 $26,610 | 580 | 100 | 10 | 25 | 0 | 4 | 125 | 844 |
| $26,611 to $44,350 | 380 | 35 | 0 | 10 | 0 | 20 | 35 | 480 |
| $44,351 to $70,960 | 420 | 0 | 0 | 0 | 0 | 10 | 20 | 450 |
| $70,961 to $88,700 | 30 | 0 | 0 | 0 | 0 | 0 | 30 | 60 |
| Above $88,700 | 60 | 0 | 0 | 0 | 0 | 0 | 15 | 75 |
| **Total** | **1,470** | **135** | **10** | **35** | **0** | **34** | **225** | **1,909** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $26,610 | 145 | 0 | 0 | 0 | 0 | 0 | 45 | 190 |
| $26,611 to $44,350 | 360 | 0 | 0 | 0 | 0 | 0 | 80 | 440 |
| $44,351 to $70,960 | 755 | 10 | 10 | 0 | 0 | 0 | 125 | 900 |
| $70,961 to $88,700 | 595 | 0 | 0 | 4 | 0 | 0 | 215 | 814 |
| Above $88,700 | 3,885 | 45 | 15 | 10 | 65 | 65 | 335 | 4,420 |
| **Total** | **5,740** | **55** | **25** | **14** | **65** | **65** | **800** | **6,764** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 55 | 0 | 0 | 0 | 0 | 0 | 40 | 95 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **55** | **0** | **0** | **0** | **0** | **0** | **40** | **95** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 780 | 100 | 10 | 25 | 0 | 4 | 210 | 1,129 |
| $26,611 to $44,350 | 740 | 35 | 0 | 10 | 0 | 20 | 115 | 920 |
| $44,351 to $70,960 | 1,175 | 10 | 10 | 0 | 0 | 10 | 145 | 1,350 |
| $70,961 to $88,700 | 625 | 0 | 0 | 4 | 0 | 0 | 245 | 874 |
| Above $88,700 | 3,945 | 45 | 15 | 10 | 65 | 65 | 350 | 4,495 |
| **Total** | **7,265** | **190** | **35** | **49** | **65** | **99** | **1,065** | **8,768** |

Table III.20.50 through Table III.20.53 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 720 white households, 100 black households, 10 Asian households, as well as 190 Hispanic households.

**Table III.20.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Rock Springs 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 $26,610 | 52.3% | 0% | 100% | 0% | 0% | 0% | 32% | 48.7% |
| $26,611 to $44,350 | 14% | 0% | 0% | 100% | 0% | 0% | 20% | 16.2% |
| $44,351 to $70,960 | 5.9% | 0% | 0% | 0% | 0% | 0% | 44.4% | 7.8% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 18.2% | 4.6% |
| Above $88,700 | 0.4% | 0% | 0% | 0% | 0% | 0% | 0% | 0.4% |
| **Total** | **6.3%** | **0** | **40%** | **100%** | **0%** | **0%** | **15.9%** | **7.5%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 35.2% | 0% | 0% | 0% | 0% | 0% | 36% | 34.8% |
| $26,611 to $44,350 | 86% | 0% | 0% | 0% | 0% | 100% | 80% | 83.8% |
| $44,351 to $70,960 | 94.1% | 0% | 0% | 0% | 0% | 0% | 55.6% | 92.2% |
| $70,961 to $88,700 | 100% | 0% | 0% | 0% | 0% | 0% | 81.8% | 95.4% |
| Above $88,700 | 99.6% | 100% | 100% | 0% | 0% | 100% | 100% | 99.6% |
| **Total** | **92.7%** | **100%** | **60%** | **0%** | **0%** | **100%** | **78%** | **91%** |

## Table III.20.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Rock Springs 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 $26,610 | 73.5% | 100% | 0% | 100% | 0% | 100% | 82.4% | 81% |
| $26,611 to $44,350 | 35% | 0% | 0% | 0% | 0% | 100% | 0% | 29.9% |
| $44,351 to $70,960 | 3.1% | 0% | 0% | 0% | 0% | 0% | 0% | 2.2% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 15% | 2.1% |
| **Total** | **22.8%** | **60.6%** | **0%** | **64.1%** | **0%** | **23.7%** | **21%** | **25.1%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 26.5% | 0% | 0% | 0% | 0% | 0% | 17.6% | 19% |
| $26,611 to $44,350 | 65% | 100% | 0% | 0% | 0% | 0% | 100% | **70.1%** |
| $44,351 to $70,960 | 96.9% | 100% | 100% | 0% | 0% | 100% | 100% | **97.8%** |
| $70,961 to $88,700 | 100% | 0% | 0% | 100% | 0% | 0% | 100% | **100%** |
| Above $88,700 | 100% | 100% | 0% | 100% | 100% | 100% | 85% | **97.9%** |
| **Total** | **77.2%** | **39.4%** | **100%** | **35.9%** | **100%** | **76.3%** | **79%** | **74.9%** |

## Table III.20.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Rock Springs 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 $26,610 | 61.5% | 100% | 100% | 100% | 0% | 100% | 52.4% | 64.6% |
| $26,611 to $44,350 | 22.6% | 0% | 0% | 100% | 0% | 50% | 13% | 22% |
| $44,351 to $70,960 | 5.1% | 0% | 0% | 0% | 0% | 0% | 13.8% | 5.9% |
| $70,961 to $88,700 | 0% | 0% | 0% | 0% | 0% | 0% | 12.2% | 3.4% |
| Above $88,700 | 0.4% | 0% | 0% | 0% | 0% | 0% | 4.3% | 0.7% |
| **Total** | **9.9%** | **52.6%** | **28.6%** | **71.4%** | **0%** | **14.1%** | **17.8%** | **12.2%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 31.4% | 0% | 0% | 0% | 0% | 0% | 28.6% | 27% |
| $26,611 to $44,350 | 77.4% | 100% | 0% | 0% | 0% | 50% | 87% | 78% |
| $44,351 to $70,960 | 94.9% | 100% | 100% | 0% | 0% | 100% | 86.2% | 94.1% |
| $70,961 to $88,700 | 100% | 0% | 0% | 100% | 0% | 0% | 87.8% | 96.6% |
| Above $88,700 | 99.6% | 100% | 100% | 100% | 100% | 100% | 95.7% | 99.3% |
| **Total** | **89.3%** | **47.4%** | **71.4%** | **28.6%** | **100%** | **85.9%** | **78.4%** | **86.7%** |

## Table III.20.53
## Total Households with Severe Housing Problems by Income and Race
Rock Springs 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 $26,610 | 480 | 100 | 10 | 25 | 0 | 4 | 110 | 729 |
| $26,611 to $44,350 | 165 | 0 | 0 | 10 | 0 | 10 | 15 | 200 |
| $44,351 to $70,960 | 60 | 0 | 0 | 0 | 0 | 0 | 20 | 80 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 30 |
| Above $88,700 | 15 | 0 | 0 | 0 | 0 | 0 | 15 | 30 |
| **Total** | **720** | **100** | **10** | **35** | **0** | **14** | **190** | **1,069** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $26,610 | 245 | 0 | 0 | 0 | 0 | 0 | 60 | 305 |
| $26,611 to $44,350 | 565 | 35 | 0 | 0 | 0 | 10 | 100 | 710 |
| $44,351 to $70,960 | 1,115 | 10 | 10 | 0 | 0 | 10 | 125 | 1,270 |
| $70,961 to $88,700 | 625 | 0 | 0 | 4 | 0 | 0 | 215 | 844 |
| Above $88,700 | 3,930 | 45 | 15 | 10 | 65 | 65 | 335 | 4,465 |
| **Total** | **6,480** | **90** | **25** | **14** | **65** | **85** | **835** | **7,594** |
| **Not Computed** | | | | | | | | |
| $0 to $26,610 | 55 | 0 | 0 | 0 | 0 | 0 | 40 | 95 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **55** | **0** | **0** | **0** | **0** | **0** | **40** | **95** |
| **Total** | | | | | | | | |
| $0 to $26,610 | 780 | 100 | 10 | 25 | 0 | 4 | 210 | 1,129 |
| $26,611 to $44,350 | 730 | 35 | 0 | 10 | 0 | 20 | 115 | 910 |
| $44,351 to $70,960 | 1,175 | 10 | 10 | 0 | 0 | 10 | 145 | 1,350 |
| $70,961 to $88,700 | 625 | 0 | 0 | 4 | 0 | 0 | 245 | 874 |
| Above $88,700 | 3,945 | 45 | 15 | 10 | 65 | 65 | 350 | 4,495 |
| **Total** | **7,255** | **190** | **35** | **49** | **65** | **99** | **1,065** | **8,758** |

Housing problems are explored by type and income in Table III.20.54 and Table III.20.55. More than 830 households have a cost burden and 810 have a severe cost burden. Some 415 renter households are impacted by cost burdens, and 500 are impacted by severe cost burdens. On the other hand, some 415 owner-occupied households have cost burdens, and 310 have severe cost burdens. Overall, there are 6,760 households without a housing problem.

**Table III.20.54**
**Percent of Housing Problems by Income and Tenure**
Rock Springs city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $26,610 | $26,611 to $44,350 | $44,351 to $70,960 | $70,961 to $88,700 | Above $88,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 10.6% | 0% | 0% | 0% | 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% | 9.4% | 2.2% | 4.6% | 0.1% | 1.6% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 38.1% | 6.6% | 5.6% | 0% | 0.3% | 4.8% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 11.5% | 12.3% | 23.6% | 4.6% | 1.2% | 6.5% |
| Zero/negative income (and none of the above problems) | 15.9% | 0% | 0% | 0% | 0% | 1.4% |
| Has none of the 4 housing problems | 23.9% | 71.7% | 68.5% | 90.8% | 98.4% | 84.7% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 2.7% | 0% | 0% | 0% | 0% | 0.6% |
| 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% | 5.2% | 2.2% | 0% | 2.1% | 3% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 73.6% | 24.7% | 0% | 0% | 0% | 21.4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 9.1% | 55.8% | 33% | 0% | 0% | 17.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 10% | 14.3% | 64.8% | 100% | 97.9% | 57.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.20.55
## Housing Problems by Income and Tenure
Rock Springs city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $26,610 | $26,611 to $44,350 | $44,351 to $70,960 | $70,961 to $88,700 | Above $88,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 60 | 0 | 0 | 0 | 0 | 60 |
| 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 | 50 | 20 | 30 | 4 | 104 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 215 | 35 | 50 | 0 | 10 | 310 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 65 | 65 | 210 | 30 | 45 | 415 |
| Zero/negative income (and none of the above problems) | 90 | 0 | 0 | 0 | 0 | 90 |
| Has none of the 4 housing problems | 135 | 380 | 610 | 590 | 3,705 | 5,420 |
| **Total** | **565** | **530** | **890** | **650** | **3,764** | **6,399** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 15 | 0 | 0 | 0 | 0 | 15 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 25 | 20 | 10 | 0 | 15 | 70 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 405 | 95 | 0 | 0 | 0 | 500 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 50 | 215 | 150 | 0 | 0 | 415 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 55 | 55 | 295 | 220 | 715 | 1,340 |
| **Total** | **550** | **385** | **455** | **220** | **730** | **2,340** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 75 | 0 | 0 | 0 | 0 | 75 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 25 | 70 | 30 | 30 | 19 | 174 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 620 | 130 | 50 | 0 | 10 | 810 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 115 | 280 | 360 | 30 | 45 | 830 |
| Zero/negative income (and none of the above problems) | 90 | 0 | 0 | 0 | 0 | 90 |
| Has none of the 4 housing problems | 190 | 435 | 905 | 810 | 4,420 | 6,760 |
| **Total** | **1,115** | **915** | **1,345** | **870** | **4,494** | **8,739** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 16.3 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 60 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.20.56.

Table III.20.57 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 439 renter occupied households faced cost burdens, compared to 414 owner occupied households. Of these, there are 50 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.20.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Rock Springs city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $26,610 | 15 | 70 | 15 | 35 | 0 | 135 |
| $26,611 to $44,350 | 50 | 30 | 50 | 210 | 90 | 430 |
| $44,351 to $70,960 | 185 | 220 | 70 | 85 | 70 | 630 |
| $70,961 to $88,700 | 65 | 280 | 115 | 85 | 70 | 615 |
| Above $88,700 | 520 | 2,030 | 400 | 185 | 570 | 3,705 |
| Total | 835 | 2,630 | 650 | 600 | 800 | 5,515 |
| **Cost Burden** | | | | | | |
| $0 to $26,610 | 0 | 40 | 0 | 20 | 10 | 70 |
| $26,611 to $44,350 | 20 | 20 | 10 | 10 | 0 | 60 |
| $44,351 to $70,960 | 10 | 90 | 100 | 10 | 0 | 210 |
| $70,961 to $88,700 | 15 | 4 | 0 | 10 | 0 | 29 |
| Above $88,700 | 30 | 15 | 0 | 0 | 0 | 45 |
| Total | 75 | 169 | 110 | 50 | 10 | 414 |
| **Severe Cost Burden** | | | | | | |
| $0 to $26,610 | 10 | 85 | 0 | 55 | 130 | 280 |
| $26,611 to $44,350 | 0 | 10 | 0 | 0 | 25 | 35 |
| $44,351 to $70,960 | 0 | 40 | 0 | 15 | 0 | 55 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 10 | 0 | 0 | 0 | 10 |
| Total | 10 | 145 | 0 | 70 | 155 | 380 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $26,610 | 25 | 10 | 0 | 15 | 40 | 90 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 25 | 10 | 0 | 15 | 40 | 90 |
| **Total** | | | | | | |
| $0 to $26,610 | 50 | 205 | 15 | 125 | 180 | 575 |
| $26,611 to $44,350 | 70 | 60 | 60 | 220 | 115 | 525 |
| $44,351 to $70,960 | 195 | 350 | 170 | 110 | 70 | 895 |
| $70,961 to $88,700 | 80 | 284 | 115 | 95 | 70 | 644 |
| Above $88,700 | 550 | 2,055 | 400 | 185 | 570 | 3,760 |
| **Total** | **945** | **2,954** | **760** | **735** | **1,005** | **6,399** |

## Table III.20.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Rock Springs city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $26,610 | 0 | 45 | 0 | 0 | 10 | 55 |
| $26,611 to $44,350 | 20 | 0 | 10 | 0 | 25 | 55 |
| $44,351 to $70,960 | 0 | 120 | 15 | 35 | 135 | 305 |
| $70,961 to $88,700 | 0 | 65 | 50 | 15 | 95 | 225 |
| Above $88,700 | 25 | 275 | 60 | 40 | 330 | 730 |
| Total | 45 | 505 | 135 | 90 | 595 | 1,370 |
| **Cost Burden** | | | | | | |
| $0 to $26,610 | 0 | 15 | 0 | 20 | 15 | 50 |
| $26,611 to $44,350 | 0 | 60 | 25 | 45 | 110 | 240 |
| $44,351 to $70,960 | 0 | 90 | 4 | 15 | 40 | 149 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 165 | 29 | 80 | 165 | 439 |
| **Severe Cost Burden** | | | | | | |
| $0 to $26,610 | 4 | 165 | 70 | 10 | 195 | 444 |
| $26,611 to $44,350 | 0 | 40 | 0 | 10 | 50 | 100 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 4 | 205 | 70 | 20 | 245 | 544 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $26,610 | 0 | 0 | 0 | 0 | 0 | 0 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $26,610 | 4 | 225 | 70 | 30 | 220 | 549 |
| $26,611 to $44,350 | 20 | 100 | 35 | 55 | 185 | 395 |
| $44,351 to $70,960 | 0 | 210 | 19 | 50 | 175 | 454 |
| $70,961 to $88,700 | 0 | 65 | 50 | 15 | 95 | 225 |
| Above $88,700 | 25 | 275 | 60 | 40 | 330 | 730 |
| **Total** | **49** | **875** | **234** | **190** | **1,005** | **2,353** |

In total, some 850 households face cost burdens, and 924 face severe cost burdens. This includes 415 owner households and 435 renter households with a cost burden, as seen in Table III.20.58.

**Table III.20.58**
**Households with Cost Burden by Tenure and Race**
Rock Springs city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 4,870 | 405 | 320 | 55 | 5,650 |
| Black | 25 | 0 | 0 | 0 | 25 |
| Asian | 15 | 0 | 10 | 0 | 25 |
| American Indian | 0 | 0 | 10 | 0 | 10 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 30 | 10 | 0 | 0 | 40 |
| Hispanic | 580 | 0 | 40 | 40 | 660 |
| **Total** | **5,520** | **415** | **380** | **95** | **6,410** |
| **Renter-Occupied** | | | | | |
| White | 910 | 345 | 345 | 0 | 1,600 |
| Black | 35 | 35 | 100 | 0 | 170 |
| Asian | 10 | 0 | 0 | 0 | 10 |
| American Indian | 20 | 0 | 25 | 0 | 45 |
| Pacific Islander | 65 | 0 | 0 | 0 | 65 |
| Other Race | 35 | 20 | 4 | 0 | 59 |
| Hispanic | 295 | 35 | 70 | 0 | 400 |
| **Total** | **1,370** | **435** | **544** | **0** | **2,349** |
| **Total** | | | | | |
| White | 5,780 | 750 | 665 | 55 | 7,250 |
| Black | 60 | 35 | 100 | 0 | 195 |
| Asian | 25 | 0 | 10 | 0 | 35 |
| American Indian | 20 | 0 | 35 | 0 | 55 |
| Pacific Islander | 65 | 0 | 0 | 0 | 65 |
| Other Race | 65 | 30 | 4 | 0 | 99 |
| Hispanic | 875 | 35 | 110 | 40 | 1,060 |
| **Total** | **6,890** | **850** | **924** | **95** | **8,759** |

## Lead-Based Paint Risks

Table III.20.59 shows the risk of lead-based paint for households with young children present. There are an estimated 685 households built between 1940 and 1979 with young children present, and 113 built prior to 1939.

**Table III.20.59**
**Vintage of Households by Income and Presence of Young Children**
Rock Springs 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 $26,610 | 14 | 175 | 189 |
| $26,611 to $44,350 | 10 | 155 | 165 |
| $44,351 to $70,960 | 14 | 220 | 234 |
| $70,961 to $88,700 | 35 | 80 | 115 |
| Above $88,700 | 40 | 430 | 470 |
| Total | 113 | 1,060 | 1,173 |
| **Built 1940 to 1979** | | | |
| $0 to $26,610 | 210 | 395 | 605 |
| $26,611 to $44,350 | 40 | 345 | 385 |
| $44,351 to $70,960 | 70 | 460 | 530 |
| $70,961 to $88,700 | 90 | 315 | 405 |
| Above $88,700 | 275 | 1,270 | 1,545 |
| Total | 685 | 2,785 | 3,470 |
| **Built 1980 or Later** | | | |
| $0 to $26,610 | 85 | 230 | 315 |
| $26,611 to $44,350 | 80 | 290 | 370 |
| $44,351 to $70,960 | 180 | 400 | 580 |
| $70,961 to $88,700 | 165 | 180 | 345 |
| Above $88,700 | 580 | 1,900 | 2,480 |
| Total | 1,090 | 3,000 | 4,090 |
| **Total** | | | |
| $0 to $26,610 | 309 | 800 | 1,109 |
| $26,611 to $44,350 | 130 | 790 | 920 |
| $44,351 to $70,960 | 264 | 1,080 | 1,344 |
| $70,961 to $88,700 | 290 | 575 | 865 |
| Above $88,700 | 895 | 3,600 | 4,495 |
| **Total** | **1,888** | **6,845** | **8,733** |

## Elderly Housing Needs

Table III.20.60 shows the rate of housing problems for elderly households. Some 199 elderly and 119 extra-elderly households have housing problems. Of these, some 49 elderly households with housing problems have incomes less than 30 percent HAMFI, and 70 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.20.60**
**Households with Housing Problems by Income and Elderly Status**
Rock Springs city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $26,610 | 49 | 70 | 720 | 839 |
| $26,611 to $44,350 | 55 | 25 | 395 | 475 |
| $44,351 to $70,960 | 30 | 24 | 390 | 444 |
| $70,961 to $88,700 | 30 | 0 | 30 | 60 |
| Above $88,700 | 35 | 0 | 40 | 75 |
| Total | 199 | 119 | 1,575 | 1,893 |
| **Without Housing Problems** | | | | |
| $0 to $26,610 | 45 | 25 | 125 | 195 |
| $26,611 to $44,350 | 55 | 234 | 150 | 439 |
| $44,351 to $70,960 | 200 | 135 | 570 | 905 |
| $70,961 to $88,700 | 145 | 35 | 635 | 815 |
| Above $88,700 | 770 | 104 | 3,550 | 4,424 |
| Total | 1,215 | 533 | 5,030 | 6,778 |
| **Not Computed** | | | | |
| $0 to $26,610 | 10 | 35 | 50 | 95 |
| $26,611 to $44,350 | 0 | 0 | 0 | 0 |
| $44,351 to $70,960 | 0 | 0 | 0 | 0 |
| $70,961 to $88,700 | 0 | 0 | 0 | 0 |
| Above $88,700 | 0 | 0 | 0 | 0 |
| Total | 10 | 35 | 50 | 95 |
| **Total** | | | | |
| $0 to $26,610 | 104 | 130 | 895 | 1,129 |
| $26,611 to $44,350 | 110 | 259 | 545 | 914 |
| $44,351 to $70,960 | 230 | 159 | 960 | 1,349 |
| $70,961 to $88,700 | 175 | 35 | 665 | 875 |
| Above $88,700 | 805 | 104 | 3,590 | 4,499 |
| **Total** | 1,424 | 687 | 6,655 | 8,766 |

## 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.20.61 presents some basic statistics about the completed surveys.

**Table III.20.61**
**Survey of Rental Properties**
Rock Springs city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 43 | 1,878 | 5.1 | 95 |
| 2019B | 44 | 1,635 | 9.5 | 156 |
| 2020A | 44 | 1,914 | 7.1 | 135 |
| 2020B | 19 | 360 | 13.3 | 48 |
| 2021A | 25 | 723 | 7.2 | 52 |

Table III.20.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 38 single-family units in Rock Springs city, with 3 of them available. This translates into a vacancy rate of 7.9 percent in Rock Springs city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 632 apartment units reported in the survey, with 44 of them available, which resulted in a vacancy rate of 7 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.20.62**
**Rental Vacancy Survey by Type**
Rock Springs city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 38 | 3 | 7.9% |
| Apartments | 632 | 44 | 7% |
| Mobile Homes | 3 | 0 | 0% |
| "Other" Units | 29 | 3 | 10.3% |
| Don't Know | 17 | 2 | 11.8% |
| **Total** | **723** | **52** | **7.2%** |

Table III.20.63, reports units by bedroom size. As can be seen there were 217 two-bedroom apartment units and 80 three-bedroom units. Overall, the 251 two bedroom units accounted for 34.7 percent of all units, and the 110 three bedroom units accounted for 15.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 211 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.20.63**
**Rental Units by Bedroom Size**
Rock Springs city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 1 | 2 | 0 | 0 | · | 3 |
| One | 1 | 132 | 0 | 0 | · | 134 |
| Two | 16 | 217 | 2 | 14 | · | 251 |
| Three | 16 | 80 | 1 | 13 | · | 110 |
| Four | 0 | 10 | 0 | 2 | · | 12 |
| Don't Know | 2 | 191 | 0 | 0 | 17 | 211 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **38** | **632** | **3** | **29** | **17** | **723** |

Table III.20.64 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 6.2 percent.

Table III.20.65 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 9.2 percent.

**Table III.20.64**
**Single-Family Units by Bedroom Size**
Rock Springs city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 1 | 0 | 0% |
| One | 1 | 0 | 0% |
| Two | 16 | 1 | 6.2% |
| Three | 16 | 2 | 12.5% |
| Four | 0 | 0 | 0% |
| Don't know | 2 | 0 | 0% |
| **Total** | **38** | **3** | **7.9%** |

**Table III.20.65**
**Apartment Units by Bedroom Size**
Rock Springs city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 2 | 1 | 50% |
| One | 132 | 7 | 5.3% |
| Two | 217 | 20 | 9.2% |
| Three | 80 | 3 | 3.8% |
| Four | 10 | 0 | 0% |
| Don't know | 191 | 13 | 6.8% |
| **Total** | **632** | **44** | **7%** |

Average market-rate rents by unit type are shown in Table III.20.66. 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.20.66**
**Average Market Rate Rents by Bedroom Size**
Rock Springs city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $475 | $550 | $0 | $0 | $512 |
| One | $600 | $681 | $0 | $0 | $643 |
| Two | $700 | $744 | $575 | $0 | $713 |
| Three | $950 | $793 | $0 | $850 | $841 |
| Four | $0 | $912 | $0 | $1,000 | $956 |
| **Total** | **$838.5** | **$747.6** | **$787.5** | **$941.7** | **$802** |

Table III.20.67, 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.20.67**
**Average Assisted Rate Rents by Bedroom Size**
Rock Springs 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.20.68, shows vacancy rates for single-family units by average rental rates for Rock Springs city. The most common rent for single-family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 6.9 percent.

**Table III.20.68**
**Single-Family Market Rate Rents by Vacancy Status**
Rock Springs 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 | 29 | 2 | 6.9% |
| $750 to $999 | 6 | 1 | 16.7% |
| $1,000 to $1,249 | 1 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 2 | 0 | 0% |
| **Total** | **38** | **3** | **7.9%** |

The average rent and availability of apartment units is displayed in Table III.20.69. 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 6.3 percent.

**Table III.20.69**
**Apartment Market Rate Rents by Vacancy Status**
Rock Springs city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 526 | 33 | 6.3% |
| $750 to $999 | 70 | 6 | 8.6% |
| $1,000 to $1,249 | 20 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 16 | 5 | 31.2% |
| **Total** | **632** | **44** | **7%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.20.70, 16 respondents, or 80 percent, included some sort of utility in the rent.

**Table III.20.70**
**Are there any utilities included with the rent?**
Rock Springs city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 16 |
| No | 4 |
| **% Offering Utilities** | **80%** |

The type of utility included in the rent is shown in Table III.20.71. There were 48 respondents who included electricity, 47 respondents who included natural gas, 650 respondents who included water and sewer and 641 respondents included trash collection in the rent.

**Table III.20.71**
**Which utilities are included with the rent?**
Rock Springs city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 48 |
| Natural Gas | 47 |
| Water/Sewer | 650 |
| Trash Collection | 641 |

## Perceived Need for Housing Units

Table III.20.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 19 number of persons on the wait list.

**Table III.20.72**
**Do you keep a waiting list?**
Rock Springs city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 19 |
| **Waitlist Size** | **19** |

Table III.20.73, shows the condition of rental units by unit type for Rock Springs 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 660 units were in good condition, or 91.3 percent and 1 units, or 0.1 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.20.73**
**Condition by Unit Type**
Rock Springs city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 1 | 0.1% |
| Average | 1 | 0.1% |
| Good | 660 | 91.3% |
| Excellent | 24 | 3.3% |
| Don't Know | 0 | 0% |
| **Total** | **723** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.20.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.20.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Rock Springs city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.20.75**
**Households with Housing Problems by Income**
Rock Springs city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 345 | 495 | 840 |
| 30.1-50% HAMFI | 150 | 335 | 485 |
| 50.1-80% HAMFI | 280 | 165 | 445 |
| 80.1-95% HAMFI | 50 | 0 | 50 |
| 95 – 115% HAMFI | 40 | 15 | 55 |
| 115.1% HAMFI or more | 30 | 0 | 30 |
| **Total** | 895 | 1,010 | 1,905 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 135 | 55 | 190 |
| 30.1-50% HAMFI | 380 | 55 | 435 |
| 50.1-80% HAMFI | 610 | 295 | 905 |
| 80.1-95% HAMFI | 410 | 175 | 585 |
| 95 – 115% HAMFI | 780 | 205 | 985 |
| 115.1% HAMFI or more | 3,110 | 555 | 3,665 |
| **Total** | 5,425 | 1,340 | 6,765 |
| **Not Computed** | | | |
| 30% HAMFI or less | 90 | 0 | 90 |
| 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** | 90 | 0 | 90 |
| **Total** | | | |
| 30% HAMFI or less | 570 | 550 | 1,120 |
| 30.1-50% HAMFI | 530 | 390 | 920 |
| 50.1-80% HAMFI | 890 | 460 | 1,350 |
| 80.1-95% HAMFI | 460 | 175 | 635 |
| 95 – 115% HAMFI | 820 | 220 | 1,040 |
| 115.1% HAMFI or more | 3,140 | 555 | 3,695 |
| **Total** | **6,410** | **2,350** | **8,760** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.20.75, 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 895 owner occupied and 1,010 renter occupied households experiencing a housing problem.

Table III.20.76, shows the total estimated housing by tenure for Rock Springs city. As can be seen, in 2030 there are estimated to be a total of 6,332 owner and 2,473 renter occupied households or a total of 8,805 households. By 2050 there are estimated to be 7,526 owner, 2,511 renter for a total of 10,037 households in Rock Springs city.

**Table III.20.76**
**Total Estimated Housing Forecast**
Rock Springs city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 5,691 | 2,389 | 8,080 |
| 2025 | 6,014 | 2,434 | 8,448 |
| 2030 | 6,332 | 2,473 | 8,805 |
| 2035 | 6,642 | 2,500 | 9,142 |
| 2040 | 6,940 | 2,511 | 9,451 |
| 2045 | 7,230 | 2,511 | 9,741 |
| 2050 | 7,526 | 2,511 | 10,037 |

Table III.20.77, below shows the incremental housing demand for Rock Springs 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.

As can be seen in 2030 an estimated additional 372 owner-occupied and 138 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 Rock Springs city will see an additional 1,742 households, of which 180 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 252 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.20.77**
**Incremental Housing Demand Forecast**
Rock Springs city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 5 | 33 | 61 | 87 | 113 | 139 |
| % | 0 | 4 | 31 | 56 | 81 | 105 | 129 |
| % | 0 | 7 | 52 | 95 | 136 | 176 | 217 |
| % | 0 | 4 | 27 | 49 | 70 | 91 | 112 |
| 5% | 0 | 7 | 48 | 87 | 125 | 162 | 200 |
| | 0 | 26 | 182 | 334 | 480 | 622 | 767 |
| | **0** | **44** | **372** | **682** | **980** | **1,270** | **1,566** |
| | | | | **Renter** | | | |
| | 0 | 23 | 32 | 39 | 41 | 41 | 41 |
| % | 0 | 16 | 23 | 27 | 29 | 29 | 29 |
| % | 0 | 19 | 27 | 32 | 34 | 34 | 34 |
| % | 0 | 7 | 10 | 12 | 13 | 13 | 13 |
| 5% | 0 | 9 | 13 | 15 | 16 | 16 | 16 |
| | 0 | 23 | 33 | 39 | 42 | 42 | 42 |
| | **0** | **99** | **138** | **165** | **176** | **176** | **176** |
| | | | | **Total** | | | |
| | 0 | 28 | 65 | 99 | 128 | 154 | 180 |
| % | 0 | 21 | 54 | 84 | 110 | 134 | 159 |
| % | 0 | 27 | 79 | 127 | 171 | 211 | 252 |
| % | 0 | 11 | 37 | 61 | 83 | 104 | 125 |
| 5% | 0 | 16 | 61 | 103 | 142 | 179 | 217 |
| | 0 | 50 | 215 | 373 | 522 | 664 | 809 |
| | **0** | **143** | **510** | **847** | **1,156** | **1,446** | **1,742** |

Table III.20.78 shows the Incremental Total Housing Need Forecast for Rock Springs 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 1,852 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 2,398 owner and 1,180 renter occupied households for a total of 3,578 quality households.

| Table III.20.78<br>Incremental Total Housing Need Forecast<br>Rock Springs city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 306 | 326 | 354 | 381 | 408 | 434 | 460 |
| 30.1-50% | 133 | 144 | 170 | 196 | 220 | 244 | 269 |
| 50.1-80% | 249 | 268 | 312 | 355 | 396 | 437 | 478 |
| 80.1-95% | 44 | 50 | 73 | 95 | 117 | 138 | 159 |
| 95.1-115% | 36 | 44 | 85 | 124 | 163 | 200 | 238 |
| 115+% | 27 | 54 | 210 | 362 | 508 | 650 | 795 |
| **Total** | **795** | **876** | **1,204** | **1,514** | **1,812** | **2,102** | **2,398** |
| | | | | **Renter** | | | |
| 0-30% | 504 | 515 | 524 | 530 | 533 | 533 | 533 |
| 30.1-50% | 342 | 349 | 356 | 360 | 362 | 362 | 362 |
| 50.1-80% | 175 | 183 | 191 | 196 | 198 | 198 | 198 |
| 80.1-95% | 4 | 7 | 10 | 12 | 13 | 13 | 13 |
| 95.1-115% | 20 | 24 | 28 | 30 | 31 | 31 | 31 |
| 115+% | 13 | 23 | 33 | 39 | 42 | 42 | 42 |
| **Total** | **1,058** | **1,103** | **1,142** | **1,169** | **1,180** | **1,180** | **1,180** |
| | | | | **Total** | | | |
| 0-30% | 811 | 841 | 878 | 912 | 941 | 967 | 993 |
| 30.1-50% | 475 | 493 | 526 | 556 | 583 | 607 | 631 |
| 50.1-80% | 423 | 451 | 503 | 551 | 595 | 635 | 676 |
| 80.1-95% | 48 | 58 | 83 | 108 | 130 | 151 | 172 |
| 95.1-115% | 55 | 68 | 113 | 155 | 194 | 231 | 269 |
| 115+% | 39 | 78 | 243 | 401 | 550 | 692 | 837 |
| **Total** | **1,852** | **1,979** | **2,346** | **2,683** | **2,992** | **3,282** | **3,578** |

# Sheridan city

# Sheridan city

## Demographics

### Population Estimates

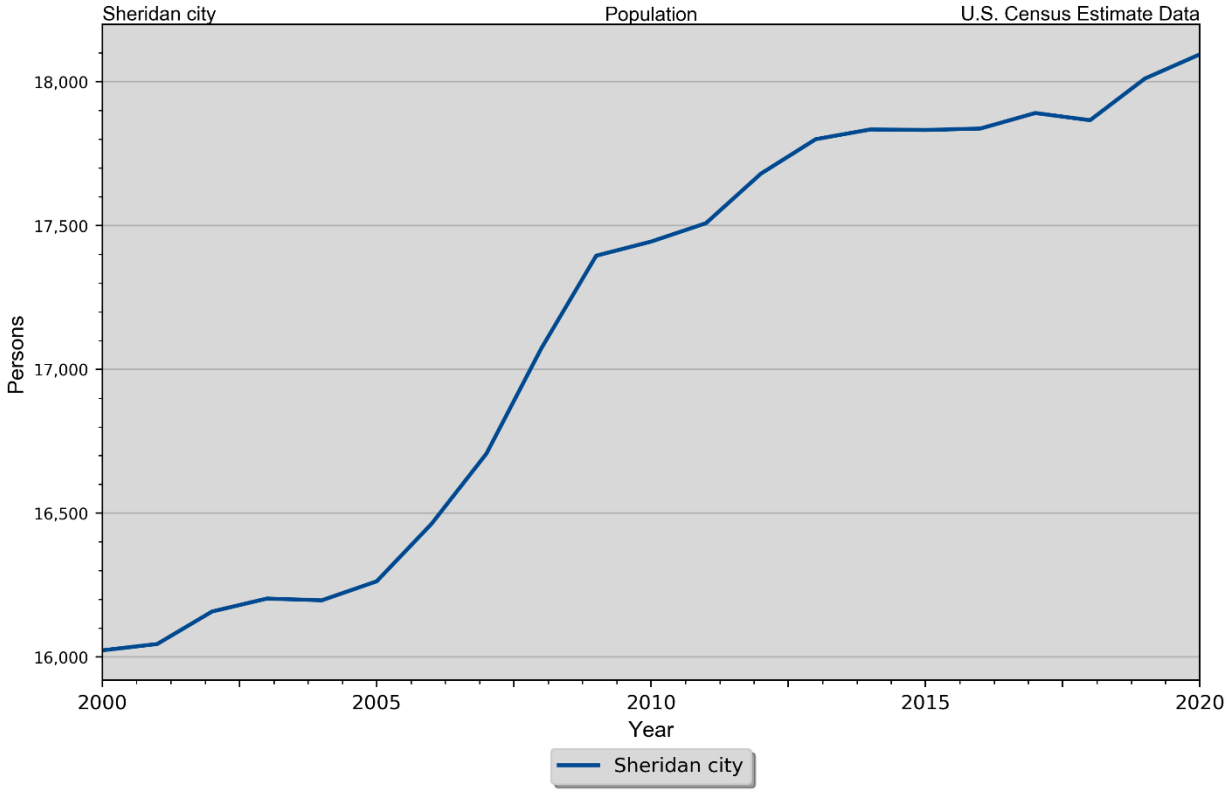
Table III.21.1, at right shows the population for Sheridan city. The 2020 estimates indicate that Sheridan city's population increased from 17,444 in 2010 to 18,095 in 2020, or by 3.7 percent.

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

**Table III.21.1**
**Population Estimates**
Sheridan city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 16,023 | . |
| 2001 | 16,045 | 0.1% |
| 2002 | 16,158 | 0.7% |
| 2003 | 16,203 | 0.3% |
| 2004 | 16,197 | -0% |
| 2005 | 16,263 | 0.4% |
| 2006 | 16,463 | 1.2% |
| 2007 | 16,707 | 1.5% |
| 2008 | 17,073 | 2.2% |
| 2009 | 17,395 | 1.9% |
| 2010 | 17,444 | 0.3% |
| 2011 | 17,508 | 0.4% |
| 2012 | 17,680 | 1% |
| 2013 | 17,800 | 0.7% |
| 2014 | 17,834 | 0.2% |
| 2015 | 17,832 | -0% |
| 2016 | 17,837 | 0% |
| 2017 | 17,891 | 0.3% |
| 2018 | 17,866 | -0.1% |
| 2019 | 18,011 | 0.8% |
| 2020 | 18,095 | 0.5% |

**Diagram III.21.1**
**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.

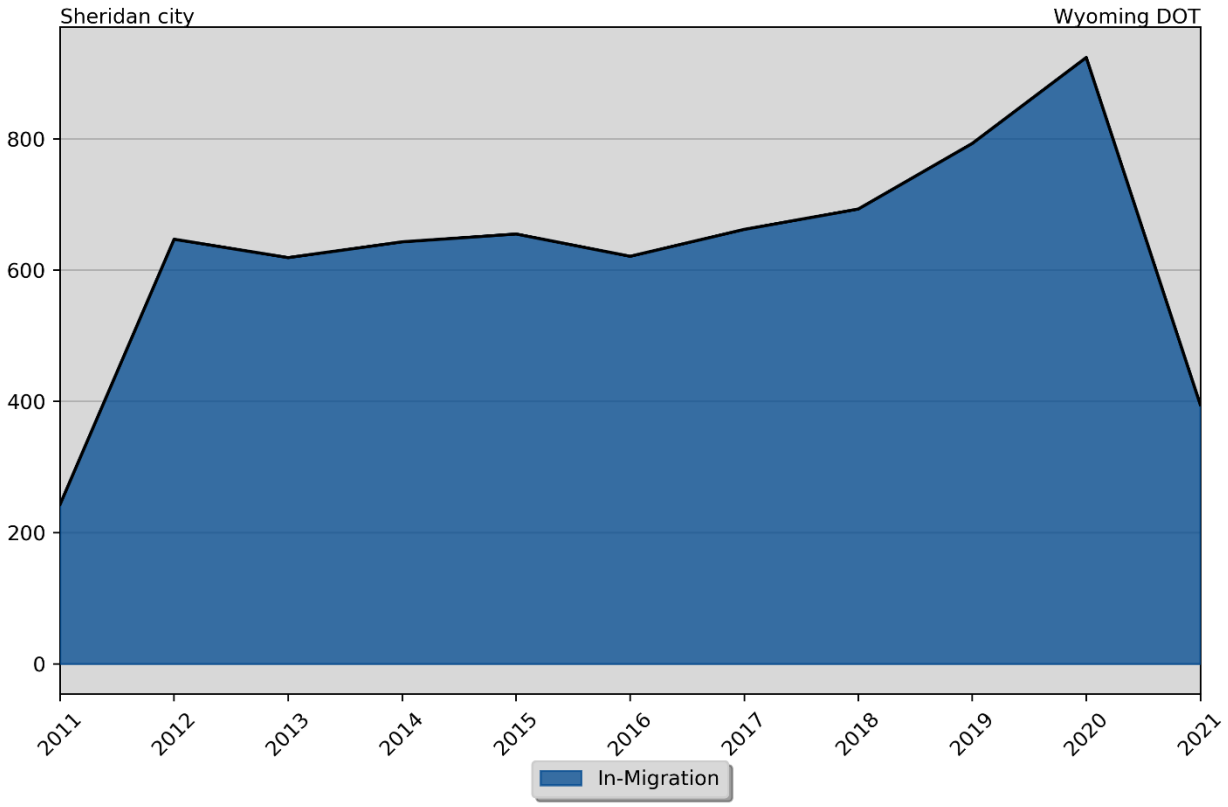
Table III.21.2 shows in-migration between 2011 and the first half of 2021 for Sheridan city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sheridan County to display net- and out-migration.

**Table III.21.2**
**In-Migration by Age Cohort**
Sheridan city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 4 | 15 | 10 | 10 | 6 | 9 | 10 | 10 | 12 | 10 |
| 18-22 | 25 | 48 | 65 | 72 | 73 | 53 | 54 | 50 | 57 | 60 | 21 |
| 23-25 | 18 | 50 | 53 | 51 | 49 | 46 | 56 | 52 | 57 | 66 | 29 |
| 26-35 | 64 | 186 | 179 | 175 | 150 | 128 | 152 | 161 | 187 | 220 | 101 |
| 36-45 | 48 | 134 | 88 | 99 | 132 | 121 | 122 | 121 | 145 | 187 | 72 |
| 46-55 | 32 | 105 | 80 | 94 | 97 | 104 | 100 | 105 | 122 | 131 | 34 |
| 56-65 | 36 | 80 | 82 | 89 | 88 | 90 | 92 | 119 | 112 | 146 | 72 |
| 66 + | 19 | 40 | 57 | 53 | 56 | 73 | 77 | 75 | 103 | 102 | 56 |
| **Total** | **243** | **647** | **619** | **643** | **655** | **621** | **662** | **693** | **793** | **924** | **395** |

The shaded area in Diagram III.21.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 924 people entering Sheridan city.

**Diagram III.21.2**
**In-Migration**



The driver's license total exchanges since 2000 for Sheridan County are presented in Diagram III.21.3, and showed a net migration of 3,383 persons over the time period. In 2008, there were a total of 925 in-migrations and 566 out-migrations, for a net-migration of 359 people. In the first half of 2021, there were 477 in-migrants, 636 out-migrants for a net out-migration of -159 people. The maximum net migration occurred in 2008 with 359 people entering and the lowest net migration occurred in 2021 with 159 entering Sheridan County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Sheridan County. Since 2017, Sheridan County has experienced a net growth of 357 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net decrease of 159 people in the most recent year.

**Diagram III.21.3**
**Migration Trends**

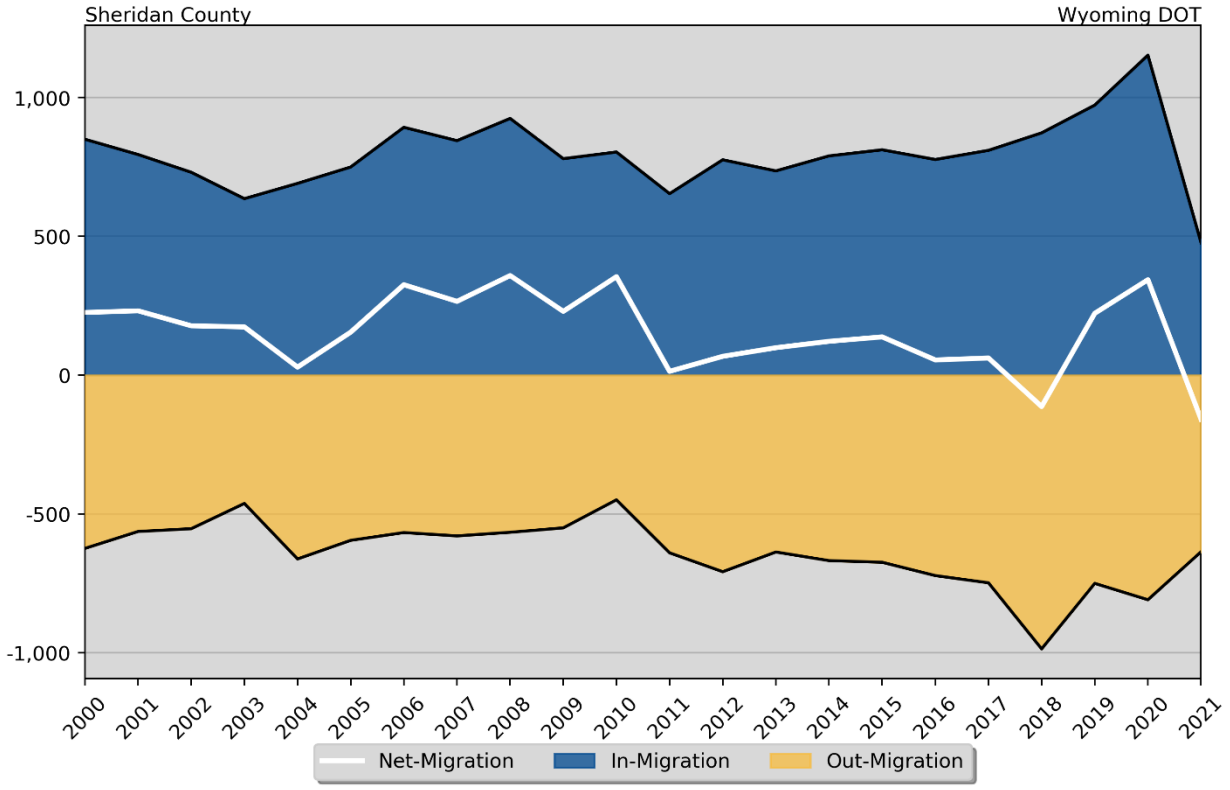


Table III.21.3, shows net-migration for Sheridan County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 9 persons entering Sheridan County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 52 persons leaving Sheridan County.

**Table III.21.3**
**Net-Migration by Age Range**
Sheridan Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 2 | 7 | 6 | 5 | -1 | 7 | 8 | 0 | 2 | 6 | 4 | 10 | 9 | 9 |
| 18-22 | 15 | -11 | 34 | -9 | -26 | 1 | 0 | 10 | 9 | -1 | -46 | -14 | 22 | -27 |
| 23-25 | 29 | 7 | 12 | -3 | -11 | -10 | 1 | 6 | -9 | -4 | -21 | 12 | -9 | -39 |
| 26-35 | 113 | 88 | 88 | -8 | 29 | 36 | 39 | 28 | -47 | 16 | -73 | 24 | 27 | -52 |
| 36-45 | 85 | 43 | 80 | 13 | 27 | -2 | 20 | 74 | 48 | 29 | 8 | 45 | 93 | -21 |
| 46-55 | 95 | 89 | 72 | -12 | 33 | 15 | 33 | 13 | 19 | 3 | -4 | 30 | 79 | -32 |
| 56-65 | 35 | 5 | 43 | 11 | 25 | 20 | 13 | 12 | -2 | -4 | 24 | 51 | 96 | 5 |
| 66 + | -15 | 2 | 20 | 17 | -8 | 32 | 8 | -5 | 35 | 17 | -5 | 65 | 27 | -2 |
| **Total** | **359** | **230** | **355** | **14** | **68** | **99** | **122** | **138** | **55** | **62** | **-113** | **223** | **344** | **-159** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[41], 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.

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## Population Characteristics

The Sheridan city population by race and ethnicity is shown in Table III.21.4. The white population represented 95.6 percent of the population in 2019, compared with black populations accounting for 0.5 percent of the population in 2019. Hispanic households represented 6.1 percent of the population in 2019.

**Table III.21.4**
**Population by Race and Ethnicity**
Sheridan city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 16,558 | 94.9% | 17,055 | 95.6% |
| Black | 77 | 0.4% | 86 | 0.5% |
| American Indian | 176 | 1% | 238 | 1.3% |
| Asian | 153 | 0.9% | 76 | 0.4% |
| Native Hawaiian/ Pacific Islander | 15 | 0.1% | 0 | 0% |
| Other | 155 | 0.9% | 118 | 0.7% |
| Two or More Races | 310 | 1.8% | 271 | 1.5% |
| **Total** | **17,444** | **100.0%** | **17,844** | **100.0%** |
| **Non-Hispanic** | 16,693 | 95.7% | 16,754 | 93.9% |
| **Hispanic** | 751 | 4.3% | 1,090 | 6.1% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.21.5. During this time, the total non-Hispanic population was 16,754 persons in 2019, while the Hispanic population was 1,090.

**Table III.21.5**
**Population by Race and Ethnicity**
Sheridan city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 16,052 | 96.2% | 16,157 | 96.4% |
| Black | 68 | 0.4% | 35 | 0.2% |
| American Indian | 158 | 0.9% | 238 | 1.4% |
| Asian | 153 | 0.9% | 76 | 0.5% |
| Native Hawaiian/ Pacific Islander | 8 | 0% | 0 | 0% |
| Other | 5 | 0% | 0 | 0% |
| Two or More Races | 249 | 1.5% | 248 | 1.5% |
| **Total Non-Hispanic** | **16,693** | **100.0%** | **16,754** | **100.0%** |
| **Hispanic** | | | | |
| White | 506 | 67.4% | 898 | 82.4% |
| Black | 9 | 1.2% | 51 | 4.7% |
| American Indian | 18 | 2.4% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 7 | 0.9% | 0 | 0% |
| Other | 150 | 20% | 118 | 10.8% |
| Two or More Races | 61 | 8.1% | 23 | 2.1% |
| **Total Hispanic** | **751** | **100.0** | **1,090** | **100.0%** |
| **Total Population** | **17,444** | **100.0%** | **17,844** | **100.0%** |

## Cohorts

Table III.21.6 shows the population distribution in Sheridan city by age. In 2010, children under the age of 5 accounted for 7 percent of the total population, which compared to 5.9 percent in 2019.

**Table III.21.6**
**Population Distribution by Age**
Sheridan city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 1,219 | 7 | 1,045 | 5.9 |
| 5 to 19 | 3,115 | 17.9 | 3,279 | 18.4 |
| 20 to 24 | 1,190 | 6.8 | 1,165 | 6.5 |
| 25 to 34 | 2,343 | 13.4 | 2,708 | 15.2 |
| 35 to 54 | 4,457 | 25.6 | 3,791 | 21.2 |
| 55 to 64 | 2,363 | 13.5 | 2,479 | 13.9 |
| 65 or Older | 2,757 | 15.8 | 3,377 | 18.9 |
| **Total** | **17,444** | **100%** | **17,844** | **100%** |

Table III.21.7 shows the population in Sheridan city by age and gender. In 2010, there were 2,343 people aged 25 to 34, made up of 1,204 men, and 1,139 women. In comparison, in 2019, there were 2,708 people in the 25 to 34 age cohort, with 1,367 men and 1,341 women.

**Table III.21.7**
**Population by Age and Gender**
Sheridan 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 | 611 | 608 | 1,219 | 7% | 505 | 540 | 1,045 | 5.9% |
| 5 to 19 | 1,648 | 1,467 | 3,115 | 17.9% | 1,718 | 1,561 | 3,279 | 18.4% |
| 20 to 24 | 572 | 618 | 1,190 | 6.8% | 578 | 587 | 1,165 | 6.5% |
| 25 to 34 | 1,204 | 1,139 | 2,343 | 13.4% | 1,367 | 1,341 | 2,708 | 15.2% |
| 35 to 54 | 2,220 | 2,237 | 4,457 | 25.6% | 1,874 | 1,917 | 3,791 | 21.2% |
| 55 to 64 | 1,218 | 1,145 | 2,363 | 13.5% | 1,134 | 1,345 | 2,479 | 13.9% |
| 65 and Older | 1,173 | 1,584 | 2,757 | 15.8% | 1,511 | 1,866 | 3,377 | 18.9% |
| **Total** | **8,646** | **8,798** | **17,444** | **100%** | **8,687** | **9,157** | **17,844** | **100%** |

**Diagram III.21.4**
**Population Distribution by Age**
Sheridan city
2010 Census and 2019 Five-Year ACS Data

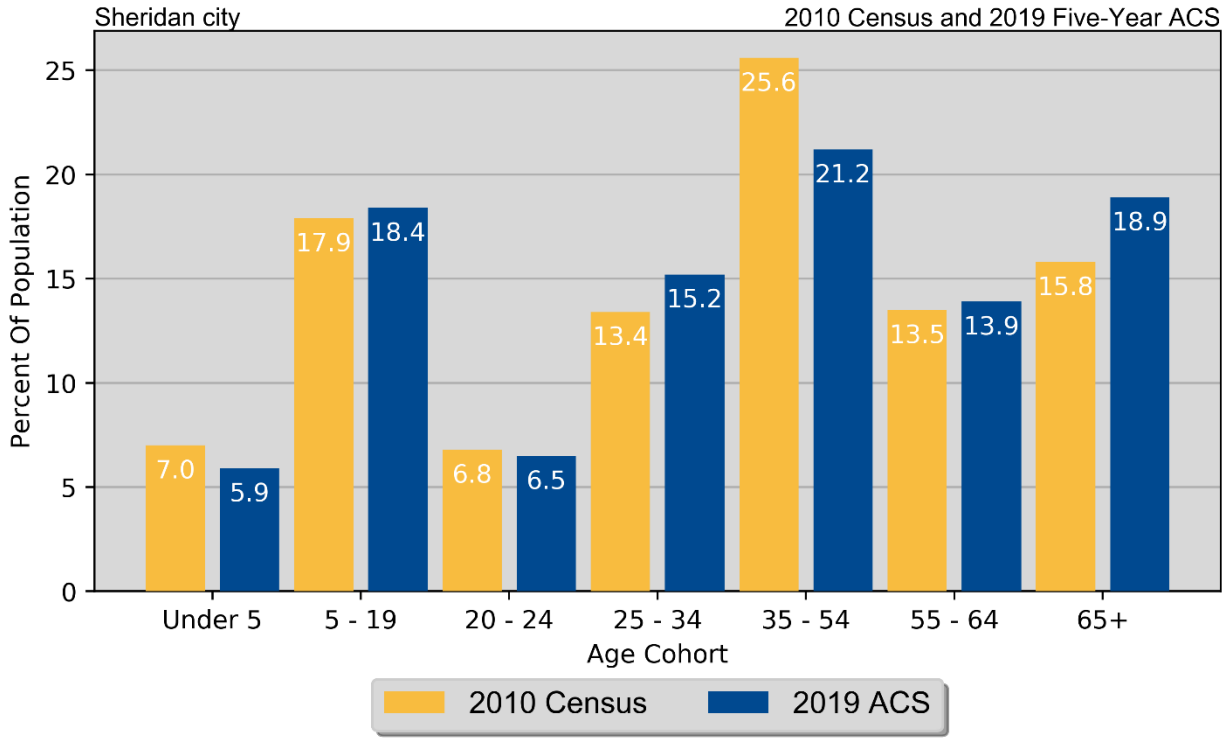
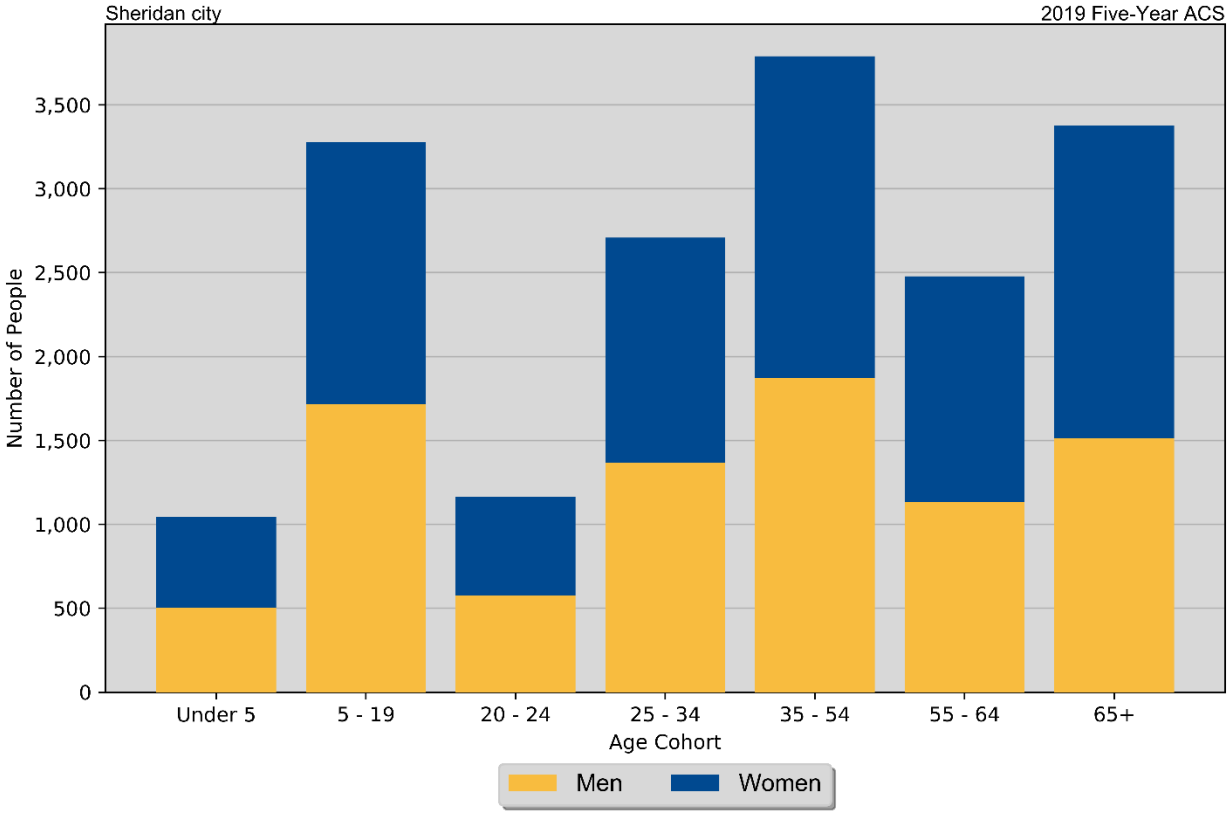


**Diagram III.21.5**
**Population Distribution by Age and Gender**
Sheridan city
2019 Five-Year ACS



## 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.21.8, between 2000 and 2010, the institutionalized population changed 75.5 percent in Sheridan city, from 155 people in 2000 to 272 in 2010.

**Table III.21.8**
**Group Quarters Population**
Sheridan 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 | 36 | 23.2% | 96 | 35.3% | 166.7% |
| Juvenile Facilities | . | . | 6 | 2.2% | . |
| Nursing Homes | 112 | 72.3% | 170 | 62.5% | 51.8% |
| Other Institutions | 7 | 4.5% | 0 | 0% | -100% |
| Total | **155** | **100.0%** | **272** | **100.0%** | **75.5%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 149 | 77.6% | 357 | 73.9% | 139.6% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 43 | 22.4% | 126 | 26.1% | 193% |
| Total | **192** | **100.0%** | **483** | **100.0%** | **151.6%** |
| Group Quarters Population | **347** | **100.0%** | **755** | **100.0%** | **117.6%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.21.9. An estimated 0.8 percent of the population was born in Mexico , some 0.3 percent were born in Russia , and another 0.2 percent were born in Philippines .

**Table III.21.9**
**Place of Birth for the Foreign-Born Population**
Sheridan city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 143 | 0.8% |
| #2 country of origin | Russia | 47 | 0.3% |
| #3 country of origin | Philippines | 42 | 0.2% |
| #4 country of origin | England | 39 | 0.2% |
| #5 country of origin | France | 36 | 0.2% |
| #6 country of origin | Peru | 26 | 0.1% |
| #7 country of origin | China, excluding Hong Kong and Taiwan | 21 | 0.1% |
| #8 country of origin | United Kingdom, excluding England and Scotland | 18 | 0.1% |
| #9 country of origin | Germany | 17 | 0.1% |
| #10 country of origin | Korea | 13 | 0.1% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.21.10. An estimated 0.3 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Russian, Polish, or other Slavic languages .

**Table III.21.10**
**Limited English Proficiency and Language Spoken at Home**
Sheridan city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 58 | 0.3% |
| #2 LEP Language | Russian, Polish, or other Slavic languages | 33 | 0.2% |
| #3 LEP Language | Chinese | 21 | 0.1% |
| #4 LEP Language | Tagalog | 18 | 0.1% |
| #5 LEP Language | French, Haitian, or Cajun | 9 | 0.1% |
| #6 LEP Language | Arabic | 0 | 0% |
| #7 LEP Language | German or other West Germanic languages | 0 | 0% |
| #8 LEP Language | Korean | 0 | 0% |
| #9 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #10 LEP Language | Other Indo-European languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.21.11, below. The disability rate for females was 13.9 percent, compared to 12.4 percent for males. The disability rate grew precipitously higher with age, with 58.7 percent of those over 75 experiencing a disability.

**Table III.21.11**
**Disability by Age**
Sheridan 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 | 9 | 0.6% | 9 | 0.7% | 18 | 0.6% |
| 18 to 34 | 111 | 5.2% | 148 | 7% | 259 | 6.1% |
| 35 to 64 | 395 | 13.2% | 432 | 13.3% | 827 | 13.3% |
| 65 to 74 | 206 | 23.4% | 171 | 18.4% | 377 | 20.9% |
| 75 or Older | 345 | 60.3% | 490 | 57.6% | 835 | 58.7% |
| **Total** | **1,066** | **12.4%** | **1,250** | **13.9%** | **2,316** | **13.2%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.21.12. Some 7.2 percent have an ambulatory disability, 5.4 have an independent living disability, and 3.1 percent have a self-care disability.

**Table III.21.12**
**Total Disabilities Tallied: Aged 5 and Older**
Sheridan city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 723 | 4.1% |
| Vision disability | 472 | 2.7% |
| Cognitive disability | 665 | 4% |
| Ambulatory disability | 1,195 | 7.2% |
| Self-Care disability | 518 | 3.1% |
| Independent living difficulty | 742 | 5.4% |

## Education and Employment

Education and employment data from the Sheridan city 2019 Five-Year ACS is presented in Table III.21.13, Table III.21.14, and Table III.21.15. In 2019, 9,046 people were in the labor force, including 8,736 employed and 310 unemployed people. The unemployment rate for Sheridan city was estimated at 3.4 percent in 2019.

**Table III.21.13**
**Employment, Labor Force and Unemployment**
Sheridan city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 8,736 |
| Unemployed | 310 |
| **Labor Force** | **9,046** |
| Unemployment Rate | 3.4% |

Table III.21.14 and Table III.21.15 show educational attainment in Sheridan city. In 2019, 95.3 percent of households had a high school education or greater, including 26.1 percent with a high school diploma or equivalent, 41.8 percent with some college, 15.7 percent with a Bachelor's Degree, and 11.7 percent with a graduate or professional degree.

**Table III.21.14**
**High School or Greater Education**
Sheridan city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 13,323 |
| Total Households | 8,009 |
| **Percent High School or Above** | **95.3%** |

**Table III.21.15**
**Educational Attainment**
Sheridan city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 650 | 4.7% |
| High School or Equivalent | 3,651 | 26.1% |
| Some College or Associates Degree | 5,846 | 41.8% |
| Bachelor's Degree | 2,197 | 15.7% |
| Graduate or Professional Degree | 1,629 | 11.7% |
| **Total Population Above 18 years** | **13,973** | **100.0%** |

## Commuting Patterns

Table III.21.16 shows the place of work by county of residence. In 2010 91.3 percent of residents worked within the county they reside with 4.4 percent working outside their home county. This compares to 95.1 percent of residents in 2019 who worked within the county in which they resided and 1.2 percent of residents worked outside their home county but still within the state.

**Table III.21.16**
**Place of Work**
Sheridan 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 | 7,368 | 91.3% | 8,240 | 95.1% |
| Worked outside county of residence | 357 | 4.4% | 101 | 1.2% |
| Worked outside state of residence | 346 | 4.3% | 324 | 3.7% |
| **Total** | **8,071** | **100.0%** | **8,665** | **100.0%** |

Table III.21.17 shows the aggregate travel time to work based on place of work and residence. In Sheridan city the total aggregate travel time was 99,600 minutes, with residents working in their home county spending a total of 80,895 minutes traveling.

**Table III.21.17**
**Aggregate Travel Time to Work (in Minutes)**
Sheridan 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 | 79,100 | 77.3% | 80,895 | 81.2% |
| Worked outside county of residence | 13,585 | 13.3% | 6,135 | 6.2% |
| Worked outside State of residence | 9,595 | 9.4% | 12,570 | 12.6% |
| **Aggregate travel time to work (in minutes):** | **102,280** | **100.0%** | **99,600** | **100.0%** |

Table III.21.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 102,280 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 60.7 minutes on their commute.

| Table III.21.18<br>Average Travel Time to Work (in Minutes)<br>Sheridan city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 10.7 | 9.8 |
| Worked outside county of residence | 38.1 | 60.7 |
| Worked outside State of residence | 27.7 | 38.8 |
| **Average travel time to work (in minutes):** | **12.7** | **11.5** |

Table III.21.19 shows the means of transportation to work. In 2019, 81.5 percent of commuters drove alone in a car, truck, or van. Only 8.8 percent carpooled, with an additional 0.1 percent taking public transportation. Also, there were 402 persons or 4.6 percent who worked from home.

| Table III.21.19<br>Means of Transportation to Work<br>Sheridan city<br>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 | 6,430 | 79.7% | 7,062 | 81.5% |
| Car, truck, or van: Carpooled: | 843 | 10.4% | 766 | 8.8% |
| Public transportation (excluding taxicab): | 0 | 0% | 10 | 0.1% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 48 | 0.6% | 0 | 0% |
| Bicycle | 91 | 1.1% | 68 | 0.8% |
| Walked | 298 | 3.7% | 350 | 4% |
| Other means | 38 | 0.5% | 7 | 0.1% |
| Worked at home | 323 | 4% | 402 | 4.6% |
| **Total** | **8,071** | **100.0%** | **8,665** | **100.0%** |

Table III.21.20 shows the breakdown of the means of transportation by tenure. In 2019, 51.8 percent of commuters owned their home and commuted alone by car, which compares to 57.2 percent in 2010. There were also 2,561 renters who drove alone in 2019 and accounted for 30.3 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 10 renters, or 0.1 percent taking public transportation.

**Table III.21.20**
**Means Of Transportation To Work By Tenure**
Sheridan 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 | 4,560 | 57.2% | 4,377 | 51.8% |
| Renter | 1,827 | 22.9% | 2,561 | 30.3% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 510 | 6.4% | 426 | 5% |
| Renter | 321 | 4% | 326 | 3.9% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 10 | 0.1% |
| **Walked:** | | | | |
| Owner | 131 | 1.6% | 223 | 2.6% |
| Renter | 150 | 1.9% | 46 | 0.5% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 90 | 1.1% | 50 | 0.6% |
| Renter | 87 | 1.1% | 25 | 0.3% |
| **Worked at home:** | | | | |
| Owner | 246 | 3.1% | 244 | 2.9% |
| Renter | 57 | 0.7% | 156 | 1.8% |
| **Total:** | **7,979** | **100.0%** | **8,444** | **100.0%** |

# ECONOMICS

## Labor Force

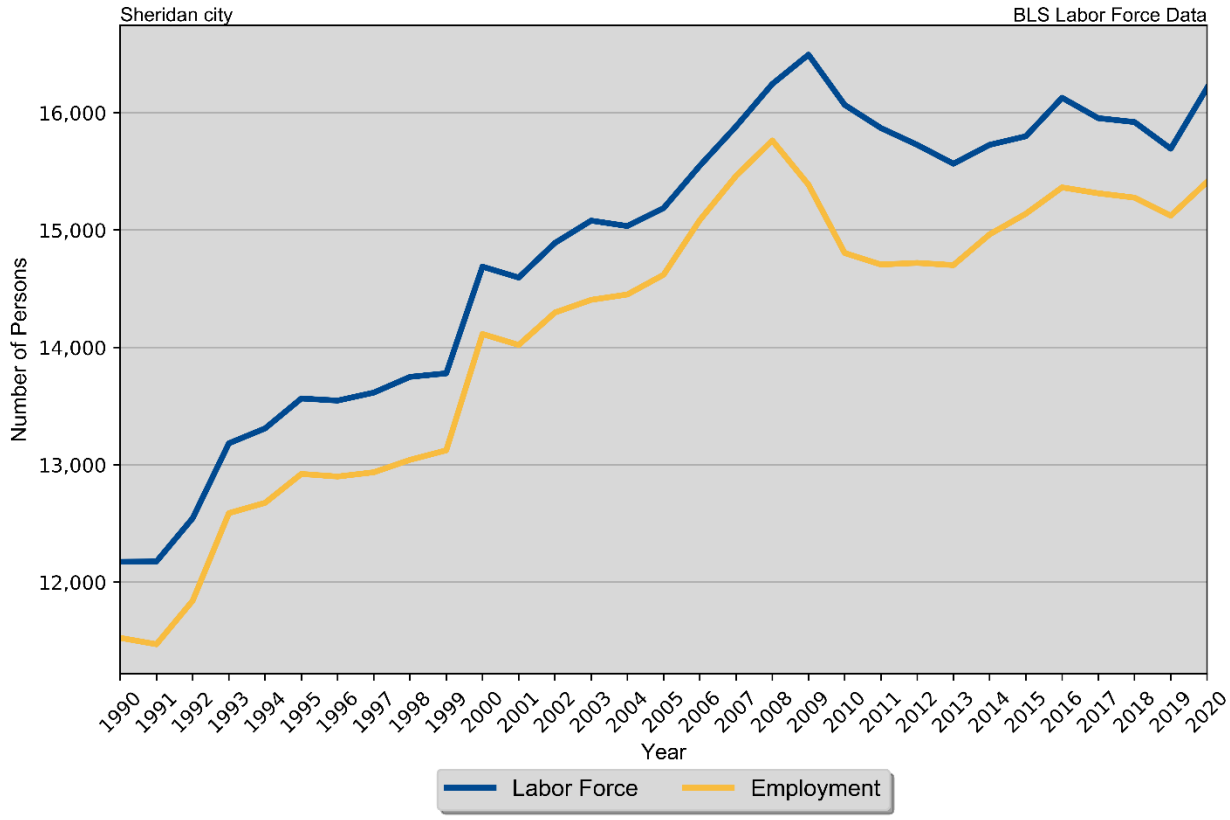
Table III.21.21, shows the labor force statistics for Sheridan city from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.7 percent. The highest level of unemployment occurred during 2010 rising to a rate of 7.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Sheridan city increased from 3.6 percent in 2019 to 4.9 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.21.21**
**Labor Force Statistics**
Sheridan city
1990 - 2020 BLS Data

| Year | Sheridan city | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 648 | 11,525 | 12,173 | 5.3% | 5.1% |
| 1991 | 705 | 11,471 | 12,176 | 5.8% | 5% |
| 1992 | 703 | 11,842 | 12,545 | 5.6% | 5.4% |
| 1993 | 595 | 12,588 | 13,183 | 4.5% | 5.3% |
| 1994 | 634 | 12,676 | 13,310 | 4.8% | 4.9% |
| 1995 | 643 | 12,922 | 13,565 | 4.7% | 4.8% |
| 1996 | 647 | 12,900 | 13,547 | 4.8% | 5% |
| 1997 | 679 | 12,936 | 13,615 | 5% | 4.8% |
| 1998 | 707 | 13,042 | 13,749 | 5.1% | 4.8% |
| 1999 | 656 | 13,123 | 13,779 | 4.8% | 4.7% |
| 2000 | 574 | 14,114 | 14,688 | 3.9% | 3.8% |
| 2001 | 574 | 14,021 | 14,595 | 3.9% | 3.8% |
| 2002 | 593 | 14,297 | 14,890 | 4% | 4% |
| 2003 | 675 | 14,405 | 15,080 | 4.5% | 4.3% |
| 2004 | 583 | 14,451 | 15,034 | 3.9% | 3.8% |
| 2005 | 568 | 14,619 | 15,187 | 3.7% | 3.6% |
| 2006 | 463 | 15,085 | 15,548 | 3% | 3% |
| 2007 | 422 | 15,461 | 15,883 | 2.7% | 2.6% |
| 2008 | 481 | 15,763 | 16,244 | 3% | 2.9% |
| 2009 | 1,108 | 15,386 | 16,494 | 6.7% | 6.3% |
| 2010 | 1,262 | 14,804 | 16,066 | 7.9% | 6.9% |
| 2011 | 1,163 | 14,706 | 15,869 | 7.3% | 6.2% |
| 2012 | 1,006 | 14,720 | 15,726 | 6.4% | 5.5% |
| 2013 | 864 | 14,701 | 15,565 | 5.6% | 4.8% |
| 2014 | 763 | 14,963 | 15,726 | 4.9% | 4.3% |
| 2015 | 660 | 15,139 | 15,799 | 4.2% | 4.2% |
| 2016 | 764 | 15,363 | 16,127 | 4.7% | 5.4% |
| 2017 | 640 | 15,313 | 15,953 | 4% | 4.3% |
| 2018 | 644 | 15,276 | 15,920 | 4% | 4% |
| 2019 | 571 | 15,122 | 15,693 | 3.6% | 3.7% |
| 2020 | 801 | 15,409 | 16,210 | 4.9% | 5.8% |

Diagram III.21.6, shows the employment and labor force for Sheridan city. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 15,409 persons, with the labor force reaching 16,210, indicating there were a total of 801 unemployed persons.

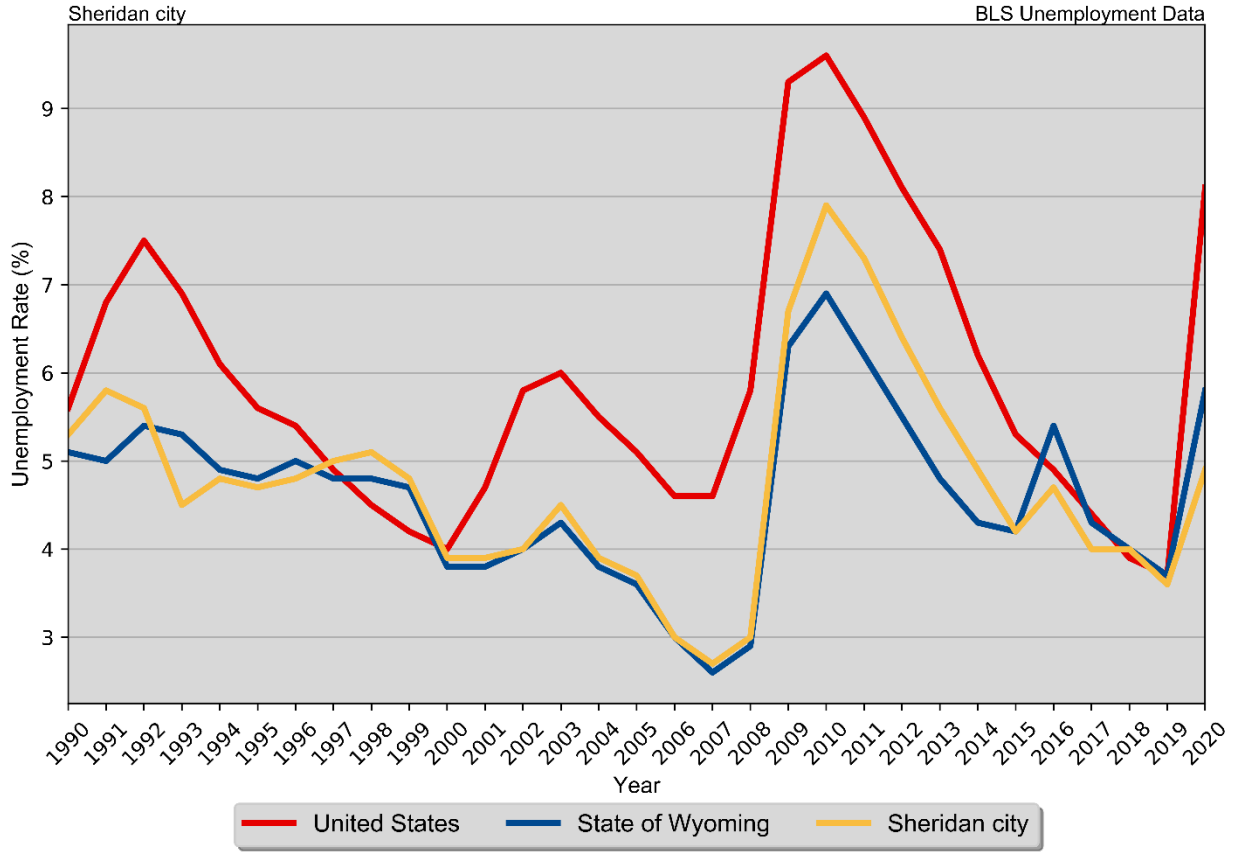
**Diagram III.21.6**
**Employment and Labor Force**



## Unemployment

Diagram III.21.7, shows the unemployment rate for both the State and Sheridan city. During the 1990's the average rate for Sheridan city was 5 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.9 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Sheridan city had an average unemployment rate that higher than the State, 4.7 percent for Sheridan city, versus 4.6 statewide.

**Diagram III.21.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

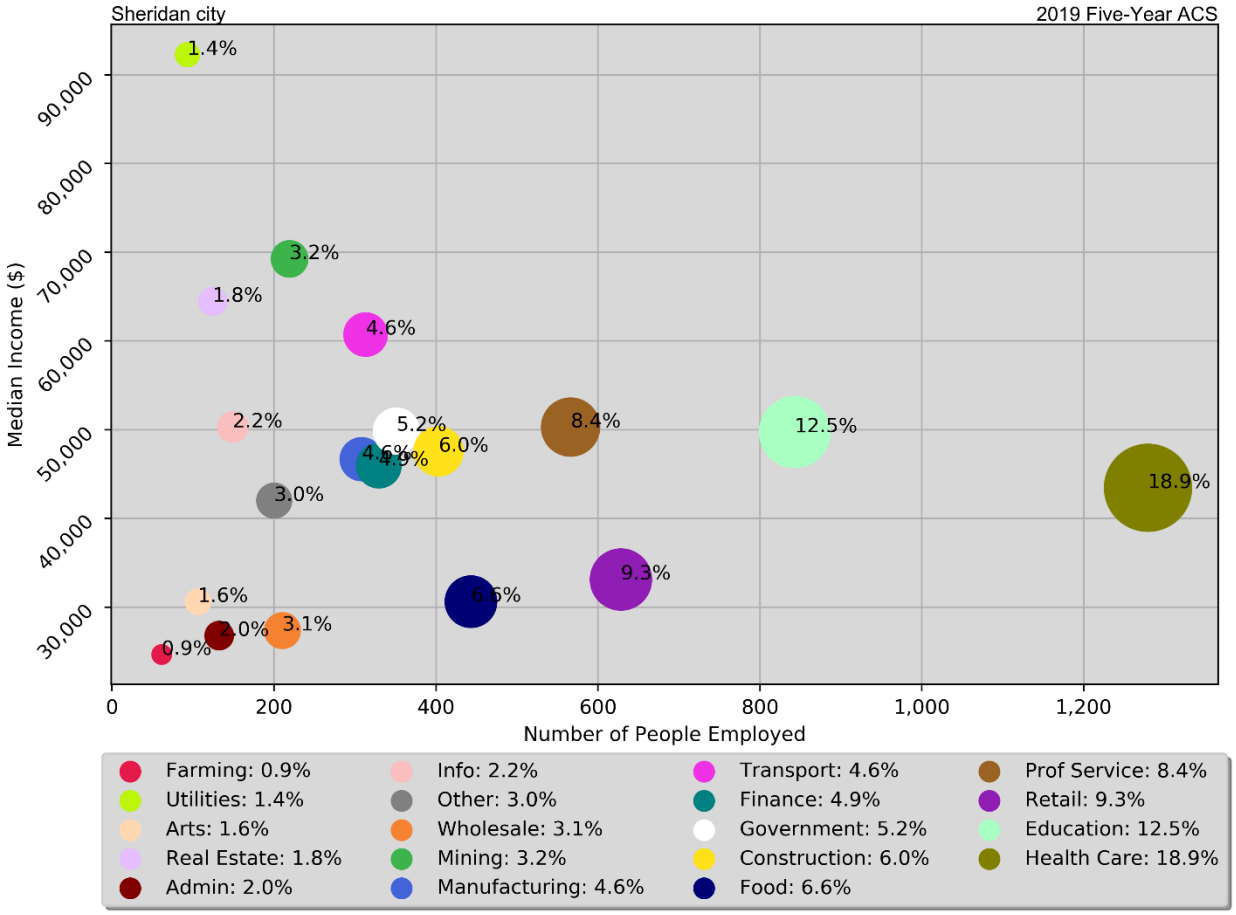
Table III.21.22 shows employment and median earnings by industry for Sheridan city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Sheridan city was Health Care, which employed 1,279 people and paid a median salary of 43,477 dollars. The highest paying industry in Sheridan city was the Utilities industry, which paid a median salary of 92,260 dollars in 2019. This data is also displayed in Diagram III.21.8.

**Table III.21.22**
**City Level Employment by Industry**
Sheridan city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 132 | 2% | $26,818 |
| Arts, entertainment, and recreation | 106 | 1.6% | $30,625 |
| Construction | 403 | 6% | $47,585 |
| Educational services[42] | 843 | 12.5% | $49,732 |
| Agriculture, forestry, fishing and hunting | 61 | 0.9% | $24,663 |
| Finance and insurance | 329 | 4.9% | $45,982 |
| Accommodation and food services | 443 | 6.6% | $30,639 |
| Health care and social assistance | 1,279 | 18.9% | $43,477 |
| Information | 149 | 2.2% | $50,292 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 308 | 4.6% | $46,667 |
| Mining, quarrying, and oil and gas extraction | 219 | 3.2% | $69,250 |
| Other services, except public administration | 200 | 3% | $42,000 |
| Prof Service | 566 | 8.4% | $50,313 |
| Government | 351 | 5.2% | $49,883 |
| Real estate and rental and leasing | 124 | 1.8% | $64,451 |
| Retail Trade | 628 | 9.3% | $33,134 |
| Transportation and warehousing | 313 | 4.6% | $60,739 |
| Utilities | 93 | 1.4% | $92,260 |
| Wholesale trade | 210 | 3.1% | $27,380 |

[42] Includes both Public and Private Education

## Diagram III.21.8
## Earnings and Employment by Industry



## Earnings: Sheridan 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.21.23, shows the total employment by industry for the Sheridan County. The most recent estimates show the government and government enterprises industry was the largest employer in Sheridan County, with employment reaching 3,708 jobs in 2019. Between 2018 and 2019 the manufacturing industry saw the largest percentage increase, rising by 16.5 percent to 897 jobs.

**Table III.21.23**
**Employment by Industry**
Sheridan County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 762 | 825 | 840 | 856 | 863 | 882 | 857 | 873 | 1.9% |
| Forestry, fishing, related activities, and other | 234 | 252 | 255 | 246 | 242 | 244 | 259 | 290 | 12% |
| Mining | 677 | 673 | 681 | 663 | 697 | 598 | 348 | 330 | -5.2% |
| Utilities | 67 | 62 | 61 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 1,662 | 1,606 | 1,765 | 1,632 | 1,649 | 1,617 | 1,883 | 1,886 | 0.2% |
| Manufacturing | 358 | 542 | 593 | 602 | 596 | 658 | 770 | 897 | 16.5% |
| Wholesale trade | 426 | 421 | 444 | 471 | 459 | 430 | 0 | 0 | 0% |
| Retail trade | 2,155 | 2,133 | 2,141 | 2,215 | 2,155 | 2,240 | 2,308 | 2,274 | -1.5% |
| Transportation and warehousing | 725 | 690 | 653 | 0 | 0 | 0 | 598 | 610 | 2% |
| Information | 210 | 207 | 200 | 218 | 217 | 236 | 263 | 276 | 4.9% |
| Finance and insurance | 913 | 1,021 | 979 | 994 | 1,041 | 1,129 | 1,336 | 1,368 | 2.4% |
| Real estate and rental and leasing | 1,211 | 1,272 | 1,329 | 1,371 | 1,445 | 1,594 | 1,777 | 1,835 | 3.3% |
| Professional and technical services | 1,100 | 1,060 | 1,096 | 1,156 | 1,143 | 1,180 | 1,357 | 1,440 | 6.1% |
| Management of companies and enterprises | 37 | 37 | 32 | 33 | 45 | 41 | 172 | 175 | 1.7% |
| Administrative and waste services | 575 | 633 | 617 | 655 | 647 | 684 | 706 | 698 | -1.1% |
| Educational services | 167 | 155 | 167 | 176 | 0 | 189 | 198 | 192 | -3% |
| Health care and social assistance | 1,725 | 1,713 | 1,710 | 1,732 | 0 | 1,779 | 1,809 | 1,785 | -1.3% |
| Arts, entertainment, and recreation | 479 | 444 | 485 | 460 | 498 | 521 | 548 | 572 | 4.4% |
| Accommodation and food services | 1,601 | 1,615 | 1,739 | 1,779 | 1,748 | 1,741 | 1,652 | 1,638 | -0.8% |
| Other services, except public administration | 928 | 1,043 | 1,039 | 1,060 | 1,115 | 1,097 | 1,162 | 1,188 | 2.2% |
| Government and government enterprises | 3,583 | 3,573 | 3,591 | 3,642 | 3,725 | 3,681 | 3,655 | 3,708 | 1.5% |
| **Total** | **19,595** | **19,977** | **20,417** | **20,677** | **20,912** | **21,189** | **22,081** | **22,430** | **1.6%** |

Table III.21.24, shows the real average earnings per job by industry for Sheridan County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 166,568 dollars. Between 2018 and 2019 the management of companies and enterprises industry saw the largest percentage increase, rising by 10.4 percent to 24,951 dollars.

**Table III.21.24**
**Real Earnings Per Job by Industry**
Sheridan County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 804 | 8,369 | 11,216 | 9,366 | 5,648 | 6,264 | 8,308 | 7,099 | -14.5% |
| Forestry, fishing, related activities, and other | 41,907 | 30,465 | 29,409 | 28,139 | 27,772 | 24,774 | 24,526 | 23,119 | -5.7% |
| Mining | 49,386 | 42,119 | 43,002 | 43,450 | 43,714 | 39,457 | 34,653 | 37,845 | 9.2% |
| Utilities | 135,297 | 123,287 | 124,968 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 59,931 | 62,157 | 64,939 | 63,539 | 58,086 | 57,318 | 55,582 | 56,579 | 1.8% |
| Manufacturing | 47,459 | 48,323 | 50,980 | 53,096 | 48,729 | 51,515 | 55,144 | 57,893 | 5% |
| Wholesale trade | 53,869 | 57,681 | 54,253 | 55,315 | 57,007 | 57,473 | 0 | 0 | 0% |
| Retail trade | 30,824 | 31,993 | 33,120 | 32,374 | 31,892 | 29,584 | 28,295 | 28,512 | 0.8% |
| Transportation and warehousing | 82,219 | 87,347 | 103,873 | 0 | 0 | 0 | 173,722 | 166,568 | -4.1% |
| Information | 63,246 | 56,763 | 58,173 | 52,079 | 49,129 | 47,268 | 50,593 | 50,490 | -0.2% |
| Finance and insurance | 33,485 | 30,275 | 27,778 | 23,610 | 26,453 | 28,958 | 22,308 | 22,307 | -0% |
| Real estate and rental and leasing | 9,245 | 16,723 | 17,186 | 16,001 | 13,184 | 9,929 | 8,334 | 8,482 | 1.8% |
| Professional and technical services | 58,132 | 57,262 | 55,509 | 54,845 | 54,409 | 52,475 | 48,504 | 50,917 | 5% |
| Management of companies and enterprises | 67,160 | 55,412 | 80,480 | 68,682 | 64,512 | 76,755 | 22,610 | 24,951 | 10.4% |
| Administrative and waste services | 35,200 | 34,034 | 38,305 | 38,632 | 35,301 | 34,052 | 31,154 | 29,826 | -4.3% |
| Educational services | 26,036 | 25,043 | 24,225 | 23,948 | 0 | 32,899 | 33,377 | 33,749 | 1.1% |
| Health care and social assistance | 54,023 | 51,490 | 49,344 | 46,852 | 0 | 43,031 | 43,798 | 44,705 | 2.1% |
| Arts, entertainment, and recreation | 14,198 | 14,595 | 16,265 | 15,865 | 14,590 | 13,336 | 13,426 | 13,595 | 1.3% |
| Accommodation and food services | 20,510 | 21,611 | 20,050 | 22,799 | 23,181 | 23,043 | 22,018 | 22,516 | 2.3% |
| Other services, except public administration | 43,496 | 33,294 | 34,275 | 36,902 | 34,707 | 34,795 | 34,250 | 34,036 | -0.6% |
| Government and government enterprises | 73,994 | 77,731 | 78,483 | 80,643 | 79,939 | 79,635 | 81,321 | 81,637 | 0.4% |
| **Total** | **46,077** | **46,230** | **46,963** | **47,099** | **46,203** | **44,994** | **44,631** | **44,921** | **0.6%** |

Diagram III.21.9, shows real average earnings per job for Sheridan County from 1990 to 2019. Over this period the average earning per job for Sheridan County was 41,579 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.21.9**
**Real Average Earnings Per Job**

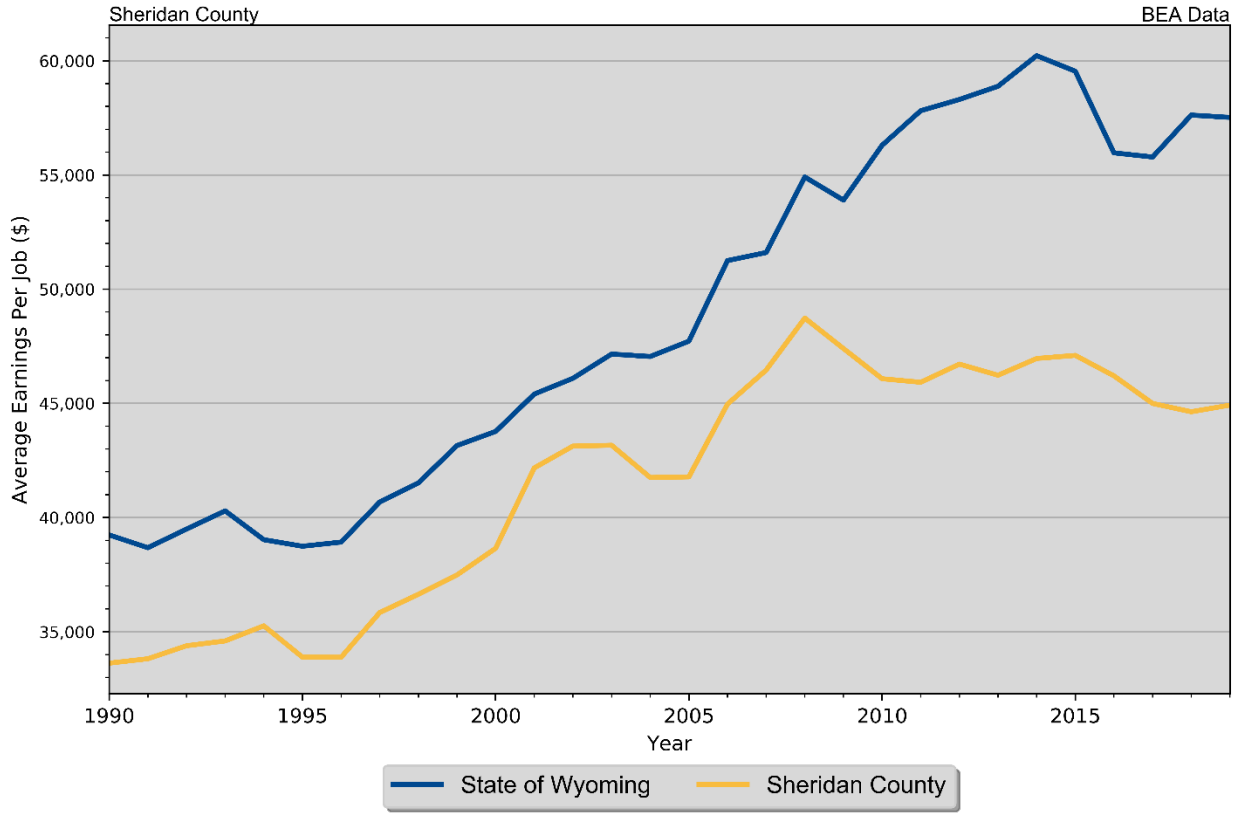
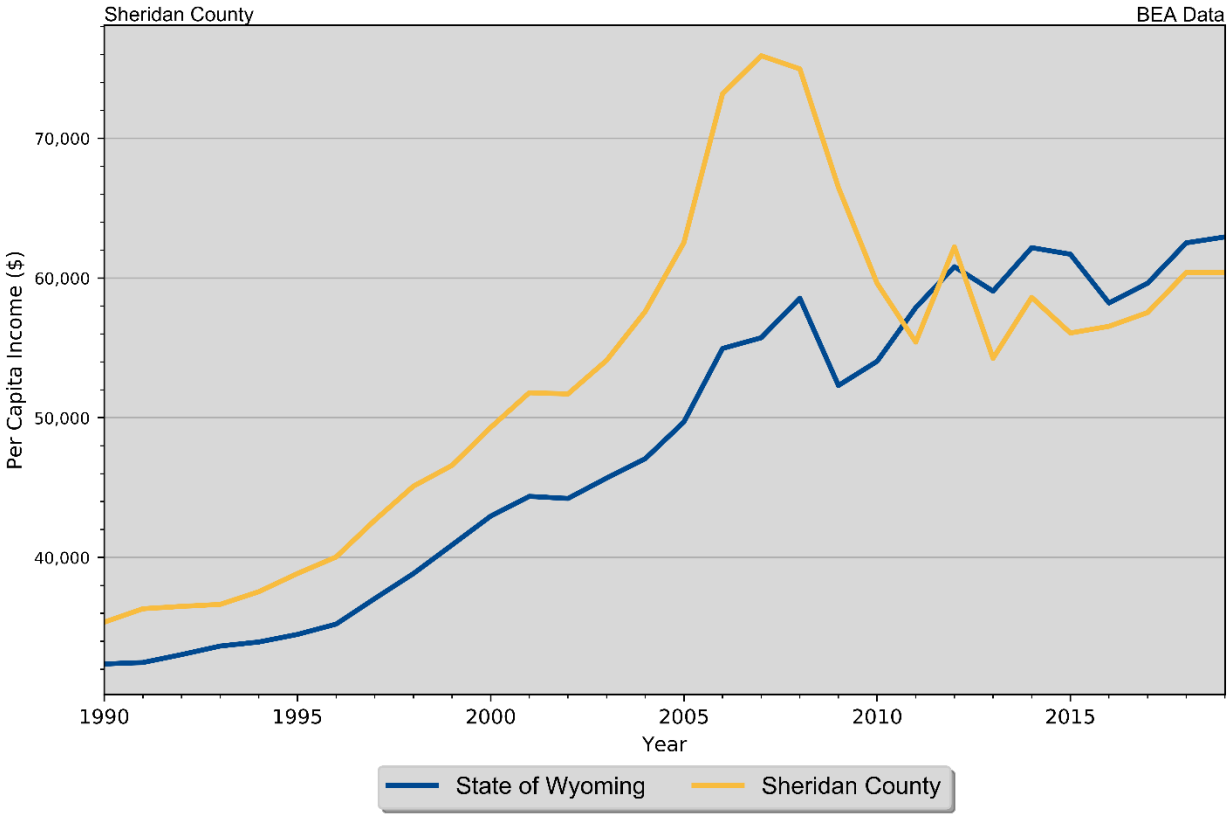


Diagram III.21.10, shows real per capita income for the Sheridan County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sheridan County was 53,146 dollars, which was higher than the statewide average of 48,222 dollars over the same period.

**Diagram III.21.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,885 in 2010 to 2,500 in 2019, with the poverty rate reaching 8.5 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.21.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.21.11.

The rate of poverty for Sheridan city is shown in Table III.21.26. In 2019, the poverty rate was 6.8 percent meaning there were an estimated 1,161 people living in poverty, compared to 1,852 persons living in poverty in 2010. In 2019, some 1.2 percent of those in poverty were under age 6 and 7.5 percent were 65 or older.

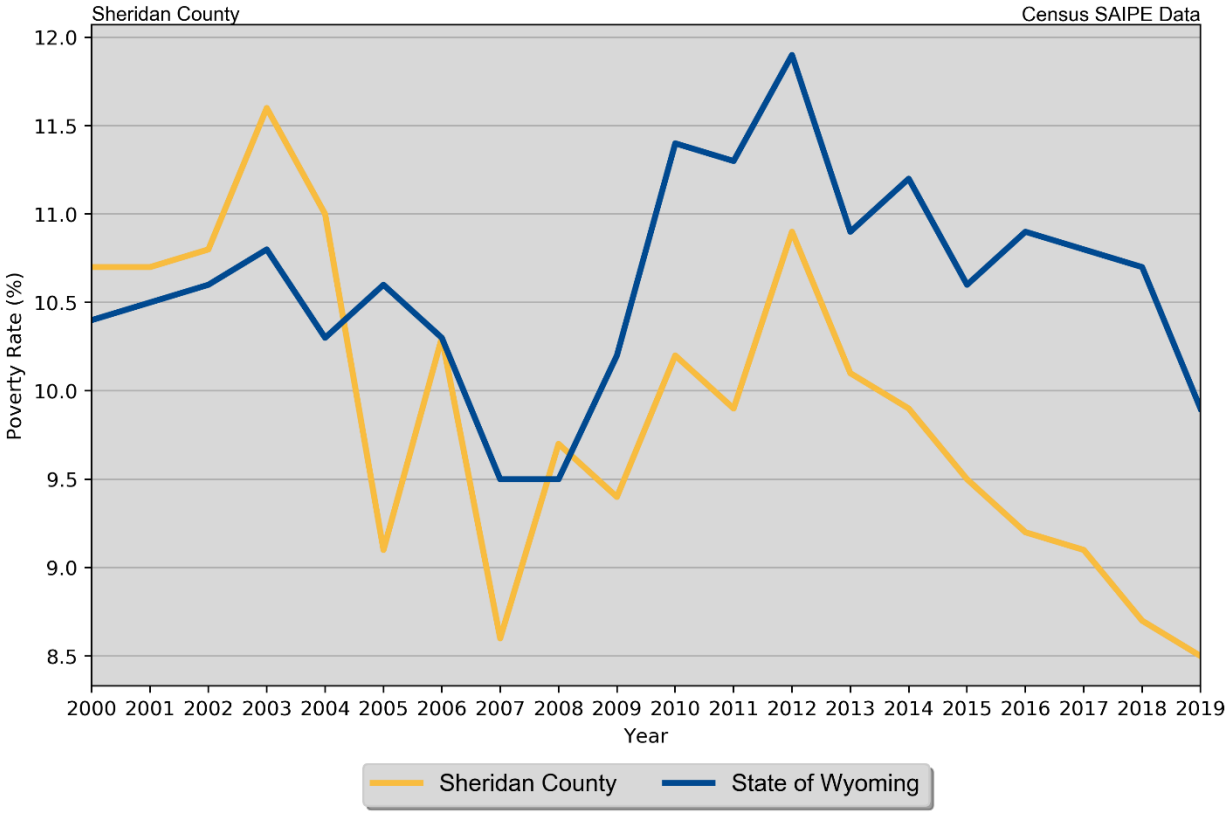
**Table III.21.25**
**Persons in Poverty**
Sheridan County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 2,788 | 10.7% |
| 2001 | 2,832 | 10.7% |
| 2002 | 2,867 | 10.8% |
| 2003 | 3,073 | 11.6% |
| 2004 | 2,934 | 11% |
| 2005 | 2,426 | 9.1% |
| 2006 | 2,758 | 10.3% |
| 2007 | 2,353 | 8.6% |
| 2008 | 2,694 | 9.7% |
| 2009 | 2,673 | 9.4% |
| 2010 | 2,885 | 10.2% |
| 2011 | 2,811 | 9.9% |
| 2012 | 3,141 | 10.9% |
| 2013 | 2,944 | 10.1% |
| 2014 | 2,890 | 9.9% |
| 2015 | 2,777 | 9.5% |
| 2016 | 2,691 | 9.2% |
| 2017 | 2,673 | 9.1% |
| 2018 | 2,551 | 8.7% |
| 2019 | 2,500 | 8.5% |

**Table III.21.26**
**Poverty by Age**
Sheridan 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 | 267 | 16.5 | 15 | 1.2% |
| 6 to 17 | 197 | 8.8 | 128 | 4.8% |
| 18 to 64 | 1,160 | 11.3 | 777 | 7.7% |
| 65 or Older | 228 | 9.3 | 241 | 7.5% |
| **Total** | **1,852** | **100.0%** | **1,161** | **100.0%** |
| **Poverty Rate** | **11.2%** | . | **6.8%** | . |

**Diagram III.21.11**
**Poverty Rates**



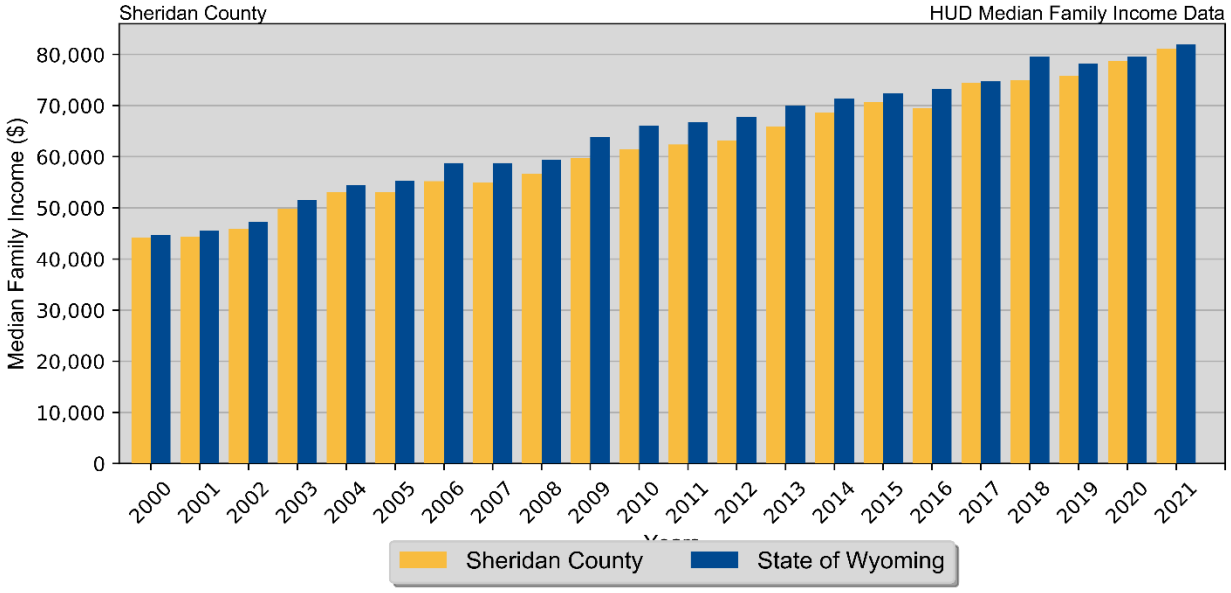
## Household Income

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.21.46 shows that the HUD estimated MFI for Sheridan County was $81,100 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.21.12, illustrates the estimated MFI for 2000 through 2021 in Sheridan County.

**Table III.21.27**
**Median Family Income**
Sheridan County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 44,200 | 44,700 |
| 2001 | 44,400 | 45,500 |
| 2002 | 45,900 | 47,200 |
| 2003 | 49,800 | 51,600 |
| 2004 | 53,100 | 54,500 |
| 2005 | 53,100 | 55,250 |
| 2006 | 55,200 | 58,800 |
| 2007 | 54,900 | 58,800 |
| 2008 | 56,700 | 59,450 |
| 2009 | 59,700 | 63,900 |
| 2010 | 61,500 | 66,100 |
| 2011 | 62,400 | 66,800 |
| 2012 | 63,200 | 67,700 |
| 2013 | 65,900 | 70,000 |
| 2014 | 68,700 | 71,400 |
| 2015 | 70,700 | 72,400 |
| 2016 | 69,500 | 73,300 |
| 2017 | 74,500 | 74,700 |
| 2018 | 74,900 | 79,600 |
| 2019 | 75,800 | 78,200 |
| 2020 | 78,700 | 79,500 |
| 2021 | 81,100 | 81,900 |

**Diagram III.21.12**
**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 Sheridan city increased from 43 authorizations in 2019 to 47 in 2020.

The real value of single-family building permits decreased from 254,905 dollars in 2019 to 237,990 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.21.28.

**Table III.21.28**
**Building Permits and Valuation**
Sheridan city
Census Bureau Data, 1980–2020

| 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 | 84 | 36 | 12 | 48 | 180 | 134,274 | 54,643 |
| 1981 | 45 | 32 | 0 | 6 | 83 | 107,059 | 76,718 |
| 1982 | 95 | 8 | 3 | 0 | 106 | 92,043 | 0 |
| 1983 | 113 | 0 | 0 | 42 | 155 | 116,798 | 38,743 |
| 1984 | 65 | 0 | 4 | 0 | 69 | 110,434 | 0 |
| 1985 | 11 | 0 | 0 | 31 | 42 | 116,824 | 69,525 |
| 1986 | 1 | 0 | 0 | 0 | 1 | 250,631 | 0 |
| 1987 | 4 | 0 | 0 | 0 | 4 | 88,521 | 0 |
| 1988 | 3 | 0 | 0 | 0 | 3 | 97,951 | 0 |
| 1989 | 3 | 0 | 0 | 0 | 3 | 128,261 | 0 |
| 1990 | 7 | 0 | 0 | 0 | 7 | 132,252 | 0 |
| 1991 | 18 | 0 | 0 | 0 | 18 | 102,926 | 0 |
| 1992 | 33 | 0 | 0 | 0 | 33 | 137,324 | 0 |
| 1993 | 34 | 0 | 0 | 0 | 34 | 145,321 | 0 |
| 1994 | 58 | 4 | 10 | 16 | 88 | 150,037 | 67,763 |
| 1995 | 37 | 0 | 20 | 0 | 57 | 149,428 | 0 |
| 1996 | 74 | 22 | 0 | 10 | 106 | 119,353 | 68,312 |
| 1997 | 38 | 6 | 0 | 6 | 50 | 152,959 | 88,593 |
| 1998 | 38 | 2 | 0 | 5 | 45 | 191,580 | 105,124 |
| 1999 | 28 | 2 | 0 | 5 | 35 | 171,646 | 103,638 |
| 2000 | 40 | 4 | 0 | 0 | 44 | 174,221 | 0 |
| 2001 | 36 | 4 | 0 | 8 | 48 | 169,616 | 68,529 |
| 2002 | 40 | 6 | 0 | 0 | 46 | 167,145 | 0 |
| 2003 | 143 | 0 | 12 | 60 | 215 | 93,860 | 82,008 |
| 2004 | 97 | 2 | 14 | 0 | 113 | 130,066 | 0 |
| 2005 | 65 | 4 | 0 | 0 | 69 | 154,481 | 0 |
| 2006 | 267 | 2 | 4 | 0 | 273 | 80,373 | 0 |
| 2007 | 221 | 2 | 4 | 0 | 227 | 122,679 | 0 |
| 2008 | 92 | 12 | 6 | 0 | 110 | 205,161 | 0 |
| 2009 | 48 | 0 | 0 | 0 | 48 | 180,203 | 0 |
| 2010 | 49 | 0 | 4 | 0 | 53 | 155,140 | 0 |
| 2011 | 44 | 2 | 7 | 48 | 101 | 188,625 | 110,099 |
| 2012 | 71 | 4 | 4 | 0 | 79 | 198,990 | 0 |
| 2013 | 61 | 2 | 0 | 0 | 63 | 212,268 | 0 |
| 2014 | 43 | 10 | 0 | 0 | 53 | 239,250 | 0 |
| 2015 | 45 | 10 | 3 | 0 | 58 | 216,525 | 0 |
| 2016 | 38 | 8 | 4 | 0 | 50 | 236,476 | 0 |
| 2017 | 45 | 14 | 0 | 8 | 67 | 218,471 | 79,122 |
| 2018 | 63 | 14 | 3 | 0 | 80 | 227,879 | 0 |
| 2019 | 43 | 14 | 10 | 8 | 75 | 254,905 | 109,440 |
| 2020 | 47 | 10 | 3 | 8 | 68 | 237,990 | 100,000 |

**Diagram III.21.13**
**Single-Family Permits**

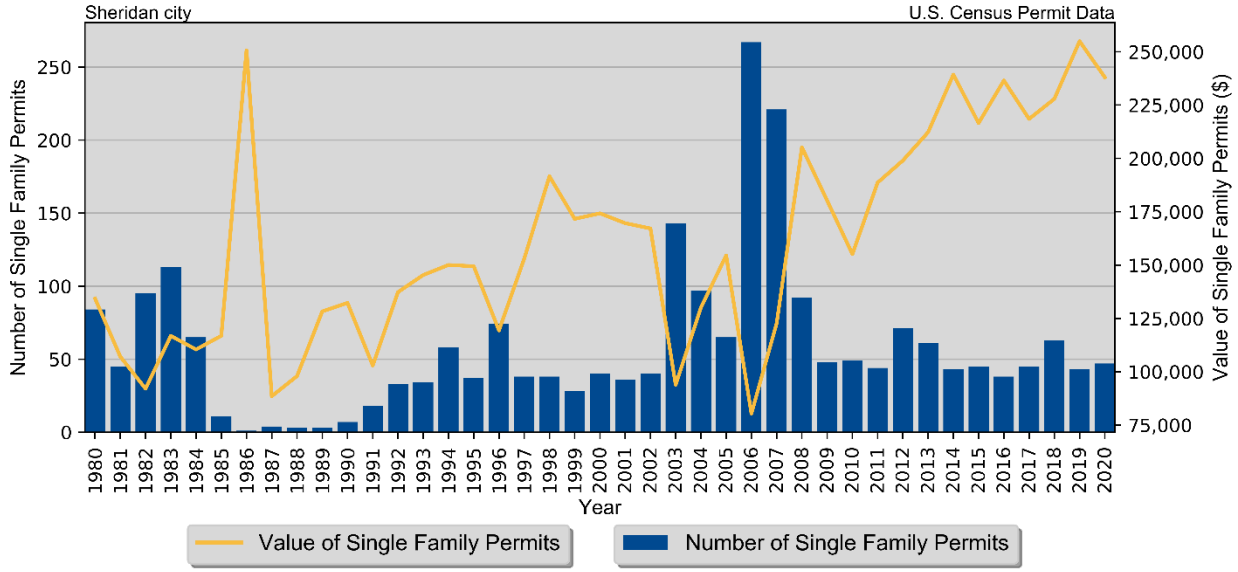
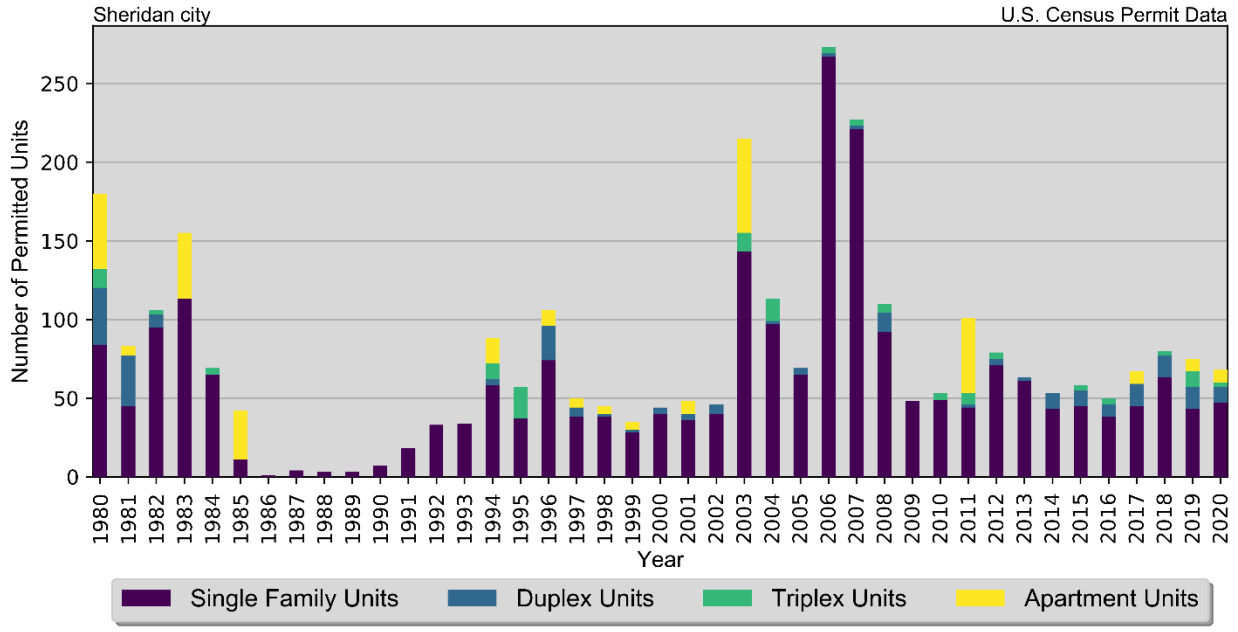



**Diagram III.21.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.21.29. Family households represented 54.5 percent of households, while non-family households accounted for 45.5 percent. These changed from 55.9 and 44.1 percent, respectively.

**Table II.21.29**
**Household Type by Tenure**
Sheridan city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 4,296 | 55.9% | 4,363 | 54.5% |
| Married-Couple Family | 3,229 | 75.2% | 3,475 | 79.6% |
| Owner-Occupied | 2,676 | 82.9% | 2,852 | 82.1% |
| Renter-Occupied | 553 | 17.1% | 623 | 17.9% |
| Other Family | 1,067 | 24.8% | 888 | 24.5% |
| Male Householder, No Spouse Present | 331 | 31% | 226 | 37.3% |
| Owner-Occupied | 168 | 50.8% | 133 | 58.8% |
| Renter-Occupied | 163 | 49.2% | 93 | 41.2% |
| Female Householder, No Spouse Present | 736 | 69% | 662 | 82.9% |
| Owner-Occupied | 357 | 48.5% | 358 | 54.1% |
| Renter-Occupied | 379 | 51.5% | 304 | 45.9% |
| Non-Family Households | 3,384 | 44.1% | 3,646 | 45.5% |
| Owner-Occupied | 1,663 | 49.1% | 1,442 | 39.6% |
| Renter-Occupied | 1,721 | 50.9% | 2,204 | 60.4% |
| **Total** | **7,680** | **100.0%** | **8,009** | **100.0%** |

Table II.21.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 7,926 housing units, compared with 8,593 in 2019. Single-family units accounted for 72.1 percent of units in 2019, compared to 68.1 in 2010. Apartment units accounted for 14 percent in 2019, compared to 11.8 percent in 2010.

**Table II.21.30**
**Housing Units by Type**
Sheridan 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 | 5,398 | 68.1% | **6,192** | 72.1% |
| Duplex | 252 | 3.2% | 202 | 2.4% |
| Tri- or Four-Plex | 604 | 7.6% | 481 | 5.6% |
| Apartment | 938 | 11.8% | 1,206 | 14% |
| Mobile Home | 734 | 9.3% | 512 | 6% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **7,926** | **100.0%** | **8,593** | **100.0%** |

Table II.21.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 8,593 housing units. An estimated 59.7 percent were owner-occupied, and 6.8 percent were vacant.

**Table II.21.31**
**Housing Units by Tenure**
Sheridan city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 7,680 | 93.1% | 8,009 | 93.2% |
| Owner-Occupied | 4,864 | 63.3% | 4,785 | 59.7% |
| Renter-Occupied | 2,816 | 36.7% | 3,224 | 40.3% |
| Vacant Housing Units | 573 | 6.9% | 584 | 6.8% |
| **Total Housing Units** | **8,253** | **100.0%** | **8,593** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.21.32. Households earning more than 100,000 dollars per year represented 22.8 percent of households in 2019, compared to 10.2 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.9 percent of households in 2019, compared to 14.4 percent in 2000.

**Table II.21.32**
**Households by Income**
Sheridan 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 | 1,070 | 14.4% | 871 | 10.9% |
| $15,000 to $19,999 | 414 | 5.6% | 447 | 5.6% |
| $20,000 to $24,999 | 411 | 5.5% | 324 | 4% |
| $25,000 to $34,999 | 997 | 13.4% | 799 | 10% |
| $35,000 to $49,999 | 1,304 | 17.5% | 1,236 | 15.4% |
| $50,000 to $74,999 | 1,444 | 19.4% | 1,481 | 18.5% |
| $75,000 to $99,999 | 1,044 | 14% | 1,025 | 12.8% |
| $100,000 or More | 762 | 10.2% | 1,826 | 22.8% |
| **Total** | **7,446** | **100.0%** | **8,009** | **100.0%** |

Table II.21.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 10.3 percent of households in 2010 and 14 percent of households in 2019. Housing units built in 1939 or earlier represented 22 percent of households in 2019 and 20.9 percent of households in 2010.

**Table II.21.33**
**Households by Year Home Built**
Sheridan 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 | 1,554 | 20.9% | 1,764 | 22% |
| 1940 to 1949 | 431 | 5.8% | 468 | 5.8% |
| 1950 to 1959 | 892 | 12% | 697 | 8.7% |
| 1960 to 1969 | 497 | 6.7% | 329 | 4.1% |
| 1970 to 1979 | 1,676 | 22.5% | 1,297 | 16.2% |
| 1980 to 1989 | 1,065 | 14.3% | 885 | 11.1% |
| 1990 to 1999 | 564 | 7.6% | 937 | 11.7% |
| 2000 to 2009 | 767 | 10.3% | 1,123 | 14% |
| 2010 or Later | . | . | 509 | 6.4% |
| **Total** | **7,446** | **100.0%** | **8,009** | **100.0%** |

The distribution of unit types by race are shown in Table II.21.34. An estimated 72.6 percent of white households occupy single-family homes, compared to 0 percent of black households. Some 13.4 percent of white households occupied apartments, compared to 0 percent of black households. An estimated 100 percent of Asian, and 42.3 percent of American Indian households occupy single-family homes.

**Table II.21.34**
**Distribution of Units in Structure by Race**
Sheridan city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 72.6% | 0% | 42.3% | 100% | % | 31.6% | 71.7% |
| Duplex | 1.6% | 100% | 0% | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 5.7% | 0% | 0% | 0% | % | 68.4% | 0% |
| Apartment | 13.4% | 0% | 57.7% | 0% | % | 0% | 28.3% |
| Mobile Home | 6.6% | 0% | 0% | 0% | % | 0% | 0% |
| 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.21.35. An estimated 41.5 percent of vacant units were for rent in 2010. In addition, some 15.9 percent of vacant units were for sale. "Other" vacant units represented 26 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 18.3 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 39.4 percent of vacant units, representing a total of 230 "other" vacant units.

**Table II.21.35**
**Disposition of Vacant Housing Units**
Sheridan city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 238 | 41.5% | 107 | 18.3% |
| For Sale | 91 | 15.9% | 0 | 0% |
| Rented Not Occupied | 13 | 2.3% | 0 | 0% |
| Sold Not Occupied | 23 | 4% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 58 | 10.1% | 247 | 42.3% |
| For Migrant Workers | 1 | 0.2% | 0 | 0% |
| Other Vacant | 149 | 26% | 230 | 39.4% |
| **Total** | **573** | **100.0%** | **584** | **100.0%** |

Table II.21.36 shows the number of households in the county by number of bedrooms and tenure. There were 173 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.52 percent of total households in Sheridan city. In Sheridan city the 2,802 households with three bedrooms accounted for 34.99 percent of all households, and there were 347 five-bedroom or more households, which accounted for 4.33 percent of all households.

| Table II.21.36<br>Households by Number of Bedrooms<br>Sheridan city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 38 | 173 | 211 | 2.63% |
| One | 111 | 892 | 1,003 | 12.52% |
| Two | 1,211 | 1,233 | 2,444 | 30.52% |
| Three | 2,124 | 678 | 2,802 | 34.99% |
| Four | 1,028 | 174 | 1,202 | 15.01% |
| Five or more | 273 | 74 | 347 | 4.33% |
| **Total** | **4,785** | **3,224** | **8,009** | **100.0** |

The age of a structure influences its value. As shown in Table II.21.37, structures built in 1939 or earlier had a median value of, 188,500 while structures built between 1950 and 1959 had a median value of 247,100 and those built between 1990 to 1999 had a median value of 200,800. 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 320,000 and, 242,400 respectively. The total median value in Sheridan city was, 228,200.

| Table II.21.37<br>Owner Occupied Median Value by Year Structure Built<br>Sheridan city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 188,500 |
| 1940 to 1949 | 184,800 |
| 1950 to 1959 | 247,100 |
| 1960 to 1969 | 237,500 |
| 1970 to 1979 | 228,300 |
| 1980 to 1989 | 258,000 |
| 1990 to 1999 | 200,800 |
| 2000 to 2009 | 261,300 |
| 2010 to 2013 | 320,000 |
| 2014 or later | 242,400 |
| **Median Value** | **228,200** |

Household mortgage status is reported in Table II.21.38. In, Sheridan city households with a mortgage accounted for 61.2 percent of all households or 2,930 housing units, and the remaining 55.3 percent or 2,644 units had no mortgage. Of those units with a mortgage, 258 had either a second mortgage or home equity loan, 28 had both a second mortgage and home equity loan, and 2,644 or 55.3 percent had no second mortgage or no home equity loan.

**Table II.21.38**
**Mortgage Status**
**Sheridan city**
**2019** Five-Year ACS Data

| Mortgage Status | Sheridan city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 2,930 | 61.2 |
| With either a second mortgage or home equity loan, but not both | 258 | 5.4 |
| Second mortgage only | 60 | 1.3 |
| Home equity loan only | 198 | 4.1 |
| Both second mortgage and home equity loan | 28 | 0.6 |
| No second mortgage and no home equity loan | 2,644 | 55.3 |
| Housing units without a mortgage | 1,855 | 38.8 |
| **Total** | **4,785** | **100.0%** |

Table II.21.39 lists the Sheridan city median rent as $707 and the median home value as $228,200 in 2019.

**Table II.21.39**
**Median Rent**
**Sheridan city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $707 |
| Median Home Value | $228,200 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.21.40. In 2019, an estimated 1 percent of households were overcrowded, and an additional 0.4 percent were severely overcrowded.

**Table II.21.40**
**Overcrowding and Severe Overcrowding**
Sheridan 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 | 4,717 | 99.2% | 39 | 0.8% | 0 | 0% | 4,756 |
| 2019 Five-Year ACS | 4,674 | 97.7% | 80 | 1.7% | 31 | 0.6% | 4,785 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 2,581 | 95.9% | 41 | 1.5% | 68 | 2.5% | 2,690 |
| 2019 Five-Year ACS | 3,224 | 100% | 0 | 0% | 0 | 0% | 3,224 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 7,298 | 98% | 80 | 1.1% | 68 | 0.9% | 7,446 |
| 2019 Five-Year ACS | 7,898 | 98.6% | 80 | 1% | 31 | 0.4% | 8,009 |

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.21.41 and Table II.21.42, below.

There were a total of 79 households with incomplete plumbing facilities in 2019, representing 1 percent of households in Sheridan city. This is compared to 0.8 percent of households lacking complete plumbing facilities in 2010.

**Table II.21.41**
**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 | 7,389 | 7,930 |
| Lacking Complete Plumbing Facilities | 57 | 79 |
| **Total Households** | **7,446** | **8,009** |
| **Percent Lacking** | **0.8%** | **1%** |

There were 68 households lacking complete kitchen facilities in 2019, compared to 68 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.8 percent in 2019.

**Table II.21.42**
**Households with Incomplete Kitchen Facilities**
Sheridan city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 7,378 | 7,941 |
| Lacking Complete Kitchen Facilities | 68 | 68 |
| **Total Households** | **7,446** | **8,009** |
| **Percent Lacking** | **0.9%** | **0.8%** |

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.21.43, in Sheridan city 13.7 percent of households had a cost burden and 11.3 percent had a severe cost burden. Some 18.1 percent of renters were cost burdened, and 20.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.7 percent and a severe cost burden rate of 1.5 percent. Owner occupied households with a mortgage had a cost burden rate of 15.8 percent, and severe cost burden at 7.8 percent.

**Table II.21.43**
**Cost Burden and Severe Cost Burden by Tenure**
Sheridan city
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 | 1,951 | 65.5% | 680 | 22.8% | 339 | 11.4% | 7 | 0.2% | 2,977 |
| 2019 Five-Year ACS | 2,222 | 75.8% | 463 | 15.8% | 230 | 7.8% | 15 | 0.5% | 2,930 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 1,590 | 89.4% | 72 | 4% | 111 | 6.2% | 6 | 0.3% | 1,779 |
| 2019 Five-Year ACS | 1,737 | 93.6% | 51 | 2.7% | 27 | 1.5% | 40 | 2.2% | 1,855 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 1,385 | 51.5% | 461 | 17.1% | 597 | 22.2% | 247 | 9.2% | 2,690 |
| 2019 Five-Year ACS | 1,845 | 57.2% | 583 | 18.1% | 649 | 20.1% | 147 | 4.6% | 3,224 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 4,926 | 66.2% | 1,213 | 16.3% | 1,047 | 14.1% | 260 | 3.5% | 7,446 |
| 2019 Five-Year ACS | 5,804 | 72.5% | 1,097 | 13.7% | 906 | 11.3% | 202 | 2.5% | 8,009 |

## 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 Sheridan County. Below is a table showing the MFI breakdown:

| Sheridan County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $24,330 |
| 30.1 – 50% MFI | $24,331 to $40,550 |
| 50.1 – 80% MFI | $40,551 to $64,880 |
| 80.1 – 100% MFI | $64,881 to $81,100 |
| Above 100% MFI | Above $81,100 |

## Housing Problems by Income, Race, and Tenure

Table III.21.44 through Table III.21.49 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 Sheridan city, housing problems are faced by 750 white homeowner households, 0 black homeowner households, 35 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.21.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Sheridan 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 $24,330 | 43.8% | 0% | 100% | 0% | 0% | 100% | 0% | 46.8% |
| $24,331 to $40,550 | 42.3% | 0% | 0% | 0% | 0% | 0% | 0% | 40.5% |
| $40,551 to $64,880 | 32% | 0% | 0% | 0% | 0% | 0% | 0% | 30.7% |
| $64,881 to $81,100 | 9.5% | 0% | 0% | 0% | 0% | 0% | 0% | 8.2% |
| Above $81,100 | 4.8% | 0% | 100% | 0% | 0% | 0% | 0% | 5.6% |
| **Total** | **16.4%** | **0%** | **100%** | **0%** | **0%** | **16.7%** | **0%** | **16.4%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,330 | 45.2% | 0% | 0% | 0% | 0% | 0% | 0% | 42.9% |
| $24,331 to $40,550 | 57.7% | 0% | 0% | 0% | 0% | 0% | 100% | 59.5% |
| $40,551 to $64,880 | 68% | 0% | 0% | 0% | 0% | 100% | 100% | 69.3% |
| $64,881 to $81,100 | 90.5% | 0% | 0% | 0% | 0% | 0% | 100% | 91.8% |
| Above $81,100 | 95.2% | 0% | 0% | 100% | 0% | 100% | 100% | 94.4% |
| **Total** | **82.8%** | **0%** | **0%** | **100%** | **0%** | **83.3%** | **100%** | **82.8%** |

## Table III.21.45
## Homeowner Households with Housing Problems by Income and Race
Sheridan 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 $24,330 | 160 | 0 | 10 | 0 | 0 | 10 | 0 | 180 |
| $24,331 to $40,550 | 150 | 0 | 0 | 0 | 0 | 0 | 0 | 150 |
| $40,551 to $64,880 | 270 | 0 | 0 | 0 | 0 | 0 | 0 | 270 |
| $64,881 to $81,100 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| Above $81,100 | 120 | 0 | 25 | 0 | 0 | 0 | 0 | 145 |
| **Total** | **750** | **0** | **35** | **0** | **0** | **10** | **0** | **795** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,330 | 165 | 0 | 0 | 0 | 0 | 0 | 0 | 165 |
| $24,331 to $40,550 | 205 | 0 | 0 | 0 | 0 | 0 | 15 | 220 |
| $40,551 to $64,880 | 575 | 0 | 0 | 0 | 0 | 25 | 10 | 610 |
| $64,881 to $81,100 | 475 | 0 | 0 | 0 | 0 | 0 | 85 | 560 |
| Above $81,100 | 2,370 | 0 | 0 | 15 | 0 | 25 | 55 | 2,465 |
| **Total** | **3,790** | **0** | **0** | **15** | **0** | **50** | **165** | **4,020** |
| **Not Computed** | | | | | | | | |
| $0 to $24,330 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **40** | **0** | **0** | **0** | **0** | **0** | **0** | **40** |
| **Total** | | | | | | | | |
| $0 to $24,330 | 365 | 0 | 10 | 0 | 0 | 10 | 0 | 385 |
| $24,331 to $40,550 | 355 | 0 | 0 | 0 | 0 | 0 | 15 | 370 |
| $40,551 to $64,880 | 845 | 0 | 0 | 0 | 0 | 25 | 10 | 880 |
| $64,881 to $81,100 | 525 | 0 | 0 | 0 | 0 | 0 | 85 | 610 |
| Above $81,100 | 2,490 | 0 | 25 | 15 | 0 | 25 | 55 | 2,610 |
| **Total** | **4,580** | **0** | **35** | **15** | **0** | **60** | **165** | **4,855** |

In total, some 1,195 renter households face housing problems in Sheridan city. Of these, some 1,065 white renter households, 0 black renter households, 0 Asian renter households, and 75 Hispanic renter households face housing problems.

**Table III.21.46**
**Renter Households with Housing Problems by Income and Race**
Sheridan 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 $24,330 | 390 | 0 | 0 | 10 | 0 | 25 | 25 | 450 |
| $24,331 to $40,550 | 420 | 0 | 0 | 0 | 0 | 0 | 40 | 460 |
| $40,551 to $64,880 | 235 | 0 | 0 | 0 | 0 | 0 | 0 | 235 |
| $64,881 to $81,100 | 20 | 0 | 0 | 20 | 0 | 0 | 10 | 50 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **1,065** | **0** | **0** | **30** | **0** | **25** | **75** | **1,195** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,330 | 195 | 0 | 0 | 0 | 0 | 0 | 15 | 210 |
| $24,331 to $40,550 | 140 | 0 | 0 | 0 | 0 | 0 | 35 | 175 |
| $40,551 to $64,880 | 475 | 40 | 0 | 0 | 0 | 45 | 45 | 605 |
| $64,881 to $81,100 | 320 | 0 | 0 | 4 | 0 | 0 | 0 | 324 |
| Above $81,100 | 510 | 0 | 0 | 0 | 0 | 10 | 20 | 540 |
| **Total** | **1,640** | **40** | **0** | **4** | **0** | **55** | **115** | **1,854** |
| **Not Computed** | | | | | | | | |
| $0 to $24,330 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $24,330 | 589 | 0 | 0 | 10 | 0 | 25 | 40 | 664 |
| $24,331 to $40,550 | 560 | 0 | 0 | 0 | 0 | 0 | 75 | 635 |
| $40,551 to $64,880 | 710 | 40 | 0 | 0 | 0 | 45 | 45 | 840 |
| $64,881 to $81,100 | 340 | 0 | 0 | 24 | 0 | 0 | 10 | 374 |
| Above $81,100 | 510 | 0 | 0 | 0 | 0 | 10 | 20 | 540 |
| **Total** | **2,709** | **40** | **0** | **34** | **0** | **80** | **190** | **3,053** |

**Table III.21.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Sheridan 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 $24,330 | 66.2% | 0% | 0% | 100% | 0% | 100% | 62.5% | 67.8% |
| $24,331 to $40,550 | 75% | 0% | 0% | 0% | 0% | 0% | 53.3% | 72.4% |
| $40,551 to $64,880 | 33.1% | 0% | 0% | 0% | 0% | 0% | 0% | 28% |
| $64,881 to $81,100 | 5.9% | 0% | 0% | 83.3% | 0% | 0% | 100% | 13.4% |
| Above $81,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **39.3%** | **0%** | **0%** | **88.2%** | **0%** | **31.2%** | **39.5%** | **39.1%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,330 | 33.1% | 0% | 0% | 0% | 0% | 0% | 37.5% | 31.6% |
| $24,331 to $40,550 | 25% | 0% | 0% | 0% | 0% | 0% | 46.7% | 27.6% |
| $40,551 to $64,880 | 66.9% | 100% | 0% | 0% | 0% | 100% | 100% | 72% |
| $64,881 to $81,100 | 94.1% | 0% | 0% | 16.7% | 0% | 0% | 0% | 86.6% |
| Above $81,100 | 100% | 0% | 0% | 0% | 0% | 100% | 100% | 100% |
| **Total** | **60.5%** | **100%** | **0%** | **11.8%** | **0%** | **68.8%** | **60.5%** | **60.7%** |

Overall, there are 1,990 households, or 25.2 percent of households with housing problems in Sheridan city. This includes 1,815 white households, 0 black households, 35 Asian households, 30 American Indian, 0 Pacific Islander, and 35 "other" race households with housing problems. In addition, there are 75 Hispanic households with housing problems. This is shown in Table III.21.48 and Table III.21.49.

## Table III.21.48
## Percent of Total Households with Housing Problems by Income and Race
Sheridan 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 $24,330 | 57.7% | 0% | 100% | 100% | 0% | 100% | 62.5% | 60.1% |
| $24,331 to $40,550 | 62.3% | 0% | 0% | 0% | 0% | 0% | 44.4% | 60.7% |
| $40,551 to $64,880 | 32.5% | 0% | 0% | 0% | 0% | 0% | 0% | 29.4% |
| $64,881 to $81,100 | 8.1% | 0% | 0% | 83.3% | 0% | 0% | 10.5% | 10.2% |
| Above $81,100 | 4% | 0% | 100% | 0% | 0% | 0% | 0% | 4.6% |
| **Total** | **24.9%** | **0%** | **100%** | **61.2%** | **0%** | **25%** | **21.1%** | **25.2%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,330 | 37.7% | 0% | 0% | 0% | 0% | 0% | 37.5% | 35.7% |
| $24,331 to $40,550 | 37.7% | 0% | 0% | 0% | 0% | 0% | 55.6% | 39.3% |
| $40,551 to $64,880 | 67.5% | 100% | 0% | 0% | 0% | 100% | 100% | 70.6% |
| $64,881 to $81,100 | 91.9% | 0% | 0% | 16.7% | 0% | 0% | 89.5% | 89.8% |
| Above $81,100 | 96% | 0% | 0% | 100% | 0% | 100% | 100% | 95.4% |
| **Total** | **74.5%** | **100%** | **0%** | **38.8%** | **0%** | **75%** | **78.9%** | **74.3%** |

## Table III.21.49
## Total Households with Housing Problems by Income and Race
Sheridan 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 $24,330 | 550 | 0 | 10 | 10 | 0 | 35 | 25 | 630 |
| $24,331 to $40,550 | 570 | 0 | 0 | 0 | 0 | 0 | 40 | 610 |
| $40,551 to $64,880 | 505 | 0 | 0 | 0 | 0 | 0 | 0 | 505 |
| $64,881 to $81,100 | 70 | 0 | 0 | 20 | 0 | 0 | 10 | 100 |
| Above $81,100 | 120 | 0 | 25 | 0 | 0 | 0 | 0 | 145 |
| **Total** | **1,815** | **0** | **35** | **30** | **0** | **35** | **75** | **1,990** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,330 | 360 | 0 | 0 | 0 | 0 | 0 | 15 | 375 |
| $24,331 to $40,550 | 345 | 0 | 0 | 0 | 0 | 0 | 50 | 395 |
| $40,551 to $64,880 | 1,050 | 40 | 0 | 0 | 0 | 70 | 55 | 1,215 |
| $64,881 to $81,100 | 795 | 0 | 0 | 4 | 0 | 0 | 85 | 884 |
| Above $81,100 | 2,880 | 0 | 0 | 15 | 0 | 35 | 75 | 3,005 |
| **Total** | **5,430** | **40** | **0** | **19** | **0** | **105** | **280** | **5,874** |
| **Not Computed** | | | | | | | | |
| $0 to $24,330 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 44 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **44** | **0** | **0** | **0** | **0** | **0** | **0** | **44** |
| **Total** | | | | | | | | |
| $0 to $24,330 | 954 | 0 | 10 | 10 | 0 | 35 | 40 | 1,049 |
| $24,331 to $40,550 | 915 | 0 | 0 | 0 | 0 | 0 | 90 | 1,005 |
| $40,551 to $64,880 | 1,555 | 40 | 0 | 0 | 0 | 70 | 55 | 1,720 |
| $64,881 to $81,100 | 865 | 0 | 0 | 24 | 0 | 0 | 95 | 984 |
| Above $81,100 | 3,000 | 0 | 25 | 15 | 0 | 35 | 75 | 3,150 |
| **Total** | **7,289** | **40** | **35** | **49** | **0** | **140** | **355** | **7,908** |

Table III.21.50 through Table III.21.53 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 745 white households, 0 black households, 4 Asian households, as well as 25 Hispanic households.

**Table III.21.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Sheridan 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 $24,330 | 27.4% | 0% | 50% | 0% | 0% | 100% | 0% | 29.8% |
| $24,331 to $40,550 | 16.9% | 0% | 0% | 0% | 0% | 0% | 0% | 16.2% |
| $40,551 to $64,880 | 8.9% | 0% | 0% | 0% | 0% | 0% | 0% | 8.5% |
| $64,881 to $81,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,100 | 2% | 0% | 0% | 0% | 0% | 0% | 0% | 1.9% |
| **Total** | **6.2%** | **0** | **12.1%** | **0%** | **0%** | **16.7%** | **0%** | **6.2%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,330 | 61.6% | 0% | 50% | 0% | 0% | 0% | 0% | 59.8% |
| $24,331 to $40,550 | 83.1% | 0% | 0% | 0% | 0% | 0% | 100% | 83.8% |
| $40,551 to $64,880 | 91.1% | 0% | 0% | 0% | 0% | 100% | 100% | 91.5% |
| $64,881 to $81,100 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $81,100 | 98% | 0% | 100% | 100% | 0% | 100% | 100% | 98.1% |
| **Total** | **92.9%** | **0%** | **87.9%** | **100%** | **0%** | **83.3%** | **100%** | **93%** |

## Table III.21.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Sheridan 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 $24,330 | 55.2% | 0% | 0% | 100% | 0% | 50% | 62.5% | 56.1% |
| $24,331 to $40,550 | 12.5% | 0% | 0% | 0% | 0% | 0% | 0% | 11.1% |
| $40,551 to $64,880 | 9.2% | 0% | 0% | 0% | 0% | 0% | 0% | 7.7% |
| $64,881 to $81,100 | 0% | 0% | 0% | 83.3% | 0% | 0% | 0% | 5.3% |
| Above $81,100 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **17%** | **0%** | **0%** | **88.2%** | **0%** | **13.3%** | **13.5%** | **17.3%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,330 | 44.1% | 0% | 0% | 0% | 0% | 50% | 37.5% | 43.2% |
| $24,331 to $40,550 | 87.5% | 0% | 0% | 0% | 0% | 0% | 100% | **88.9%** |
| $40,551 to $64,880 | 90.8% | 100% | 0% | 0% | 0% | 100% | 100% | **92.3%** |
| $64,881 to $81,100 | 100% | 0% | 0% | 16.7% | 0% | 0% | 100% | **94.7%** |
| Above $81,100 | 100% | 0% | 0% | 0% | 0% | 100% | 100% | **100%** |
| **Total** | **82.9%** | **100%** | **0%** | **11.8%** | **0%** | **86.7%** | **86.5%** | **82.6%** |

## Table III.21.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Sheridan 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 $24,330 | 44.5% | 0% | 50% | 100% | 0% | 66.7% | 62.5% | 46.4% |
| $24,331 to $40,550 | 14.2% | 0% | 0% | 0% | 0% | 0% | 0% | 13% |
| $40,551 to $64,880 | 9% | 0% | 0% | 0% | 0% | 0% | 0% | 8.1% |
| $64,881 to $81,100 | 0% | 0% | 0% | 83.3% | 0% | 0% | 0% | 2% |
| Above $81,100 | 1.7% | 0% | 0% | 0% | 0% | 0% | 0% | 1.6% |
| **Total** | **10.2%** | **0%** | **12.1%** | **61.2%** | **0%** | **14.8%** | **7.1%** | **10.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,330 | 50.8% | 0% | 50% | 0% | 0% | 33.3% | 37.5% | 49.3% |
| $24,331 to $40,550 | 85.8% | 0% | 0% | 0% | 0% | 0% | 100% | 87% |
| $40,551 to $64,880 | 91% | 100% | 0% | 0% | 0% | 100% | 100% | 91.9% |
| $64,881 to $81,100 | 100% | 0% | 0% | 16.7% | 0% | 0% | 100% | 98% |
| Above $81,100 | 98.3% | 0% | 100% | 100% | 0% | 100% | 100% | 98.4% |
| **Total** | **89.2%** | **100%** | **87.9%** | **38.8%** | **0%** | **85.2%** | **92.9%** | **89%** |

## Table III.21.53
## Total Households with Severe Housing Problems by Income and Race
Sheridan 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 $24,330 | 425 | 0 | 4 | 10 | 0 | 20 | 25 | 484 |
| $24,331 to $40,550 | 130 | 0 | 0 | 0 | 0 | 0 | 0 | 130 |
| $40,551 to $64,880 | 140 | 0 | 0 | 0 | 0 | 0 | 0 | 140 |
| $64,881 to $81,100 | 0 | 0 | 0 | 20 | 0 | 0 | 0 | 20 |
| Above $81,100 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| **Total** | **745** | **0** | **4** | **30** | **0** | **20** | **25** | **824** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,330 | 485 | 0 | 4 | 0 | 0 | 10 | 15 | 514 |
| $24,331 to $40,550 | 785 | 0 | 0 | 0 | 0 | 0 | 85 | 870 |
| $40,551 to $64,880 | 1,415 | 40 | 0 | 0 | 0 | 70 | 55 | 1,580 |
| $64,881 to $81,100 | 865 | 0 | 0 | 4 | 0 | 0 | 95 | 964 |
| Above $81,100 | 2,950 | 0 | 25 | 15 | 0 | 35 | 75 | 3,100 |
| **Total** | **6,500** | **40** | **29** | **19** | **0** | **115** | **325** | **7,028** |
| **Not Computed** | | | | | | | | |
| $0 to $24,330 | 44 | 0 | 0 | 0 | 0 | 0 | 0 | 44 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **44** | **0** | **0** | **0** | **0** | **0** | **0** | **44** |
| **Total** | | | | | | | | |
| $0 to $24,330 | 954 | 0 | 8 | 10 | 0 | 30 | 40 | 1,042 |
| $24,331 to $40,550 | 915 | 0 | 0 | 0 | 0 | 0 | 85 | 1,000 |
| $40,551 to $64,880 | 1,555 | 40 | 0 | 0 | 0 | 70 | 55 | 1,720 |
| $64,881 to $81,100 | 865 | 0 | 0 | 24 | 0 | 0 | 95 | 984 |
| Above $81,100 | 3,000 | 0 | 25 | 15 | 0 | 35 | 75 | 3,150 |
| **Total** | **7,289** | **40** | **33** | **49** | **0** | **135** | **350** | **7,896** |

Housing problems are explored by type and income in Table III.21.54 and Table III.21.55. More than 1,150 households have a cost burden and 705 have a severe cost burden. Some 655 renter households are impacted by cost burdens, and 455 are impacted by severe cost burdens. On the other hand, some 495 owner-occupied households have cost burdens, and 250 have severe cost burdens. Overall, there are 5,870 households without a housing problem.

**Table III.21.54**
**Percent of Housing Problems by Income and Tenure**
Sheridan city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,330 | $24,331 to $40,550 | $40,551 to $64,880 | $64,881 to $81,100 | Above $81,100 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0.8% | 0.4% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0.5% | 0% | 1.1% | 0.7% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 29.9% | 16.2% | 8.5% | 0% | 0% | 5.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 16.9% | 24.3% | 22.1% | 8.2% | 3.6% | 10.2% |
| Zero/negative income (and none of the above problems) | 10.4% | 0% | 0% | 0% | 0% | 0.8% |
| Has none of the 4 housing problems | 42.9% | 59.5% | 69% | 91.8% | 94.4% | 82.7% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 4.6% | 3.2% | 0% | 5.3% | 0% | 2.3% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 51.6% | 7.9% | 7.8% | 0% | 0% | 15% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 11.4% | 61.1% | 20.4% | 6.7% | 0% | 21.6% |
| Zero/negative income (and none of the above problems) | 0.6% | 0% | 0% | 0% | 0% | 0.1% |
| Has none of the 4 housing problems | 31.9% | 27.8% | 71.9% | 88% | 100% | 61% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.21.55
## Housing Problems by Income and Tenure
Sheridan city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,330 | $24,331 to $40,550 | $40,551 to $64,880 | $64,881 to $81,100 | Above $81,100 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 20 | 20 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 4 | 0 | 30 | 34 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 115 | 60 | 75 | 0 | 0 | 250 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 65 | 90 | 195 | 50 | 95 | 495 |
| Zero/negative income (and none of the above problems) | 40 | 0 | 0 | 0 | 0 | 40 |
| Has none of the 4 housing problems | 165 | 220 | 610 | 560 | 2,465 | 4,020 |
| **Total** | **385** | **370** | **884** | **610** | **2,610** | **4,859** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 30 | 20 | 0 | 20 | 0 | 70 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 340 | 50 | 65 | 0 | 0 | 455 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 75 | 385 | 170 | 25 | 0 | 655 |
| Zero/negative income (and none of the above problems) | 4 | 0 | 0 | 0 | 0 | 4 |
| Has none of the 4 housing problems | 210 | 175 | 600 | 330 | 535 | 1,850 |
| **Total** | **659** | **630** | **835** | **375** | **535** | **3,034** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 30 | 20 | 0 | 20 | 20 | 90 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 4 | 0 | 30 | 34 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 455 | 110 | 140 | 0 | 0 | 705 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 140 | 475 | 365 | 75 | 95 | 1,150 |
| Zero/negative income (and none of the above problems) | 44 | 0 | 0 | 0 | 0 | 44 |
| Has none of the 4 housing problems | 375 | 395 | 1,210 | 890 | 3,000 | 5,870 |
| **Total** | **1,044** | **1,000** | **1,719** | **985** | **3,145** | **7,893** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 18.1 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 42.9 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.21.56.

Table III.21.57 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 680 renter occupied households faced cost burdens, compared to 491 owner occupied households. Of these, there are 75 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.21.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Sheridan city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,330 | 35 | 4 | 0 | 110 | 10 | 159 |
| $24,331 to $40,550 | 70 | 25 | 0 | 110 | 20 | 225 |
| $40,551 to $64,880 | 150 | 150 | 40 | 195 | 75 | 610 |
| $64,881 to $81,100 | 105 | 210 | 95 | 90 | 55 | 555 |
| Above $81,100 | 450 | 1,335 | 275 | 225 | 235 | 2,520 |
| Total | 810 | 1,724 | 410 | 730 | 395 | 4,069 |
| **Cost Burden** | | | | | | |
| $0 to $24,330 | 4 | 4 | 0 | 45 | 10 | 63 |
| $24,331 to $40,550 | 15 | 40 | 0 | 30 | 4 | 89 |
| $40,551 to $64,880 | 10 | 50 | 35 | 0 | 95 | 190 |
| $64,881 to $81,100 | 0 | 30 | 0 | 0 | 25 | 55 |
| Above $81,100 | 0 | 25 | 55 | 4 | 10 | 94 |
| Total | 29 | 149 | 90 | 79 | 144 | 491 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,330 | 35 | 10 | 0 | 45 | 25 | 115 |
| $24,331 to $40,550 | 0 | 20 | 0 | 40 | 0 | 60 |
| $40,551 to $64,880 | 0 | 65 | 0 | 0 | 10 | 75 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 35 | 95 | 0 | 85 | 35 | 250 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,330 | 0 | 15 | 0 | 10 | 15 | 40 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 15 | 0 | 10 | 15 | 40 |
| **Total** | | | | | | |
| $0 to $24,330 | 74 | 33 | 0 | 210 | 60 | 377 |
| $24,331 to $40,550 | 85 | 85 | 0 | 180 | 24 | 374 |
| $40,551 to $64,880 | 160 | 265 | 75 | 195 | 180 | 875 |
| $64,881 to $81,100 | 105 | 240 | 95 | 90 | 80 | 610 |
| Above $81,100 | 450 | 1,360 | 330 | 229 | 245 | 2,614 |
| **Total** | **874** | **1,983** | **500** | **904** | **589** | **4,850** |

## Table III.21.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Sheridan city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,330 | 0 | 15 | 0 | 80 | 115 | 210 |
| $24,331 to $40,550 | 0 | 0 | 0 | 65 | 110 | 175 |
| $40,551 to $64,880 | 40 | 140 | 95 | 135 | 195 | 605 |
| $64,881 to $81,100 | 50 | 165 | 25 | 45 | 65 | 350 |
| Above $81,100 | 15 | 200 | 90 | 0 | 230 | 535 |
| Total | 105 | 520 | 210 | 325 | 715 | 1,875 |
| **Cost Burden** | | | | | | |
| $0 to $24,330 | 0 | 10 | 0 | 45 | 20 | 75 |
| $24,331 to $40,550 | 20 | 95 | 0 | 90 | 200 | 405 |
| $40,551 to $64,880 | 0 | 60 | 0 | 30 | 80 | 170 |
| $64,881 to $81,100 | 0 | 20 | 0 | 0 | 10 | 30 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 20 | 185 | 0 | 165 | 310 | 680 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,330 | 0 | 65 | 0 | 105 | 200 | 370 |
| $24,331 to $40,550 | 0 | 15 | 0 | 10 | 25 | 50 |
| $40,551 to $64,880 | 0 | 0 | 0 | 65 | 0 | 65 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 80 | 0 | 180 | 225 | 485 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,330 | 0 | 0 | 0 | 4 | 0 | 4 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 4 | 0 | 4 |
| **Total** | | | | | | |
| $0 to $24,330 | 0 | 90 | 0 | 234 | 335 | 659 |
| $24,331 to $40,550 | 20 | 110 | 0 | 165 | 335 | 630 |
| $40,551 to $64,880 | 40 | 200 | 95 | 230 | 275 | 840 |
| $64,881 to $81,100 | 50 | 185 | 25 | 45 | 75 | 380 |
| Above $81,100 | 15 | 200 | 90 | 0 | 230 | 535 |
| **Total** | **125** | **785** | **210** | **674** | **1,250** | **3,044** |

In total, some 1,170 households face cost burdens, and 739 face severe cost burdens. This includes 495 owner households and 675 renter households with a cost burden, as seen in Table III.21.58.

**Table III.21.58**
**Households with Cost Burden by Tenure and Race**
Sheridan city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 3,845 | 465 | 235 | 40 | 4,585 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 30 | 4 | 0 | 34 |
| American Indian | 15 | 0 | 0 | 0 | 15 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 50 | 0 | 10 | 0 | 60 |
| Hispanic | 165 | 0 | 0 | 0 | 165 |
| **Total** | **4,075** | **495** | **249** | **40** | **4,859** |
| **Renter-Occupied** | | | | | |
| White | 1,640 | 620 | 445 | 4 | 2,709 |
| Black | 40 | 0 | 0 | 0 | 40 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 30 | 0 | 10 | 0 | 40 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 50 | 10 | 10 | 0 | 70 |
| Hispanic | 115 | 45 | 25 | 0 | 185 |
| **Total** | **1,875** | **675** | **490** | **4** | **3,044** |
| **Total** | | | | | |
| White | 5,485 | 1,085 | 680 | 44 | 7,294 |
| Black | 40 | 0 | 0 | 0 | 40 |
| Asian | 0 | 30 | 4 | 0 | 34 |
| American Indian | 45 | 0 | 10 | 0 | 55 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 100 | 10 | 20 | 0 | 130 |
| Hispanic | 280 | 45 | 25 | 0 | 350 |
| **Total** | **5,950** | **1,170** | **739** | **44** | **7,903** |

## Lead-Based Paint Risks

Table III.21.59 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 320 built prior to 1939.

**Table III.21.59**
**Vintage of Households by Income and Presence of Young Children**
Sheridan 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 $24,330 | 0 | 200 | 200 |
| $24,331 to $40,550 | 0 | 180 | 180 |
| $40,551 to $64,880 | 190 | 300 | 490 |
| $64,881 to $81,100 | 60 | 85 | 145 |
| Above $81,100 | 70 | 525 | 595 |
| Total | 320 | 1,290 | 1,610 |
| **Built 1940 to 1979** | | | |
| $0 to $24,330 | 35 | 390 | 425 |
| $24,331 to $40,550 | 0 | 335 | 335 |
| $40,551 to $64,880 | 45 | 310 | 355 |
| $64,881 to $81,100 | 145 | 355 | 500 |
| Above $81,100 | 175 | 1,040 | 1,215 |
| Total | 400 | 2,430 | 2,830 |
| **Built 1980 or Later** | | | |
| $0 to $24,330 | 0 | 420 | 420 |
| $24,331 to $40,550 | 80 | 410 | 490 |
| $40,551 to $64,880 | 115 | 750 | 865 |
| $64,881 to $81,100 | 50 | 290 | 340 |
| Above $81,100 | 165 | 1,185 | 1,350 |
| Total | 410 | 3,055 | 3,465 |
| **Total** | | | |
| $0 to $24,330 | 35 | 1,010 | 1,045 |
| $24,331 to $40,550 | 80 | 925 | 1,005 |
| $40,551 to $64,880 | 350 | 1,360 | 1,710 |
| $64,881 to $81,100 | 255 | 730 | 985 |
| Above $81,100 | 410 | 2,750 | 3,160 |
| **Total** | **1,130** | **6,775** | **7,905** |

## Elderly Housing Needs

Table III.21.60 shows the rate of housing problems for elderly households. Some 385 elderly and 270 extra-elderly households have housing problems. Of these, some 160 elderly households with housing problems have incomes less than 30 percent HAMFI, and 125 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.21.60**
**Households with Housing Problems by Income and Elderly Status**
Sheridan city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $24,330 | 160 | 125 | 340 | 625 |
| $24,331 to $40,550 | 100 | 115 | 390 | 605 |
| $40,551 to $64,880 | 95 | 10 | 400 | 505 |
| $64,881 to $81,100 | 0 | 20 | 75 | 95 |
| Above $81,100 | 30 | 0 | 110 | 140 |
| Total | 385 | 270 | 1,315 | 1,970 |
| **Without Housing Problems** | | | | |
| $0 to $24,330 | 80 | 145 | 150 | 375 |
| $24,331 to $40,550 | 60 | 180 | 155 | 395 |
| $40,551 to $64,880 | 275 | 290 | 645 | 1,210 |
| $64,881 to $81,100 | 235 | 80 | 575 | 890 |
| Above $81,100 | 620 | 205 | 2,180 | 3,005 |
| Total | 1,270 | 900 | 3,705 | 5,875 |
| **Not Computed** | | | | |
| $0 to $24,330 | 4 | 10 | 30 | 44 |
| $24,331 to $40,550 | 0 | 0 | 0 | 0 |
| $40,551 to $64,880 | 0 | 0 | 0 | 0 |
| $64,881 to $81,100 | 0 | 0 | 0 | 0 |
| Above $81,100 | 0 | 0 | 0 | 0 |
| Total | 4 | 10 | 30 | 44 |
| **Total** | | | | |
| $0 to $24,330 | 244 | 280 | 520 | 1,044 |
| $24,331 to $40,550 | 160 | 295 | 545 | 1,000 |
| $40,551 to $64,880 | 370 | 300 | 1,045 | 1,715 |
| $64,881 to $81,100 | 235 | 100 | 650 | 985 |
| Above $81,100 | 650 | 205 | 2,290 | 3,145 |
| **Total** | 1,659 | 1,180 | 5,050 | 7,889 |

## 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.21.61 presents some basic statistics about the completed surveys.

**Table III.21.61**
**Survey of Rental Properties**
Sheridan city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 64 | 1,677 | 2.1 | 36 |
| 2019B | 66 | 1,438 | 3.4 | 49 |
| 2020A | 42 | 1,358 | 3.9 | 53 |
| 2020B | 30 | 753 | 3.6 | 27 |
| 2021A | 31 | 721 | 1.4 | 10 |

Table III.21.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 108 single-family units in Sheridan city, with 0 of them available. This translates into a vacancy rate of 0 percent in Sheridan city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 535 apartment units reported in the survey, with 10 of them available, which resulted in a vacancy rate of 1.9 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.21.62**
**Rental Vacancy Survey by Type**
Sheridan city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 108 | 0 | 0% |
| Apartments | 535 | 10 | 1.9% |
| Mobile Homes | 19 | 0 | 0% |
| "Other" Units | 30 | 0 | 0% |
| Don't Know | 7 | 0 | 0% |
| **Total** | **721** | **10** | **1.4%** |

Table III.21.63, reports units by bedroom size. As can be seen there were 117 two-bedroom apartment units and 61 three-bedroom units. Overall, the 140 two bedroom units accounted for 19.4 percent of all units, and the 92 three bedroom units accounted for 12.8 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 289 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.21.63**
**Rental Units by Bedroom Size**
Sheridan city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 15 | 0 | 0 | · | 16 |
| One | 10 | 156 | 0 | 0 | · | 170 |
| Two | 7 | 117 | 0 | 10 | · | 140 |
| Three | 8 | 61 | 2 | 10 | · | 92 |
| Four | 3 | 0 | 0 | 10 | · | 13 |
| Don't Know | 79 | 186 | 17 | 0 | 7 | 289 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **108** | **535** | **19** | **30** | **7** | **721** |

Table III.21.64 displays the vacancy rate of single-family units by the number of bedrooms. One-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.21.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 3.2 percent.

**Table III.21.64**
**Single-Family Units by Bedroom Size**
Sheridan city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 10 | 0 | 0% |
| Two | 7 | 0 | 0% |
| Three | 8 | 0 | 0% |
| Four | 3 | 0 | 0% |
| Don't know | 79 | 0 | 0% |
| **Total** | **108** | **0** | **0%** |

**Table III.21.65**
**Apartment Units by Bedroom Size**
Sheridan city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 15 | 0 | 0% |
| One | 156 | 5 | 3.2% |
| Two | 117 | 4 | 3.4% |
| Three | 61 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 186 | 1 | 0.5% |
| **Total** | **535** | **10** | **1.9%** |

Average market-rate rents by unit type are shown in Table III.21.66. 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.21.66**
**Average Market Rate Rents by Bedroom Size**
Sheridan city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $360 | $0 | $0 | $418 |
| One | $778 | $624 | $0 | $0 | $718 |
| Two | $943 | $685 | $0 | $1,800 | $893 |
| Three | $1,204 | $948 | $1,035 | $745 | $1,118 |
| Four | $1,400 | $0 | $0 | $805 | $1,102 |
| **Total** | **$1,101.3** | **$807** | **$1,035** | **$1,287.5** | **$993.8** |

Table III.21.67, 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.21.67**
**Average Assisted Rate Rents by Bedroom Size**
Sheridan 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 | $462 | $0 | $0 | $462 |
| Two | $0 | $615.5 | $0 | $561 | $597.3 |
| Three | $0 | $686 | $0 | $0 | $686 |
| Four | $0 | $730 | $0 | $0 | $730 |
| **Total** | **$1,500** | **$647.2** | **$0** | **$561** | **$800.5** |

Table III.21.68, shows vacancy rates for single-family units by average rental rates for Sheridan 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.21.68**
**Single-Family Market Rate Rents by Vacancy Status**
Sheridan 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 | 3 | 0 | 0% |
| $750 to $999 | 13 | 0 | 0% |
| $1,000 to $1,249 | 82 | 0 | 0% |
| $1,250 to $1,499 | 5 | 0 | 0% |
| Above $1,500 | 3 | 0 | 0% |
| Missing | 2 | 0 | 0% |
| **Total** | **108** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.21.69. 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 1.8 percent.

**Table III.21.69**
**Apartment Market Rate Rents by Vacancy Status**
Sheridan city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 225 | 4 | 1.8% |
| $750 to $999 | 127 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 4 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 179 | 6 | 3.4% |
| **Total** | **535** | **10** | **1.9%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.21.70, 17 respondents, or 63 percent, included some sort of utility in the rent.

**Table III.21.70**
**Are there any utilities included with the rent?**
Sheridan city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 17 |
| No | 10 |
| **% Offering Utilities** | **63%** |

The type of utility included in the rent is shown in Table III.21.71. There were 133 respondents who included electricity, 89 respondents who included natural gas, 633 respondents who included water and sewer and 638 respondents included trash collection in the rent.

**Table III.21.71**
**Which utilities are included with the rent?**
Sheridan city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 133 |
| Natural Gas | 89 |
| Water/Sewer | 633 |
| Trash Collection | 638 |

## Perceived Need for Housing Units

Table III.21.72, shows the number of survey respondents who keep a waiting list. As can be seen 10 respondents said they keep a waitlist, with an estimated 80 number of persons on the wait list.

**Table III.21.72**
**Do you keep a waiting list?**
Sheridan city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 10 |
| No | 17 |
| **Waitlist Size** | **80** |

Table III.21.73, shows the condition of rental units by unit type for Sheridan 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 503 units were in good condition, or 69.8 percent and 121 units, or 16.8 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.21.73**
**Condition by Unit Type**
Sheridan city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 121 | 16.8% |
| Good | 503 | 69.8% |
| Excellent | 80 | 11.1% |
| Don't Know | 0 | 0% |
| **Total** | **721** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.21.74, 4 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.21.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Sheridan city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 4 |
| Duplex Units | 1 |
| Apartments | 1 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 1 |
| **Total** | **7** |

## 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).

**Table III.21.75**
**Households with Housing Problems by Income**
Sheridan city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 180 | 445 | 625 |
| 30.1-50% HAMFI | 150 | 455 | 605 |
| 50.1-80% HAMFI | 270 | 240 | 510 |
| 80.1-95% HAMFI | 50 | 25 | 75 |
| 95 – 115% HAMFI | 35 | 20 | 55 |
| 115.1% HAMFI or more | 110 | 0 | 110 |
| **Total** | 795 | 1,185 | 1,980 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 160 | 205 | 365 |
| 30.1-50% HAMFI | 220 | 175 | 395 |
| 50.1-80% HAMFI | 610 | 600 | 1,210 |
| 80.1-95% HAMFI | 495 | 260 | 755 |
| 95 – 115% HAMFI | 390 | 180 | 570 |
| 115.1% HAMFI or more | 2,140 | 415 | 2,555 |
| **Total** | 4,015 | 1,835 | 5,850 |
| **Not Computed** | | | |
| 30% HAMFI or less | 40 | 4 | 44 |
| 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** | 40 | 4 | 44 |
| **Total** | | | |
| 30% HAMFI or less | 380 | 654 | 1,034 |
| 30.1-50% HAMFI | 370 | 630 | 1,000 |
| 50.1-80% HAMFI | 880 | 840 | 1,720 |
| 80.1-95% HAMFI | 545 | 285 | 830 |
| 95 – 115% HAMFI | 425 | 200 | 625 |
| 115.1% HAMFI or more | 2,250 | 415 | 2,665 |
| **Total** | **4,850** | **3,024** | **7,874** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.21.75, 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 795 owner occupied and 1,185 renter occupied households experiencing a housing problem.

Table III.21.76, shows the total estimated housing by tenure for Sheridan city. As can be seen, in 2030 there are estimated to be a total of 5,526 owner and 3,177 renter occupied households or a total of 8,703 households. By 2050 there are estimated to be 6,183 owner, 3,472 renter for a total of 9,655 households in Sheridan city.

**Table III.21.76**
**Total Estimated Housing Forecast**
Sheridan city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 5,131 | 2,982 | 8,113 |
| 2025 | 5,323 | 3,077 | 8,400 |
| 2030 | 5,526 | 3,177 | 8,703 |
| 2035 | 5,712 | 3,265 | 8,977 |
| 2040 | 5,876 | 3,339 | 9,215 |
| 2045 | 6,027 | 3,405 | 9,432 |
| 2050 | 6,183 | 3,472 | 9,655 |

Table III.21.77, below shows the incremental housing demand for Sheridan 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.

As can be seen in 2030 an estimated additional 337 owner-occupied and 176 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 Sheridan city will see an additional 1,465 households, of which 180 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 311 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.21.77**
**Incremental Housing Demand Forecast**
Sheridan city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 10 | 26 | 41 | 54 | 66 | 78 |
| % | 0 | 10 | 26 | 40 | 52 | 64 | 76 |
| % | 0 | 24 | 61 | 95 | 125 | 152 | 180 |
| % | 0 | 15 | 38 | 59 | 77 | 94 | 112 |
| 5% | 0 | 12 | 30 | 46 | 60 | 73 | 87 |
| | 0 | 62 | 156 | 243 | 319 | 389 | 461 |
| | **0** | **134** | **337** | **523** | **687** | **838** | **994** |
| | | | | **Renter** | | | |
| | 0 | 16 | 38 | 57 | 73 | 87 | 102 |
| % | 0 | 16 | 37 | 55 | 70 | 84 | 98 |
| % | 0 | 21 | 49 | 73 | 94 | 112 | 131 |
| % | 0 | 7 | 17 | 25 | 32 | 38 | 44 |
| 5% | 0 | 5 | 12 | 17 | 22 | 27 | 31 |
| | 0 | 10 | 24 | 36 | 46 | 55 | 65 |
| | **0** | **76** | **176** | **264** | **338** | **404** | **471** |
| | | | | **Total** | | | |
| | 0 | 27 | 64 | 98 | 127 | 153 | 180 |
| % | 0 | 26 | 62 | 95 | 123 | 148 | 174 |
| % | 0 | 45 | 110 | 168 | 219 | 264 | 311 |
| % | 0 | 22 | 54 | 84 | 109 | 132 | 156 |
| 5% | 0 | 17 | 41 | 63 | 83 | 100 | 118 |
| | 0 | 73 | 180 | 279 | 365 | 444 | 526 |
| | **0** | **210** | **513** | **787** | **1,025** | **1,242** | **1,465** |

Table III.21.78 shows the Incremental Total Housing Need Forecast for Sheridan 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 2,010 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 1,845 owner and 1,647 renter occupied households for a total of 3,492 quality households.

| Table III.21.78<br>Incremental Total Housing Need Forecast<br>Sheridan city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 190 | 203 | 219 | 234 | 246 | 258 | 270 |
| 30.1-50% | 159 | 171 | 186 | 200 | 213 | 224 | 236 |
| 50.1-80% | 286 | 313 | 350 | 384 | 414 | 441 | 469 |
| 80.1-95% | 53 | 69 | 91 | 112 | 131 | 148 | 165 |
| 95.1-115% | 37 | 49 | 67 | 83 | 98 | 111 | 125 |
| 115+% | 116 | 180 | 274 | 360 | 436 | 506 | 579 |
| **Total** | **841** | **985** | **1,188** | **1,374** | **1,538** | **1,689** | **1,845** |
| | | | | **Renter** | | | |
| 0-30% | 439 | 458 | 480 | 499 | 515 | 529 | 543 |
| 30.1-50% | 449 | 467 | 488 | 507 | 522 | 536 | 550 |
| 50.1-80% | 237 | 259 | 287 | 312 | 332 | 350 | 369 |
| 80.1-95% | 25 | 32 | 41 | 50 | 57 | 63 | 69 |
| 95.1-115% | 20 | 25 | 31 | 37 | 42 | 47 | 51 |
| 115+% | 0 | 10 | 24 | 36 | 46 | 55 | 65 |
| **Total** | **1,169** | **1,252** | **1,352** | **1,440** | **1,514** | **1,580** | **1,647** |
| | | | | **Total** | | | |
| 0-30% | 629 | 661 | 699 | 732 | 761 | 787 | 814 |
| 30.1-50% | 607 | 638 | 674 | 707 | 735 | 760 | 786 |
| 50.1-80% | 522 | 572 | 637 | 695 | 746 | 791 | 838 |
| 80.1-95% | 78 | 101 | 133 | 162 | 187 | 211 | 234 |
| 95.1-115% | 57 | 74 | 98 | 121 | 140 | 157 | 176 |
| 115+% | 116 | 190 | 298 | 397 | 483 | 562 | 643 |
| **Total** | **2,010** | **2,237** | **2,540** | **2,814** | **3,052** | **3,269** | **3,492** |

# Sundance town

# Sundance town

## Demographics

### Population Estimates

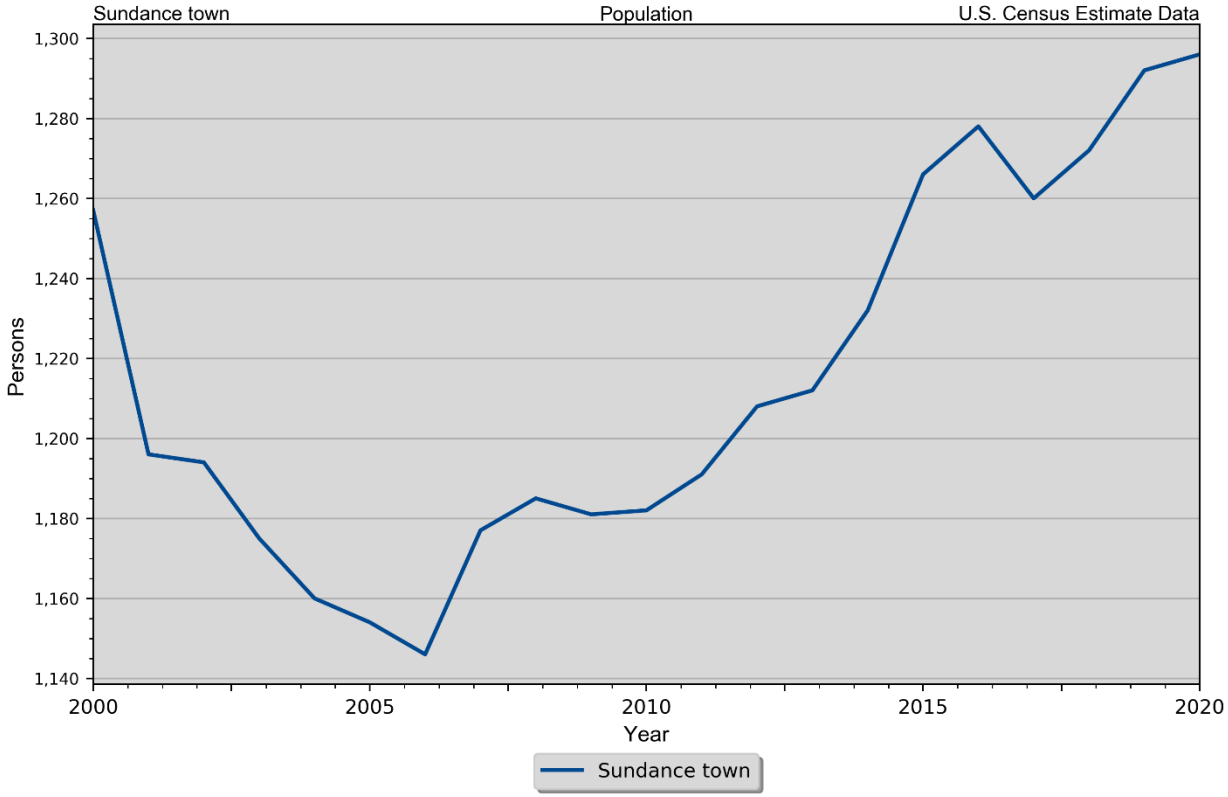
Table III.22.1, at right shows the population for Sundance town. The 2020 estimates indicate that Sundance town's population increased from 1,182 in 2010 to 1,296 in 2020, or by 9.6 percent.

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 Sundance town. Although a city may span several counties, for the county level data pieces, Crook County was selected.

**Table III.22.1**
**Population Estimates**
Sundance town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 1,257 | . |
| 2001 | 1,196 | -4.9% |
| 2002 | 1,194 | -0.2% |
| 2003 | 1,175 | -1.6% |
| 2004 | 1,160 | -1.3% |
| 2005 | 1,154 | -0.5% |
| 2006 | 1,146 | -0.7% |
| 2007 | 1,177 | 2.7% |
| 2008 | 1,185 | 0.7% |
| 2009 | 1,181 | -0.3% |
| 2010 | 1,182 | 0.1% |
| 2011 | 1,191 | 0.8% |
| 2012 | 1,208 | 1.4% |
| 2013 | 1,212 | 0.3% |
| 2014 | 1,232 | 1.7% |
| 2015 | 1,266 | 2.8% |
| 2016 | 1,278 | 0.9% |
| 2017 | 1,260 | -1.4% |
| 2018 | 1,272 | 1% |
| 2019 | 1,292 | 1.6% |
| 2020 | 1,296 | 0.3% |

**Diagram III.22.1**
**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.

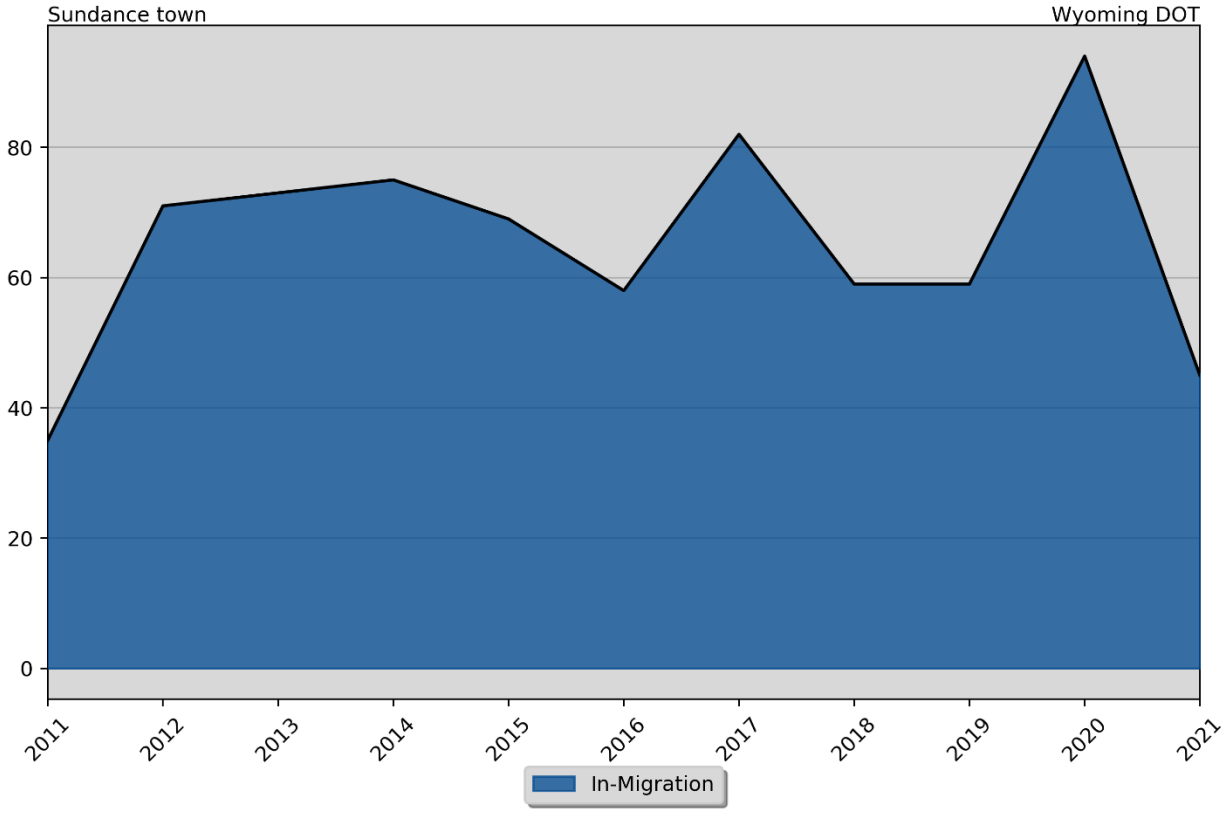
Table III.22.2 shows in-migration between 2011 and the first half of 2021 for Sundance town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Crook County to display net- and out-migration.

**Table III.22.2**
**In-Migration by Age Cohort**
Sundance town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 0 | 1 | 3 | 1 | 1 | 0 | 1 | 0 | 0 | 0 | 0 |
| 18-22 | 5 | 6 | 10 | 4 | 4 | 3 | 5 | 8 | 5 | 2 | 1 |
| 23-25 | 0 | 5 | 6 | 4 | 5 | 2 | 3 | 7 | 2 | 4 | 3 |
| 26-35 | 11 | 16 | 16 | 25 | 15 | 11 | 18 | 12 | 18 | 25 | 9 |
| 36-45 | 6 | 13 | 6 | 10 | 15 | 7 | 10 | 7 | 5 | 17 | 9 |
| 46-55 | 3 | 8 | 16 | 15 | 12 | 14 | 10 | 2 | 9 | 16 | 5 |
| 56-65 | 7 | 17 | 12 | 11 | 13 | 10 | 23 | 14 | 12 | 21 | 10 |
| 66 + | 3 | 5 | 4 | 5 | 4 | 11 | 12 | 9 | 8 | 9 | 8 |
| **Total** | **35** | **71** | **73** | **75** | **69** | **58** | **82** | **59** | **59** | **94** | **45** |

The shaded area in Diagram III.22.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 94 people entering Sundance town.

**Diagram III.22.2**
**In-Migration**



The driver's license total exchanges since 2000 for Crook County are presented in Diagram III.22.3, and showed a net migration of 847 persons over the time period. In 2008, there were a total of 259 in-migrations and 126 out-migrations, for a net-migration of 133 people. In the first half of 2021, there were 121 in-migrants, 140 out-migrants for a net out-migration of -19 people. The maximum net migration occurred in 2008 with 133 people entering and the lowest net migration occurred in 2018 with 40 entering Crook County.

Three of the most recent five years in Crook County have been reported as having negative net-migration by the Wyoming DOT. This means that there is a significant outward-migration trend which could be of concern if it continues. Despite a majority of the past five years in Crook County reporting a negative net-migration, the overall net-migration trend is positive, with a net 45 persons entering since 2017.Wyoming DOT data indicates that there was a net decrease of 19 people in the most recent year.

**Diagram III.22.3**
**Migration Trends**

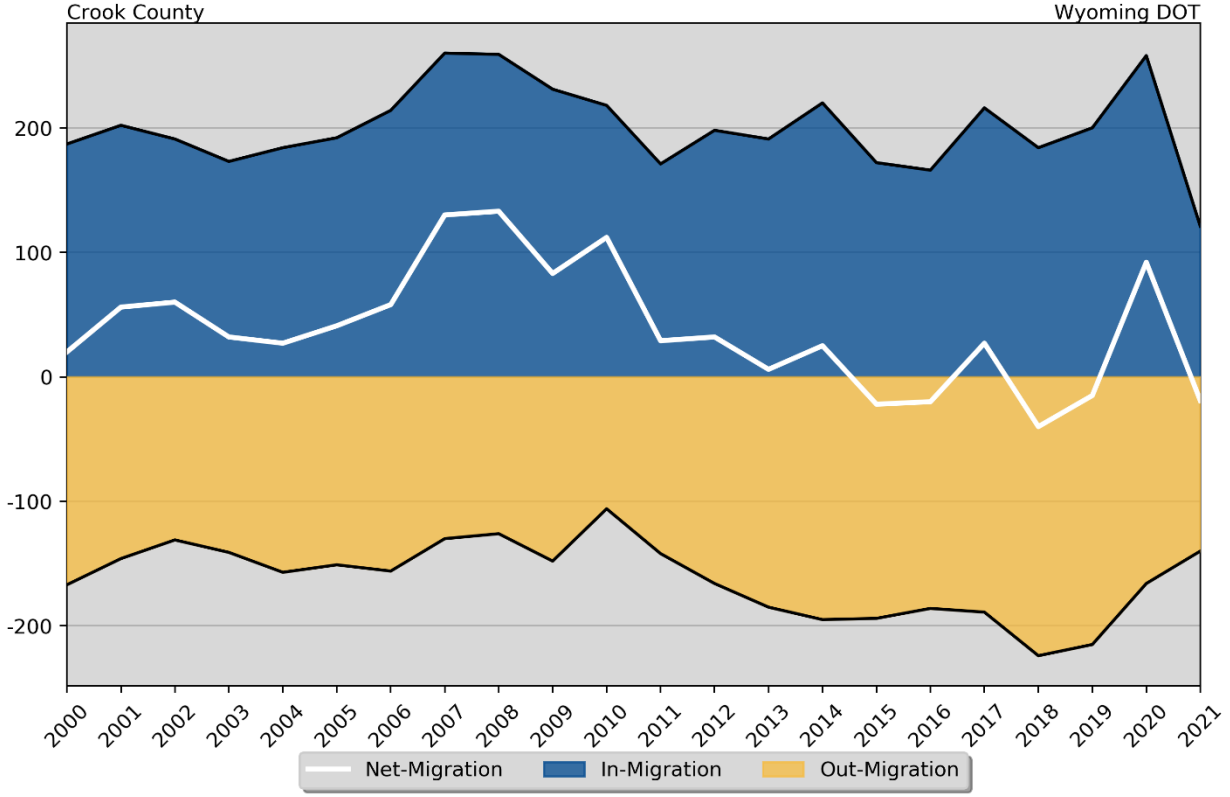


Table III.22.3, shows net-migration for Crook County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 1 persons entering Crook County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 5 persons leaving Crook County.

**Table III.22.3**
**Net-Migration by Age Range**
Crook Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 5 | 3 | 3 | 0 | 1 | 0 | 4 | 1 | -1 | 0 | 3 | 0 | 2 | 0 |
| 18-22 | 16 | 14 | 14 | 3 | -5 | 12 | 4 | -10 | -14 | 2 | -1 | 4 | -1 | -5 |
| 23-25 | 12 | 3 | 11 | -5 | 1 | -7 | -3 | -6 | -4 | -12 | -2 | -10 | 1 | -1 |
| 26-35 | 25 | 17 | 32 | 13 | 14 | 6 | 2 | 13 | -5 | 8 | -7 | 5 | 28 | -3 |
| 36-45 | 39 | 20 | 10 | 12 | 8 | 0 | 5 | -3 | -6 | 4 | -12 | 5 | 13 | -1 |
| 46-55 | 27 | 18 | 19 | 0 | 5 | 14 | 20 | 3 | 5 | 3 | -10 | 4 | 5 | 1 |
| 56-65 | 10 | 6 | 17 | 2 | 9 | -8 | 3 | -1 | 8 | 10 | -4 | -11 | 26 | 3 |
| 66 + | -1 | 2 | 6 | 4 | -1 | -11 | -10 | -19 | -3 | 12 | -7 | -12 | 18 | -13 |
| **Total** | **133** | **83** | **112** | **29** | **32** | **6** | **25** | **-22** | **-20** | **27** | **-40** | **-15** | **92** | **-19** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[43], 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.

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## Population Characteristics

The Sundance town population by race and ethnicity is shown in Table III.22.4. The white population represented 90.6 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 3.2 percent of the population in 2019.

**Table III.22.4**
**Population by Race and Ethnicity**
Sundance town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 1,156 | 97.8% | 1,545 | 90.6% |
| Black | 2 | 0.2% | 0 | 0% |
| American Indian | 9 | 0.8% | 1 | 0.1% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 5 | 0.4% | 0 | 0% |
| Two or More Races | 10 | 0.8% | 159 | 9.3% |
| **Total** | **1,182** | **100.0%** | **1,705** | **100.0%** |
| **Non-Hispanic** | 1,168 | 98.8% | 1,650 | 96.8% |
| **Hispanic** | 14 | 1.2% | 55 | 3.2% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.22.5. During this time, the total non-Hispanic population was 1,650 persons in 2019, while the Hispanic population was 55.

**Table III.22.5**
**Population by Race and Ethnicity**
Sundance town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 1,149 | 98.4% | 1,490 | 90.3% |
| Black | 2 | 0.2% | 0 | 0% |
| American Indian | 9 | 0.8% | 1 | 0.1% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 0 | 0% | 0 | 0% |
| Two or More Races | 8 | 0.7% | 159 | 9.6% |
| **Total Non-Hispanic** | **1,168** | **100.0%** | **1,650** | **100.0%** |
| **Hispanic** | | | | |
| White | 7 | 50% | 55 | 100% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 0 | 0% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 5 | 35.7% | 0 | 0% |
| Two or More Races | 2 | 14.3% | 0 | 0% |
| **Total Hispanic** | **14** | **100.0** | **55** | **100.0%** |
| **Total Population** | **1,182** | **100.0%** | **1,705** | **100.0%** |

## Cohorts

Table III.22.6 shows the population distribution in Sundance town by age. In 2010, children under the age of 5 accounted for 6.4 percent of the total population, which compared to 9.4 percent in 2019.

**Table III.22.6**
**Population Distribution by Age**
Sundance town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 76 | 6.4 | 160 | 9.4 |
| 5 to 19 | 173 | 14.6 | 377 | 22.1 |
| 20 to 24 | 52 | 4.4 | 65 | 3.8 |
| 25 to 34 | 128 | 10.8 | 338 | 19.8 |
| 35 to 54 | 300 | 25.4 | 291 | 17.1 |
| 55 to 64 | 169 | 14.3 | 251 | 14.7 |
| 65 or Older | 284 | 24 | 223 | 13.1 |
| **Total** | **1,182** | **100%** | **1,705** | **100%** |

Table III.22.7 shows the population in Sundance town by age and gender. In 2010, there were 128 people aged 25 to 34, made up of 62 men, and 66 women. In comparison, in 2019, there were 338 people in the 25 to 34 age cohort, with 148 men and 190 women.

**Table III.22.7**
**Population by Age and Gender**
Sundance town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 49 | 27 | 76 | 6.4% | 47 | 113 | 160 | 9.4% |
| 5 to 19 | 98 | 75 | 173 | 14.6% | 157 | 220 | 377 | 22.1% |
| 20 to 24 | 24 | 28 | 52 | 4.4% | 42 | 23 | 65 | 3.8% |
| 25 to 34 | 62 | 66 | 128 | 10.8% | 148 | 190 | 338 | 19.8% |
| 35 to 54 | 149 | 151 | 300 | 25.4% | 153 | 138 | 291 | 17.1% |
| 55 to 64 | 79 | 90 | 169 | 14.3% | 116 | 135 | 251 | 14.7% |
| 65 and Older | 119 | 165 | 284 | 24% | 86 | 137 | 223 | 13.1% |
| **Total** | **580** | **602** | **1,182** | **100%** | **749** | **956** | **1,705** | **100%** |

**Diagram III.22.4**
**Population Distribution by Age**
Sundance town
2010 Census and 2019 Five-Year ACS Data

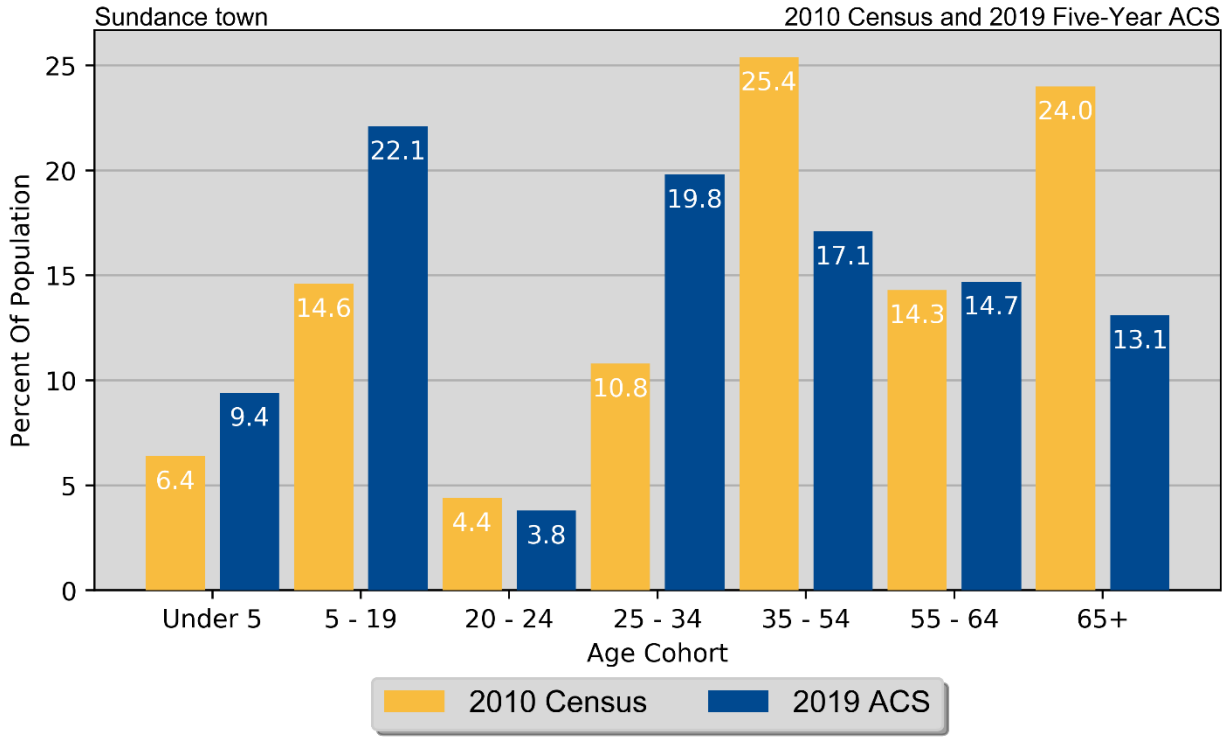
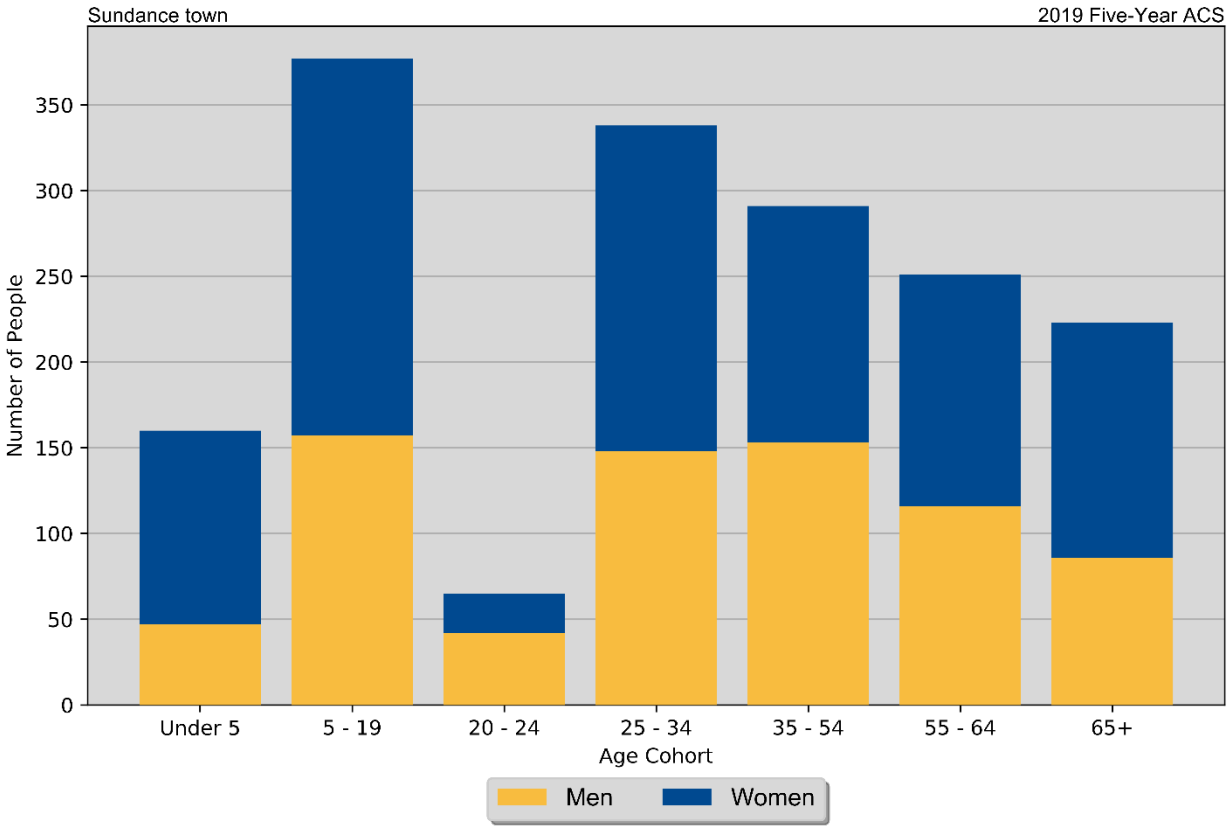


**Diagram III.22.5**
**Population Distribution by Age and Gender**
Sundance town
2019 Five-Year ACS



## 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.22.8, between 2000 and 2010, the institutionalized population changed -24.4 percent in Sundance town, from 45 people in 2000 to 34 in 2010.

**Table III.22.8**
**Group Quarters Population**
Sundance town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 4 | 8.9% | 4 | 11.8% | 0% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 41 | 91.1% | 30 | 88.2% | -26.8% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **45** | **100.0%** | **34** | **100.0%** | **-24.4%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | % | % |
| Military Quarters | 0 | 0% | 0 | % | % |
| Other Noninstitutionalized | 1 | 100% | 0 | % | -100% |
| Total | **1** | **100.0%** | **0** | **100.0%** | **-100%** |
| Group Quarters Population | **46** | **100.0%** | **34** | **100.0%** | **-26.1%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.22.9. An estimated 3.2 percent of the population was born in Mexico , some 0.2 percent were born in France , and another 0 percent were born in Afghanistan .

**Table III.22.9**
**Place of Birth for the Foreign-Born Population**
Sundance town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 55 | 3.2% |
| #2 country of origin | France | 3 | 0.2% |
| #3 country of origin | Afghanistan | 0 | 0% |
| #4 country of origin | Africa, n.e.c. | 0 | 0% |
| #5 country of origin | Albania | 0 | 0% |
| #6 country of origin | Argentina | 0 | 0% |
| #7 country of origin | Armenia | 0 | 0% |
| #8 country of origin | Asia,n.e.c. | 0 | 0% |
| #9 country of origin | Australia | 0 | 0% |
| #10 country of origin | Austria | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.22.10. An estimated 3.6 percent of the population speaks Spanish at home, followed by 0.2 percent speaking French, Haitian, or Cajun .

**Table III.22.10**
**Limited English Proficiency and Language Spoken at Home**
Sundance town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 55 | 3.6% |
| #2 LEP Language | French, Haitian, or Cajun | 3 | 0.2% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | German or other West Germanic languages | 0 | 0% |
| #6 LEP Language | Korean | 0 | 0% |
| #7 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #8 LEP Language | Other Indo-European languages | 0 | 0% |
| #9 LEP Language | 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.22.11, below. The disability rate for females was 9.1 percent, compared to 11.4 percent for males. The disability rate grew precipitously higher with age, with 35.4 percent of those over 75 experiencing a disability.

**Table III.22.11**
**Disability by Age**
Sundance town
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 | 0 | 0% | 7 | 3.4% | 7 | 2.2% |
| 18 to 34 | 9 | 4% | 0 | 0% | 9 | 2% |
| 35 to 64 | 37 | 14.1% | 46 | 17.4% | 83 | 15.7% |
| 65 to 74 | 24 | 45.3% | 13 | 38.2% | 37 | 42.5% |
| 75 or Older | 12 | 80% | 17 | 25.4% | 29 | 35.4% |
| **Total** | **82** | **11.4%** | **83** | **9.1%** | **165** | **10.1%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.22.12. Some 3.7 percent have an ambulatory disability, 0.8 have an independent living disability, and 0.9 percent have a self-care disability.

**Table III.22.12**
**Total Disabilities Tallied: Aged 5 and Older**
Sundance town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 92 | 5.6% |
| Vision disability | 30 | 1.8% |
| Cognitive disability | 19 | 1.3% |
| Ambulatory disability | 55 | 3.7% |
| Self-Care disability | 13 | 0.9% |
| Independent living difficulty | 9 | 0.8% |

## Education and Employment

Education and employment data from the Sundance town 2019 Five-Year ACS is presented in Table III.22.13, Table III.22.14, and Table III.22.15. In 2019, 766 people were in the labor force, including 757 employed and 9 unemployed people. The unemployment rate for Sundance town was estimated at 1.2 percent in 2019.

**Table III.22.13**
**Employment, Labor Force and Unemployment**
Sundance town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 757 |
| Unemployed | 9 |
| **Labor Force** | **766** |
| Unemployment Rate | 1.2% |

Table III.22.14 and Table III.22.15 show educational attainment in Sundance town. In 2019, 88.2 percent of households had a high school education or greater, including 29 percent with a high school diploma or equivalent, 36.1 percent with some college, 12.5 percent with a Bachelor's Degree, and 10.6 percent with a graduate or professional degree.

**Table III.22.14**
**High School or Greater Education**
Sundance town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 1,076 |
| Total Households | 615 |
| **Percent High School or Above** | **88.2%** |

**Table III.22.15**
**Educational Attainment**
Sundance town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 144 | 11.8% |
| High School or Equivalent | 354 | 29% |
| Some College or Associates Degree | 441 | 36.1% |
| Bachelor's Degree | 152 | 12.5% |
| Graduate or Professional Degree | 129 | 10.6% |
| **Total Population Above 18 years** | **1,220** | **100.0%** |

## Commuting Patterns

Table III.22.16 shows the place of work by county of residence. In 2010 86 percent of residents worked within the county they reside with 6.9 percent working outside their home county. This compares to 77.5 percent of residents in 2019 who worked within the county in which they resided and 14.2 percent of residents worked outside their home county but still within the state.

**Table III.22.16**
**Place of Work**
Sundance town
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 | 522 | 86% | 580 | 77.5% |
| Worked outside county of residence | 42 | 6.9% | 106 | 14.2% |
| Worked outside state of residence | 43 | 7.1% | 62 | 8.3% |
| **Total** | **607** | **100.0%** | **748** | **100.0%** |

Table III.22.17 shows the aggregate travel time to work based on place of work and residence. In Sundance town the total aggregate travel time was 13,300 minutes, with residents working in their home county spending a total of 4,755 minutes traveling.

**Table III.22.17**
**Aggregate Travel Time to Work (in Minutes)**
Sundance town
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 | 4,640 | 50.8% | 4,755 | 35.8% |
| Worked outside county of residence | 2,810 | 30.8% | 6,680 | 50.2% |
| Worked outside State of residence | 1,680 | 18.4% | 1,860 | 14% |
| **Aggregate travel time to work (in minutes):** | **9,130** | **100.0%** | **13,300** | **100.0%** |

Table III.22.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 9,130 minutes. Residents working within their home county spent an average of 8.2 minutes commuting to work, with those working outside their county of residence spending an average of 63 minutes on their commute.

| Table III.22.18<br>Average Travel Time to Work (in Minutes)<br>Sundance town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 8.9 | 8.2 |
| Worked outside county of residence | 66.9 | 63 |
| Worked outside State of residence | 39.1 | 30 |
| **Average travel time to work (in minutes):** | **15** | **17.8** |

Table III.22.19 shows the means of transportation to work. In 2019, 65.2 percent of commuters drove alone in a car, truck, or van. Only 13.8 percent carpooled, with an additional 2 percent taking public transportation. Also, there were 87 persons or 11.6 percent who worked from home.

| Table III.22.19<br>Means of Transportation to Work<br>Sundance town<br>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 | 456 | 75.1% | 488 | 65.2% |
| Car, truck, or van: Carpooled: | 66 | 10.9% | 103 | 13.8% |
| Public transportation (excluding taxicab): | 0 | 0% | 15 | 2% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 5 | 0.8% | 0 | 0% |
| Bicycle | 19 | 3.1% | 0 | 0% |
| Walked | 42 | 6.9% | 55 | 7.4% |
| Other means | 0 | 0% | 0 | 0% |
| Worked at home | 19 | 3.1% | 87 | 11.6% |
| **Total** | **607** | **100.0%** | **748** | **100.0%** |

Table III.22.20 shows the breakdown of the means of transportation by tenure. In 2019, 53.9 percent of commuters owned their home and commuted alone by car, which compares to 56.5 percent in 2010. There were also 85 renters who drove alone in 2019 and accounted for 11.4 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

**Table III.22.20**
**Means Of Transportation To Work By Tenure**
Sundance town
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 | 343 | 56.5% | 403 | 53.9% |
| Renter | 113 | 18.6% | 85 | 11.4% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 66 | 10.9% | 44 | 5.9% |
| Renter | 0 | 0% | 59 | 7.9% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 15 | 2% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 38 | 6.3% | 21 | 2.8% |
| Renter | 4 | 0.7% | 34 | 4.5% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 24 | 4% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 19 | 3.1% | 66 | 8.8% |
| Renter | 0 | 0% | 21 | 2.8% |
| **Total:** | **607** | **100.0%** | **748** | **100.0%** |

# ECONOMICS

## Labor Force

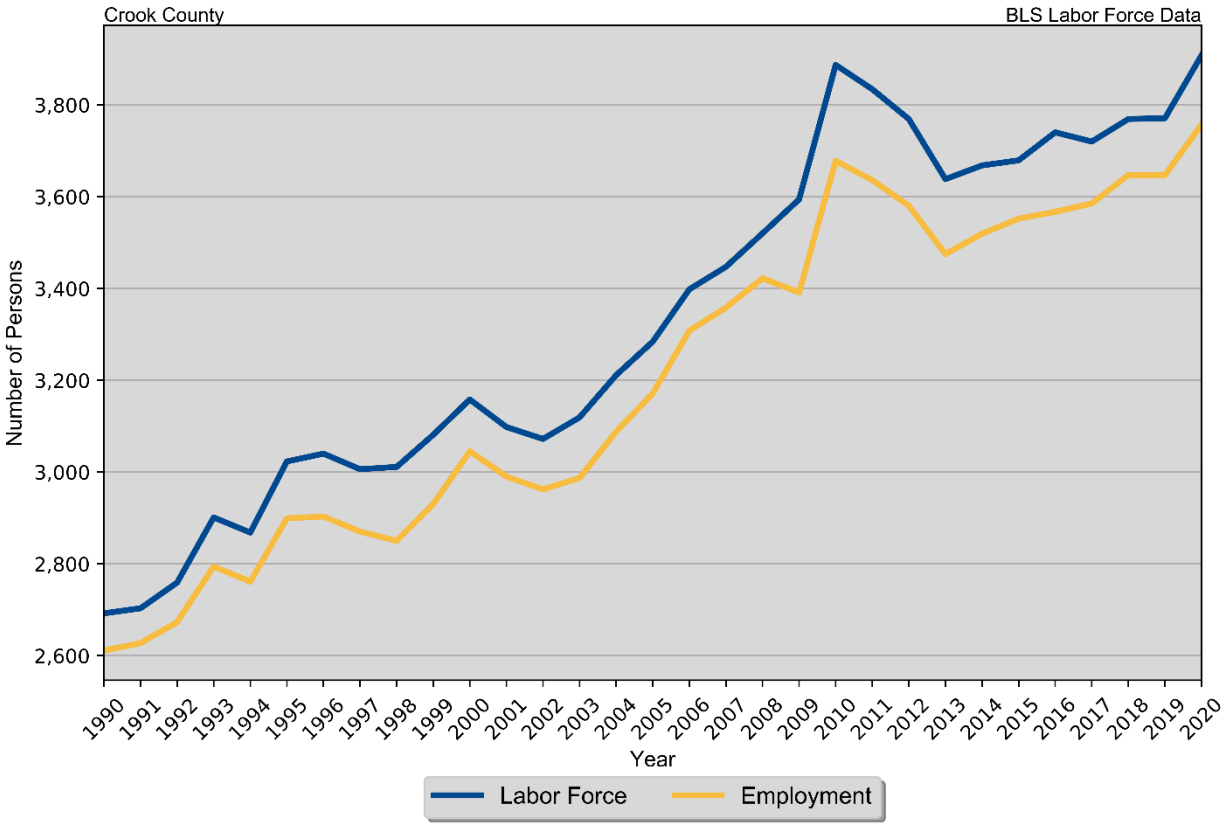
Table III.22.21, shows the labor force statistics for Crook County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2006 with a rate of 2.6 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.6 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Crook County increased from 3.3 percent in 2019 to 3.9 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.22.21**
**Labor Force Statistics**
Crook County
1990 - 2020 BLS Data

| Year | Crook County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 81 | 2,611 | 2,692 | 3% | 5.1% |
| 1991 | 76 | 2,627 | 2,703 | 2.8% | 5% |
| 1992 | 86 | 2,673 | 2,759 | 3.1% | 5.4% |
| 1993 | 107 | 2,794 | 2,901 | 3.7% | 5.3% |
| 1994 | 107 | 2,761 | 2,868 | 3.7% | 4.9% |
| 1995 | 124 | 2,899 | 3,023 | 4.1% | 4.8% |
| 1996 | 137 | 2,903 | 3,040 | 4.5% | 5% |
| 1997 | 136 | 2,870 | 3,006 | 4.5% | 4.8% |
| 1998 | 161 | 2,850 | 3,011 | 5.3% | 4.8% |
| 1999 | 151 | 2,930 | 3,081 | 4.9% | 4.7% |
| 2000 | 113 | 3,045 | 3,158 | 3.6% | 3.8% |
| 2001 | 108 | 2,990 | 3,098 | 3.5% | 3.8% |
| 2002 | 110 | 2,962 | 3,072 | 3.6% | 4% |
| 2003 | 132 | 2,987 | 3,119 | 4.2% | 4.3% |
| 2004 | 123 | 3,088 | 3,211 | 3.8% | 3.8% |
| 2005 | 113 | 3,171 | 3,284 | 3.4% | 3.6% |
| 2006 | 90 | 3,308 | 3,398 | 2.6% | 3% |
| 2007 | 89 | 3,358 | 3,447 | 2.6% | 2.6% |
| 2008 | 98 | 3,422 | 3,520 | 2.8% | 2.9% |
| 2009 | 203 | 3,391 | 3,594 | 5.6% | 6.3% |
| 2010 | 209 | 3,678 | 3,887 | 5.4% | 6.9% |
| 2011 | 198 | 3,636 | 3,834 | 5.2% | 6.2% |
| 2012 | 189 | 3,580 | 3,769 | 5% | 5.5% |
| 2013 | 163 | 3,475 | 3,638 | 4.5% | 4.8% |
| 2014 | 149 | 3,519 | 3,668 | 4.1% | 4.3% |
| 2015 | 127 | 3,552 | 3,679 | 3.5% | 4.2% |
| 2016 | 173 | 3,567 | 3,740 | 4.6% | 5.4% |
| 2017 | 135 | 3,585 | 3,720 | 3.6% | 4.3% |
| 2018 | 122 | 3,647 | 3,769 | 3.2% | 4% |
| 2019 | 124 | 3,647 | 3,771 | 3.3% | 3.7% |
| 2020 | 151 | 3,757 | 3,908 | 3.9% | 5.8% |

Diagram III.22.6, shows the employment and labor force for Crook County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 3,757 persons, with the labor force reaching 3,908, indicating there were a total of 151 unemployed persons.

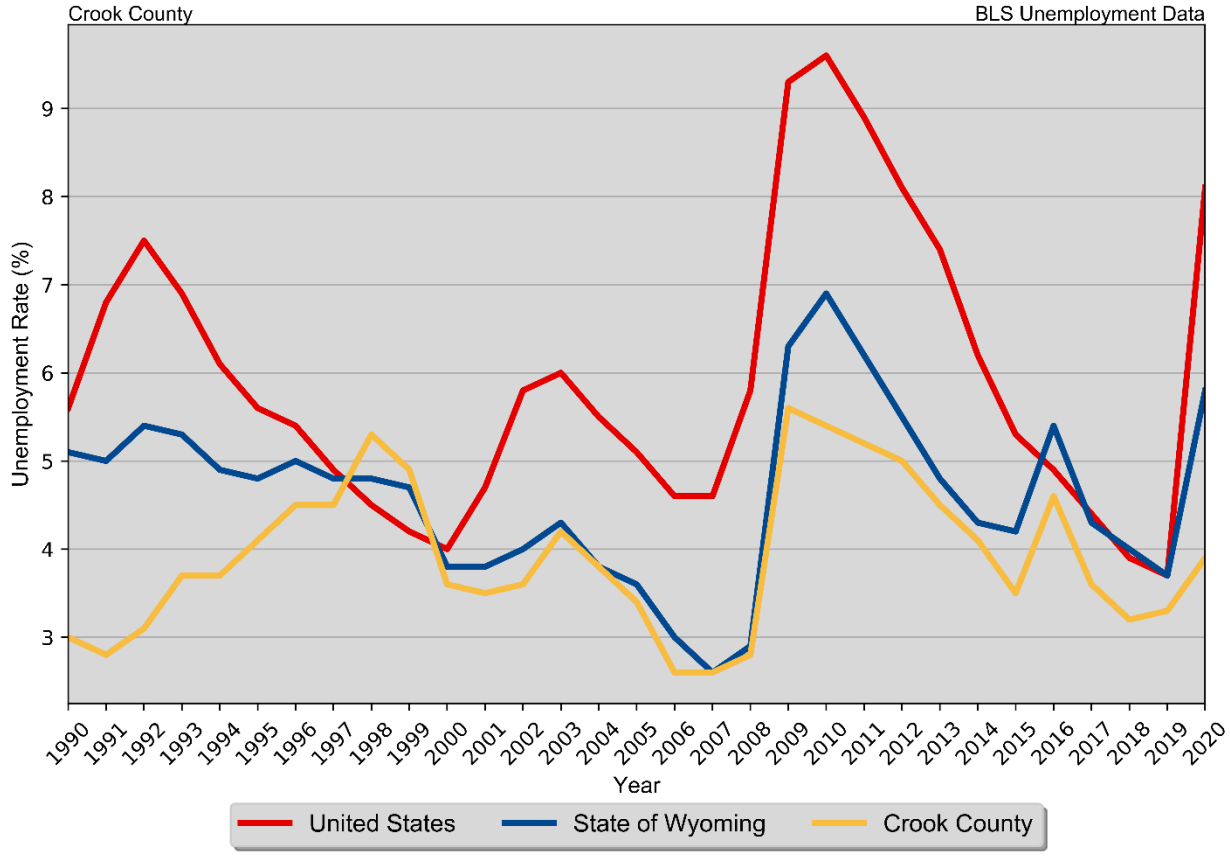
**Diagram III.22.6**
**Employment and Labor Force**



## Unemployment

Diagram III.22.7, shows the unemployment rate for both the State and Crook County. During the 1990's the average rate for Crook County was 4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.2 percent. Over the course of the entire period the Crook County had an average unemployment rate that lower than the State, 4 percent for Crook County, versus 4.6 statewide.

**Diagram III.22.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

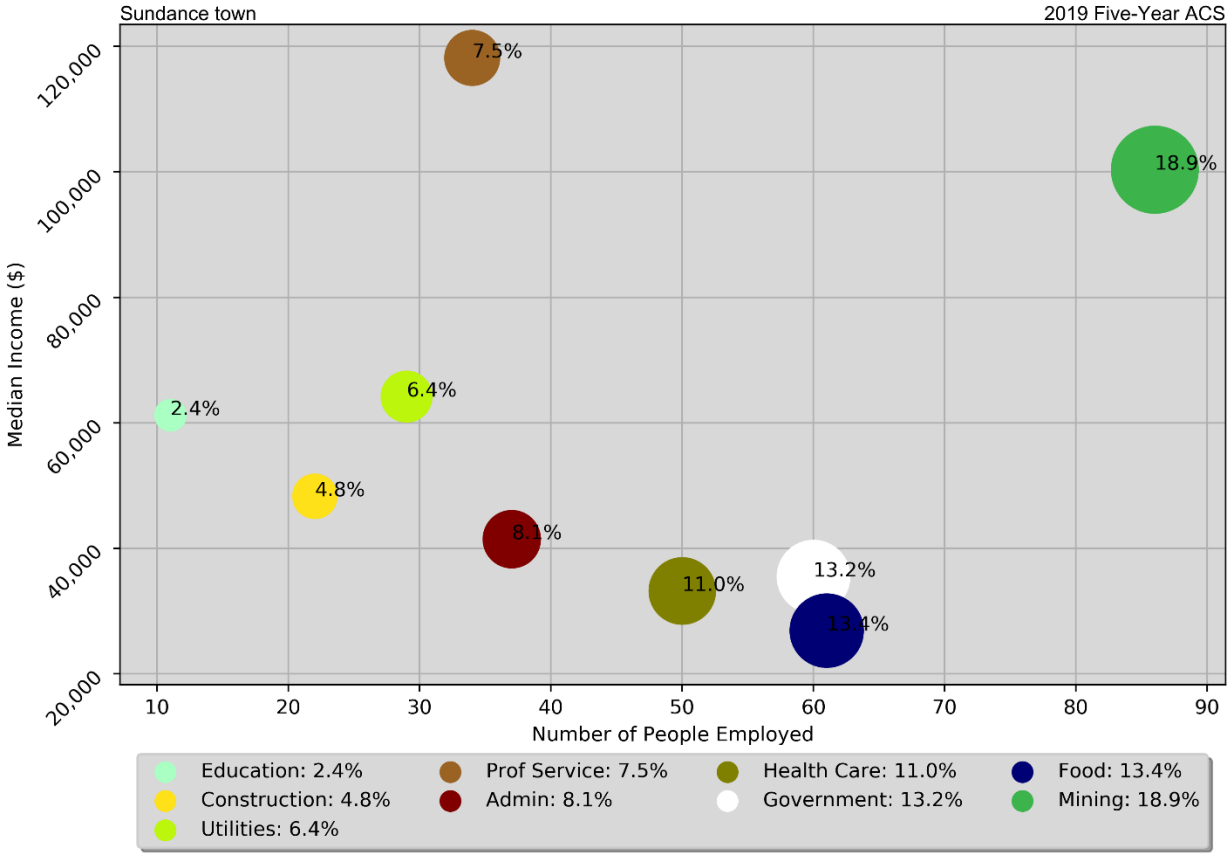
Table III.22.22 shows employment and median earnings by industry for Sundance town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Sundance town was Mining, which employed 86 people and paid a median salary of 100,391 dollars. The highest paying industry in Sundance town was the Prof Service industry, which paid a median salary of 118,182 dollars in 2019. This data is also displayed in Diagram III.22.8.

**Table III.22.22**
**City Level Employment by Industry**
Sundance town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 37 | 8.1% | $41,513 |
| Arts, entertainment, and recreation | 0 | 0% | $ |
| Construction | 22 | 4.8% | $48,333 |
| Educational services[44] | 11 | 2.4% | $61,250 |
| Agriculture, forestry, fishing and hunting | 22 | 4.8% | $ |
| Finance and insurance | 3 | 0.7% | $ |
| Accommodation and food services | 61 | 13.4% | $26,906 |
| Health care and social assistance | 50 | 11% | $33,250 |
| Information | 8 | 1.8% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 2 | 0.4% | $ |
| Mining, quarrying, and oil and gas extraction | 86 | 18.9% | $100,391 |
| Other services, except public administration | 8 | 1.8% | $ |
| Prof Service | 34 | 7.5% | $118,182 |
| Government | 60 | 13.2% | $35,536 |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 0 | 0% | $ |
| Transportation and warehousing | 16 | 3.5% | $ |
| Utilities | 29 | 6.4% | $64,205 |
| Wholesale trade | 7 | 1.5% | $ |

[44] Includes both Public and Private Education

**Diagram III.22.8**
**Earnings and Employment by Industry**



## Earnings: Crook 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.22.23, shows the total employment by industry for the Crook County. The most recent estimates show the government and government enterprises industry was the largest employer in Crook County, with employment reaching 750 jobs in 2019. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 9.4 percent to 151 jobs.

**Table III.22.23**
**Employment by Industry**
Crook County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 511 | 544 | 551 | 562 | 563 | 575 | 559 | 570 | 2% |
| Forestry, fishing, related activities, and other | 127 | 146 | 165 | 142 | 161 | 162 | 162 | 166 | 2.5% |
| Mining | 387 | 481 | 486 | 472 | 468 | 458 | 455 | 465 | 2.2% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 369 | 330 | 376 | 398 | 386 | 360 | 396 | 412 | 4% |
| Manufacturing | 208 | 207 | 204 | 220 | 227 | 252 | 246 | 257 | 4.5% |
| Wholesale trade | 0 | 0 | 0 | 85 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 326 | 315 | 358 | 379 | 372 | 367 | 384 | 380 | -1% |
| Transportation and warehousing | 136 | 147 | 0 | 0 | 172 | 171 | 160 | 152 | -5% |
| Information | 0 | 0 | 25 | 0 | 0 | 0 | 22 | 0 | -100% |
| Finance and insurance | 0 | 175 | 129 | 143 | 176 | 191 | 152 | 149 | -2% |
| Real estate and rental and leasing | 0 | 237 | 230 | 221 | 0 | 255 | 248 | 257 | 3.6% |
| Professional and technical services | 133 | 108 | 117 | 136 | 134 | 146 | 138 | 151 | 9.4% |
| Management of companies and enterprises | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 32 | 0% |
| Administrative and waste services | 66 | 0 | 0 | 0 | 0 | 0 | 0 | 95 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 75 | 67 | 0 | 66 | 73 | 77 | 0 | 85 | 0% |
| Accommodation and food services | 278 | 302 | 0 | 311 | 320 | 344 | 0 | 303 | 0% |
| Other services, except public administration | 169 | 158 | 0 | 0 | 0 | 183 | 199 | 202 | 1.5% |
| Government and government enterprises | 769 | 757 | 754 | 746 | 763 | 749 | 751 | 750 | -0.1% |
| **Total** | **4,291** | **4,392** | **4,478** | **4,525** | **4,636** | **4,716** | **4,697** | **4,780** | **1.8%** |

Table III.22.24, shows the real average earnings per job by industry for Crook County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 94,662 dollars. Between 2018 and 2019 the professional, scientific, and technical services industry saw the largest percentage increase, rising by 25.9 percent to 53,288 dollars.

**Table III.22.24**
**Real Earnings Per Job by Industry**
Crook County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | -1,911 | 6,472 | 26,016 | 19,117 | 13,056 | 15,867 | 12,261 | 9,354 | -23.7% |
| Forestry, fishing, related activities, and other | 20,683 | 20,361 | 22,486 | 21,345 | 20,702 | 19,660 | 25,971 | 24,651 | -5.1% |
| Mining | 54,979 | 61,669 | 60,675 | 53,898 | 43,798 | 46,877 | 63,806 | 66,456 | 4.2% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 44,074 | 67,770 | 69,130 | 64,631 | 56,121 | 50,682 | 46,629 | 47,635 | 2.2% |
| Manufacturing | 53,976 | 64,542 | 66,406 | 61,444 | 60,966 | 62,595 | 67,264 | 68,676 | 2.1% |
| Wholesale trade | 0 | 0 | 0 | 56,140 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 26,563 | 29,566 | 26,071 | 22,990 | 21,522 | 22,016 | 18,718 | 19,127 | 2.2% |
| Transportation and warehousing | 41,263 | 82,468 | 0 | 0 | 88,215 | 97,205 | 99,793 | 94,662 | -5.1% |
| Information | 0 | 0 | 56,046 | 0 | 0 | 0 | 39,615 | 0 | 0% |
| Finance and insurance | 0 | 27,069 | 33,920 | 30,264 | 27,835 | 33,113 | 18,021 | 17,451 | -3.2% |
| Real estate and rental and leasing | 0 | 13,259 | 11,154 | 8,821 | 0 | 4,456 | 3,867 | 3,718 | -3.9% |
| Professional and technical services | 42,683 | 39,591 | 42,712 | 49,725 | 46,000 | 42,379 | 42,312 | 53,288 | 25.9% |
| Management of companies and enterprises | 200,575 | 0 | 0 | 0 | 0 | 0 | 0 | 11,988 | 0% |
| Administrative and waste services | 35,053 | 0 | 0 | 0 | 0 | 0 | 0 | 18,240 | 0% |
| Educational services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 31,052 | 20,534 | 0 | 21,309 | 19,023 | 19,167 | 0 | 18,576 | 0% |
| Accommodation and food services | 15,653 | 12,509 | 0 | 17,921 | 17,445 | 18,210 | 0 | 17,430 | 0% |
| Other services, except public administration | 25,203 | 34,370 | 0 | 0 | 0 | 27,844 | 29,948 | 30,129 | 0.6% |
| Government and government enterprises | 58,989 | 61,989 | 63,227 | 66,244 | 65,376 | 66,146 | 66,908 | 65,696 | -1.8% |
| **Total** | **36,591** | **42,848** | **45,377** | **43,541** | **40,088** | **40,299** | **40,967** | **40,743** | **-0.5%** |

Diagram III.22.9, shows real average earnings per job for Crook County from 1990 to 2019. Over this period the average earning per job for Crook County was 36,071 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.22.9**
**Real Average Earnings Per Job**

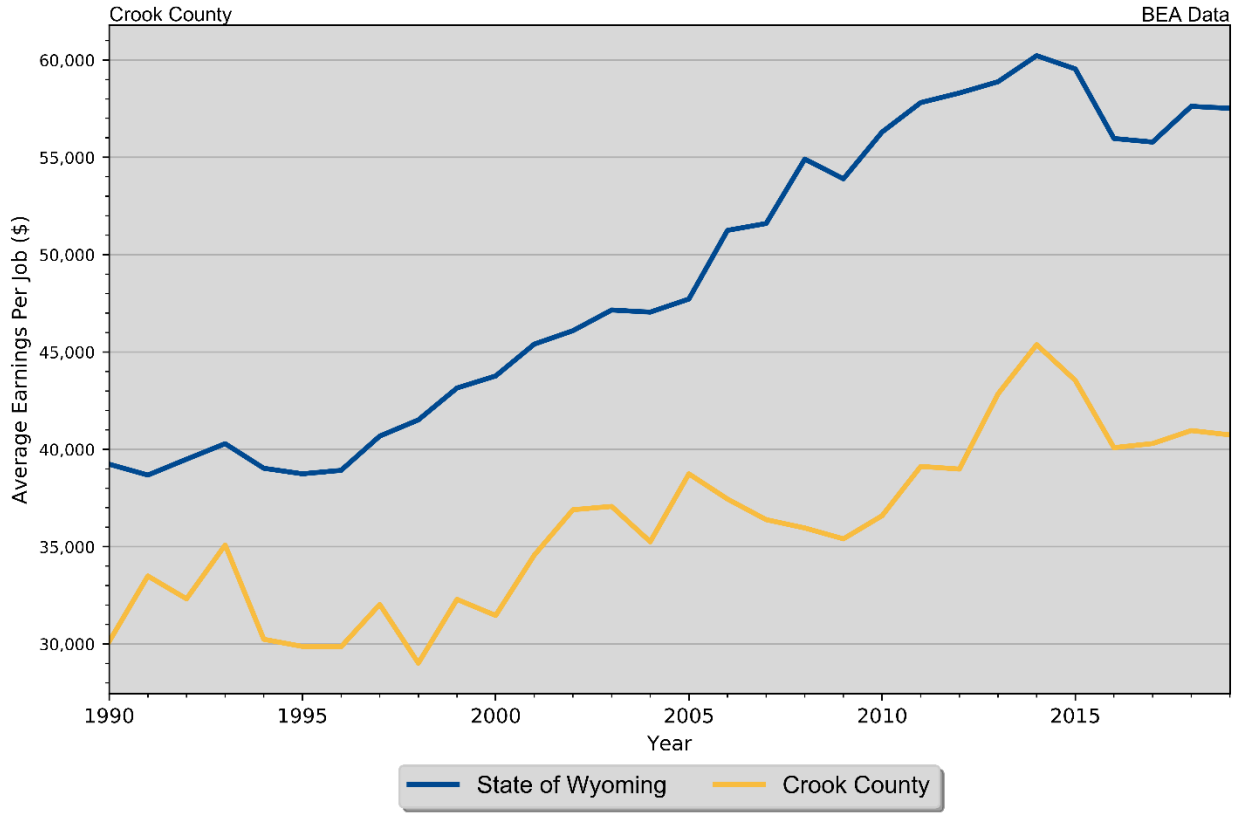
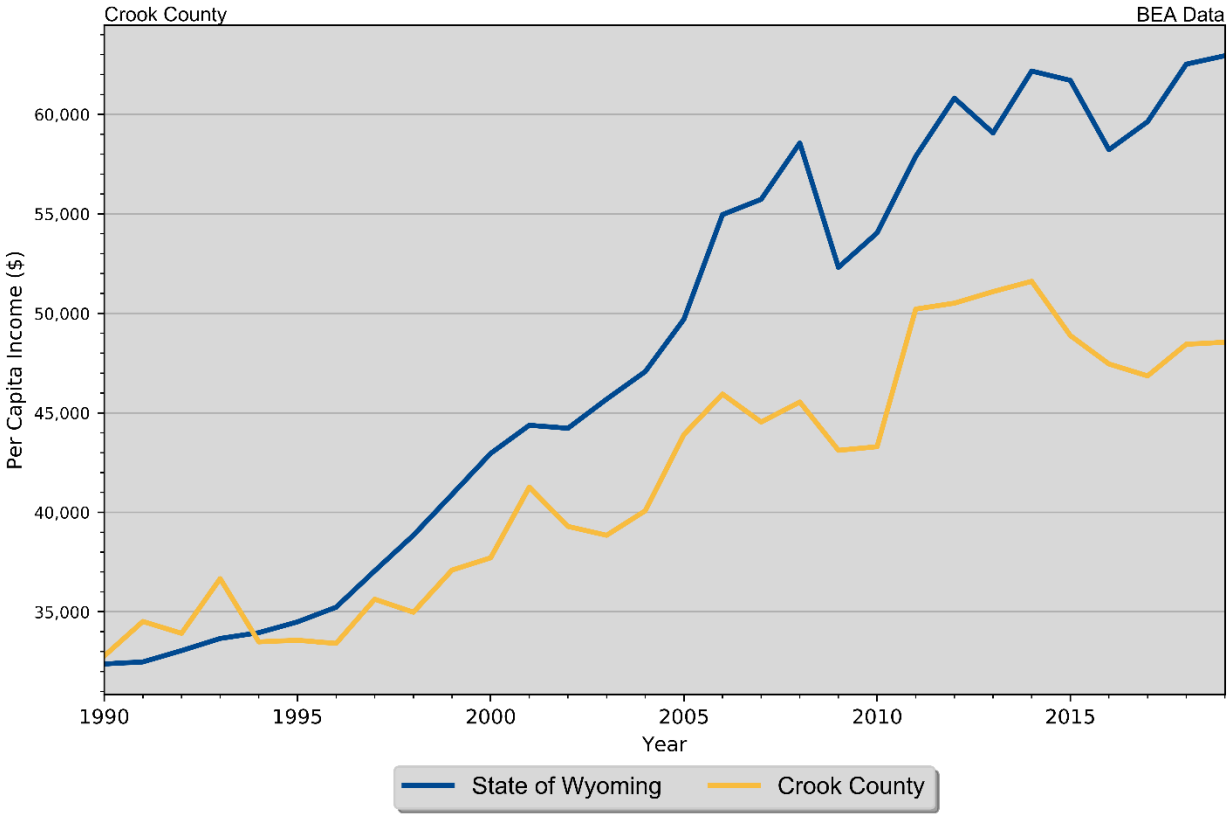


Diagram III.22.10, shows real per capita income for the Crook County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Crook County was 41,775 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.22.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 581 in 2010 to 604 in 2019, with the poverty rate reaching 8 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.22.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.22.11.

The rate of poverty for Sundance town is shown in Table III.22.26. In 2019, the poverty rate was 11.8 percent meaning there were an estimated 192 people living in poverty, compared to 143 persons living in poverty in 2010. In 2019, some 0 percent of those in poverty were under age 6 and 25.4 percent were 65 or older.

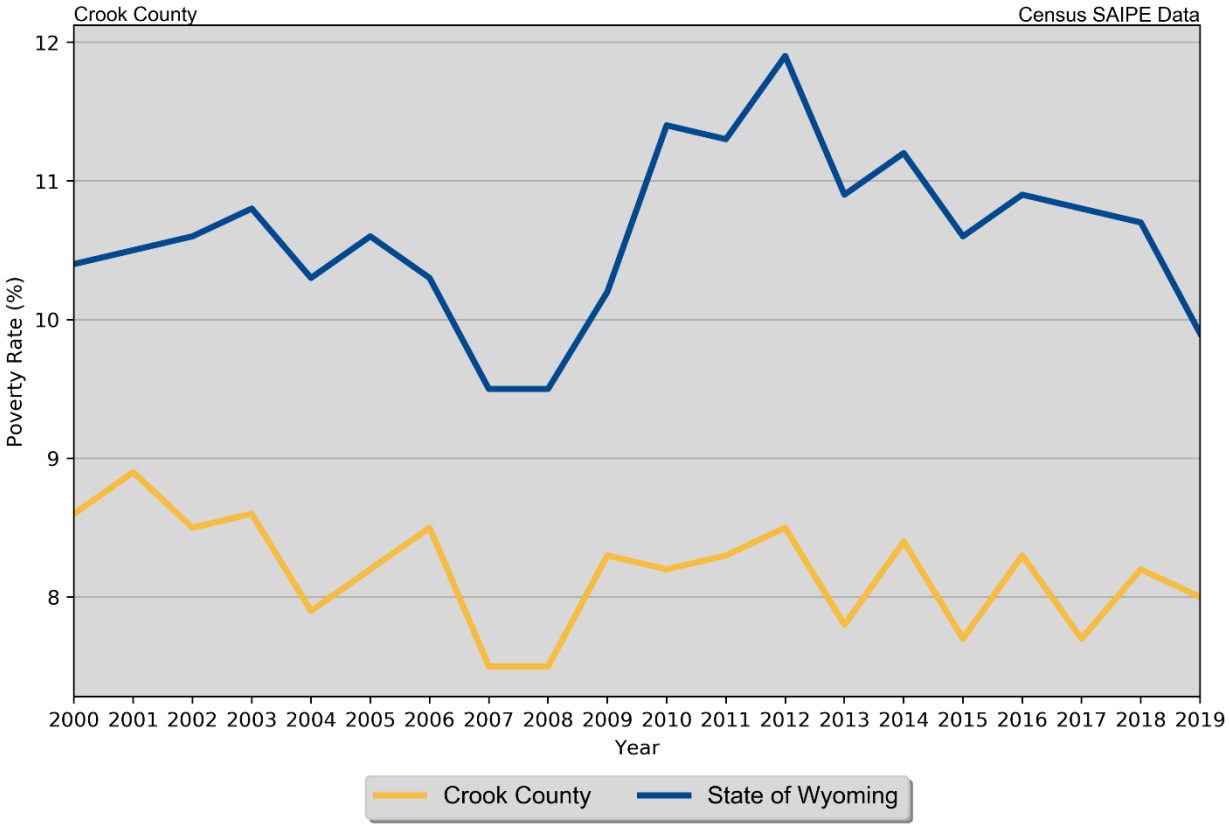
**Table III.22.25**
**Persons in Poverty**
Crook County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 492 | 8.6% |
| 2001 | 515 | 8.9% |
| 2002 | 502 | 8.5% |
| 2003 | 507 | 8.6% |
| 2004 | 485 | 7.9% |
| 2005 | 495 | 8.2% |
| 2006 | 522 | 8.5% |
| 2007 | 463 | 7.5% |
| 2008 | 476 | 7.5% |
| 2009 | 544 | 8.3% |
| 2010 | 581 | 8.2% |
| 2011 | 586 | 8.3% |
| 2012 | 605 | 8.5% |
| 2013 | 557 | 7.8% |
| 2014 | 602 | 8.4% |
| 2015 | 568 | 7.7% |
| 2016 | 613 | 8.3% |
| 2017 | 565 | 7.7% |
| 2018 | 604 | 8.2% |
| 2019 | 604 | 8% |

**Table III.22.26**
**Poverty by Age**
Sundance town
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 | 27 | 22.7 | 0 | 0% |
| 6 to 17 | 13 | 13.4 | 0 | 0% |
| 18 to 64 | 73 | 10 | 149 | 15.2% |
| 65 or Older | 30 | 11.5 | 43 | 25.4% |
| **Total** | **143** | **100.0%** | **192** | **100.0%** |
| **Poverty Rate** | **11.9%** | . | **11.8%** | . |

**Diagram III.22.11**
**Poverty Rates**



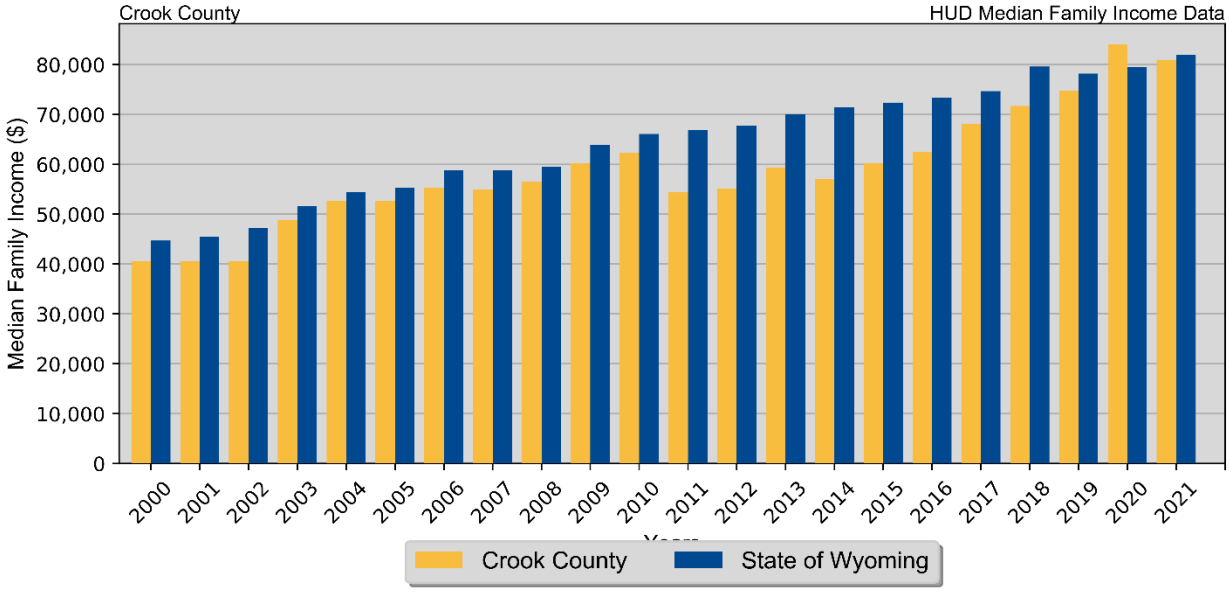
## Household Income

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.22.46 shows that the HUD estimated MFI for Crook County was $81,000 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.22.12, illustrates the estimated MFI for 2000 through 2021 in Crook County.

**Table III.22.27**
**Median Family Income**
Crook County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 40,600 | 44,700 |
| 2001 | 40,600 | 45,500 |
| 2002 | 40,600 | 47,200 |
| 2003 | 48,800 | 51,600 |
| 2004 | 52,600 | 54,500 |
| 2005 | 52,600 | 55,250 |
| 2006 | 55,300 | 58,800 |
| 2007 | 55,000 | 58,800 |
| 2008 | 56,500 | 59,450 |
| 2009 | 60,200 | 63,900 |
| 2010 | 62,300 | 66,100 |
| 2011 | 54,400 | 66,800 |
| 2012 | 55,100 | 67,700 |
| 2013 | 59,300 | 70,000 |
| 2014 | 57,000 | 71,400 |
| 2015 | 60,300 | 72,400 |
| 2016 | 62,500 | 73,300 |
| 2017 | 68,100 | 74,700 |
| 2018 | 71,700 | 79,600 |
| 2019 | 74,800 | 78,200 |
| 2020 | 84,000 | 79,500 |
| 2021 | 81,000 | 81,900 |

**Diagram III.22.12**
**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 Sundance town increased from 2 authorizations in 2019 to 3 in 2020.

The real value of single-family building permits decreased from 315,283 dollars in 2019 to 193,333 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.22.28.

**Table III.22.28**
**Building Permits and Valuation**
Sundance town
Census Bureau Data, 1980–2020

| 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 | 3 | 0 | 0 | 0 | 3 | 146,505 | 0 |
| 1981 | 2 | 0 | 0 | 0 | 2 | 125,246 | 0 |
| 1982 | 2 | 0 | 0 | 0 | 2 | 101,758 | 0 |
| 1983 | 3 | 0 | 0 | 0 | 3 | 98,301 | 0 |
| 1984 | 5 | 0 | 0 | 0 | 5 | 55,424 | 0 |
| 1985 | 8 | 0 | 0 | 0 | 8 | 34,093 | 0 |
| 1986 | 3 | 0 | 0 | 0 | 3 | 124,515 | 0 |
| 1987 | 2 | 0 | 0 | 0 | 2 | 99,582 | 0 |
| 1988 | 12 | 0 | 0 | 0 | 12 | 71,983 | 0 |
| 1989 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1991 | 3 | 0 | 0 | 0 | 3 | 76,817 | 0 |
| 1992 | 2 | 0 | 0 | 0 | 2 | 100,422 | 0 |
| 1993 | 5 | 0 | 0 | 0 | 5 | 77,151 | 0 |
| 1994 | 8 | 0 | 4 | 0 | 12 | 74,627 | 0 |
| 1995 | 7 | 0 | 0 | 0 | 7 | 85,150 | 0 |
| 1996 | 2 | 0 | 0 | 0 | 2 | 108,679 | 0 |
| 1997 | 1 | 0 | 0 | 0 | 1 | 137,363 | 0 |
| 1998 | 7 | 0 | 0 | 0 | 7 | 127,846 | 0 |
| 1999 | 4 | 0 | 0 | 0 | 4 | 217,602 | 0 |
| 2000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2001 | 1 | 0 | 0 | 15 | 16 | 113,928 | 54,011 |
| 2002 | 1 | 0 | 0 | 0 | 1 | 112,155 | 0 |
| 2003 | 3 | 0 | 0 | 0 | 3 | 162,859 | 0 |
| 2004 | 1 | 0 | 0 | 0 | 1 | 93,821 | 0 |
| 2005 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2006 | 8 | 0 | 0 | 0 | 8 | 196,559 | 0 |
| 2007 | 12 | 0 | 0 | 0 | 12 | 169,735 | 0 |
| 2008 | 2 | 0 | 0 | 0 | 2 | 247,047 | 0 |
| 2009 | 5 | 0 | 4 | 0 | 9 | 146,155 | 0 |
| 2010 | 1 | 0 | 0 | 0 | 1 | 472,869 | 0 |
| 2011 | 10 | 0 | 0 | 0 | 10 | 144,760 | 0 |
| 2012 | 3 | 0 | 0 | 0 | 3 | 142,029 | 0 |
| 2013 | 4 | 0 | 0 | 0 | 4 | 254,886 | 0 |
| 2014 | 1 | 0 | 0 | 0 | 1 | 118,408 | 0 |
| 2015 | 2 | 0 | 0 | 0 | 2 | 271,503 | 0 |
| 2016 | 2 | 0 | 0 | 0 | 2 | 252,580 | 0 |
| 2017 | 3 | 0 | 0 | 0 | 3 | 280,902 | 0 |
| 2018 | 1 | 0 | 0 | 0 | 1 | 138,045 | 0 |
| 2019 | 2 | 0 | 0 | 0 | 2 | 315,283 | 0 |
| 2020 | 3 | 0 | 0 | 0 | 3 | 193,333 | 0 |

**Diagram III.22.13**
**Single-Family Permits**

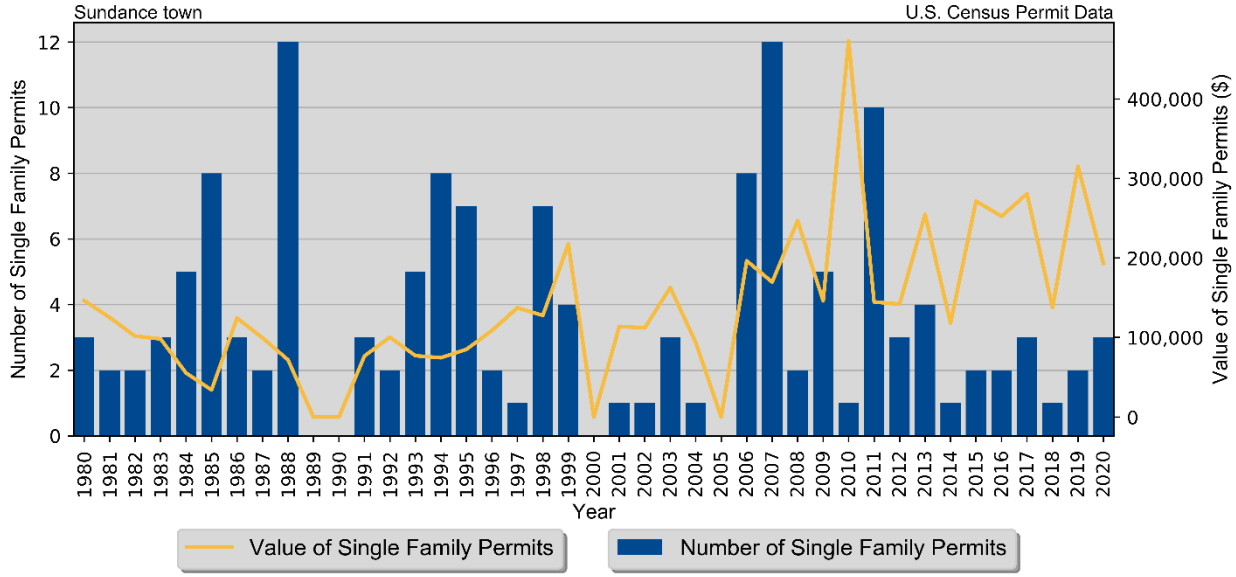
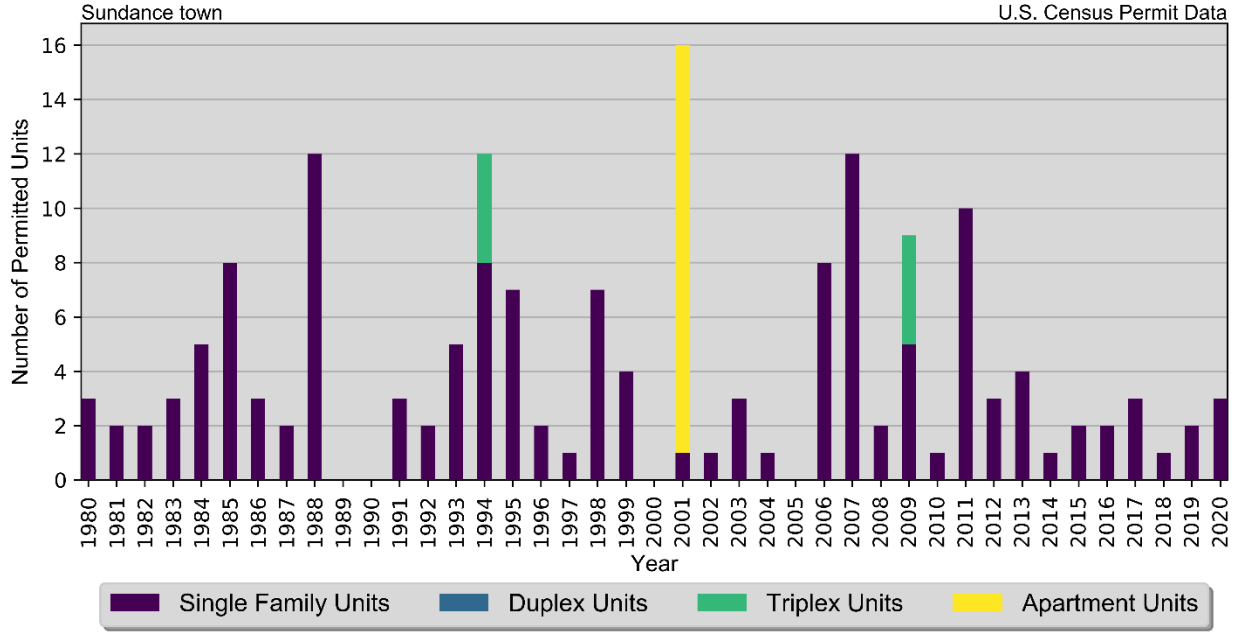



**Diagram III.22.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.22.29. Family households represented 72.2 percent of households, while non-family households accounted for 27.8 percent. These changed from 61.3 and 38.7 percent, respectively.

**Table II.22.29**
**Household Type by Tenure**
Sundance town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 326 | 61.3% | 444 | 72.2% |
| Married-Couple Family | 274 | 84% | 365 | 82.2% |
| Owner-Occupied | 249 | 90.9% | 305 | 83.6% |
| Renter-Occupied | 25 | 9.1% | 60 | 16.4% |
| Other Family | 52 | 16% | 79 | 11.7% |
| Male Householder, No Spouse Present | 8 | 15.4% | 13 | 10.1% |
| Owner-Occupied | 6 | 75% | 13 | 100% |
| Renter-Occupied | 2 | 25% | 0 | 0% |
| Female Householder, No Spouse Present | 44 | 84.6% | 66 | 55.7% |
| Owner-Occupied | 25 | 56.8% | 15 | 22.7% |
| Renter-Occupied | 19 | 43.2% | 51 | 77.3% |
| Non-Family Households | 206 | 38.7% | 171 | 27.8% |
| Owner-Occupied | 125 | 60.7% | 120 | 70.2% |
| Renter-Occupied | 81 | 39.3% | 51 | 29.8% |
| **Total** | **532** | **100.0%** | **615** | **100.0%** |

Table II.22.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 668 housing units, compared with 712 in 2019. Single-family units accounted for 89.2 percent of units in 2019, compared to 74 in 2010. Apartment units accounted for 1.7 percent in 2019, compared to 4.9 percent in 2010.

**Table II.22.30**
**Housing Units by Type**
Sundance town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 494 | 74% | **635** | 89.2% |
| Duplex | 0 | 0% | 0 | 0% |
| Tri- or Four-Plex | 3 | 0.4% | 0 | 0% |
| Apartment | 33 | 4.9% | 12 | 1.7% |
| Mobile Home | 138 | 20.7% | 65 | 9.1% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **668** | **100.0%** | **712** | **100.0%** |

Table II.22.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 712 housing units. An estimated 73.7 percent were owner-occupied, and 13.6 percent were vacant.

**Table II.22.31**
**Housing Units by Tenure**
Sundance town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 532 | 87.8% | 615 | 86.4% |
| Owner-Occupied | 405 | 76.1% | 453 | 73.7% |
| Renter-Occupied | 127 | 23.9% | 162 | 26.3% |
| Vacant Housing Units | 74 | 12.2% | 97 | 13.6% |
| **Total Housing Units** | **606** | **100.0%** | **712** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.22.32. Households earning more than 100,000 dollars per year represented 23.6 percent of households in 2019, compared to 7.5 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 16.9 percent of households in 2019, compared to 11.8 percent in 2000.

**Table II.22.32**
**Households by Income**
Sundance town
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 | 68 | 11.8% | 104 | 16.9% |
| $15,000 to $19,999 | 35 | 6.1% | 6 | 1% |
| $20,000 to $24,999 | 9 | 1.6% | 15 | 2.4% |
| $25,000 to $34,999 | 91 | 15.8% | 71 | 11.5% |
| $35,000 to $49,999 | 120 | 20.9% | 54 | 8.8% |
| $50,000 to $74,999 | 153 | 26.6% | 120 | 19.5% |
| $75,000 to $99,999 | 56 | 9.7% | 100 | 16.3% |
| $100,000 or More | 43 | 7.5% | 145 | 23.6% |
| **Total** | **575** | **100.0%** | **615** | **100.0%** |

Table II.22.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 5.7 percent of households in 2010 and 16.6 percent of households in 2019. Housing units built in 1939 or earlier represented 18.7 percent of households in 2019 and 13.2 percent of households in 2010.

**Table II.22.33**
**Households by Year Home Built**
Sundance town
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 | 76 | 13.2% | 115 | 18.7% |
| 1940 to 1949 | 50 | 8.7% | 27 | 4.4% |
| 1950 to 1959 | 77 | 13.4% | 12 | 2% |
| 1960 to 1969 | 63 | 11% | 61 | 9.9% |
| 1970 to 1979 | 155 | 27% | 172 | 28% |
| 1980 to 1989 | 33 | 5.7% | 40 | 6.5% |
| 1990 to 1999 | 88 | 15.3% | 71 | 11.5% |
| 2000 to 2009 | 33 | 5.7% | 102 | 16.6% |
| 2010 or Later | . | . | 15 | 2.4% |
| **Total** | **575** | **100.0%** | **615** | **100.0%** |

The distribution of unit types by race are shown in Table II.22.34. An estimated 91.6 percent of white households occupy single-family homes, compared to  percent of black households. Some 0.3 percent of white households occupied apartments, compared to  percent of black households. An estimated  percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.22.34**
**Distribution of Units in Structure by Race**
Sundance town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 91.6% | % | % | % | % | % | 100% |
| Duplex | 0% | % | % | % | % | % | 0% |
| Tri- or Four-Plex | 0% | % | % | % | % | % | 0% |
| Apartment | 0.3% | % | % | % | % | % | 0% |
| Mobile Home | 8% | % | % | % | % | % | 0% |
| Boat, RV, Van, Etc. | 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.22.35. An estimated 21.6 percent of vacant units were for rent in 2010. In addition, some 6.8 percent of vacant units were for sale. "Other" vacant units represented 35.1 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 14.4 percent of vacant units, while for sale units accounted for 8.2 percent. "Other" vacant units accounted for 34 percent of vacant units, representing a total of 33 "other" vacant units.

**Table II.22.35**
**Disposition of Vacant Housing Units**
Sundance town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 16 | 21.6% | 14 | 14.4% |
| For Sale | 5 | 6.8% | 8 | 8.2% |
| Rented Not Occupied | 2 | 2.7% | 7 | 7.2% |
| Sold Not Occupied | 4 | 5.4% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 21 | 28.4% | 35 | 36.1% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 26 | 35.1% | 33 | 34% |
| **Total** | **74** | **100.0%** | **97** | **100.0%** |

Table II.22.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 12.52 percent of total households in Sundance town. In Sundance town the 266 households with three bedrooms accounted for 43.25 percent of all households, and there were 52 five-bedroom or more households, which accounted for 8.46 percent of all households.

| Table II.22.36<br>Households by Number of Bedrooms<br>Sundance town<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 0 | 0 | 0% |
| One | 11 | 24 | 35 | 5.69% |
| Two | 46 | 31 | 77 | 12.52% |
| Three | 159 | 107 | 266 | 43.25% |
| Four | 185 | 0 | 185 | 30.08% |
| Five or more | 52 | 0 | 52 | 8.46% |
| **Total** | **453** | **162** | **615** | **100.0** |

The age of a structure influences its value. As shown in Table II.22.37, structures built in 1939 or earlier had a median value of, 172,400 while structures built between 1950 and 1959 had a median value of and those built between 1990 to 1999 had a median value of 285,200. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of and, respectively. The total median value in Sundance town was, 220,300.

| Table II.22.37<br>Owner Occupied Median Value by Year Structure Built<br>Sundance town<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 172,400 |
| 1940 to 1949 | 233,800 |
| 1950 to 1959 | |
| 1960 to 1969 | 207,400 |
| 1970 to 1979 | 183,300 |
| 1980 to 1989 | 258,800 |
| 1990 to 1999 | 285,200 |
| 2000 to 2009 | 248,600 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **220,300** |

Household mortgage status is reported in Table II.22.38. In, Sundance town households with a mortgage accounted for 49.9 percent of all households or 226 housing units, and the remaining 49.9 percent or 226 units had no mortgage. Of those units with a mortgage, 0 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 226 or 49.9 percent had no second mortgage or no home equity loan.

**Table II.22.38**
**Mortgage Status**
**Sundance town**
**2019** Five-Year ACS Data

| Mortgage Status | Sundance town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 226 | 49.9 |
| With either a second mortgage or home equity loan, but not both | 0 | 0 |
| Second mortgage only | 0 | 0 |
| Home equity loan only | 0 | 0 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 226 | 49.9 |
| Housing units without a mortgage | 227 | 50.1 |
| **Total** | **453** | **100.0%** |

Table II.22.39 lists the Sundance town median rent as $616 and the median home value as $220,300 in 2019.

**Table II.22.39**
**Median Rent**
**Sundance town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $616 |
| Median Home Value | $220,300 |

## Housing Problems

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

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.22.40. In 2019, an estimated 2.4 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.22.40**
**Overcrowding and Severe Overcrowding**
Sundance town
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 | 446 | 100% | 0 | 0% | 0 | 0% | 446 |
| 2019 Five-Year ACS | 453 | 100% | 0 | 0% | 0 | 0% | 453 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 129 | 100% | 0 | 0% | 0 | 0% | 129 |
| 2019 Five-Year ACS | 147 | 90.7% | 15 | 9.3% | 0 | 0% | 162 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 575 | 100% | 0 | 0% | 0 | 0% | 575 |
| 2019 Five-Year ACS | 600 | 97.6% | 15 | 2.4% | 0 | 0% | 615 |

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.22.41 and Table II.22.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Sundance town. This is compared to 0.3 percent of households lacking complete plumbing facilities in 2010.

**Table II.22.41**
**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 | 573 | 615 |
| Lacking Complete Plumbing Facilities | 2 | 0 |
| **Total Households** | **575** | **615** |
| **Percent Lacking** | **0.3%** | **0%** |

There were 16 households lacking complete kitchen facilities in 2019, compared to 2 households in 2010. This was a change from 0.3 percent of households in 2010 to 2.6 percent in 2019.

**Table II.22.42**
**Households with Incomplete Kitchen Facilities**
Sundance town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 573 | 599 |
| Lacking Complete Kitchen Facilities | 2 | 16 |
| **Total Households** | **575** | **615** |
| **Percent Lacking** | **0.3%** | **2.6%** |

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.22.43, in Sundance town 14.8 percent of households had a cost burden and 11.1 percent had a severe cost burden. Some 35.2 percent of renters were cost burdened, and 28.4 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.6 percent and a severe cost burden rate of 3.1 percent. Owner occupied households with a mortgage had a cost burden rate of 8.4 percent, and severe cost burden at 6.6 percent.

**Table II.22.43**
**Cost Burden and Severe Cost Burden by Tenure**
Sundance town
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 | 190 | 78.5% | 47 | 19.4% | 5 | 2.1% | 0 | 0% | 242 |
| 2019 Five-Year ACS | 192 | 85% | 19 | 8.4% | 15 | 6.6% | 0 | 0% | 226 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 164 | 80.4% | 40 | 19.6% | 0 | 0% | 0 | 0% | 204 |
| 2019 Five-Year ACS | 196 | 86.3% | 15 | 6.6% | 7 | 3.1% | 9 | 4% | 227 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 73 | 56.6% | 18 | 14% | 24 | 18.6% | 14 | 10.9% | 129 |
| 2019 Five-Year ACS | 34 | 21% | 57 | 35.2% | 46 | 28.4% | 25 | 15.4% | 162 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 427 | 74.3% | 105 | 18.3% | 29 | 5% | 14 | 2.4% | 575 |
| 2019 Five-Year ACS | 422 | 68.6% | 91 | 14.8% | 68 | 11.1% | 34 | 5.5% | 615 |

### 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 Crook County. Below is a table showing the MFI breakdown:

| Crook County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $24,300 |
| 30.1 – 50% MFI | $24,301 to $40,500 |
| 50.1 – 80% MFI | $40,501 to $64,800 |
| 80.1 – 100% MFI | $64,801 to $81,000 |
| Above 100% MFI | Above $81,000 |

## Housing Problems by Income, Race, and Tenure

Table III.22.44 through Table III.22.49 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 Sundance town, housing problems are faced by 49 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.22.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Sundance town
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 $24,300 | 71.4% | 0% | 0% | 0% | 0% | 0% | 0% | 71.4% |
| $24,301 to $40,500 | 22.2% | 0% | 0% | 0% | 0% | 0% | 0% | 22.2% |
| $40,501 to $64,800 | 5.1% | 0% | 0% | 0% | 0% | 0% | 0% | 5.1% |
| $64,801 to $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **11.6**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **10.9**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,300 | 20.4% | 0% | 0% | 0% | 0% | 0% | 0% | 20.4% |
| $24,301 to $40,500 | 77.8% | 0% | 0% | 0% | 0% | 0% | 0% | 77.8% |
| $40,501 to $64,800 | 94.9% | 0% | 0% | 0% | 0% | 0% | 0% | 94.9% |
| $64,801 to $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $81,000 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **87.5**% | **0**% | **0**% | **0**% | **0**% | **100**% | **0**% | **88.2**% |

## Table III.22.45
## Homeowner Households with Housing Problems by Income and Race
Sundance town
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 $24,300 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $24,301 to $40,500 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $40,501 to $64,800 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **49** | **0** | **0** | **0** | **0** | **0** | **0** | **49** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,300 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $24,301 to $40,500 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $40,501 to $64,800 | 75 | 0 | 0 | 0 | 0 | 0 | 0 | 75 |
| $64,801 to $81,000 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $81,000 | 215 | 0 | 0 | 0 | 0 | 25 | 0 | 240 |
| **Total** | **370** | **0** | **0** | **0** | **0** | **25** | **0** | **395** |
| **Not Computed** | | | | | | | | |
| $0 to $24,300 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $24,300 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| $24,301 to $40,500 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $40,501 to $64,800 | 79 | 0 | 0 | 0 | 0 | 0 | 0 | 79 |
| $64,801 to $81,000 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $81,000 | 215 | 0 | 0 | 0 | 0 | 25 | 0 | 240 |
| **Total** | **423** | **0** | **0** | **0** | **0** | **25** | **0** | **448** |

In total, some 25 renter households face housing problems in Sundance town. Of these, some 25 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

**Table III.22.46**
**Renter Households with Housing Problems by Income and Race**
Sundance town
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 $24,300 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **25** | **0** | **0** | **0** | **0** | **0** | **0** | **25** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,301 to $40,500 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $40,501 to $64,800 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $64,801 to $81,000 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Above $81,000 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| **Total** | **109** | **0** | **0** | **0** | **0** | **0** | **0** | **109** |
| **Not Computed** | | | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $24,300 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $24,301 to $40,500 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $40,501 to $64,800 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| $64,801 to $81,000 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Above $81,000 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| **Total** | **134** | **0** | **0** | **0** | **0** | **0** | **0** | **134** |

**Table III.22.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Sundance town
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 $24,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $24,301 to $40,500 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $40,501 to $64,800 | 33.3% | 0% | 0% | 0% | 0% | 0% | 0% | 33.3% |
| $64,801 to $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **18.7%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **18.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $24,301 to $40,500 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $40,501 to $64,800 | 66.7% | 0% | 0% | 0% | 0% | 0% | 0% | 66.7% |
| $64,801 to $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **81.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **81.3%** |

Overall, there are 74 households, or 12.7 percent of households with housing problems in Sundance town. This includes 74 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 0 Hispanic households with housing problems. This is shown in Table III.22.48 and Table III.22.49.

## Table III.22.48
## Percent of Total Households with Housing Problems by Income and Race
Sundance town
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 $24,300 | 78.1% | 0% | 0% | 0% | 0% | 0% | 0% | 78.1% |
| $24,301 to $40,500 | 20.4% | 0% | 0% | 0% | 0% | 0% | 0% | 20.4% |
| $40,501 to $64,800 | 12.8% | 0% | 0% | 0% | 0% | 0% | 0% | 12.8% |
| $64,801 to $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **13.3%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **12.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,300 | 15.6% | 0% | 0% | 0% | 0% | 0% | 0% | 15.6% |
| $24,301 to $40,500 | 79.6% | 0% | 0% | 0% | 0% | 0% | 0% | 79.6% |
| $40,501 to $64,800 | 87.2% | 0% | 0% | 0% | 0% | 0% | 0% | 87.2% |
| $64,801 to $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $81,000 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **86%** | **0%** | **0%** | **0%** | **0%** | **100%** | **0%** | **86.6%** |

## Table III.22.49
## Total Households with Housing Problems by Income and Race
Sundance town
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 $24,300 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $24,301 to $40,500 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $40,501 to $64,800 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 14 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **74** | **0** | **0** | **0** | **0** | **0** | **0** | **74** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $24,300 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $24,301 to $40,500 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| $40,501 to $64,800 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $64,801 to $81,000 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $81,000 | 270 | 0 | 0 | 0 | 0 | 25 | 0 | 295 |
| **Total** | **479** | **0** | **0** | **0** | **0** | **25** | **0** | **504** |
| **Not Computed** | | | | | | | | |
| $0 to $24,300 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $24,300 | 64 | 0 | 0 | 0 | 0 | 0 | 0 | 64 |
| $24,301 to $40,500 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| $40,501 to $64,800 | 109 | 0 | 0 | 0 | 0 | 0 | 0 | 109 |
| $64,801 to $81,000 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $81,000 | 270 | 0 | 0 | 0 | 0 | 25 | 0 | 295 |
| **Total** | **557** | **0** | **0** | **0** | **0** | **25** | **0** | **582** |

Table III.22.50 through Table III.22.53 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 35 white households, 0 black households, 0 Asian households, as well as 0 Hispanic households.

**Table III.22.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Sundance town
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 $24,300 | 18.5% | 0% | 0% | 0% | 0% | 0% | 0% | 18.5% |
| $24,301 to $40,500 | 22.2% | 0% | 0% | 0% | 0% | 0% | 0% | 22.2% |
| $40,501 to $64,800 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $64,801 to $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **4.7%** | **0** | **0%** | **0%** | **0%** | **0%** | **0%** | **4.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,300 | 74.1% | 0% | 0% | 0% | 0% | 0% | 0% | 74.1% |
| $24,301 to $40,500 | 77.8% | 0% | 0% | 0% | 0% | 0% | 0% | 77.8% |
| $40,501 to $64,800 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $64,801 to $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $81,000 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **94.4%** | **0%** | **0%** | **0%** | **0%** | **100%** | **0%** | **94.7%** |

## Table III.22.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Sundance town
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 $24,300 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $24,301 to $40,500 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $40,501 to $64,800 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $64,801 to $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **11.2**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **11.2**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,300 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $24,301 to $40,500 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| $40,501 to $64,800 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| $64,801 to $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| Above $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100**% |
| **Total** | **88.8**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **88.8**% |

## Table III.22.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Sundance town
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 $24,300 | 36.2% | 0% | 0% | 0% | 0% | 0% | 0% | 36.2% |
| $24,301 to $40,500 | 20.4% | 0% | 0% | 0% | 0% | 0% | 0% | 20.4% |
| $40,501 to $64,800 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $64,801 to $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $81,000 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **6.2**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **6**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,300 | 58% | 0% | 0% | 0% | 0% | 0% | 0% | 58% |
| $24,301 to $40,500 | 79.6% | 0% | 0% | 0% | 0% | 0% | 0% | 79.6% |
| $40,501 to $64,800 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $64,801 to $81,000 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $81,000 | 100% | 0% | 0% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **93.1**% | **0**% | **0**% | **0**% | **0**% | **100**% | **0**% | **93.4**% |

## Table III.22.53
## Total Households with Severe Housing Problems by Income and Race
Sundance town
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 $24,300 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $24,301 to $40,500 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **35** | **0** | **0** | **0** | **0** | **0** | **0** | **35** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $24,300 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $24,301 to $40,500 | 39 | 0 | 0 | 0 | 0 | 0 | 0 | 39 |
| $40,501 to $64,800 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| $64,801 to $81,000 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $81,000 | 270 | 0 | 0 | 0 | 0 | 25 | 0 | 295 |
| **Total** | **524** | **0** | **0** | **0** | **0** | **25** | **0** | **549** |
| **Not Computed** | | | | | | | | |
| $0 to $24,300 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **4** | **0** | **0** | **0** | **0** | **0** | **0** | **4** |
| **Total** | | | | | | | | |
| $0 to $24,300 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 69 |
| $24,301 to $40,500 | 49 | 0 | 0 | 0 | 0 | 0 | 0 | 49 |
| $40,501 to $64,800 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| $64,801 to $81,000 | 65 | 0 | 0 | 0 | 0 | 0 | 0 | 65 |
| Above $81,000 | 270 | 0 | 0 | 0 | 0 | 25 | 0 | 295 |
| **Total** | **563** | **0** | **0** | **0** | **0** | **25** | **0** | **588** |

Housing problems are explored by type and income in Table III.22.54 and Table III.22.55. More than 39 households have a cost burden and 20 have a severe cost burden. Some 10 renter households are impacted by cost burdens, and 0 are impacted by severe cost burdens. On the other hand, some 29 owner-occupied households have cost burdens, and 20 have severe cost burdens. Overall, there are 504 households without a housing problem.

**Table III.22.54**
**Percent of Housing Problems by Income and Tenure**
Sundance town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,300 | $24,301 to $40,500 | $40,501 to $64,800 | $64,801 to $81,000 | Above $81,000 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 20.4% | 22.2% | 0% | 0% | 0% | 4.5% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 51% | 0% | 5.1% | 0% | 0% | 6.5% |
| Zero/negative income (and none of the above problems) | 8.2% | 0% | 0% | 0% | 0% | 0.9% |
| Has none of the 4 housing problems | 20.4% | 77.8% | 94.9% | 100% | 100% | 88.2% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 100% | 0% | 0% | 0% | 0% | 11.2% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 0% | 33.3% | 0% | 0% | 7.5% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 0% | 100% | 66.7% | 100% | 100% | 81.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.22.55
## Housing Problems by Income and Tenure
Sundance town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $24,300 | $24,301 to $40,500 | $40,501 to $64,800 | $64,801 to $81,000 | Above $81,000 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 10 | 10 | 0 | 0 | 0 | 20 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 25 | 0 | 4 | 0 | 0 | 29 |
| Zero/negative income (and none of the above problems) | 4 | 0 | 0 | 0 | 0 | 4 |
| Has none of the 4 housing problems | 10 | 35 | 75 | 35 | 240 | 395 |
| **Total** | **49** | **45** | **79** | **35** | **240** | **448** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 15 | 0 | 0 | 0 | 0 | 15 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 0 | 10 | 0 | 0 | 10 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 0 | 4 | 20 | 30 | 55 | 109 |
| **Total** | **15** | **4** | **30** | **30** | **55** | **134** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 15 | 0 | 0 | 0 | 0 | 15 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 10 | 10 | 0 | 0 | 0 | 20 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 25 | 0 | 14 | 0 | 0 | 39 |
| Zero/negative income (and none of the above problems) | 4 | 0 | 0 | 0 | 0 | 4 |
| Has none of the 4 housing problems | 10 | 39 | 95 | 65 | 295 | 504 |
| **Total** | **64** | **49** | **109** | **65** | **295** | **582** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 26.1 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 66.7 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.22.56.

Table III.22.57 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 10 renter occupied households faced cost burdens, compared to 34 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.22.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Sundance town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 10 | 0 | 10 |
| $24,301 to $40,500 | 4 | 15 | 0 | 10 | 0 | 29 |
| $40,501 to $64,800 | 15 | 15 | 10 | 40 | 0 | 80 |
| $64,801 to $81,000 | 10 | 15 | 10 | 0 | 4 | 39 |
| Above $81,000 | 65 | 65 | 65 | 25 | 20 | 240 |
| Total | 94 | 110 | 85 | 85 | 24 | 398 |
| **Cost Burden** | | | | | | |
| $0 to $24,300 | 20 | 0 | 0 | 10 | 0 | 30 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 4 | 0 | 0 | 0 | 0 | 4 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 24 | 0 | 0 | 10 | 0 | 34 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 10 | 0 | 10 |
| $24,301 to $40,500 | 0 | 0 | 0 | 10 | 0 | 10 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 20 | 0 | 20 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,300 | 4 | 0 | 0 | 0 | 0 | 4 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 4 | 0 | 0 | 0 | 0 | 4 |
| **Total** | | | | | | |
| $0 to $24,300 | 24 | 0 | 0 | 30 | 0 | 54 |
| $24,301 to $40,500 | 4 | 15 | 0 | 20 | 0 | 39 |
| $40,501 to $64,800 | 19 | 15 | 10 | 40 | 0 | 84 |
| $64,801 to $81,000 | 10 | 15 | 10 | 0 | 4 | 39 |
| Above $81,000 | 65 | 65 | 65 | 25 | 20 | 240 |
| **Total** | **122** | **110** | **85** | **115** | **24** | **456** |

## Table III.22.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Sundance town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,301 to $40,500 | 0 | 0 | 0 | 4 | 0 | 4 |
| $40,501 to $64,800 | 0 | 10 | 0 | 0 | 10 | 20 |
| $64,801 to $81,000 | 0 | 30 | 0 | 0 | 0 | 30 |
| Above $81,000 | 0 | 15 | 4 | 0 | 30 | 49 |
| Total | 0 | 55 | 4 | 4 | 40 | 103 |
| **Cost Burden** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 10 | 0 | 10 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 10 | 0 | 10 |
| **Severe Cost Burden** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 15 | 15 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 15 | 15 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 0 | 0 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $24,300 | 0 | 0 | 0 | 0 | 15 | 15 |
| $24,301 to $40,500 | 0 | 0 | 0 | 4 | 0 | 4 |
| $40,501 to $64,800 | 0 | 10 | 0 | 10 | 10 | 30 |
| $64,801 to $81,000 | 0 | 30 | 0 | 0 | 0 | 30 |
| Above $81,000 | 0 | 15 | 4 | 0 | 30 | 49 |
| **Total** | **0** | **55** | **4** | **14** | **55** | **128** |

In total, some 40 households face cost burdens, and 35 face severe cost burdens. This includes 30 owner households and 10 renter households with a cost burden, as seen in Table III.22.58.

**Table III.22.58**
**Households with Cost Burden by Tenure and Race**
Sundance town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 375 | 30 | 20 | 4 | 429 |
| 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 | 25 | 0 | 0 | 0 | 25 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **400** | **30** | **20** | **4** | **454** |
| **Renter-Occupied** | | | | | |
| White | 105 | 10 | 15 | 0 | 130 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **105** | **10** | **15** | **0** | **130** |
| **Total** | | | | | |
| White | 480 | 40 | 35 | 4 | 559 |
| 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 | 25 | 0 | 0 | 0 | 25 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **505** | **40** | **35** | **4** | **584** |

## Lead-Based Paint Risks

Table III.22.59 shows the risk of lead-based paint for households with young children present. There are an estimated 34 households built between 1940 and 1979 with young children present, and 10 built prior to 1939.

**Table III.22.59**
**Vintage of Households by Income and Presence of Young Children**
Sundance town
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 $24,300 | 0 | 10 | 10 |
| $24,301 to $40,500 | 0 | 14 | 14 |
| $40,501 to $64,800 | 10 | 24 | 34 |
| $64,801 to $81,000 | 0 | 4 | 4 |
| Above $81,000 | 0 | 45 | 45 |
| Total | 10 | 97 | 107 |
| **Built 1940 to 1979** | | | |
| $0 to $24,300 | 0 | 60 | 60 |
| $24,301 to $40,500 | 0 | 20 | 20 |
| $40,501 to $64,800 | 0 | 59 | 59 |
| $64,801 to $81,000 | 0 | 45 | 45 |
| Above $81,000 | 34 | 60 | 94 |
| Total | 34 | 244 | 278 |
| **Built 1980 or Later** | | | |
| $0 to $24,300 | 0 | 0 | 0 |
| $24,301 to $40,500 | 0 | 15 | 15 |
| $40,501 to $64,800 | 0 | 20 | 20 |
| $64,801 to $81,000 | 10 | 10 | 20 |
| Above $81,000 | 29 | 120 | 149 |
| Total | 39 | 165 | 204 |
| **Total** | | | |
| $0 to $24,300 | 0 | 70 | 70 |
| $24,301 to $40,500 | 0 | 49 | 49 |
| $40,501 to $64,800 | 10 | 103 | 113 |
| $64,801 to $81,000 | 10 | 59 | 69 |
| Above $81,000 | 63 | 225 | 288 |
| **Total** | **83** | **506** | **589** |

## Elderly Housing Needs

Table III.22.60 shows the rate of housing problems for elderly households. Some 29 elderly and 30 extra-elderly households have housing problems. Of these, some 25 elderly households with housing problems have incomes less than 30 percent HAMFI, and 10 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.22.60**
**Households with Housing Problems by Income and Elderly Status**
Sundance town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $24,300 | 25 | 10 | 15 | 50 |
| $24,301 to $40,500 | 0 | 10 | 0 | 10 |
| $40,501 to $64,800 | 4 | 10 | 0 | 14 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 |
| Total | 29 | 30 | 15 | 74 |
| **Without Housing Problems** | | | | |
| $0 to $24,300 | 4 | 10 | 0 | 14 |
| $24,301 to $40,500 | 15 | 8 | 15 | 38 |
| $40,501 to $64,800 | 4 | 50 | 40 | 94 |
| $64,801 to $81,000 | 15 | 0 | 55 | 70 |
| Above $81,000 | 90 | 10 | 195 | 295 |
| Total | 128 | 78 | 305 | 511 |
| **Not Computed** | | | | |
| $0 to $24,300 | 4 | 0 | 0 | 4 |
| $24,301 to $40,500 | 0 | 0 | 0 | 0 |
| $40,501 to $64,800 | 0 | 0 | 0 | 0 |
| $64,801 to $81,000 | 0 | 0 | 0 | 0 |
| Above $81,000 | 0 | 0 | 0 | 0 |
| Total | 4 | 0 | 0 | 4 |
| **Total** | | | | |
| $0 to $24,300 | 33 | 20 | 15 | 68 |
| $24,301 to $40,500 | 15 | 18 | 15 | 48 |
| $40,501 to $64,800 | 8 | 60 | 40 | 108 |
| $64,801 to $81,000 | 15 | 0 | 55 | 70 |
| Above $81,000 | 90 | 10 | 195 | 295 |
| **Total** | 161 | 108 | 320 | 589 |

## 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.22.61 presents some basic statistics about the completed surveys.

**Table III.22.61**
**Survey of Rental Properties**
Sundance town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 9 | 39 | 0 | 0 |
| 2019B | 8 | 33 | 33.3 | 11 |
| 2020A | 8 | 27 | 0 | 0 |
| 2020B | 4 | 14 | 57.1 | 8 |
| 2021A | 5 | 15 | 0 | 0 |

Table III.22.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 2 single-family units in Sundance town, with 0 of them available. This translates into a vacancy rate of 0 percent in Sundance town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 11 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.22.62**
**Rental Vacancy Survey by Type**
Sundance town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 2 | 0 | 0% |
| Apartments | 11 | 0 | 0% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **15** | **0** | **0%** |

Table III.22.63, reports units by bedroom size. As can be seen there were 9 two-bedroom apartment units and 0 three-bedroom units. Overall, the 11 two bedroom units accounted for 73.3 percent of all units, and the 1 three bedroom units accounted for 6.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 0 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.22.63**
**Rental Units by Bedroom Size**
Sundance town
2021A 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 | 0 | 1 | 0 | 0 | · | 1 |
| Two | 0 | 9 | 0 | 0 | · | 11 |
| Three | 1 | 0 | 0 | 0 | · | 1 |
| Four | 1 | 0 | 0 | 0 | · | 1 |
| Don't Know | 0 | 0 | 0 | 0 | 0 | 0 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **2** | **11** | **0** | **0** | **0** | **15** |

Table III.22.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.22.65 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.22.64**
**Single-Family Units by Bedroom Size**
Sundance town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 1 | 0 | 0% |
| Four | 1 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **2** | **0** | **0%** |

**Table III.22.65**
**Apartment Units by Bedroom Size**
Sundance town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 1 | 0 | 0% |
| One | 1 | 0 | 0% |
| Two | 9 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **11** | **0** | **0%** |

Average market-rate rents by unit type are shown in Table III.22.66. 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.22.66**
**Average Market Rate Rents by Bedroom Size**
Sundance town
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $500 | $0 | $0 | $500 |
| One | $0 | $0 | $0 | $0 | $0 |
| Two | $0 | $0 | $0 | $0 | $1,200 |
| Three | $1,000 | $0 | $0 | $0 | $1,000 |
| Four | $1,400 | $0 | $0 | $0 | $1,400 |
| **Total** | **$1,200** | **$595.7** | **$0** | **$0** | **$859.2** |

Table III.22.67, 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.22.67**
**Average Assisted Rate Rents by Bedroom Size**
Sundance town
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.22.68, shows vacancy rates for single-family units by average rental rates for Sundance town. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.22.68**
**Single-Family Market Rate Rents by Vacancy Status**
Sundance town
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 | 1 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 1 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **2** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.22.69. 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 0 percent.

**Table III.22.69**
**Apartment Market Rate Rents by Vacancy Status**
Sundance town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 1 | 0 | 0% |
| $500 to $749 | 10 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **11** | **0** | **0%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.22.70, 2 respondents, or 40 percent, included some sort of utility in the rent.

**Table III.22.70**
**Are there any utilities included with the rent?**
Sundance town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 2 |
| No | 3 |
| **% Offering Utilities** | **40%** |

The type of utility included in the rent is shown in Table III.22.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 10 respondents who included water and sewer and 10 respondents included trash collection in the rent.

**Table III.22.71**
**Which utilities are included with the rent?**
Sundance town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 0 |
| Water/Sewer | 10 |
| Trash Collection | 10 |

## Perceived Need for Housing Units

Table III.22.72, shows the number of survey respondents who keep a waiting list. As can be seen 0 respondents said they keep a waitlist, with an estimated 0 number of persons on the wait list.

**Table III.22.72**
**Do you keep a waiting list?**
Sundance town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 0 |
| No | 5 |
| **Waitlist Size** | **0** |

Table III.22.73, shows the condition of rental units by unit type for Sundance town. 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 14 units were in good condition, or 93.3 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.22.73**
**Condition by Unit Type**
Sundance town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 14 | 93.3% |
| Excellent | 1 | 6.7% |
| Don't Know | 0 | 0% |
| **Total** | **15** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.22.74, 0 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.22.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Sundance town
2021A Survey of Rental Properties

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

## 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).

**Table III.22.75**
**Households with Housing Problems by Income**
Sundance town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 35 | 15 | 50 |
| 30.1-50% HAMFI | 10 | 0 | 10 |
| 50.1-80% HAMFI | 4 | 10 | 14 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 49 | 25 | 74 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 10 | 0 | 10 |
| 30.1-50% HAMFI | 35 | 4 | 39 |
| 50.1-80% HAMFI | 75 | 20 | 95 |
| 80.1-95% HAMFI | 30 | 30 | 60 |
| 95 – 115% HAMFI | 39 | 4 | 43 |
| 115.1% HAMFI or more | 200 | 50 | 250 |
| **Total** | 389 | 108 | 497 |
| **Not Computed** | | | |
| 30% HAMFI or less | 4 | 0 | 4 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 4 | 0 | 4 |
| **Total** | | | |
| 30% HAMFI or less | 49 | 15 | 64 |
| 30.1-50% HAMFI | 45 | 4 | 49 |
| 50.1-80% HAMFI | 79 | 30 | 109 |
| 80.1-95% HAMFI | 30 | 30 | 60 |
| 95 – 115% HAMFI | 39 | 4 | 43 |
| 115.1% HAMFI or more | 200 | 50 | 250 |
| **Total** | **442** | **133** | **575** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.22.75, 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 49 owner occupied and 25 renter occupied households experiencing a housing problem.

Table III.22.76, shows the total estimated housing by tenure for Sundance town. As can be seen, in 2030 there are estimated to be a total of 499 owner and 141 renter occupied households or a total of 640 households. By 2050 there are estimated to be 638 owner, 158 renter for a total of 796 households in Sundance town.

**Table III.22.76**
**Total Estimated Housing Forecast**
Sundance town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 449 | 134 | 583 |
| 2025 | 469 | 136 | 605 |
| 2030 | 499 | 141 | 640 |
| 2035 | 531 | 146 | 677 |
| 2040 | 565 | 150 | 715 |
| 2045 | 600 | 154 | 754 |
| 2050 | 638 | 158 | 796 |

Table III.22.77, below shows the incremental housing demand for Sundance town. 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.

As can be seen in 2030 an estimated additional 82 owner-occupied and 27 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 Sundance town will see an additional 265 households, of which 29 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 49 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.22.77**
**Incremental Housing Demand Forecast**
Sundance town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 6 | 9 | 13 | 16 | 20 | 25 |
| % | 0 | 5 | 8 | 12 | 15 | 19 | 23 |
| % | 0 | 9 | 15 | 20 | 26 | 33 | 40 |
| % | 0 | 4 | 6 | 8 | 10 | 12 | 15 |
| 5% | 0 | 5 | 7 | 10 | 13 | 16 | 20 |
| | 0 | 24 | 37 | 52 | 67 | 83 | 100 |
| | **0** | **52** | **82** | **114** | **148** | **183** | **221** |
| | | | | **Renter** | | | |
| | 0 | 2 | 3 | 4 | 4 | 5 | 5 |
| % | 0 | 1 | 1 | 1 | 1 | 1 | 1 |
| % | 0 | 5 | 6 | 7 | 8 | 9 | 10 |
| % | 0 | 5 | 6 | 7 | 8 | 9 | 10 |
| 5% | 0 | 1 | 1 | 1 | 1 | 1 | 1 |
| | 0 | 8 | 10 | 12 | 14 | 15 | 17 |
| | **0** | **22** | **27** | **32** | **36** | **40** | **44** |
| | | | | **Total** | | | |
| | 0 | 8 | 12 | 16 | 20 | 25 | 29 |
| % | 0 | 6 | 9 | 13 | 16 | 20 | 24 |
| % | 0 | 14 | 21 | 28 | 35 | 42 | 49 |
| % | 0 | 8 | 12 | 15 | 18 | 21 | 25 |
| 5% | 0 | 5 | 8 | 11 | 14 | 17 | 21 |
| | 0 | 32 | 47 | 64 | 81 | 98 | 117 |
| | **0** | **74** | **109** | **146** | **184** | **223** | **265** |

Table III.22.78 shows the Incremental Total Housing Need Forecast for Sundance town. 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 120 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 267 owner and 65 renter occupied households for a total of 333 quality households.

**Table III.22.78**
**Incremental Total Housing Need Forecast**
Sundance town
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 37 | 39 | 42 | 46 | 49 | 53 | 58 |
| 30.1-50% | 13 | 15 | 18 | 21 | 25 | 28 | 32 |
| 50.1-80% | 9 | 13 | 18 | 24 | 30 | 36 | 43 |
| 80.1-95% | 2 | 4 | 6 | 8 | 10 | 12 | 15 |
| 95.1-115% | 3 | 5 | 7 | 10 | 13 | 16 | 20 |
| 115+% | 14 | 24 | 37 | 52 | 67 | 83 | 100 |
| **Total** | **78** | **98** | **128** | **160** | **194** | **229** | **267** |
| **Renter** | | | | | | | |
| 0-30% | 15 | 15 | 16 | 16 | 17 | 17 | 18 |
| 30.1-50% | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 50.1-80% | 13 | 14 | 15 | 16 | 17 | 18 | 18 |
| 80.1-95% | 5 | 5 | 6 | 7 | 8 | 9 | 10 |
| 95.1-115% | 1 | 1 | 1 | 1 | 1 | 1 | 1 |
| 115+% | 8 | 8 | 10 | 12 | 14 | 15 | 17 |
| **Total** | **41** | **43** | **48** | **53** | **57** | **61** | **65** |
| **Total** | | | | | | | |
| 0-30% | 52 | 54 | 58 | 62 | 66 | 71 | 75 |
| 30.1-50% | 13 | 15 | 19 | 22 | 26 | 29 | 33 |
| 50.1-80% | 23 | 27 | 33 | 40 | 47 | 54 | 62 |
| 80.1-95% | 7 | 8 | 12 | 15 | 18 | 21 | 25 |
| 95.1-115% | 3 | 5 | 8 | 11 | 14 | 17 | 21 |
| 115+% | 22 | 32 | 47 | 64 | 81 | 98 | 117 |
| **Total** | **120** | **142** | **177** | **214** | **252** | **291** | **333** |

# Thermopolis town

# Thermopolis town

## Demographics

### Population Estimates

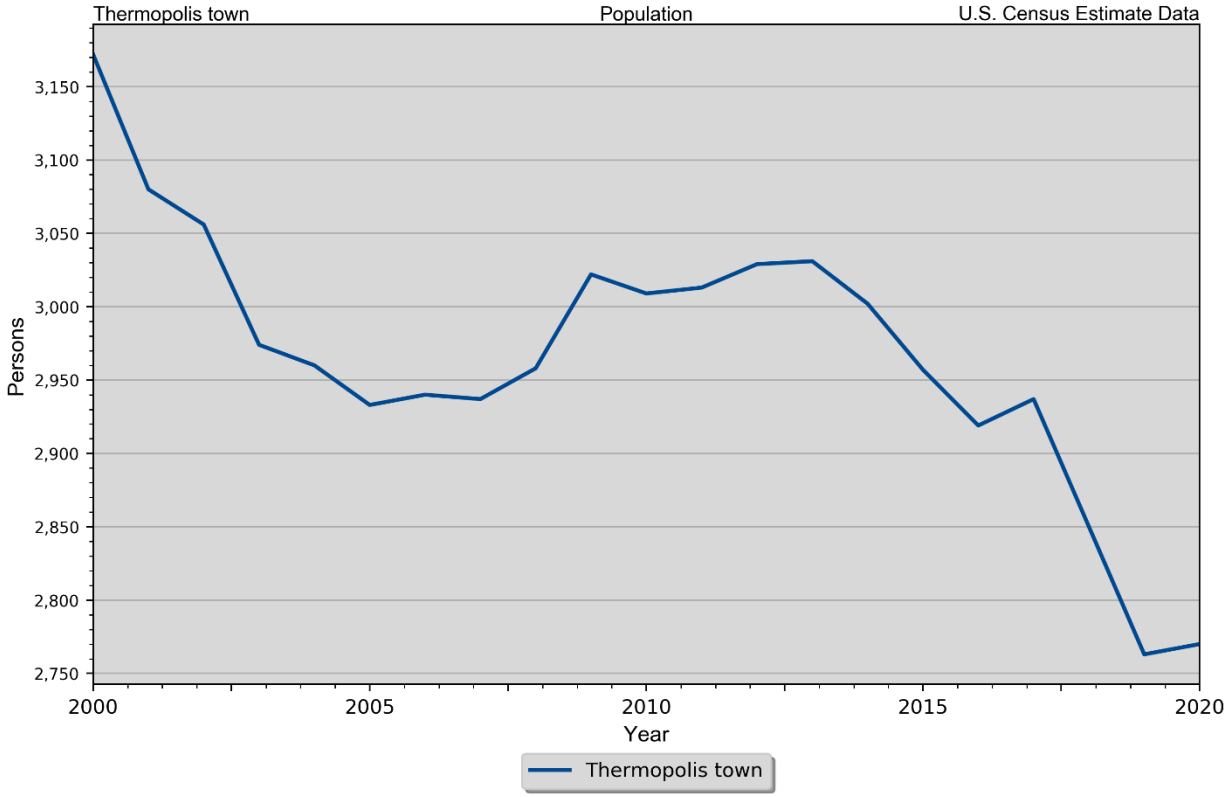
Table III.23.1, at right shows the population for Thermopolis town. The 2020 estimates indicate that Thermopolis town's population decreased from 3,009 in 2010 to 2,770 in 2020, or by -7.9 percent.

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 Thermopolis town. Although a city may span several counties, for the county level data pieces, Hot Springs County was selected.

**Table III.23.1**
**Population Estimates**
Thermopolis town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 3,172 | . |
| 2001 | 3,080 | -2.9% |
| 2002 | 3,056 | -0.8% |
| 2003 | 2,974 | -2.7% |
| 2004 | 2,960 | -0.5% |
| 2005 | 2,933 | -0.9% |
| 2006 | 2,940 | 0.2% |
| 2007 | 2,937 | -0.1% |
| 2008 | 2,958 | 0.7% |
| 2009 | 3,022 | 2.2% |
| 2010 | 3,009 | -0.4% |
| 2011 | 3,013 | 0.1% |
| 2012 | 3,029 | 0.5% |
| 2013 | 3,031 | 0.1% |
| 2014 | 3,002 | -1% |
| 2015 | 2,957 | -1.5% |
| 2016 | 2,919 | -1.3% |
| 2017 | 2,937 | 0.6% |
| 2018 | 2,850 | -3% |
| 2019 | 2,763 | -3.1% |
| 2020 | 2,770 | 0.3% |

**Diagram III.23.1**
**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.

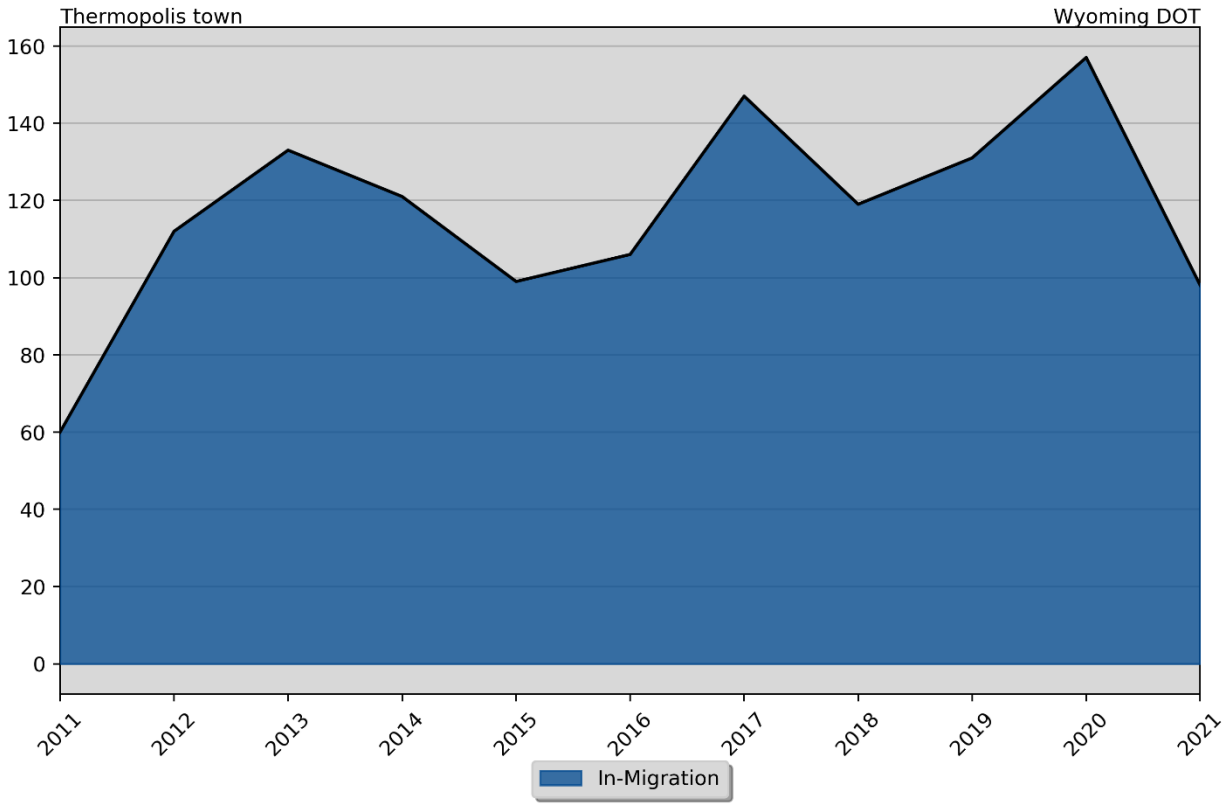
Table III.23.2 shows in-migration between 2011 and the first half of 2021 for Thermopolis town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Hot Springs County to display net- and out-migration.

**Table III.23.2**
**In-Migration by Age Cohort**
Thermopolis town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 4 | 1 | 1 | 1 | 3 | 0 | 2 | 2 | 0 | 2 | 0 |
| 18-22 | 8 | 9 | 10 | 9 | 3 | 6 | 6 | 9 | 11 | 6 | 7 |
| 23-25 | 3 | 10 | 13 | 8 | 5 | 6 | 11 | 2 | 7 | 12 | 8 |
| 26-35 | 6 | 21 | 34 | 22 | 28 | 19 | 41 | 20 | 17 | 19 | 12 |
| 36-45 | 14 | 18 | 25 | 25 | 23 | 21 | 28 | 23 | 27 | 21 | 12 |
| 46-55 | 8 | 17 | 9 | 22 | 13 | 12 | 20 | 20 | 11 | 30 | 11 |
| 56-65 | 15 | 24 | 32 | 23 | 15 | 21 | 23 | 24 | 24 | 29 | 25 |
| 66 + | 2 | 12 | 9 | 11 | 9 | 21 | 16 | 19 | 34 | 38 | 23 |
| **Total** | **60** | **112** | **133** | **121** | **99** | **106** | **147** | **119** | **131** | **157** | **98** |

The shaded area in Diagram III.23.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 157 people entering Thermopolis town.

**Diagram III.23.2**
**In-Migration**



The driver's license total exchanges since 2000 for Hot Springs County are presented in Diagram III.23.3, and showed a net migration of 826 persons over the time period. In 2008, there were a total of 176 in-migrations and 85 out-migrations, for a net-migration of 91 people. In the first half of 2021, there were 98 in-migrants, 70 out-migrants for a net in-migration of 28 people. The maximum net migration occurred in 2008 with 91 people entering and the lowest net migration occurred in 2018 with 15 entering Hot Springs County.

Over the past five years, there was only one year with negative net-migration in Hot Springs County, which could indicate a generally healthy inflow of people into the county. Since 2017, Hot Springs County has experienced a net growth of 108 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net increase of 28 people in the most recent year.

**Diagram III.23.3**
**Migration Trends**

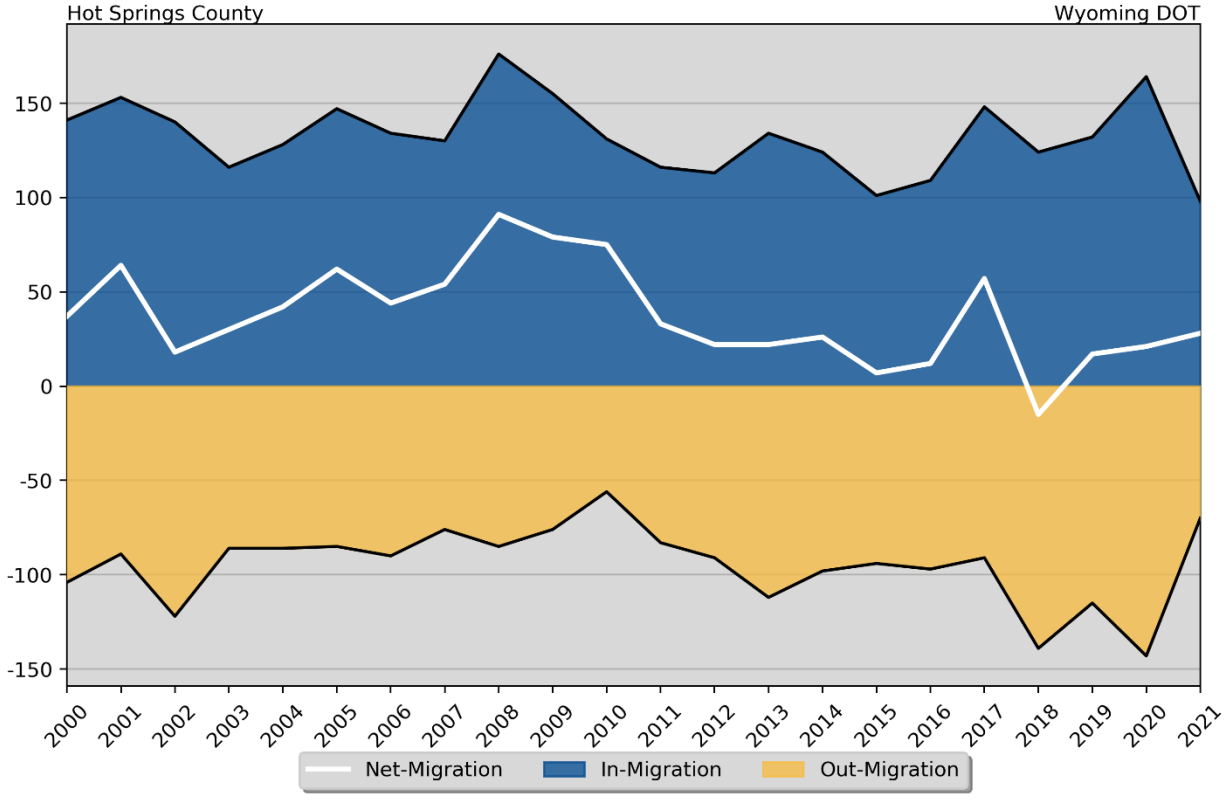


Table III.23.3, shows net-migration for Hot Springs County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 23 to 25, with 7 persons entering Hot Springs County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 4 persons leaving Hot Springs County.

**Table III.23.3**
**Net-Migration by Age Range**
Hot Springs Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 3 | 3 | 1 | 1 | -1 | 0 | 0 | 3 | 0 | 2 | -2 | -2 | 0 | 0 |
| 18-22 | 13 | 9 | 9 | 3 | 3 | 0 | 1 | -4 | -3 | 2 | -4 | -6 | -9 | -2 |
| 23-25 | 8 | 5 | 5 | 4 | 1 | 3 | -2 | 1 | -4 | 7 | -8 | 1 | 7 | 7 |
| 26-35 | 27 | 21 | 16 | 5 | -1 | 9 | -1 | 1 | -5 | 28 | -10 | -7 | -31 | -4 |
| 36-45 | 22 | 11 | 10 | 3 | 5 | 9 | 7 | 10 | 11 | 13 | 3 | 5 | 4 | -2 |
| 46-55 | 6 | 30 | 24 | -1 | 2 | -13 | 12 | 6 | 1 | 7 | -3 | -2 | 19 | 2 |
| 56-65 | 8 | 3 | 9 | 14 | 9 | 13 | 7 | -2 | 5 | 3 | -1 | 7 | 13 | 17 |
| 66 + | 4 | -3 | 1 | 4 | 4 | 1 | 2 | -8 | 7 | -5 | 10 | 21 | 18 | 10 |
| **Total** | **91** | **79** | **75** | **33** | **22** | **22** | **26** | **7** | **12** | **57** | **-15** | **17** | **21** | **28** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[45], 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.

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## Population Characteristics

The Thermopolis town population by race and ethnicity is shown in Table III.23.4. The white population represented 97.7 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 1.7 percent of the population in 2019.

**Table III.23.4**
**Population by Race and Ethnicity**
Thermopolis town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 2,901 | 96.4% | 2,642 | 97.7% |
| Black | 8 | 0.3% | 0 | 0% |
| American Indian | 28 | 0.9% | 60 | 2.2% |
| Asian | 15 | 0.5% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 0 | 0% |
| Other | 11 | 0.4% | 0 | 0% |
| Two or More Races | 45 | 1.5% | 1 | 0% |
| **Total** | **3,009** | **100.0%** | **2,703** | **100.0%** |
| **Non-Hispanic** | 2,944 | 97.8% | 2,658 | 98.3% |
| **Hispanic** | 65 | 2.2% | 45 | 1.7% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.23.5. During this time, the total non-Hispanic population was 2,658 persons in 2019, while the Hispanic population was 45.

**Table III.23.5**
**Population by Race and Ethnicity**
Thermopolis town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 2,863 | 97.2% | 2,598 | 97.7% |
| Black | 8 | 0.3% | 0 | 0% |
| American Indian | 22 | 0.7% | 60 | 2.3% |
| Asian | 15 | 0.5% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 0 | 0% |
| Other | 0 | 0% | 0 | 0% |
| Two or More Races | 35 | 1.2% | 0 | 0% |
| **Total Non-Hispanic** | **2,944** | **100.0%** | **2,658** | **100.0%** |
| **Hispanic** | | | | |
| White | 38 | 58.5% | 44 | 97.8% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 6 | 9.2% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 11 | 16.9% | 0 | 0% |
| Two or More Races | 10 | 15.4% | 1 | 2.2% |
| **Total Hispanic** | **65** | **100.0** | **45** | **100.0%** |
| **Total Population** | **3,009** | **100.0%** | **2,703** | **100.0%** |

## Cohorts

Table III.23.6 shows the population distribution in Thermopolis town by age. In 2010, children under the age of 5 accounted for 5.3 percent of the total population, which compared to 6.3 percent in 2019.

**Table III.23.6**
**Population Distribution by Age**
Thermopolis town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 159 | 5.3 | 171 | 6.3 |
| 5 to 19 | 514 | 17.1 | 435 | 16.1 |
| 20 to 24 | 148 | 4.9 | 96 | 3.6 |
| 25 to 34 | 305 | 10.1 | 331 | 12.2 |
| 35 to 54 | 775 | 25.8 | 587 | 21.7 |
| 55 to 64 | 444 | 14.8 | 387 | 14.3 |
| 65 or Older | 664 | 22.1 | 696 | 25.7 |
| **Total** | **3,009** | **100%** | **2,703** | **100%** |

Table III.23.7 shows the population in Thermopolis town by age and gender. In 2010, there were 305 people aged 25 to 34, made up of 164 men, and 141 women. In comparison, in 2019, there were 331 people in the 25 to 34 age cohort, with 144 men and 187 women.

**Table III.23.7**
**Population by Age and Gender**
Thermopolis town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 84 | 75 | 159 | 5.3% | 105 | 66 | 171 | 6.3% |
| 5 to 19 | 275 | 239 | 514 | 17.1% | 251 | 184 | 435 | 16.1% |
| 20 to 24 | 72 | 76 | 148 | 4.9% | 64 | 32 | 96 | 3.6% |
| 25 to 34 | 164 | 141 | 305 | 10.1% | 144 | 187 | 331 | 12.2% |
| 35 to 54 | 382 | 393 | 775 | 25.8% | 335 | 252 | 587 | 21.7% |
| 55 to 64 | 200 | 244 | 444 | 14.8% | 147 | 240 | 387 | 14.3% |
| 65 and Older | 300 | 364 | 664 | 22.1% | 328 | 368 | 696 | 25.7% |
| **Total** | **1,477** | **1,532** | **3,009** | **100%** | **1,374** | **1,329** | **2,703** | **100%** |

**Diagram III.23.4**
**Population Distribution by Age**
Thermopolis town
2010 Census and 2019 Five-Year ACS Data

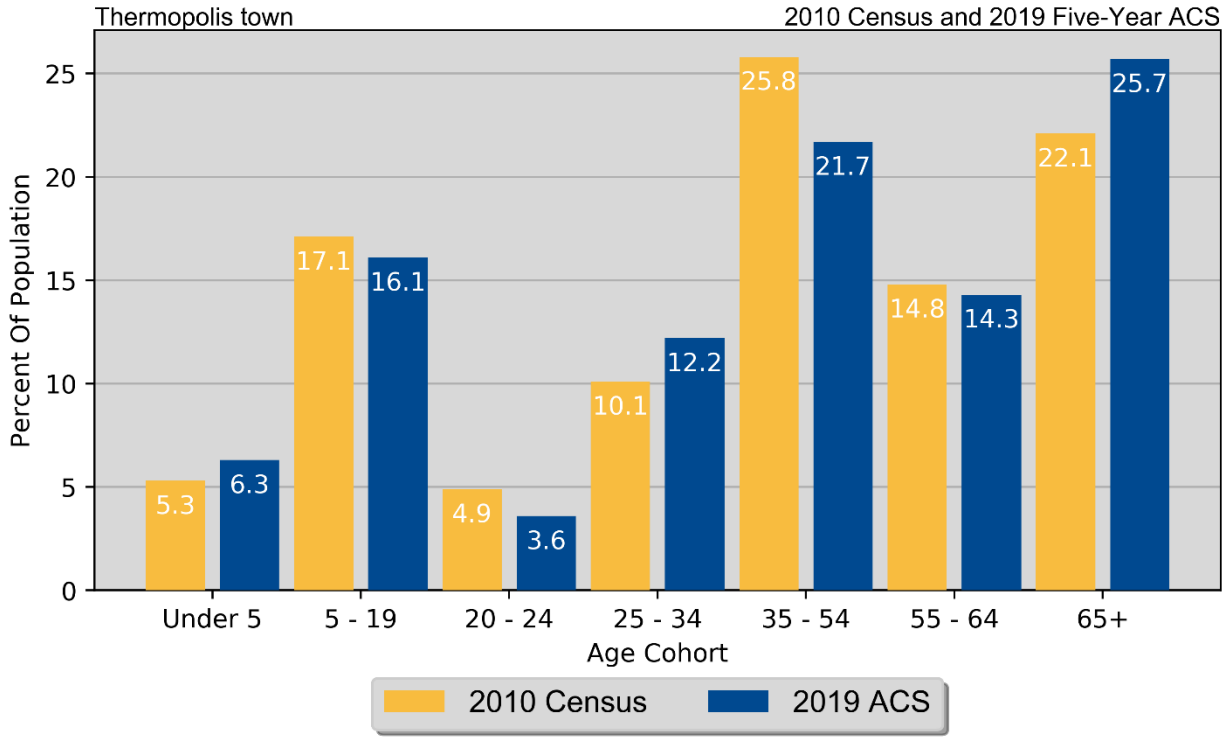
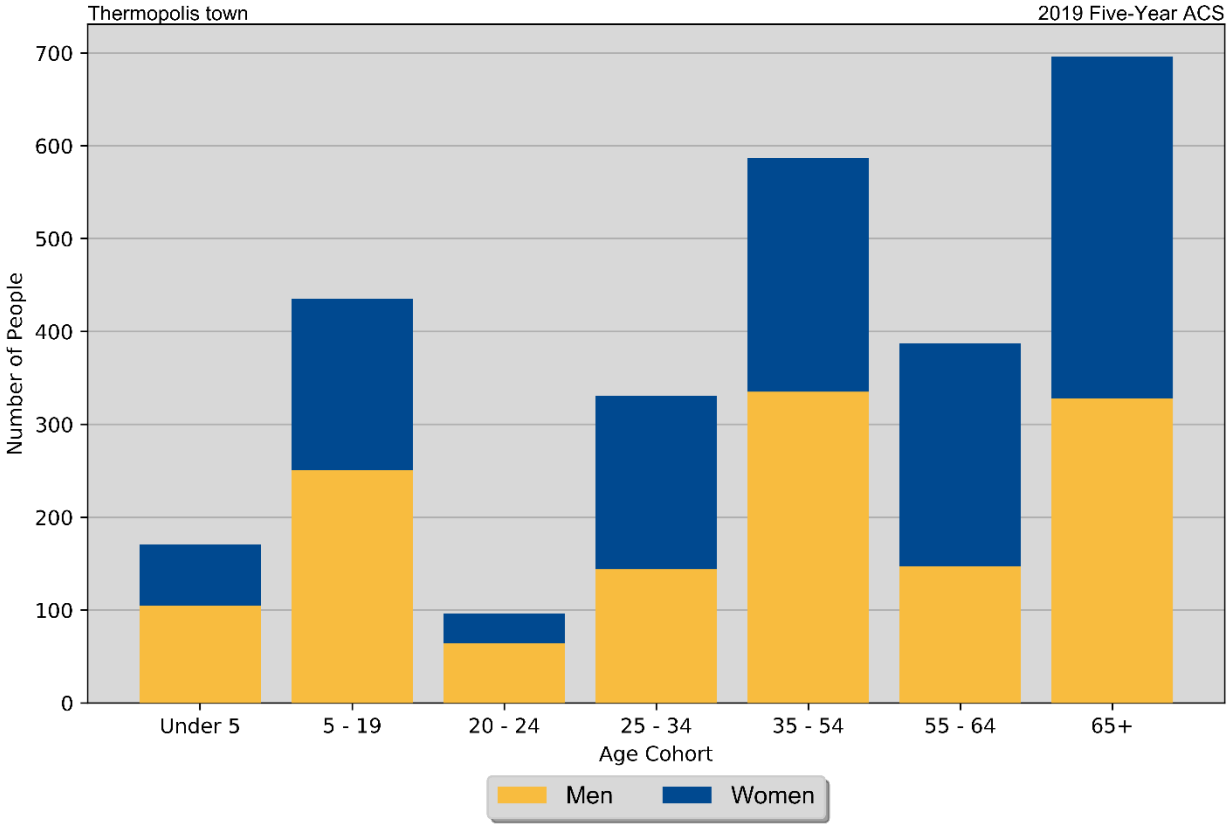


**Diagram III.23.5**
**Population Distribution by Age and Gender**
Thermopolis town
2019 Five-Year ACS



## 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.23.8, between 2000 and 2010, the institutionalized population changed -56.4 percent in Thermopolis town, from 133 people in 2000 to 58 in 2010.

**Table III.23.8**
**Group Quarters Population**
Thermopolis town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 15 | 11.3% | 8 | 13.8% | -46.7% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 118 | 88.7% | 50 | 86.2% | -57.6% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **133** | **100.0%** | **58** | **100.0%** | **-56.4%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | % | 0 | 0% | % |
| Military Quarters | 0 | % | 0 | 0% | % |
| Other Noninstitutionalized | 0 | % | 17 | 100% | inf% |
| Total | **0** | **100.0%** | **17** | **100.0%** | **inf%** |
| Group Quarters Population | **133** | **100.0%** | **75** | **100.0%** | **-43.6%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.23.9. An estimated 0 percent of the population was born in Afghanistan , some 0 percent were born in Africa, n.e.c. , and another 0 percent were born in Albania .

**Table III.23.9**
**Place of Birth for the Foreign-Born Population**
Thermopolis town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Afghanistan | 0 | 0% |
| #2 country of origin | Africa, n.e.c. | 0 | 0% |
| #3 country of origin | Albania | 0 | 0% |
| #4 country of origin | Argentina | 0 | 0% |
| #5 country of origin | Armenia | 0 | 0% |
| #6 country of origin | Asia,n.e.c. | 0 | 0% |
| #7 country of origin | Australia | 0 | 0% |
| #8 country of origin | Austria | 0 | 0% |
| #9 country of origin | Azores Islands | 0 | 0% |
| #10 country of origin | Bahamas | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.23.10. An estimated 0 percent of the population speaks Arabic at home, followed by 0 percent speaking Chinese .

**Table III.23.10**
**Limited English Proficiency and Language Spoken at Home**
Thermopolis town
2019 Five-Year ACS

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

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.23.11, below. The disability rate for females was 18.3 percent, compared to 19.4 percent for males. The disability rate grew precipitously higher with age, with 65.8 percent of those over 75 experiencing a disability.

**Table III.23.11**
**Disability by Age**
Thermopolis town
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 | 23 | 9.9% | 5 | 3.1% | 28 | 7.1% |
| 18 to 34 | 45 | 20% | 25 | 10.4% | 70 | 15% |
| 35 to 64 | 10 | 2.2% | 87 | 17.7% | 97 | 10.2% |
| 65 to 74 | 81 | 41.3% | 39 | 20.7% | 120 | 31.2% |
| 75 or Older | 101 | 80.2% | 82 | 53.9% | 183 | 65.8% |
| **Total** | **260** | **19.4%** | **238** | **18.3%** | **498** | **18.9%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.23.12. Some 8.1 percent have an ambulatory disability, 5.2 have an independent living disability, and 3.9 percent have a self-care disability.

**Table III.23.12**
**Total Disabilities Tallied: Aged 5 and Older**
Thermopolis town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 193 | 7.3% |
| Vision disability | 136 | 5.1% |
| Cognitive disability | 156 | 6.3% |
| Ambulatory disability | 200 | 8.1% |
| Self-Care disability | 96 | 3.9% |
| Independent living difficulty | 108 | 5.2% |

## Education and Employment

Education and employment data from the Thermopolis town 2019 Five-Year ACS is presented in Table III.23.13, Table III.23.14, and Table III.23.15. In 2019, 1,331 people were in the labor force, including 1,274 employed and 57 unemployed people. The unemployment rate for Thermopolis town was estimated at 4.3 percent in 2019.

**Table III.23.13**
**Employment, Labor Force and Unemployment**
Thermopolis town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 1,274 |
| Unemployed | 57 |
| **Labor Force** | **1,331** |
| Unemployment Rate | 4.3% |

Table III.23.14 and Table III.23.15 show educational attainment in Thermopolis town. In 2019, 92.6 percent of households had a high school education or greater, including 33.2 percent with a high school diploma or equivalent, 35.7 percent with some college, 15 percent with a Bachelor's Degree, and 8.7 percent with a graduate or professional degree.

**Table III.23.14**
**High School or Greater Education**
Thermopolis town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 1,980 |
| Total Households | 1,244 |
| **Percent High School or Above** | **92.6%** |

**Table III.23.15**
**Educational Attainment**
Thermopolis town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 158 | 7.4% |
| High School or Equivalent | 710 | 33.2% |
| Some College or Associates Degree | 763 | 35.7% |
| Bachelor's Degree | 321 | 15% |
| Graduate or Professional Degree | 186 | 8.7% |
| **Total Population Above 18 years** | **2,138** | **100.0%** |

## Commuting Patterns

Table III.23.16 shows the place of work by county of residence. In 2010 86.4 percent of residents worked within the county they reside with 13.6 percent working outside their home county. This compares to 87.5 percent of residents in 2019 who worked within the county in which they resided and 12.5 percent of residents worked outside their home county but still within the state.

**Table III.23.16**
**Place of Work**
Thermopolis town
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 | 1,247 | 86.4% | 1,075 | 87.5% |
| Worked outside county of residence | 197 | 13.6% | 154 | 12.5% |
| Worked outside state of residence | 0 | 0% | 0 | 0% |
| **Total** | **1,444** | **100.0%** | **1,229** | **100.0%** |

Table III.23.17 shows the aggregate travel time to work based on place of work and residence. In Thermopolis town the total aggregate travel time was 22,575 minutes, with residents working in their home county spending a total of 12,120 minutes traveling.

**Table III.23.17**
**Aggregate Travel Time to Work (in Minutes)**
Thermopolis town
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 | 10,935 | 52.8% | 12,120 | 53.7% |
| Worked outside county of residence | 9,765 | 47.2% | 10,455 | 46.3% |
| Worked outside State of residence | 0 | 0% | | % |
| **Aggregate travel time to work (in minutes):** | **20,700** | **100.0%** | **22,575** | **100.0%** |

Table III.23.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 20,700 minutes. Residents working within their home county spent an average of 11.3 minutes commuting to work, with those working outside their county of residence spending an average of 67.9 minutes on their commute.

| Table III.23.18<br>Average Travel Time to Work (in Minutes)<br>Thermopolis town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 8.8 | 11.3 |
| Worked outside county of residence | 49.6 | 67.9 |
| Worked outside State of residence | | |
| **Average travel time to work (in minutes):** | **14.3** | **18.4** |

Table III.23.19 shows the means of transportation to work. In 2019, 75.1 percent of commuters drove alone in a car, truck, or van. Only 10 percent carpooled, with an additional 0.7 percent taking public transportation. Also, there were 34 persons or 2.8 percent who worked from home.

| Table III.23.19<br>Means of Transportation to Work<br>Thermopolis town<br>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 | 1,051 | 72.8% | 923 | 75.1% |
| Car, truck, or van: Carpooled: | 197 | 13.6% | 123 | 10% |
| Public transportation (excluding taxicab): | 0 | 0% | 9 | 0.7% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 0 | 0% | 0 | 0% |
| Walked | 165 | 11.4% | 120 | 9.8% |
| Other means | 0 | 0% | 20 | 1.6% |
| Worked at home | 31 | 2.1% | 34 | 2.8% |
| **Total** | **1,444** | **100.0%** | **1,229** | **100.0%** |

Table III.23.20 shows the breakdown of the means of transportation by tenure. In 2019, 57.5 percent of commuters owned their home and commuted alone by car, which compares to 45.2 percent in 2010. There were also 218 renters who drove alone in 2019 and accounted for 17.8 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 9 renters, or 0.7 percent taking public transportation.

**Table III.23.20**
**Means Of Transportation To Work By Tenure**
Thermopolis town
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 | 652 | 45.2% | 704 | 57.5% |
| Renter | 399 | 27.6% | 218 | 17.8% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 100 | 6.9% | 121 | 9.9% |
| Renter | 97 | 6.7% | 0 | 0% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 9 | 0.7% |
| **Walked:** | | | | |
| Owner | 64 | 4.4% | 47 | 3.8% |
| Renter | 101 | 7% | 71 | 5.8% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 0 | 0% | 20 | 1.6% |
| Renter | 0 | 0% | 0 | 0% |
| **Worked at home:** | | | | |
| Owner | 31 | 2.1% | 34 | 2.8% |
| Renter | 0 | 0% | 0 | 0% |
| **Total:** | **1,444** | **100.0%** | **1,224** | **100.0%** |

# ECONOMICS

## Labor Force

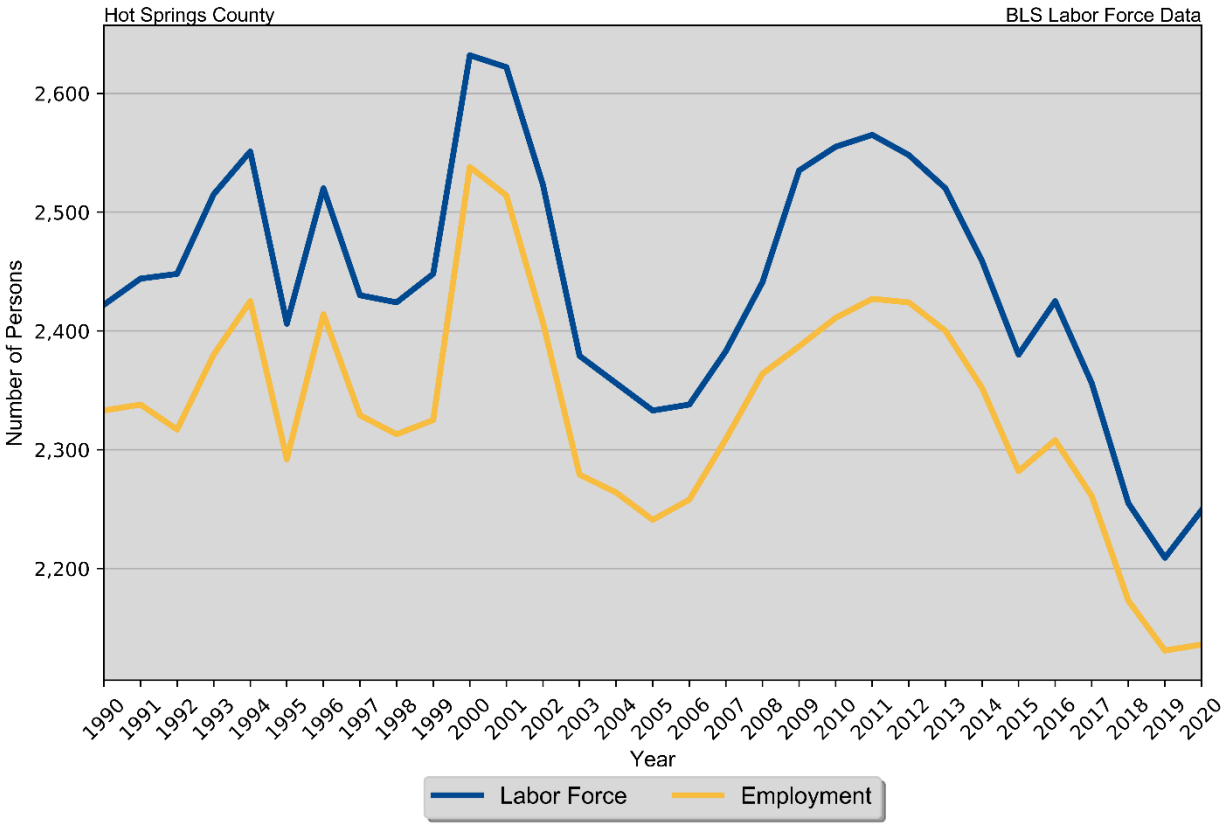
Table III.23.21, shows the labor force statistics for Hot Springs County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.1 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.8 percent. This compared to 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 Hot Springs County increased from 3.5 percent in 2019 to 5 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.23.21**
**Labor Force Statistics**
Hot Springs County
1990 - 2020 BLS Data

| Year | Hot Springs County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 89 | 2,333 | 2,422 | 3.7% | 5.1% |
| 1991 | 106 | 2,338 | 2,444 | 4.3% | 5% |
| 1992 | 131 | 2,317 | 2,448 | 5.4% | 5.4% |
| 1993 | 135 | 2,380 | 2,515 | 5.4% | 5.3% |
| 1994 | 126 | 2,425 | 2,551 | 4.9% | 4.9% |
| 1995 | 114 | 2,292 | 2,406 | 4.7% | 4.8% |
| 1996 | 106 | 2,414 | 2,520 | 4.2% | 5% |
| 1997 | 101 | 2,329 | 2,430 | 4.2% | 4.8% |
| 1998 | 111 | 2,313 | 2,424 | 4.6% | 4.8% |
| 1999 | 123 | 2,325 | 2,448 | 5% | 4.7% |
| 2000 | 94 | 2,538 | 2,632 | 3.6% | 3.8% |
| 2001 | 108 | 2,514 | 2,622 | 4.1% | 3.8% |
| 2002 | 116 | 2,407 | 2,523 | 4.6% | 4% |
| 2003 | 100 | 2,279 | 2,379 | 4.2% | 4.3% |
| 2004 | 92 | 2,264 | 2,356 | 3.9% | 3.8% |
| 2005 | 92 | 2,241 | 2,333 | 3.9% | 3.6% |
| 2006 | 80 | 2,258 | 2,338 | 3.4% | 3% |
| 2007 | 74 | 2,309 | 2,383 | 3.1% | 2.6% |
| 2008 | 77 | 2,364 | 2,441 | 3.2% | 2.9% |
| 2009 | 148 | 2,387 | 2,535 | 5.8% | 6.3% |
| 2010 | 144 | 2,411 | 2,555 | 5.6% | 6.9% |
| 2011 | 138 | 2,427 | 2,565 | 5.4% | 6.2% |
| 2012 | 124 | 2,424 | 2,548 | 4.9% | 5.5% |
| 2013 | 120 | 2,400 | 2,520 | 4.8% | 4.8% |
| 2014 | 107 | 2,352 | 2,459 | 4.4% | 4.3% |
| 2015 | 98 | 2,282 | 2,380 | 4.1% | 4.2% |
| 2016 | 117 | 2,308 | 2,425 | 4.8% | 5.4% |
| 2017 | 95 | 2,261 | 2,356 | 4% | 4.3% |
| 2018 | 82 | 2,173 | 2,255 | 3.6% | 4% |
| 2019 | 78 | 2,131 | 2,209 | 3.5% | 3.7% |
| 2020 | 113 | 2,136 | 2,249 | 5% | 5.8% |

Diagram III.23.6, shows the employment and labor force for Hot Springs County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 2,136 persons, with the labor force reaching 2,249, indicating there were a total of 113 unemployed persons.

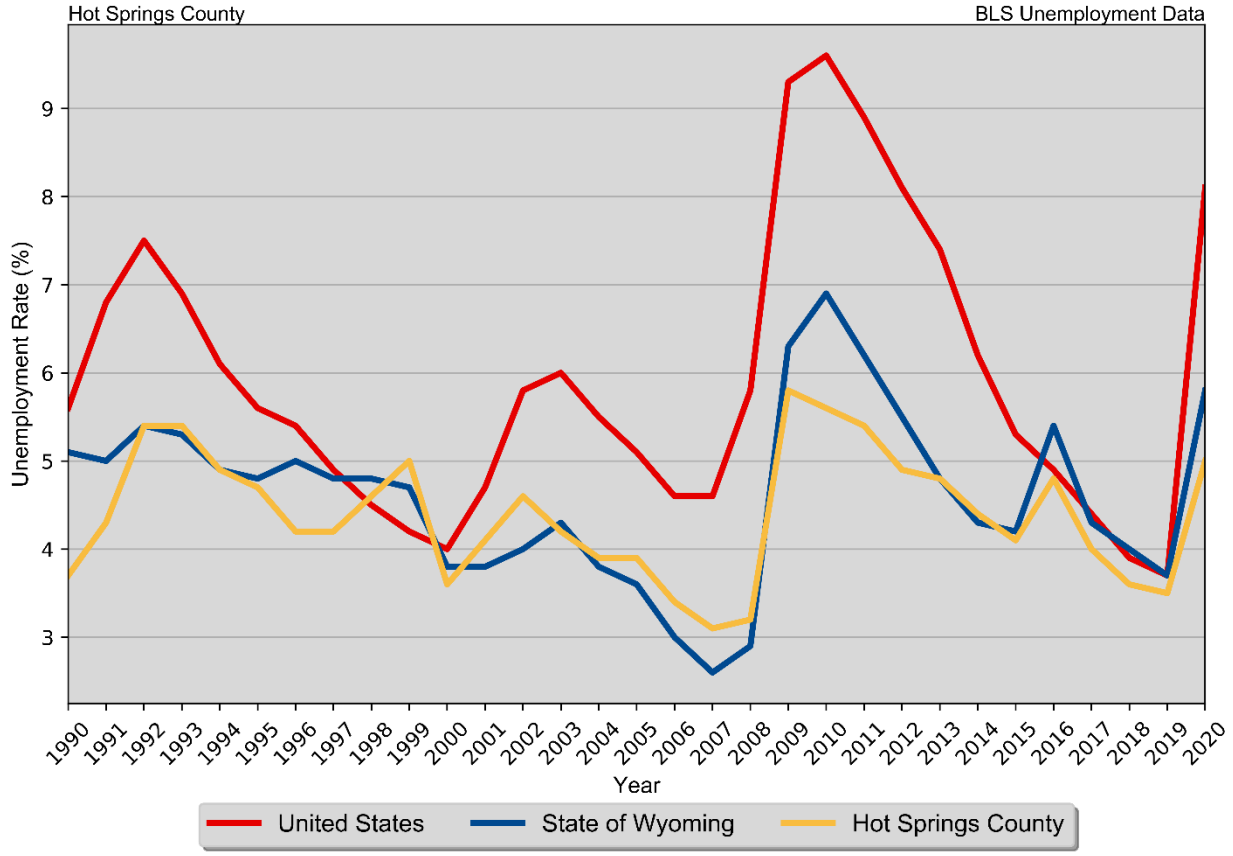
**Diagram III.23.6**
**Employment and Labor Force**



## Unemployment

Diagram III.23.7, shows the unemployment rate for both the State and Hot Springs County. During the 1990's the average rate for Hot Springs County was 4.6 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.6 percent. Over the course of the entire period the Hot Springs County had an average unemployment rate that lower than the State, 4.4 percent for Hot Springs County, versus 4.6 statewide.

**Diagram III.23.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

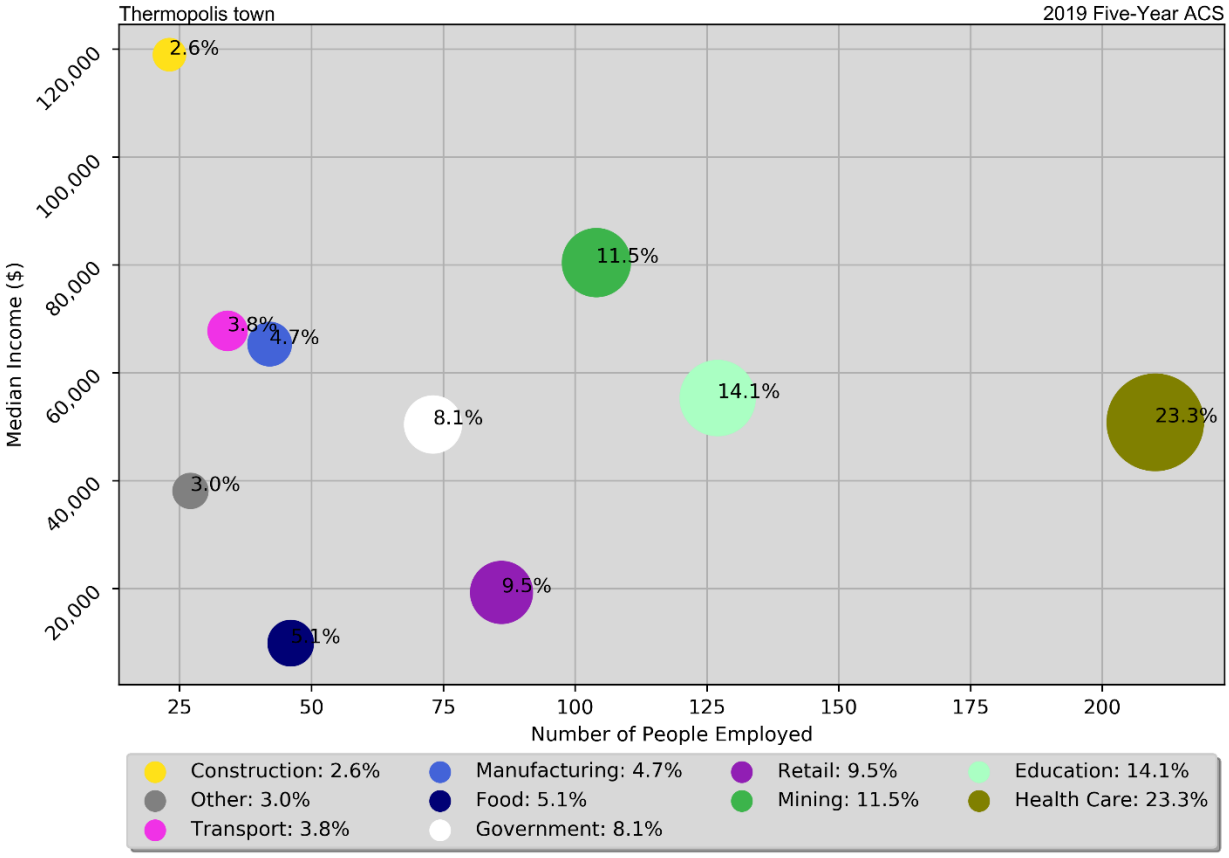
Table III.23.22 shows employment and median earnings by industry for Thermopolis town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Thermopolis town was Health Care, which employed 210 people and paid a median salary of 50,833 dollars. The highest paying industry in Thermopolis town was the Construction industry, which paid a median salary of 119,028 dollars in 2019. This data is also displayed in Diagram III.23.8.

**Table III.23.22**
**City Level Employment by Industry**
Thermopolis town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 0 | 0% | $ |
| Arts, entertainment, and recreation | 17 | 1.9% | $ |
| Construction | 23 | 2.6% | $119,028 |
| Educational services[46] | 127 | 14.1% | $55,382 |
| Agriculture, forestry, fishing and hunting | 33 | 3.7% | $ |
| Finance and insurance | 5 | 0.6% | $ |
| Accommodation and food services | 46 | 5.1% | $9,896 |
| Health care and social assistance | 210 | 23.3% | $50,833 |
| Information | 10 | 1.1% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 42 | 4.7% | $65,333 |
| Mining, quarrying, and oil and gas extraction | 104 | 11.5% | $80,441 |
| Other services, except public administration | 27 | 3% | $38,125 |
| Prof Service | 30 | 3.3% | $ |
| Government | 73 | 8.1% | $50,438 |
| Real estate and rental and leasing | 20 | 2.2% | $ |
| Retail Trade | 86 | 9.5% | $19,286 |
| Transportation and warehousing | 34 | 3.8% | $67,778 |
| Utilities | 0 | 0% | $ |
| Wholesale trade | 14 | 1.6% | $ |

[46] Includes both Public and Private Education

**Diagram III.23.8**
**Earnings and Employment by Industry**



## Earnings: Hot Springs 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.23.23, shows the total employment by industry for the Hot Springs County. The most recent estimates show the government and government enterprises industry was the largest employer in Hot Springs County, with employment reaching 589 jobs in 2019. Between 2018 and 2019 the manufacturing industry saw the largest percentage increase, rising by 4.3 percent to 145 jobs.

**Table III.23.23**
**Employment by Industry**
Hot Springs County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 190 | 193 | 198 | 202 | 203 | 206 | 201 | 205 | 2% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 149 | 0 | 0 | 133 | 0 | 138 | 144 | 0 | -100% |
| Manufacturing | 84 | 100 | 99 | 121 | 119 | 128 | 139 | 145 | 4.3% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 265 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Transportation and warehousing | 113 | 119 | 109 | 115 | 110 | 88 | 95 | 98 | 3.2% |
| Information | 50 | 27 | 0 | 24 | 32 | 31 | 31 | 0 | -100% |
| Finance and insurance | 88 | 91 | 91 | 99 | 0 | 89 | 103 | 104 | 1% |
| Real estate and rental and leasing | 94 | 129 | 119 | 131 | 116 | 117 | 108 | 111 | 2.8% |
| Professional and technical services | 101 | 115 | 115 | 105 | 102 | 105 | 100 | 104 | 4% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 69 | 64 | 0 | 53 | 75 | 72 | 0 | -100% |
| Educational services | 20 | 22 | 28 | 31 | 32 | 30 | 29 | 29 | 0% |
| Health care and social assistance | 366 | 418 | 357 | 325 | 303 | 324 | 277 | 279 | 0.7% |
| Arts, entertainment, and recreation | 88 | 83 | 55 | 59 | 78 | 82 | 84 | 86 | 2.4% |
| Accommodation and food services | 321 | 315 | 296 | 291 | 307 | 274 | 241 | 240 | -0.4% |
| Other services, except public administration | 173 | 186 | 192 | 182 | 184 | 162 | 179 | 0 | -100% |
| Government and government enterprises | 620 | 589 | 590 | 593 | 590 | 567 | 593 | 589 | -0.7% |
| **Total** | **3,175** | **3,288** | **3,172** | **3,083** | **3,043** | **3,001** | **2,964** | **2,953** | **-0.4%** |

Table III.23.24, shows the real average earnings per job by industry for Hot Springs County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 522,092 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 19.8 percent to -5,016 dollars.

**Table III.23.24**
**Real Earnings Per Job by Industry**
Hot Springs County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 12,942 | 8,719 | 27,409 | 13,296 | -1,837 | -6,335 | -4,187 | -5,016 | 19.8% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 52,769 | 0 | 0 | 52,325 | 0 | 40,746 | 39,555 | 0 | 0% |
| Manufacturing | 39,518 | 34,718 | 35,305 | 30,229 | 28,848 | 28,336 | 36,242 | 27,956 | -22.9% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 22,595 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Transportation and warehousing | 61,860 | 136,180 | 262,606 | 449,250 | 497,411 | 538,163 | 574,225 | 522,092 | -9.1% |
| Information | 26,930 | 30,523 | 0 | 31,630 | 23,377 | 26,408 | 30,906 | 0 | 0% |
| Finance and insurance | 26,693 | 25,966 | 23,397 | 20,590 | 0 | 23,849 | 19,684 | 19,104 | -2.9% |
| Real estate and rental and leasing | 19,443 | 15,530 | 17,017 | 15,801 | 17,790 | 11,298 | 11,427 | 11,817 | 3.4% |
| Professional and technical services | 35,231 | 34,054 | 35,484 | 36,438 | 30,421 | 28,896 | 32,070 | 32,866 | 2.5% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 14,080 | 20,694 | 0 | 22,287 | 15,079 | 17,041 | 0 | 0% |
| Educational services | 24,530 | 28,882 | 36,337 | 35,313 | 38,223 | 31,649 | 23,623 | 23,803 | 0.8% |
| Health care and social assistance | 39,709 | 34,981 | 39,187 | 43,080 | 44,720 | 39,903 | 37,589 | 37,453 | -0.4% |
| Arts, entertainment, and recreation | 13,595 | 11,611 | 23,721 | 21,886 | 16,053 | 16,789 | 16,348 | 16,077 | -1.7% |
| Accommodation and food services | 18,337 | 18,899 | 20,479 | 20,504 | 19,150 | 19,243 | 17,487 | 17,126 | -2.1% |
| Other services, except public administration | 25,003 | 29,652 | 31,555 | 33,517 | 28,103 | 26,622 | 23,901 | 0 | 0% |
| Government and government enterprises | 58,012 | 63,462 | 65,385 | 65,419 | 64,323 | 65,179 | 71,018 | 71,850 | 1.2% |
| **Total** | **40,519** | **44,819** | **52,359** | **57,302** | **55,385** | **51,505** | **55,510** | **53,978** | **-2.8%** |

Diagram III.23.9, shows real average earnings per job for Hot Springs County from 1990 to 2019. Over this period the average earning per job for Hot Springs County was 38,307 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.23.9**
**Real Average Earnings Per Job**

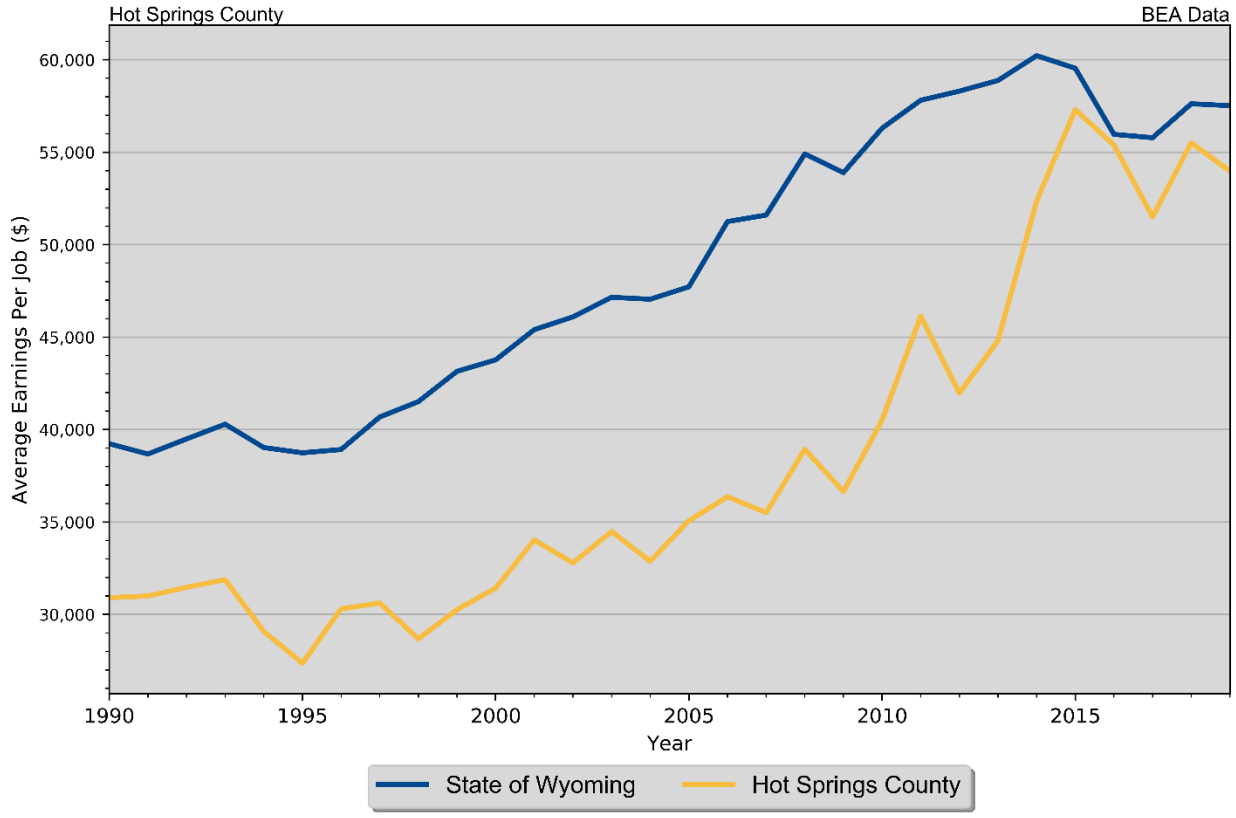
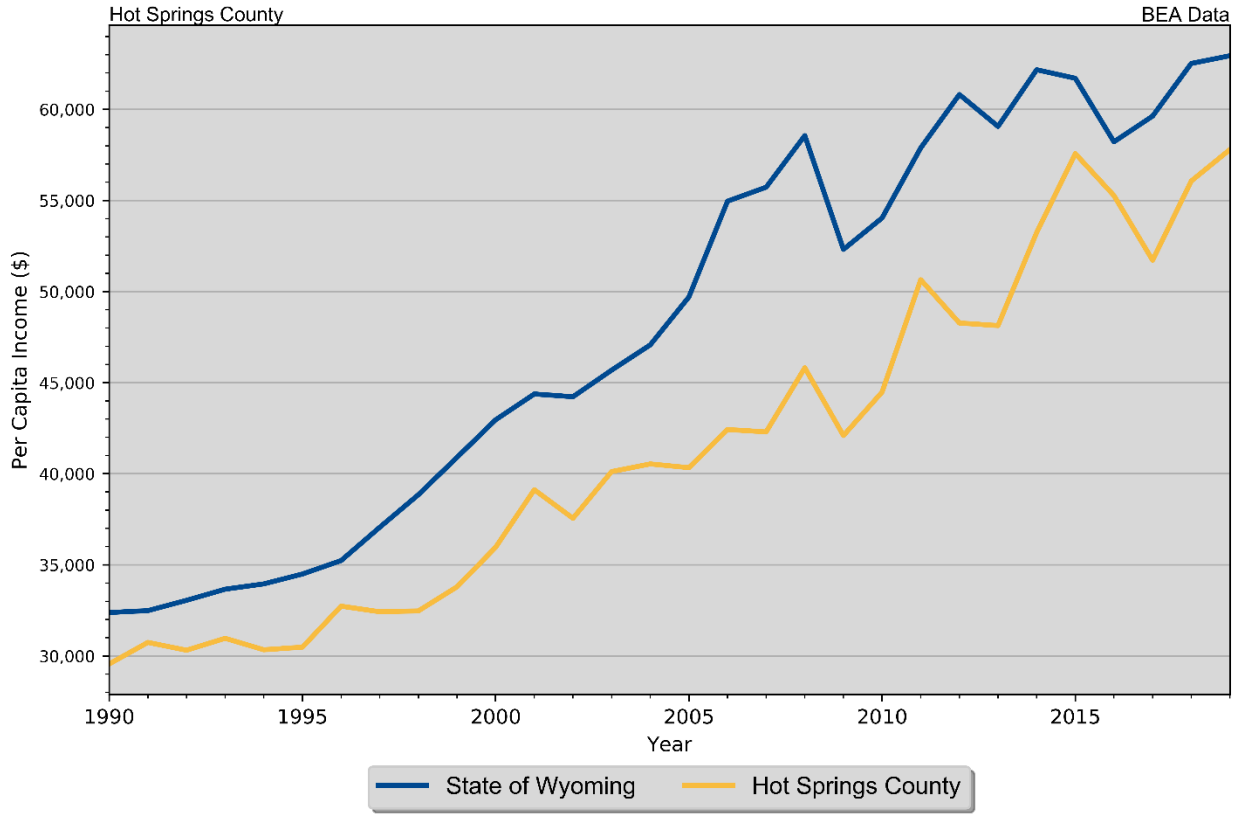


Diagram III.23.10, shows real per capita income for the Hot Springs County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Hot Springs County was 41,442 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.23.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 553 in 2010 to 472 in 2019, with the poverty rate reaching 10.9 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.23.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.23.11.

The rate of poverty for Thermopolis town is shown in Table III.23.26. In 2019, the poverty rate was 15.2 percent meaning there were an estimated 397 people living in poverty, compared to 312 persons living in poverty in 2010. In 2019, some 34.5 percent of those in poverty were under age 6 and 3.8 percent were 65 or older.

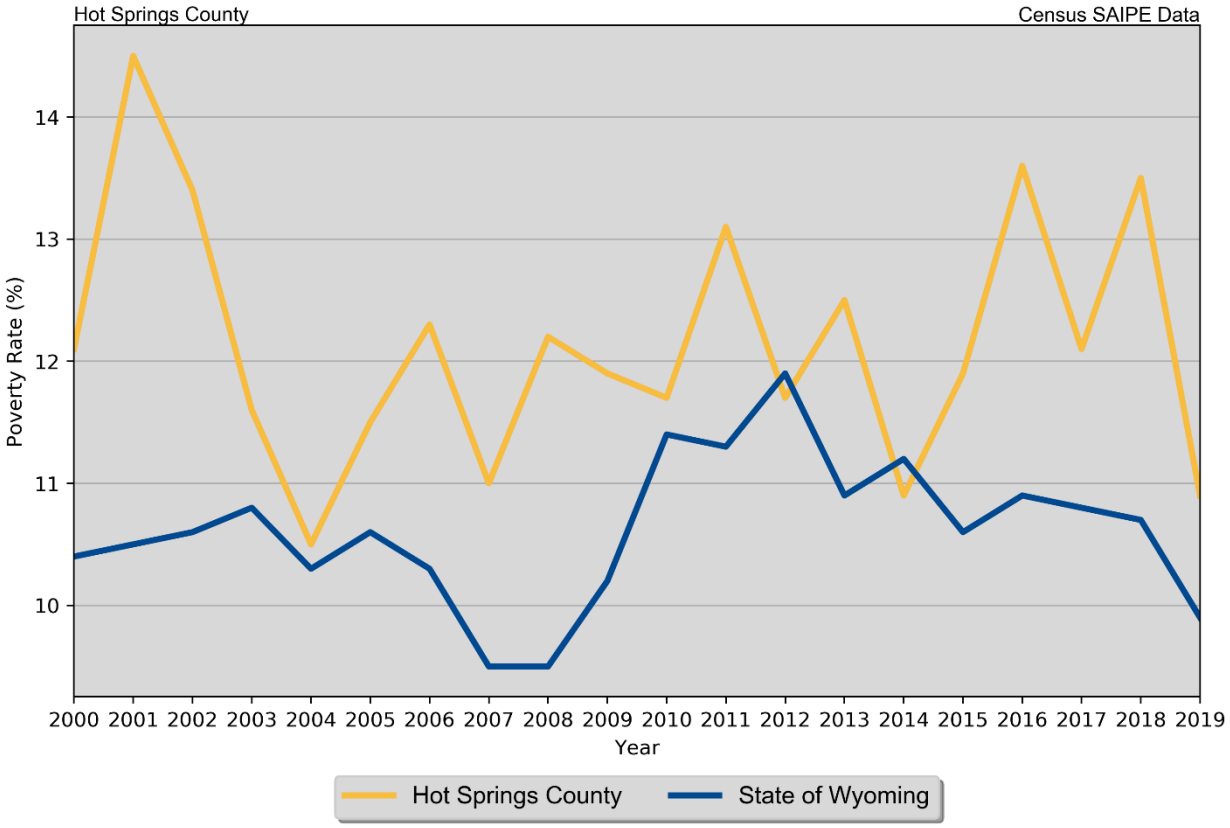
**Table III.23.25**
**Persons in Poverty**
Hot Springs County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 564 | 12.1% |
| 2001 | 665 | 14.5% |
| 2002 | 611 | 13.4% |
| 2003 | 517 | 11.6% |
| 2004 | 461 | 10.5% |
| 2005 | 504 | 11.5% |
| 2006 | 544 | 12.3% |
| 2007 | 485 | 11% |
| 2008 | 544 | 12.2% |
| 2009 | 530 | 11.9% |
| 2010 | 553 | 11.7% |
| 2011 | 616 | 13.1% |
| 2012 | 552 | 11.7% |
| 2013 | 596 | 12.5% |
| 2014 | 513 | 10.9% |
| 2015 | 555 | 11.9% |
| 2016 | 624 | 13.6% |
| 2017 | 556 | 12.1% |
| 2018 | 604 | 13.5% |
| 2019 | 472 | 10.9% |

**Table III.23.26**
**Poverty by Age**
Thermopolis town
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 | 86 | 44.8 | 76 | 34.5% |
| 6 to 17 | 12 | 2.8 | 53 | 16.5% |
| 18 to 64 | 197 | 11.3 | 243 | 17.2% |
| 65 or Older | 17 | 2.4 | 25 | 3.8% |
| **Total** | **312** | **100.0%** | **397** | **100.0%** |
| **Poverty Rate** | **10.2%** | . | **15.2%** | . |

**Diagram III.23.11**
**Poverty Rates**



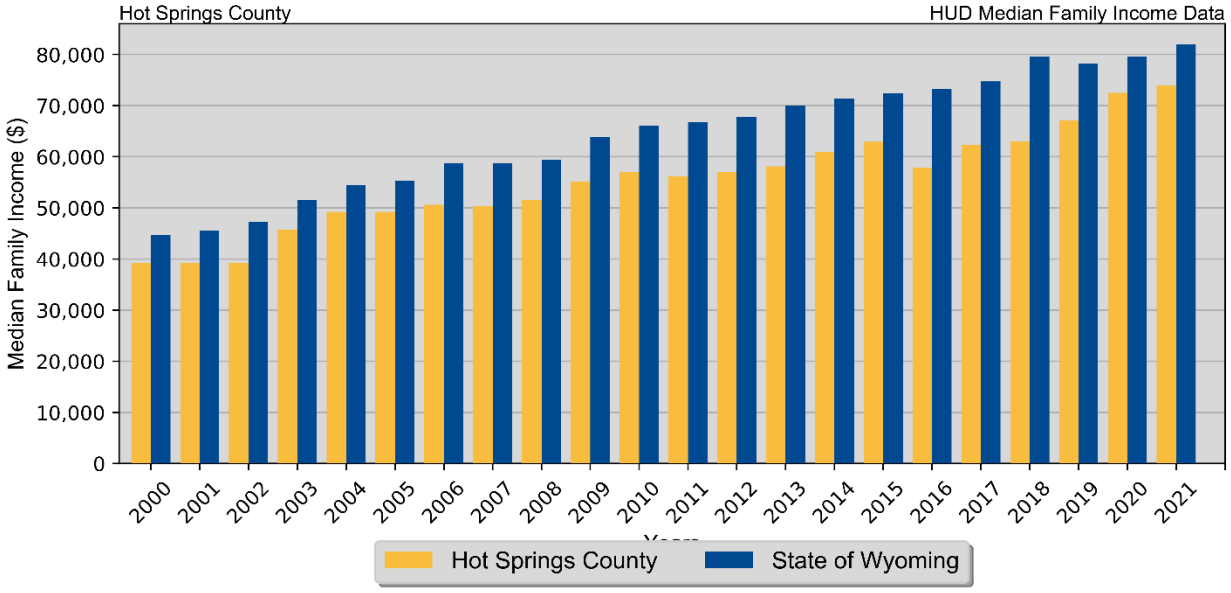
## Household Income

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.23.46 shows that the HUD estimated MFI for Hot Springs County was $73,900 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.23.12, illustrates the estimated MFI for 2000 through 2021 in Hot Springs County.

**Table III.23.27**
**Median Family Income**
Hot Springs County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 39,200 | 44,700 |
| 2001 | 39,200 | 45,500 |
| 2002 | 39,200 | 47,200 |
| 2003 | 45,700 | 51,600 |
| 2004 | 49,200 | 54,500 |
| 2005 | 49,200 | 55,250 |
| 2006 | 50,600 | 58,800 |
| 2007 | 50,300 | 58,800 |
| 2008 | 51,600 | 59,450 |
| 2009 | 55,100 | 63,900 |
| 2010 | 57,000 | 66,100 |
| 2011 | 56,200 | 66,800 |
| 2012 | 57,000 | 67,700 |
| 2013 | 58,100 | 70,000 |
| 2014 | 60,900 | 71,400 |
| 2015 | 62,900 | 72,400 |
| 2016 | 57,800 | 73,300 |
| 2017 | 62,300 | 74,700 |
| 2018 | 63,000 | 79,600 |
| 2019 | 67,100 | 78,200 |
| 2020 | 72,500 | 79,500 |
| 2021 | 73,900 | 81,900 |

**Diagram III.23.12**
**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 Thermopolis town increased from 0 authorizations in 2019 to 2 in 2020.

The real value of single-family building permits increased from 0 dollars in 2019 to 138,500 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.23.28.

**Table III.23.28**
**Building Permits and Valuation**
Thermopolis town
Census Bureau Data, 1980–2020

| 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 | 7 | 2 | 0 | 0 | 9 | 144,969 | 0 |
| 1981 | 22 | 0 | 0 | 0 | 22 | 150,230 | 0 |
| 1982 | 7 | 2 | 0 | 0 | 9 | 94,835 | 0 |
| 1983 | 11 | 0 | 4 | 16 | 31 | 124,416 | 58,983 |
| 1984 | 11 | 0 | 0 | 0 | 11 | 108,974 | 0 |
| 1985 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1986 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1987 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1988 | 1 | 0 | 0 | 0 | 1 | 153,905 | 0 |
| 1989 | 1 | 0 | 0 | 0 | 1 | 238,845 | 0 |
| 1990 | 1 | 0 | 0 | 0 | 1 | 165,953 | 0 |
| 1991 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1992 | 1 | 0 | 0 | 0 | 1 | 131,646 | 0 |
| 1993 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1994 | 3 | 0 | 0 | 0 | 3 | 132,008 | 0 |
| 1995 | 3 | 0 | 0 | 0 | 3 | 150,725 | 0 |
| 1996 | 4 | 0 | 0 | 0 | 4 | 126,759 | 0 |
| 1997 | 3 | 0 | 4 | 0 | 7 | 225,623 | 0 |
| 1998 | 2 | 0 | 0 | 5 | 7 | 135,829 | 66,405 |
| 1999 | 4 | 0 | 0 | 0 | 4 | 146,440 | 0 |
| 2000 | 4 | 0 | 0 | 0 | 4 | 127,979 | 0 |
| 2001 | 1 | 0 | 0 | 0 | 1 | 199,212 | 0 |
| 2002 | 2 | 0 | 0 | 0 | 2 | 108,650 | 0 |
| 2003 | 1 | 0 | 0 | 0 | 1 | 268,373 | 0 |
| 2004 | 1 | 0 | 0 | 0 | 1 | 136,711 | 0 |
| 2005 | 3 | 2 | 0 | 0 | 5 | 93,146 | 0 |
| 2006 | 7 | 0 | 0 | 0 | 7 | 340,248 | 0 |
| 2007 | 6 | 0 | 0 | 0 | 6 | 230,549 | 0 |
| 2008 | 3 | 2 | 0 | 0 | 5 | 245,071 | 0 |
| 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2010 | 1 | 0 | 0 | 0 | 1 | 87,623 | 0 |
| 2011 | 1 | 0 | 0 | 0 | 1 | 144,760 | 0 |
| 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2015 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 1 | 0 | 0 | 0 | 1 | 103,018 | 0 |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 2 | 0 | 0 | 0 | 2 | 138,500 | 0 |

**Diagram III.23.13**
**Single-Family Permits**

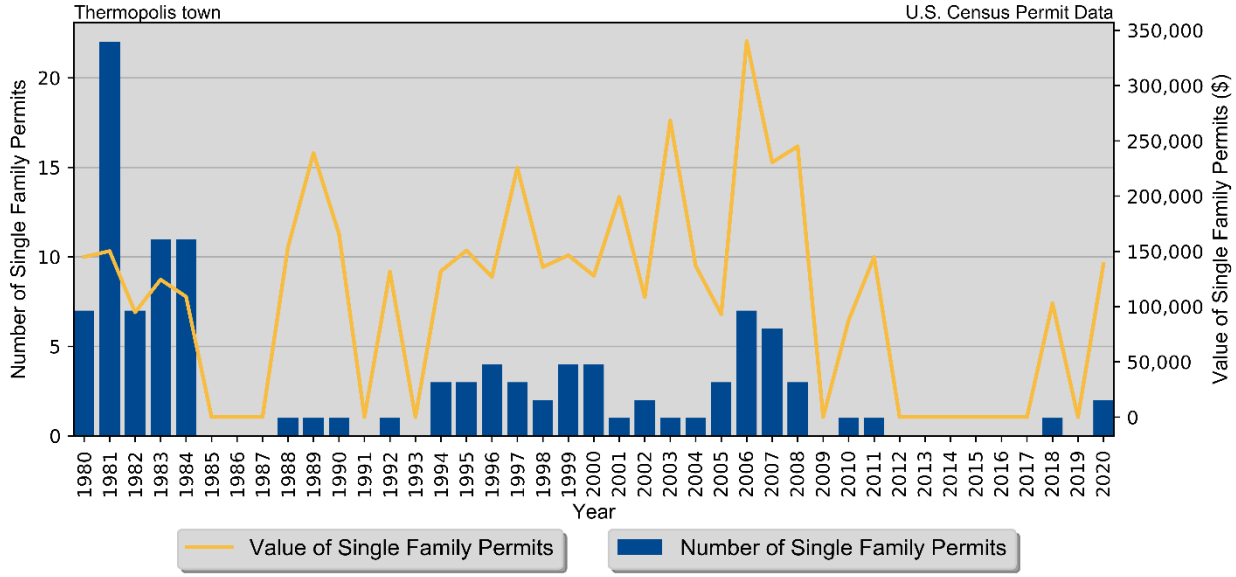
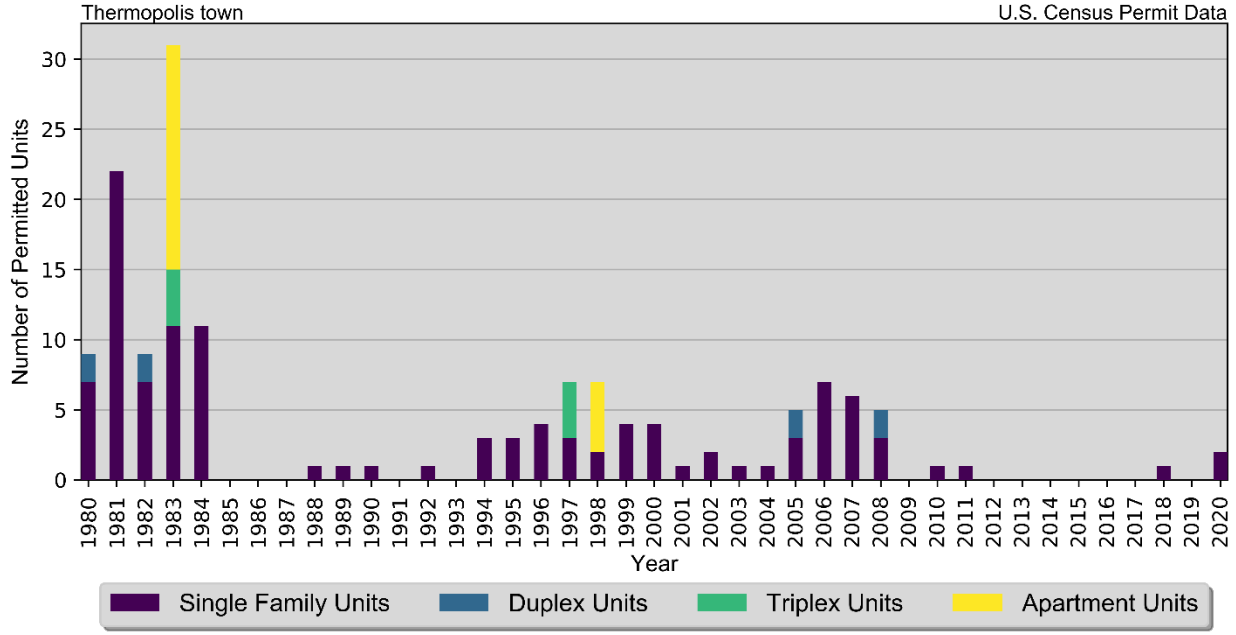



**Diagram III.23.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.23.29. Family households represented 61.5 percent of households, while non-family households accounted for 38.5 percent. These changed from 58.9 and 41.1 percent, respectively.

**Table II.23.29**
**Household Type by Tenure**
Thermopolis town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 818 | 58.9% | 765 | 61.5% |
| Married-Couple Family | 616 | 75.3% | 588 | 76.9% |
| Owner-Occupied | 496 | 80.5% | 498 | 84.7% |
| Renter-Occupied | 120 | 19.5% | 90 | 15.3% |
| Other Family | 202 | 24.7% | 177 | 26.4% |
| Male Householder, No Spouse Present | 57 | 28.2% | 45 | 32.2% |
| Owner-Occupied | 26 | 45.6% | 45 | 100% |
| Renter-Occupied | 31 | 54.4% | 0 | 0% |
| Female Householder, No Spouse Present | 145 | 71.8% | 132 | 81.9% |
| Owner-Occupied | 71 | 49% | 101 | 76.5% |
| Renter-Occupied | 74 | 51% | 31 | 23.5% |
| Non-Family Households | 571 | 41.1% | 479 | 38.5% |
| Owner-Occupied | 343 | 60.1% | 320 | 66.8% |
| Renter-Occupied | 228 | 39.9% | 159 | 33.2% |
| **Total** | **1,389** | **100.0%** | **1,244** | **100.0%** |

Table II.23.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 1,651 housing units, compared with 1,534 in 2019. Single-family units accounted for 75.4 percent of units in 2019, compared to 76.4 in 2010. Apartment units accounted for 3.7 percent in 2019, compared to 5.5 percent in 2010.

**Table II.23.30**
**Housing Units by Type**
Thermopolis town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 1,262 | 76.4% | **1,157** | 75.4% |
| Duplex | 75 | 4.5% | 41 | 2.7% |
| Tri- or Four-Plex | 42 | 2.5% | 123 | 8% |
| Apartment | 90 | 5.5% | 56 | 3.7% |
| Mobile Home | 182 | 11% | 157 | 10.2% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **1,651** | **100.0%** | **1,534** | **100.0%** |

Table II.23.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 1,534 housing units. An estimated 77.5 percent were owner-occupied, and 18.9 percent were vacant.

**Table II.23.31**
**Housing Units by Tenure**
Thermopolis town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 1,389 | 87.7% | 1,244 | 81.1% |
| Owner-Occupied | 936 | 67.4% | 964 | 77.5% |
| Renter-Occupied | 453 | 32.6% | 280 | 22.5% |
| Vacant Housing Units | 194 | 12.3% | 290 | 18.9% |
| **Total Housing Units** | **1,583** | **100.0%** | **1,534** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.23.32. Households earning more than 100,000 dollars per year represented 20.4 percent of households in 2019, compared to 13.1 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.4 percent of households in 2019, compared to 13 percent in 2000.

**Table II.23.32**
**Households by Income**
Thermopolis town
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 | 190 | 13% | 104 | 8.4% |
| $15,000 to $19,999 | 78 | 5.3% | 69 | 5.5% |
| $20,000 to $24,999 | 113 | 7.7% | 94 | 7.6% |
| $25,000 to $34,999 | 210 | 14.4% | 178 | 14.3% |
| $35,000 to $49,999 | 250 | 17.1% | 148 | 11.9% |
| $50,000 to $74,999 | 328 | 22.5% | 197 | 15.8% |
| $75,000 to $99,999 | 100 | 6.8% | 200 | 16.1% |
| $100,000 or More | 192 | 13.1% | 254 | 20.4% |
| **Total** | **1,461** | **100.0%** | **1,244** | **100.0%** |

Table II.23.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 2.7 percent of households in 2010 and 5.5 percent of households in 2019. Housing units built in 1939 or earlier represented 18.3 percent of households in 2019 and 19.6 percent of households in 2010.

**Table II.23.33**
**Households by Year Home Built**
Thermopolis town
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 | 286 | 19.6% | 228 | 18.3% |
| 1940 to 1949 | 201 | 13.8% | 149 | 12% |
| 1950 to 1959 | 237 | 16.2% | 249 | 20% |
| 1960 to 1969 | 184 | 12.6% | 138 | 11.1% |
| 1970 to 1979 | 268 | 18.3% | 167 | 13.4% |
| 1980 to 1989 | 183 | 12.5% | 148 | 11.9% |
| 1990 to 1999 | 63 | 4.3% | 89 | 7.2% |
| 2000 to 2009 | 39 | 2.7% | 68 | 5.5% |
| 2010 or Later | . | . | 8 | 0.6% |
| **Total** | **1,461** | **100.0%** | **1,244** | **100.0%** |

The distribution of unit types by race are shown in Table II.23.34. An estimated 84.7 percent of white households occupy single-family homes, compared to  percent of black households. Some 2.7 percent of white households occupied apartments, compared to  percent of black households. An estimated  percent of Asian, and 66.1 percent of American Indian households occupy single-family homes.

**Table II.23.34**
**Distribution of Units in Structure by Race**
Thermopolis town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 84.7% | % | 66.1% | % | % | % | % |
| Duplex | 1.4% | % | 0% | % | % | % | % |
| Tri- or Four-Plex | 4.5% | % | 0% | % | % | % | % |
| Apartment | 2.7% | % | 0% | % | % | % | % |
| Mobile Home | 6.8% | % | 33.9% | % | % | % | % |
| Boat, RV, Van, Etc. | 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.23.35. An estimated 22.7 percent of vacant units were for rent in 2010. In addition, some 12.9 percent of vacant units were for sale. "Other" vacant units represented 34.5 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 40.7 percent of vacant units, while for sale units accounted for 22.1 percent. "Other" vacant units accounted for 25.5 percent of vacant units, representing a total of 74 "other" vacant units.

**Table II.23.35**
**Disposition of Vacant Housing Units**
Thermopolis town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 44 | 22.7% | 118 | 40.7% |
| For Sale | 25 | 12.9% | 64 | 22.1% |
| Rented Not Occupied | 5 | 2.6% | 0 | 0% |
| Sold Not Occupied | 6 | 3.1% | 34 | 11.7% |
| For Seasonal, Recreational, or Occasional Use | 47 | 24.2% | 0 | 0% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 67 | 34.5% | 74 | 25.5% |
| **Total** | **194** | **100.0%** | **290** | **100.0%** |

Table II.23.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 31.99 percent of total households in Thermopolis town. In Thermopolis town the 498 households with three bedrooms accounted for 40.03 percent of all households, and there were 103 five-bedroom or more households, which accounted for 8.28 percent of all households.

**Table II.23.36**
**Households by Number of Bedrooms**
**Thermopolis town**
**2019** Five-Year ACS Data

| Number of Bedrooms | Tenure | | | % of Total |
|---|---|---|---|---|
| | Own | Rent | Total | |
| **None** | 0 | 0 | 0 | 0% |
| **One** | 23 | 35 | 58 | 4.66% |
| **Two** | 253 | 145 | 398 | 31.99% |
| **Three** | 417 | 81 | 498 | 40.03% |
| **Four** | 168 | 19 | 187 | 15.03% |
| **Five or more** | 103 | 0 | 103 | 8.28% |
| **Total** | **964** | **280** | **1,244** | **100.0** |

The age of a structure influences its value. As shown in Table II.23.37, structures built in 1939 or earlier had a median value of, 158,600 while structures built between 1950 and 1959 had a median value of 144,900 and those built between 1990 to 1999 had a median value of 151,300. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and,  respectively. The total median value in Thermopolis town was, 138,900.

**Table II.23.37**
**Owner Occupied Median Value by Year Structure Built**
**Thermopolis town**
**2019** Five-Year ACS Data

| Year Structure Built | Median Value |
|---|---|
| 1939 or earlier | 158,600 |
| 1940 to 1949 | 100,600 |
| 1950 to 1959 | 144,900 |
| 1960 to 1969 | 150,400 |
| 1970 to 1979 | 157,100 |
| 1980 to 1989 | 132,700 |
| 1990 to 1999 | 151,300 |
| 2000 to 2009 | |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **138,900** |

Household mortgage status is reported in Table II.23.38. In, Thermopolis town households with a mortgage accounted for 47.8 percent of all households or 461 housing units, and the remaining 46.2 percent or 445 units had no mortgage. Of those units with a mortgage, 16 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 445 or 46.2 percent had no second mortgage or no home equity loan.

**Table II.23.38**
**Mortgage Status**
**Thermopolis town**
**2019** Five-Year ACS Data

| Mortgage Status | Thermopolis town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 461 | 47.8 |
| With either a second mortgage or home equity loan, but not both | 16 | 1.7 |
| Second mortgage only | 0 | 0 |
| Home equity loan only | 16 | 1.7 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 445 | 46.2 |
| Housing units without a mortgage | 503 | 52.2 |
| **Total** | **964** | **100.0%** |

Table II.23.39 lists the Thermopolis town median rent as $593 and the median home value as $138,900 in 2019.

**Table II.23.39**
**Median Rent**
**Thermopolis town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $593 |
| Median Home Value | $138,900 |

## 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.23.40. In 2019, an estimated 1.4 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.23.40**
**Overcrowding and Severe Overcrowding**
Thermopolis town
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 | 939 | 100% | 0 | 0% | 0 | 0% | 939 |
| 2019 Five-Year ACS | 964 | 100% | 0 | 0% | 0 | 0% | 964 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 516 | 98.9% | 6 | 1.1% | 0 | 0% | 522 |
| 2019 Five-Year ACS | 263 | 93.9% | 17 | 6.1% | 0 | 0% | 280 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 1,455 | 99.6% | 6 | 0.4% | 0 | 0% | 1,461 |
| 2019 Five-Year ACS | 1,227 | 98.6% | 17 | 1.4% | 0 | 0% | 1,244 |

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.23.41 and Table II.23.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Thermopolis town. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.23.41**
**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 | 1,461 | 1,244 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **1,461** | **1,244** |
| **Percent Lacking** | **0%** | **0%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0 percent in 2019.

**Table II.23.42**
**Households with Incomplete Kitchen Facilities**
Thermopolis town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 1,461 | 1,244 |
| Lacking Complete Kitchen Facilities | 0 | 0 |
| **Total Households** | **1,461** | **1,244** |
| **Percent Lacking** | **0%** | **0%** |

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.23.43, in Thermopolis town 15 percent of households had a cost burden and 7.2 percent had a severe cost burden. Some 15.7 percent of renters were cost burdened, and 17.5 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 5 percent and a severe cost burden rate of 3.2 percent. Owner occupied households with a mortgage had a cost burden rate of 25.4 percent, and severe cost burden at 5.2 percent.

**Table II.23.43**
**Cost Burden and Severe Cost Burden by Tenure**
Thermopolis town
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 | 406 | 93.5% | 28 | 6.5% | 0 | 0% | 0 | 0% | 434 |
| 2019 Five-Year ACS | 320 | 69.4% | 117 | 25.4% | 24 | 5.2% | 0 | 0% | 461 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 482 | 95.4% | 15 | 3% | 8 | 1.6% | 0 | 0% | 505 |
| 2019 Five-Year ACS | 462 | 91.8% | 25 | 5% | 16 | 3.2% | 0 | 0% | 503 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 277 | 53.1% | 111 | 21.3% | 67 | 12.8% | 67 | 12.8% | 522 |
| 2019 Five-Year ACS | 168 | 60% | 44 | 15.7% | 49 | 17.5% | 19 | 6.8% | 280 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,165 | 79.7% | 154 | 10.5% | 75 | 5.1% | 67 | 4.6% | 1,461 |
| 2019 Five-Year ACS | 950 | 76.4% | 186 | 15% | 89 | 7.2% | 19 | 1.5% | 1,244 |

### 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 Hot Springs County. Below is a table showing the MFI breakdown:

| Hot Springs County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $22,170 |
| 30.1 – 50% MFI | $22,171 to $36,950 |
| 50.1 – 80% MFI | $36,951 to $59,120 |
| 80.1 – 100% MFI | $59,121 to $73,900 |
| Above 100% MFI | Above $73,900 |

## Housing Problems by Income, Race, and Tenure

Table III.23.44 through Table III.23.49 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 Thermopolis town, housing problems are faced by 175 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.23.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 69.2% | 0% | 0% | 100% | 0% | 0% | 0% | 81% |
| $22,171 to $36,950 | 45.7% | 0% | 0% | 0% | 0% | 0% | 0% | 45.7% |
| $36,951 to $59,120 | 19.5% | 0% | 0% | 0% | 0% | 0% | 0% | 19.5% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 2.2% | 0% | 0% | 0% | 0% | 0% | 0% | 2% |
| **Total** | **18.1%** | **0%** | **0%** | **72.7%** | **0%** | **0%** | **0%** | **20%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 15.4% | 0% | 0% | 0% | 0% | 0% | 0% | 9.5% |
| $22,171 to $36,950 | 54.3% | 0% | 0% | 0% | 0% | 0% | 0% | 54.3% |
| $36,951 to $59,120 | 80.5% | 0% | 0% | 0% | 0% | 0% | 0% | 80.5% |
| $59,121 to $73,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $73,900 | 97.8% | 0% | 0% | 100% | 0% | 100% | 0% | 98% |
| **Total** | **80.8%** | **0%** | **0%** | **27.3%** | **0%** | **100%** | **100%** | **79.1%** |

## Table III.23.45
## Homeowner Households with Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 45 | 0 | 0 | 40 | 0 | 0 | 0 | 85 |
| $22,171 to $36,950 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| $36,951 to $59,120 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **175** | **0** | **0** | **40** | **0** | **0** | **0** | **215** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $22,171 to $36,950 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| $36,951 to $59,120 | 165 | 0 | 0 | 0 | 0 | 0 | 0 | 165 |
| $59,121 to $73,900 | 55 | 0 | 0 | 0 | 0 | 0 | 40 | 95 |
| Above $73,900 | 455 | 0 | 0 | 15 | 0 | 15 | 0 | 485 |
| **Total** | **780** | **0** | **0** | **15** | **0** | **15** | **40** | **850** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 65 | 0 | 0 | 40 | 0 | 0 | 0 | 105 |
| $22,171 to $36,950 | 175 | 0 | 0 | 0 | 0 | 0 | 0 | 175 |
| $36,951 to $59,120 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 205 |
| $59,121 to $73,900 | 55 | 0 | 0 | 0 | 0 | 0 | 40 | 95 |
| Above $73,900 | 465 | 0 | 0 | 15 | 0 | 15 | 0 | 495 |
| **Total** | **965** | **0** | **0** | **55** | **0** | **15** | **40** | **1,075** |

In total, some 110 renter households face housing problems in Thermopolis town. Of these, some 110 white renter households, 0 black renter households, 0 Asian renter households, and 0 Hispanic renter households face housing problems.

**Table III.23.46**
**Renter Households with Housing Problems by Income and Race**
Thermopolis town
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 $22,170 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $22,171 to $36,950 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $36,951 to $59,120 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **110** | **0** | **0** | **0** | **0** | **0** | **0** | **110** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $22,171 to $36,950 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $36,951 to $59,120 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $59,121 to $73,900 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Above $73,900 | 65 | 0 | 0 | 10 | 0 | 0 | 0 | 75 |
| **Total** | **180** | **0** | **0** | **10** | **0** | **0** | **0** | **190** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| $22,171 to $36,950 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| $36,951 to $59,120 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $59,121 to $73,900 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| Above $73,900 | 75 | 0 | 0 | 10 | 0 | 0 | 0 | 85 |
| **Total** | **290** | **0** | **0** | **10** | **0** | **0** | **0** | **300** |

**Table III.23.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Thermopolis town
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 $22,170 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $22,171 to $36,950 | 52.9% | 0% | 0% | 0% | 0% | 0% | 0% | 52.9% |
| $36,951 to $59,120 | 18.2% | 0% | 0% | 0% | 0% | 0% | 0% | 18.2% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 13.3% | 0% | 0% | 0% | 0% | 0% | 0% | 11.8% |
| **Total** | **37.9%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **36.7%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $22,171 to $36,950 | 47.1% | 0% | 0% | 0% | 0% | 0% | 0% | 47.1% |
| $36,951 to $59,120 | 81.8% | 0% | 0% | 0% | 0% | 0% | 0% | 81.8% |
| $59,121 to $73,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $73,900 | 86.7% | 0% | 0% | 100% | 0% | 0% | 0% | 88.2% |
| **Total** | **62.1%** | **0%** | **0%** | **100%** | **0%** | **0%** | **0%** | **63.3%** |

Overall, there are 325 households, or 23.6 percent of households with housing problems in Thermopolis town. This includes 285 white households, 0 black households, 0 Asian households, 40 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 0 Hispanic households with housing problems. This is shown in Table III.23.48 and Table III.23.49.

## Table III.23.48
## Percent of Total Households with Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 81.8% | 0% | 0% | 100% | 0% | 0% | 0% | 86.7% |
| $22,171 to $36,950 | 48.1% | 0% | 0% | 0% | 0% | 0% | 0% | 48.1% |
| $36,951 to $59,120 | 19.2% | 0% | 0% | 0% | 0% | 0% | 0% | 19.2% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 3.7% | 0% | 0% | 0% | 0% | 0% | 0% | 3.4% |
| **Total** | **22.7%** | **0%** | **0%** | **61.5%** | **0%** | **0%** | **0%** | **23.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 9.1% | 0% | 0% | 0% | 0% | 0% | 0% | 6.7% |
| $22,171 to $36,950 | 51.9% | 0% | 0% | 0% | 0% | 0% | 0% | 51.9% |
| $36,951 to $59,120 | 80.8% | 0% | 0% | 0% | 0% | 0% | 0% | 80.8% |
| $59,121 to $73,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $73,900 | 96.3% | 0% | 0% | 100% | 0% | 100% | 0% | 96.6% |
| **Total** | **76.5%** | **0%** | **0%** | **38.5%** | **0%** | **100%** | **100%** | **75.6%** |

## Table III.23.49
## Total Households with Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 90 | 0 | 0 | 40 | 0 | 0 | 0 | 130 |
| $22,171 to $36,950 | 125 | 0 | 0 | 0 | 0 | 0 | 0 | 125 |
| $36,951 to $59,120 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **285** | **0** | **0** | **40** | **0** | **0** | **0** | **325** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $22,170 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $22,171 to $36,950 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| $36,951 to $59,120 | 210 | 0 | 0 | 0 | 0 | 0 | 0 | 210 |
| $59,121 to $73,900 | 85 | 0 | 0 | 0 | 0 | 0 | 40 | 125 |
| Above $73,900 | 520 | 0 | 0 | 25 | 0 | 15 | 0 | 560 |
| **Total** | **960** | **0** | **0** | **25** | **0** | **15** | **40** | **1,040** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 110 | 0 | 0 | 40 | 0 | 0 | 0 | 150 |
| $22,171 to $36,950 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 260 |
| $36,951 to $59,120 | 260 | 0 | 0 | 0 | 0 | 0 | 0 | 260 |
| $59,121 to $73,900 | 85 | 0 | 0 | 0 | 0 | 0 | 40 | 125 |
| Above $73,900 | 540 | 0 | 0 | 25 | 0 | 15 | 0 | 580 |
| **Total** | **1,255** | **0** | **0** | **65** | **0** | **15** | **40** | **1,375** |

Table III.23.50 through Table III.23.53 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 115 white households, 0 black households, 0 Asian households, as well as 0 Hispanic households.

**Table III.23.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Thermopolis town
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 $22,170 | 61.5% | 0% | 0% | 100% | 0% | 0% | 0% | 76.2% |
| $22,171 to $36,950 | 8.6% | 0% | 0% | 0% | 0% | 0% | 0% | 8.6% |
| $36,951 to $59,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 2.2% | 0% | 0% | 0% | 0% | 0% | 0% | 2% |
| **Total** | **6.8%** | **0** | **0%** | **72.7%** | **0%** | **0%** | **0%** | **9.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 23.1% | 0% | 0% | 0% | 0% | 0% | 0% | 14.3% |
| $22,171 to $36,950 | 91.4% | 0% | 0% | 0% | 0% | 0% | 0% | 91.4% |
| $36,951 to $59,120 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $59,121 to $73,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $73,900 | 97.8% | 0% | 0% | 100% | 0% | 100% | 0% | 98% |
| **Total** | **92.2%** | **0%** | **0%** | **27.3%** | **0%** | **100%** | **100%** | **89.3%** |

## Table III.23.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 80% | 0% | 0% | 0% | 0% | 0% | 0% | 80% |
| $22,171 to $36,950 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $36,951 to $59,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 13.3% | 0% | 0% | 0% | 0% | 0% | 0% | 11.8% |
| **Total** | **16.7%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **16.1%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 20% | 0% | 0% | 0% | 0% | 0% | 0% | 20% |
| $22,171 to $36,950 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $36,951 to $59,120 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $59,121 to $73,900 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $73,900 | 86.7% | 0% | 0% | 100% | 0% | 0% | 0% | **88.2%** |
| **Total** | **83.3%** | **0%** | **0%** | **100%** | **0%** | **0%** | **0%** | **83.9%** |

## Table III.23.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 69.6% | 0% | 0% | 100% | 0% | 0% | 0% | 77.4% |
| $22,171 to $36,950 | 5.7% | 0% | 0% | 0% | 0% | 0% | 0% | 5.7% |
| $36,951 to $59,120 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $59,121 to $73,900 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $73,900 | 3.7% | 0% | 0% | 0% | 0% | 0% | 0% | 3.4% |
| **Total** | **9.1**% | **0**% | **0**% | **61.5**% | **0**% | **0**% | **0**% | **11.2**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 21.7% | 0% | 0% | 0% | 0% | 0% | 0% | 16.1% |
| $22,171 to $36,950 | 94.3% | 0% | 0% | 0% | 0% | 0% | 0% | 94.3% |
| $36,951 to $59,120 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| $59,121 to $73,900 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $73,900 | 96.3% | 0% | 0% | 100% | 0% | 100% | 0% | 96.6% |
| **Total** | **90.1**% | **0**% | **0**% | **38.5**% | **0**% | **100**% | **100**% | **88**% |

## Table III.23.53
## Total Households with Severe Housing Problems by Income and Race
Thermopolis town
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 $22,170 | 80 | 0 | 0 | 40 | 0 | 0 | 0 | 120 |
| $22,171 to $36,950 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **115** | **0** | **0** | **40** | **0** | **0** | **0** | **155** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $22,170 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| $22,171 to $36,950 | 250 | 0 | 0 | 0 | 0 | 0 | 0 | 250 |
| $36,951 to $59,120 | 255 | 0 | 0 | 0 | 0 | 0 | 0 | 255 |
| $59,121 to $73,900 | 85 | 0 | 0 | 0 | 0 | 0 | 40 | 125 |
| Above $73,900 | 520 | 0 | 0 | 25 | 0 | 15 | 0 | 560 |
| **Total** | **1,135** | **0** | **0** | **25** | **0** | **15** | **40** | **1,215** |
| **Not Computed** | | | | | | | | |
| $0 to $22,170 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **10** | **0** | **0** | **0** | **0** | **0** | **0** | **10** |
| **Total** | | | | | | | | |
| $0 to $22,170 | 115 | 0 | 0 | 40 | 0 | 0 | 0 | 155 |
| $22,171 to $36,950 | 265 | 0 | 0 | 0 | 0 | 0 | 0 | 265 |
| $36,951 to $59,120 | 255 | 0 | 0 | 0 | 0 | 0 | 0 | 255 |
| $59,121 to $73,900 | 85 | 0 | 0 | 0 | 0 | 0 | 40 | 125 |
| Above $73,900 | 540 | 0 | 0 | 25 | 0 | 15 | 0 | 580 |
| **Total** | **1,260** | **0** | **0** | **65** | **0** | **15** | **40** | **1,380** |

Housing problems are explored by type and income in Table III.23.54 and Table III.23.55. More than 180 households have a cost burden and 115 have a severe cost burden. Some 65 renter households are impacted by cost burdens, and 20 are impacted by severe cost burdens. On the other hand, some 115 owner-occupied households have cost burdens, and 95 have severe cost burdens. Overall, there are 1,035 households without a housing problem.

**Table III.23.54**
**Percent of Housing Problems by Income and Tenure**
Thermopolis town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $22,170 | $22,171 to $36,950 | $36,951 to $59,120 | $59,121 to $73,900 | Above $73,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 2% | 0.9% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 72.7% | 8.6% | 0% | 0% | 0% | 8.8% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 9.1% | 37.1% | 19.5% | 0% | 0% | 10.7% |
| Zero/negative income (and none of the above problems) | 9.1% | 0% | 0% | 0% | 0% | 0.9% |
| Has none of the 4 housing problems | 9.1% | 54.3% | 80.5% | 100% | 98% | 78.6% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 11.8% | 3.3% |
| 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) | 33.3% | 0% | 0% | 0% | 0% | 5% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 44.4% | 0% | 0% | 0% | 0% | 6.7% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 22.2% | 52.9% | 18.2% | 0% | 0% | 21.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 0% | 47.1% | 81.8% | 100% | 88.2% | 63.3% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.23.55
## Housing Problems by Income and Tenure
Thermopolis town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $22,170 | $22,171 to $36,950 | $36,951 to $59,120 | $59,121 to $73,900 | Above $73,900 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 10 | 10 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 80 | 15 | 0 | 0 | 0 | 95 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 10 | 65 | 40 | 0 | 0 | 115 |
| Zero/negative income (and none of the above problems) | 10 | 0 | 0 | 0 | 0 | 10 |
| Has none of the 4 housing problems | 10 | 95 | 165 | 95 | 480 | 845 |
| **Total** | **110** | **175** | **205** | **95** | **490** | **1,075** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 10 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 20 | 0 | 0 | 0 | 0 | 20 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 10 | 45 | 10 | 0 | 0 | 65 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 0 | 40 | 45 | 30 | 75 | 190 |
| **Total** | **45** | **85** | **55** | **30** | **85** | **300** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 10 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 15 | 0 | 0 | 0 | 10 | 25 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 100 | 15 | 0 | 0 | 0 | 115 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 20 | 110 | 50 | 0 | 0 | 180 |
| Zero/negative income (and none of the above problems) | 10 | 0 | 0 | 0 | 0 | 10 |
| Has none of the 4 housing problems | 10 | 135 | 210 | 125 | 555 | 1,035 |
| **Total** | **155** | **260** | **260** | **125** | **575** | **1,375** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 23.1 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 66.7 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.23.56.

Table III.23.57 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 64 renter occupied households faced cost burdens, compared to 114 owner occupied households. Of these, there are 10 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.23.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Thermopolis town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 10 | 0 | 10 |
| $22,171 to $36,950 | 30 | 4 | 0 | 50 | 10 | 94 |
| $36,951 to $59,120 | 70 | 10 | 0 | 80 | 4 | 164 |
| $59,121 to $73,900 | 35 | 0 | 0 | 20 | 40 | 95 |
| Above $73,900 | 135 | 250 | 50 | 40 | 20 | 495 |
| Total | 270 | 264 | 50 | 200 | 74 | 858 |
| **Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 10 | 0 | 10 |
| $22,171 to $36,950 | 0 | 30 | 4 | 30 | 0 | 64 |
| $36,951 to $59,120 | 20 | 10 | 0 | 0 | 10 | 40 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 20 | 40 | 4 | 40 | 10 | 114 |
| **Severe Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 20 | 0 | 10 | 50 | 80 |
| $22,171 to $36,950 | 0 | 0 | 0 | 10 | 4 | 14 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 20 | 0 | 20 | 54 | 94 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 10 | 10 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 10 | 10 |
| **Total** | | | | | | |
| $0 to $22,170 | 0 | 20 | 0 | 30 | 60 | 110 |
| $22,171 to $36,950 | 30 | 34 | 4 | 90 | 14 | 172 |
| $36,951 to $59,120 | 90 | 20 | 0 | 80 | 14 | 204 |
| $59,121 to $73,900 | 35 | 0 | 0 | 20 | 40 | 95 |
| Above $73,900 | 135 | 250 | 50 | 40 | 20 | 495 |
| **Total** | **290** | **324** | **54** | **260** | **148** | **1,076** |

## Table III.23.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Thermopolis town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 0 | 0 |
| $22,171 to $36,950 | 0 | 4 | 20 | 0 | 20 | 44 |
| $36,951 to $59,120 | 15 | 4 | 15 | 0 | 10 | 44 |
| $59,121 to $73,900 | 0 | 15 | 0 | 0 | 15 | 30 |
| Above $73,900 | 15 | 40 | 4 | 0 | 30 | 89 |
| Total | 30 | 63 | 39 | 0 | 75 | 207 |
| **Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 10 | 0 | 10 |
| $22,171 to $36,950 | 20 | 4 | 0 | 0 | 20 | 44 |
| $36,951 to $59,120 | 0 | 0 | 0 | 10 | 0 | 10 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 20 | 4 | 0 | 20 | 20 | 64 |
| **Severe Cost Burden** | | | | | | |
| $0 to $22,170 | 0 | 4 | 15 | 0 | 15 | 34 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 4 | 15 | 0 | 15 | 34 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $22,170 | 0 | 0 | 0 | 0 | 0 | 0 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $22,170 | 0 | 4 | 15 | 10 | 15 | 44 |
| $22,171 to $36,950 | 20 | 8 | 20 | 0 | 40 | 88 |
| $36,951 to $59,120 | 15 | 4 | 15 | 10 | 10 | 54 |
| $59,121 to $73,900 | 0 | 15 | 0 | 0 | 15 | 30 |
| Above $73,900 | 15 | 40 | 4 | 0 | 30 | 89 |
| **Total** | **50** | **71** | **54** | **20** | **110** | **305** |

In total, some 175 households face cost burdens, and 135 face severe cost burdens. This includes 110 owner households and 65 renter households with a cost burden, as seen in Table III.23.58.

**Table III.23.58**
**Households with Cost Burden by Tenure and Race**
Thermopolis town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 785 | 110 | 55 | 10 | 960 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 15 | 0 | 40 | 0 | 55 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 15 | 0 | 0 | 0 | 15 |
| Hispanic | 40 | 0 | 0 | 0 | 40 |
| **Total** | **855** | **110** | **95** | **10** | **1,070** |
| **Renter-Occupied** | | | | | |
| White | 190 | 65 | 40 | 0 | 295 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 10 | 0 | 0 | 0 | 10 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 0 | 0 | 0 |
| **Total** | **200** | **65** | **40** | **0** | **305** |
| **Total** | | | | | |
| White | 975 | 175 | 95 | 10 | 1,255 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 25 | 0 | 40 | 0 | 65 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 15 | 0 | 0 | 0 | 15 |
| Hispanic | 40 | 0 | 0 | 0 | 40 |
| **Total** | **1,055** | **175** | **135** | **10** | **1,375** |

## Lead-Based Paint Risks

Table III.23.59 shows the risk of lead-based paint for households with young children present. There are an estimated 84 households built between 1940 and 1979 with young children present, and 44 built prior to 1939.

**Table III.23.59**
**Vintage of Households by Income and Presence of Young Children**
Thermopolis town
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 $22,170 | 15 | 0 | 15 |
| $22,171 to $36,950 | 10 | 60 | 70 |
| $36,951 to $59,120 | 15 | 50 | 65 |
| $59,121 to $73,900 | 0 | 10 | 10 |
| Above $73,900 | 4 | 100 | 104 |
| Total | 44 | 220 | 264 |
| **Built 1940 to 1979** | | | |
| $0 to $22,170 | 10 | 115 | 125 |
| $22,171 to $36,950 | 0 | 100 | 100 |
| $36,951 to $59,120 | 10 | 145 | 155 |
| $59,121 to $73,900 | 0 | 65 | 65 |
| Above $73,900 | 64 | 260 | 324 |
| Total | 84 | 685 | 769 |
| **Built 1980 or Later** | | | |
| $0 to $22,170 | 0 | 10 | 10 |
| $22,171 to $36,950 | 10 | 80 | 90 |
| $36,951 to $59,120 | 4 | 40 | 44 |
| $59,121 to $73,900 | 0 | 55 | 55 |
| Above $73,900 | 24 | 125 | 149 |
| Total | 38 | 310 | 348 |
| **Total** | | | |
| $0 to $22,170 | 25 | 125 | 150 |
| $22,171 to $36,950 | 20 | 240 | 260 |
| $36,951 to $59,120 | 29 | 235 | 264 |
| $59,121 to $73,900 | 0 | 130 | 130 |
| Above $73,900 | 92 | 485 | 577 |
| **Total** | **166** | **1,215** | **1,381** |

## Elderly Housing Needs

Table III.23.60 shows the rate of housing problems for elderly households. Some 110 elderly and 30 extra-elderly households have housing problems. Of these, some 20 elderly households with housing problems have incomes less than 30 percent HAMFI, and 10 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.23.60**
**Households with Housing Problems by Income and Elderly Status**
Thermopolis town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $22,170 | 20 | 10 | 110 | 140 |
| $22,171 to $36,950 | 50 | 10 | 65 | 125 |
| $36,951 to $59,120 | 40 | 0 | 10 | 50 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 10 | 10 | 20 |
| Total | 110 | 30 | 195 | 335 |
| **Without Housing Problems** | | | | |
| $0 to $22,170 | 0 | 10 | 0 | 10 |
| $22,171 to $36,950 | 30 | 55 | 55 | 140 |
| $36,951 to $59,120 | 95 | 70 | 45 | 210 |
| $59,121 to $73,900 | 15 | 55 | 55 | 125 |
| Above $73,900 | 165 | 20 | 370 | 555 |
| Total | 305 | 210 | 525 | 1,040 |
| **Not Computed** | | | | |
| $0 to $22,170 | 0 | 0 | 10 | 10 |
| $22,171 to $36,950 | 0 | 0 | 0 | 0 |
| $36,951 to $59,120 | 0 | 0 | 0 | 0 |
| $59,121 to $73,900 | 0 | 0 | 0 | 0 |
| Above $73,900 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 10 | 10 |
| **Total** | | | | |
| $0 to $22,170 | 20 | 20 | 120 | 160 |
| $22,171 to $36,950 | 80 | 65 | 120 | 265 |
| $36,951 to $59,120 | 135 | 70 | 55 | 260 |
| $59,121 to $73,900 | 15 | 55 | 55 | 125 |
| Above $73,900 | 165 | 30 | 380 | 575 |
| **Total** | 415 | 240 | 730 | 1,385 |

## 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.23.61 presents some basic statistics about the completed surveys.

**Table III.23.61**
**Survey of Rental Properties**
Thermopolis town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 15 | 217 | 8.8 | 19 |
| 2019B | 17 | 257 | 10.5 | 27 |
| 2020A | 15 | 199 | 3.5 | 7 |
| 2020B | 3 | 5 | 0 | 0 |
| 2021A | 6 | 124 | 2.4 | 3 |

Table III.23.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 9 single-family units in Thermopolis town, with 0 of them available. This translates into a vacancy rate of 0 percent in Thermopolis town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 110 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 2.7 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.23.62**
**Rental Vacancy Survey by Type**
Thermopolis town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 9 | 0 | 0% |
| Apartments | 110 | 3 | 2.7% |
| Mobile Homes | 4 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **124** | **3** | **2.4%** |

Table III.23.63, reports units by bedroom size. As can be seen there were 0 two-bedroom apartment units and 0 three-bedroom units. Overall, the 3 two bedroom units accounted for 2.4 percent of all units, and the 3 three bedroom units accounted for 2.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 58 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.23.63**
**Rental Units by Bedroom Size**
Thermopolis town
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 35 | 0 | 0 | · | 35 |
| One | 1 | 24 | 0 | 0 | · | 25 |
| Two | 1 | 0 | 1 | 0 | · | 3 |
| Three | 0 | 0 | 3 | 0 | · | 3 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 7 | 51 | 0 | 0 | 0 | 58 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **9** | **110** | **4** | **0** | **0** | **124** |

Table III.23.64 displays the vacancy rate of single-family units by the number of bedrooms. One-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.23.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Studio-bedroom units, which had a vacancy rate of 0 percent.

**Table III.23.64**
**Single-Family Units by Bedroom Size**
Thermopolis town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 1 | 0 | 0% |
| Two | 1 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 7 | 0 | 0% |
| **Total** | **9** | **0** | **0%** |

**Table III.23.65**
**Apartment Units by Bedroom Size**
Thermopolis town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 35 | 0 | 0% |
| One | 24 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 51 | 3 | 5.9% |
| **Total** | **110** | **3** | **2.7%** |

Average market-rate rents by unit type are shown in Table III.23.66. 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.23.66**
**Average Market Rate Rents by Bedroom Size**
Thermopolis town
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $595 | $0 | $0 | $595 |
| One | $425 | $674 | $0 | $0 | $612 |
| Two | $630 | $550 | $550 | $0 | $660 |
| Three | $850 | $675 | $550 | $0 | $621 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$590.8** | **$689.9** | **$550** | **$0** | **$626.8** |

Table III.23.67, 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.23.67**
**Average Assisted Rate Rents by Bedroom Size**
Thermopolis town
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.23.68, shows vacancy rates for single-family units by average rental rates for Thermopolis town. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.23.68**
**Single-Family Market Rate Rents by Vacancy Status**
Thermopolis town
2021A Survey of Rental Properties

| Average Rents | Single-Family Units | Available Single-Family Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 1 | 0 | 0% |
| $500 to $749 | 1 | 0 | 0% |
| $750 to $999 | 7 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **9** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.23.69. 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.23.69**
**Apartment Market Rate Rents by Vacancy Status**
Thermopolis town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 86 | 3 | 3.5% |
| $750 to $999 | 24 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **110** | **3** | **2.7%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.23.70, 4 respondents, or 66.7 percent, included some sort of utility in the rent.

**Table III.23.70**
**Are there any utilities included with the rent?**
Thermopolis town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 4 |
| No | 2 |
| **% Offering Utilities** | **66.7%** |

The type of utility included in the rent is shown in Table III.23.71. There were 119 respondents who included electricity, 61 respondents who included natural gas, 120 respondents who included water and sewer and 120 respondents included trash collection in the rent.

**Table III.23.71**
**Which utilities are included with the rent?**
Thermopolis town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 119 |
| Natural Gas | 61 |
| Water/Sewer | 120 |
| Trash Collection | 120 |

## Perceived Need for Housing Units

Table III.23.72, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 32 number of persons on the wait list.

**Table III.23.72**
**Do you keep a waiting list?**
Thermopolis town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 2 |
| No | 4 |
| **Waitlist Size** | **32** |

Table III.23.73, shows the condition of rental units by unit type for Thermopolis town. 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 4 units were in good condition, or 3.2 percent and 60 units, or 48.4 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.23.73**
**Condition by Unit Type**
Thermopolis town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 60 | 48.4% |
| Good | 4 | 3.2% |
| Excellent | 60 | 48.4% |
| Don't Know | 0 | 0% |
| **Total** | **124** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.23.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

**Table III.23.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Thermopolis town
2021A Survey of Rental Properties

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

## 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).

**Table III.23.75**
**Households with Housing Problems by Income**
Thermopolis town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 90 | 45 | 135 |
| 30.1-50% HAMFI | 80 | 45 | 125 |
| 50.1-80% HAMFI | 40 | 10 | 50 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 10 | 10 | 20 |
| **Total** | 220 | 110 | 330 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 10 | 0 | 10 |
| 30.1-50% HAMFI | 94 | 40 | 134 |
| 50.1-80% HAMFI | 165 | 45 | 210 |
| 80.1-95% HAMFI | 55 | 30 | 85 |
| 95 – 115% HAMFI | 140 | 20 | 160 |
| 115.1% HAMFI or more | 380 | 60 | 440 |
| **Total** | 844 | 195 | 1,039 |
| **Not Computed** | | | |
| 30% HAMFI or less | 10 | 0 | 10 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 10 | 0 | 10 |
| **Total** | | | |
| 30% HAMFI or less | 110 | 45 | 155 |
| 30.1-50% HAMFI | 174 | 85 | 259 |
| 50.1-80% HAMFI | 205 | 55 | 260 |
| 80.1-95% HAMFI | 55 | 30 | 85 |
| 95 – 115% HAMFI | 140 | 20 | 160 |
| 115.1% HAMFI or more | 390 | 70 | 460 |
| **Total** | **1,074** | **305** | **1,379** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.23.75, 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 220 owner occupied and 110 renter occupied households experiencing a housing problem.

Table III.23.76, shows the total estimated housing by tenure for Thermopolis town. As can be seen, in 2030 there are estimated to be a total of 950 owner and 364 renter occupied households or a total of 1,314 households. By 2050 there are estimated to be 950 owner, 364 renter for a total of 1,314 households in Thermopolis town.

**Table III.23.76**
**Total Estimated Housing Forecast**
Thermopolis town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 950 | 364 | 1,314 |
| 2025 | 950 | 364 | 1,314 |
| 2030 | 950 | 364 | 1,314 |
| 2035 | 950 | 364 | 1,314 |
| 2040 | 950 | 364 | 1,314 |
| 2045 | 950 | 364 | 1,314 |
| 2050 | 950 | 364 | 1,314 |

Table III.23.77, below shows the incremental housing demand for Thermopolis town. 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 35 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 Thermopolis town will see an additional 35 households, of which 5 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 6 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.23.77**
**Incremental Housing Demand Forecast**
Thermopolis town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Renter** | | | |
| | 0 | 5 | 5 | 5 | 5 | 5 | 5 |
| % | 0 | 10 | 10 | 10 | 10 | 10 | 10 |
| % | 0 | 6 | 6 | 6 | 6 | 6 | 6 |
| % | 0 | 3 | 3 | 3 | 3 | 3 | 3 |
| 5% | 0 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 0 | 8 | 8 | 8 | 8 | 8 | 8 |
| | **0** | **35** | **35** | **35** | **35** | **35** | **35** |
| | | | | **Total** | | | |
| | 0 | 5 | 5 | 5 | 5 | 5 | 5 |
| % | 0 | 10 | 10 | 10 | 10 | 10 | 10 |
| % | 0 | 6 | 6 | 6 | 6 | 6 | 6 |
| % | 0 | 3 | 3 | 3 | 3 | 3 | 3 |
| 5% | 0 | 2 | 2 | 2 | 2 | 2 | 2 |
| | 0 | 8 | 8 | 8 | 8 | 8 | 8 |
| | **0** | **35** | **35** | **35** | **35** | **35** | **35** |

Table III.23.78 shows the Incremental Total Housing Need Forecast for Thermopolis town. 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 348 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 195 owner and 154 renter occupied households for a total of 348 quality households.

**Table III.23.78**
**Incremental Total Housing Need Forecast**
Thermopolis town
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 80 | 80 | 80 | 80 | 80 | 80 | 80 |
| 30.1-50% | 71 | 71 | 71 | 71 | 71 | 71 | 71 |
| 50.1-80% | 35 | 35 | 35 | 35 | 35 | 35 | 35 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 9 | 9 | 9 | 9 | 9 | 9 | 9 |
| **Total** | **195** | **195** | **195** | **195** | **195** | **195** | **195** |
| **Renter** | | | | | | | |
| 0-30% | 54 | 54 | 54 | 54 | 54 | 54 | 54 |
| 30.1-50% | 58 | 58 | 58 | 58 | 58 | 58 | 58 |
| 50.1-80% | 17 | 17 | 17 | 17 | 17 | 17 | 17 |
| 80.1-95% | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 95.1-115% | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 115+% | 19 | 19 | 19 | 19 | 19 | 19 | 19 |
| **Total** | **154** | **154** | **154** | **154** | **154** | **154** | **154** |
| **Total** | | | | | | | |
| 0-30% | 133 | 133 | 133 | 133 | 133 | 133 | 133 |
| 30.1-50% | 129 | 129 | 129 | 129 | 129 | 129 | 129 |
| 50.1-80% | 52 | 52 | 52 | 52 | 52 | 52 | 52 |
| 80.1-95% | 3 | 3 | 3 | 3 | 3 | 3 | 3 |
| 95.1-115% | 2 | 2 | 2 | 2 | 2 | 2 | 2 |
| 115+% | 28 | 28 | 28 | 28 | 28 | 28 | 28 |
| **Total** | **348** | **348** | **348** | **348** | **348** | **348** | **348** |

# Torrington city

# Torrington city

## DEMOGRAPHICS

### Population Estimates

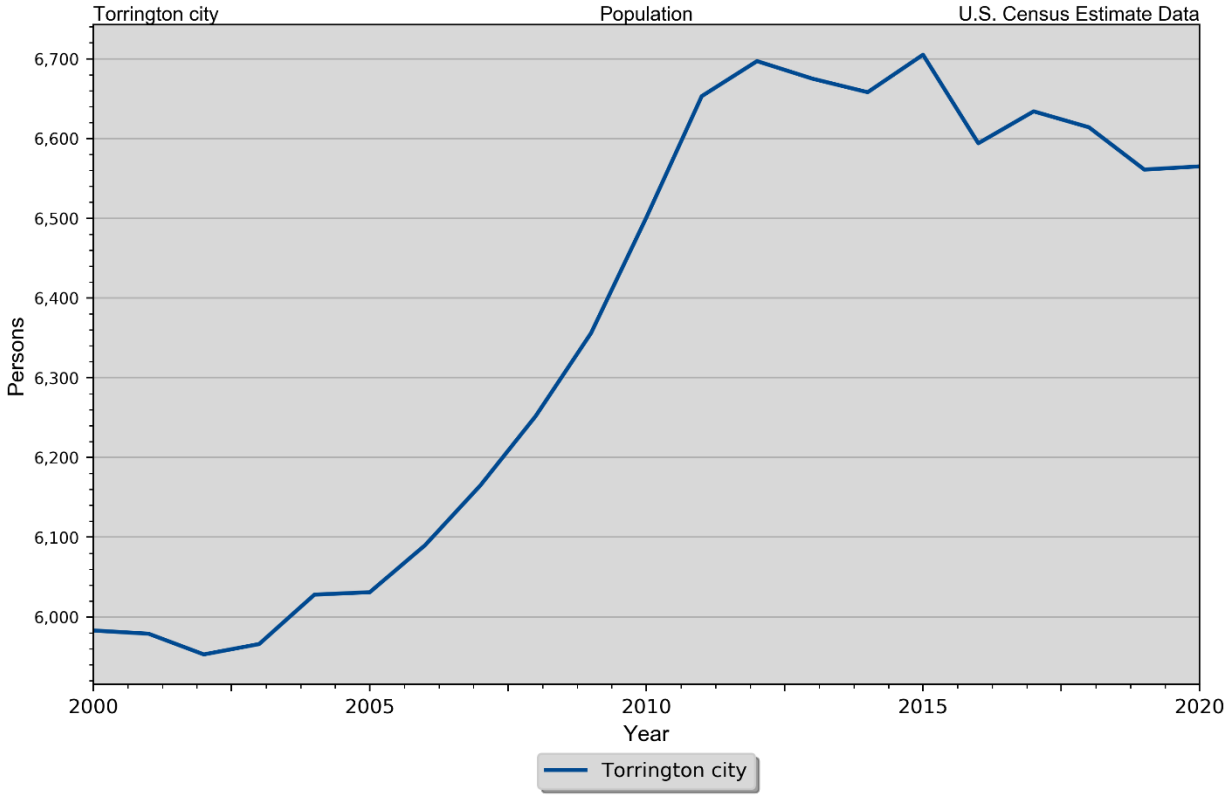
Table III.24.1, at right shows the population for Torrington city. The 2020 estimates indicate that Torrington city's population increased from 6,501 in 2010 to 6,565 in 2020, or by 1 percent.

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 Torrington city. Although a city may span several counties, for the county level data pieces, Goshen County was selected.

**Table III.24.1**
**Population Estimates**
Torrington city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 5,983 | . |
| 2001 | 5,979 | -0.1% |
| 2002 | 5,953 | -0.4% |
| 2003 | 5,966 | 0.2% |
| 2004 | 6,028 | 1% |
| 2005 | 6,031 | 0% |
| 2006 | 6,090 | 1% |
| 2007 | 6,165 | 1.2% |
| 2008 | 6,252 | 1.4% |
| 2009 | 6,356 | 1.7% |
| 2010 | 6,501 | 2.3% |
| 2011 | 6,653 | 2.3% |
| 2012 | 6,697 | 0.7% |
| 2013 | 6,675 | -0.3% |
| 2014 | 6,658 | -0.3% |
| 2015 | 6,705 | 0.7% |
| 2016 | 6,594 | -1.7% |
| 2017 | 6,634 | 0.6% |
| 2018 | 6,614 | -0.3% |
| 2019 | 6,561 | -0.8% |
| 2020 | 6,565 | 0.1% |

**Diagram III.24.1**
**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.

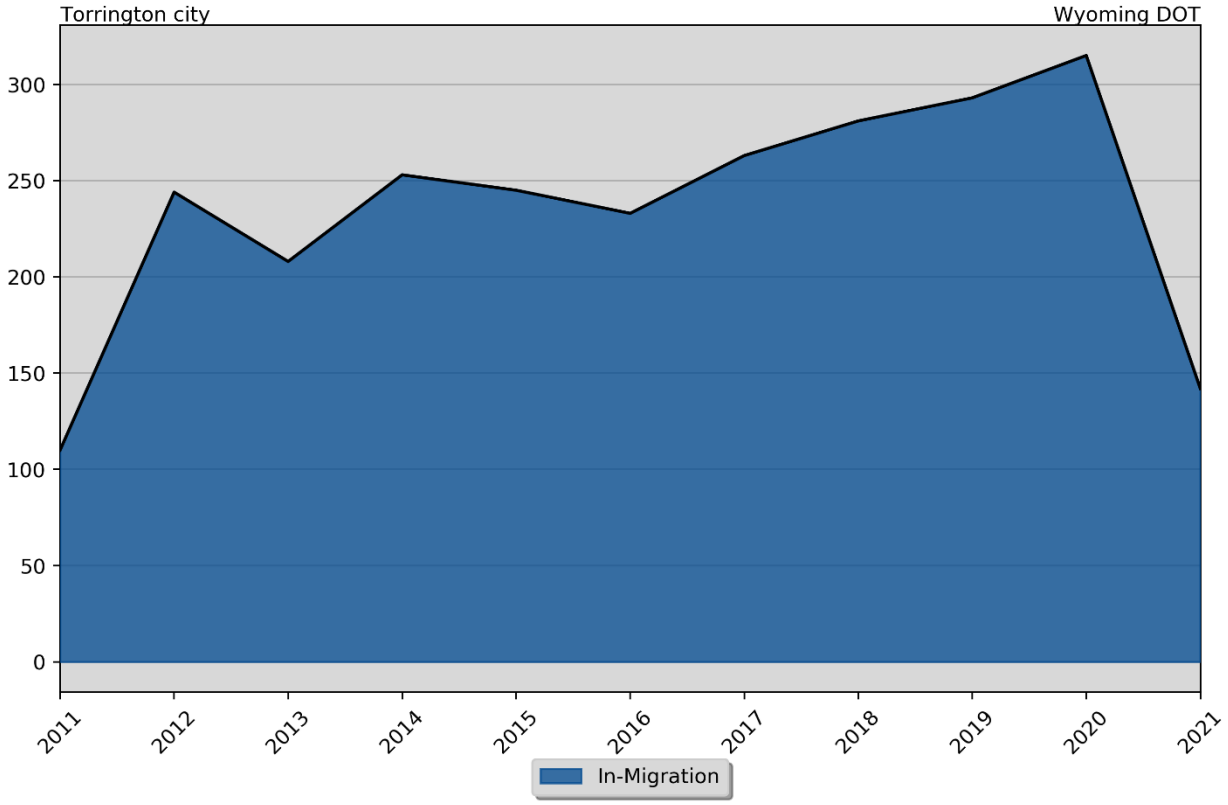
Table III.24.2 shows in-migration between 2011 and the first half of 2021 for Torrington city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Goshen County to display net- and out-migration.

**Table III.24.2**
**In-Migration by Age Cohort**
Torrington city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 5 | 5 | 3 | 5 | 5 | 3 | 4 | 4 | 8 | 2 |
| 18-22 | 11 | 29 | 28 | 16 | 30 | 30 | 32 | 34 | 33 | 37 | 12 |
| 23-25 | 7 | 20 | 21 | 28 | 25 | 19 | 22 | 22 | 26 | 14 | 12 |
| 26-35 | 32 | 63 | 50 | 74 | 58 | 61 | 67 | 53 | 64 | 70 | 26 |
| 36-45 | 18 | 45 | 38 | 63 | 55 | 39 | 42 | 51 | 53 | 65 | 27 |
| 46-55 | 17 | 36 | 29 | 22 | 33 | 29 | 40 | 38 | 31 | 41 | 9 |
| 56-65 | 12 | 25 | 23 | 28 | 25 | 28 | 34 | 47 | 45 | 39 | 27 |
| 66 + | 12 | 21 | 14 | 19 | 14 | 22 | 23 | 32 | 37 | 41 | 27 |
| **Total** | **110** | **244** | **208** | **253** | **245** | **233** | **263** | **281** | **293** | **315** | **142** |

The shaded area in Diagram III.24.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 315 people entering Torrington city.

**Diagram III.24.2**
**In-Migration**



The driver's license total exchanges since 2000 for Goshen County are presented in Diagram III.24.3, and showed a net migration of 1,117 persons over the time period. In 2008, there were a total of 343 in-migrations and 233 out-migrations, for a net-migration of 110 people. In the first half of 2021, there were 180 in-migrants, 214 out-migrants for a net out-migration of -34 people. The maximum net migration occurred in 2010 with 244 people entering and the lowest net migration occurred in 2018 with 45 entering Goshen County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Goshen County. Since 2017, Goshen County has experienced a net growth of 89 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net decrease of 34 people in the most recent year.

**Diagram III.24.3**
**Migration Trends**

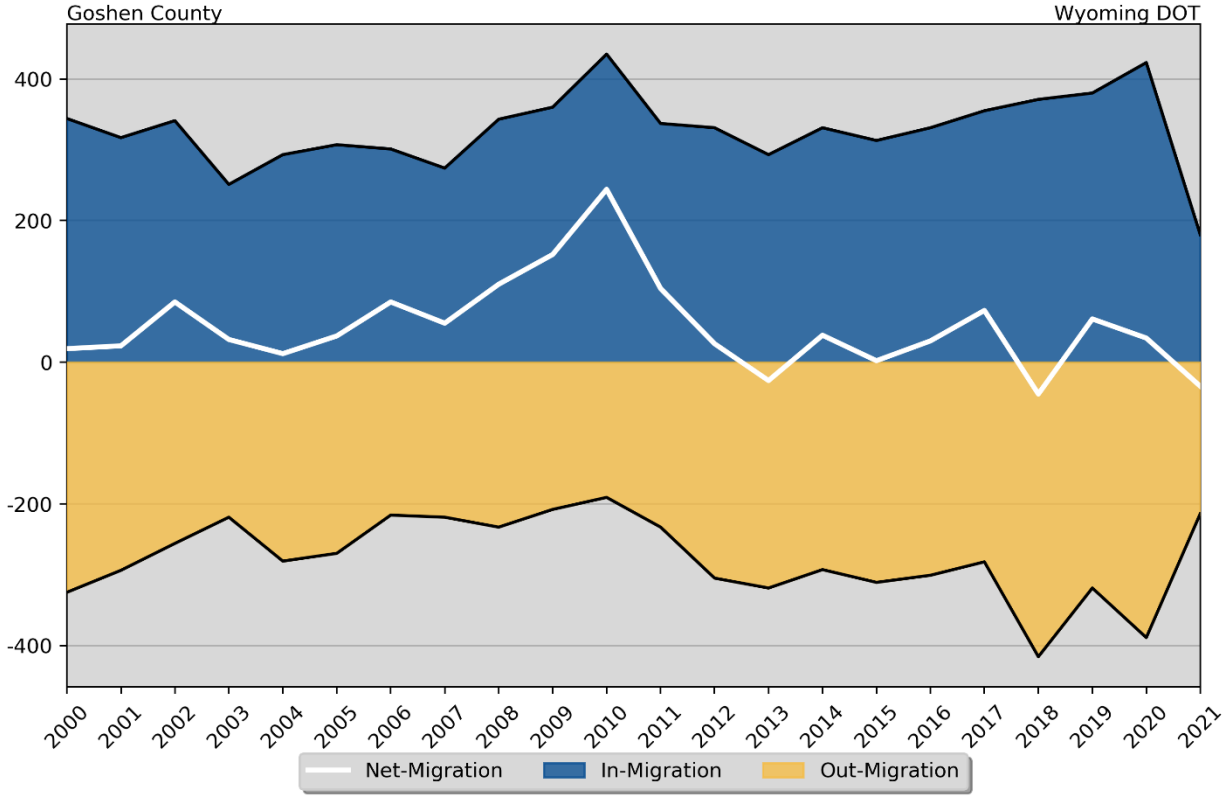


Table III.24.3, shows net-migration for Goshen County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 2 persons entering Goshen County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 20 persons leaving Goshen County.

**Table III.24.3**
**Net-Migration by Age Range**
Goshen Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 4 | 5 | 2 | -1 | -4 | -1 | -3 | 0 | 2 | 0 | 0 | 5 | 4 | 2 |
| 18-22 | 6 | 9 | 51 | 25 | 0 | 18 | -14 | -3 | 15 | 3 | -1 | 5 | 0 | -10 |
| 23-25 | -4 | 4 | 26 | -9 | -8 | -9 | -11 | 1 | -8 | 4 | -13 | 1 | -2 | 1 |
| 26-35 | 26 | 37 | 59 | 28 | 22 | -5 | 34 | 2 | -11 | 19 | -34 | 17 | 3 | -20 |
| 36-45 | 23 | 37 | 49 | 7 | 11 | -1 | 29 | 18 | 10 | 24 | -10 | -3 | 7 | -9 |
| 46-55 | 21 | 22 | 37 | 35 | 23 | 0 | -12 | 2 | -1 | 16 | -20 | 4 | -3 | -12 |
| 56-65 | 25 | 27 | 14 | 11 | -10 | -14 | -1 | 1 | 16 | 16 | 30 | 15 | 10 | 6 |
| 66 + | 9 | 11 | 6 | 8 | -8 | -14 | 16 | -19 | 7 | -9 | 3 | 17 | 15 | 8 |
| **Total** | **110** | **152** | **244** | **104** | **26** | **-26** | **38** | **2** | **30** | **73** | **-45** | **61** | **34** | **-34** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[47], 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.

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## Population Characteristics

The Torrington city population by race and ethnicity is shown in Table III.24.4. The white population represented 92.1 percent of the population in 2019, compared with black populations accounting for 0.1 percent of the population in 2019. Hispanic households represented 14.3 percent of the population in 2019.

**Table III.24.4**
**Population by Race and Ethnicity**
Torrington city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 6,058 | 93.2% | 6,151 | 92.1% |
| Black | 63 | 1% | 9 | 0.1% |
| American Indian | 59 | 0.9% | 89 | 1.3% |
| Asian | 31 | 0.5% | 59 | 0.9% |
| Native Hawaiian/ Pacific Islander | 10 | 0.2% | 0 | 0% |
| Other | 194 | 3% | 276 | 4.1% |
| Two or More Races | 86 | 1.3% | 91 | 1.4% |
| **Total** | **6,501** | **100.0%** | **6,675** | **100.0%** |
| **Non-Hispanic** | 5,767 | 88.7% | 5,719 | 85.7% |
| **Hispanic** | 734 | 11.3% | 956 | 14.3% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.24.5. During this time, the total non-Hispanic population was 5,719 persons in 2019, while the Hispanic population was 956.

**Table III.24.5**
**Population by Race and Ethnicity**
Torrington city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 5,564 | 96.5% | 5,528 | 96.7% |
| Black | 57 | 1% | 9 | 0.2% |
| American Indian | 51 | 0.9% | 74 | 1.3% |
| Asian | 26 | 0.5% | 58 | 1% |
| Native Hawaiian/ Pacific Islander | 9 | 0.2% | 0 | 0% |
| Other | 1 | 0% | 0 | 0% |
| Two or More Races | 59 | 1% | 50 | 0.9% |
| **Total Non-Hispanic** | **5,767** | **100.0%** | **5,719** | **100.0%** |
| **Hispanic** | | | | |
| White | 494 | 67.3% | 623 | 65.2% |
| Black | 6 | 0.8% | 0 | 0% |
| American Indian | 8 | 1.1% | 15 | 1.6% |
| Asian | 5 | 0.7% | 1 | 0.1% |
| Native Hawaiian/ Pacific Islander | 1 | 0.1% | 0 | 0% |
| Other | 193 | 26.3% | 276 | 28.9% |
| Two or More Races | 27 | 3.7% | 41 | 4.3% |
| **Total Hispanic** | **734** | **100.0** | **956** | **100.0%** |
| **Total Population** | **6,501** | **100.0%** | **6,675** | **100.0%** |

## Cohorts

Table III.24.6 shows the population distribution in Torrington city by age. In 2010, children under the age of 5 accounted for 5.2 percent of the total population, which compared to 6.7 percent in 2019.

**Table III.24.6**
**Population Distribution by Age**
Torrington city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 337 | 5.2 | 447 | 6.7 |
| 5 to 19 | 1,190 | 18.3 | 1,204 | 18 |
| 20 to 24 | 479 | 7.4 | 432 | 6.5 |
| 25 to 34 | 795 | 12.2 | 933 | 14 |
| 35 to 54 | 1,631 | 25.1 | 1,555 | 23.3 |
| 55 to 64 | 813 | 12.5 | 866 | 13 |
| 65 or Older | 1,256 | 19.3 | 1,238 | 18.5 |
| **Total** | **6,501** | **100%** | **6,675** | **100%** |

Table III.24.7 shows the population in Torrington city by age and gender. In 2010, there were 795 people aged 25 to 34, made up of 462 men, and 333 women. In comparison, in 2019, there were 933 people in the 25 to 34 age cohort, with 504 men and 429 women.

**Table III.24.7**
**Population by Age and Gender**
Torrington 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 | 170 | 167 | 337 | 5.2% | 234 | 213 | 447 | 6.7% |
| 5 to 19 | 611 | 579 | 1,190 | 18.3% | 608 | 596 | 1,204 | 18% |
| 20 to 24 | 282 | 197 | 479 | 7.4% | 202 | 230 | 432 | 6.5% |
| 25 to 34 | 462 | 333 | 795 | 12.2% | 504 | 429 | 933 | 14% |
| 35 to 54 | 937 | 694 | 1,631 | 25.1% | 926 | 629 | 1,555 | 23.3% |
| 55 to 64 | 432 | 381 | 813 | 12.5% | 320 | 546 | 866 | 13% |
| 65 and Older | 518 | 738 | 1,256 | 19.3% | 560 | 678 | 1,238 | 18.5% |
| **Total** | **3,412** | **3,089** | **6,501** | **100%** | **3,354** | **3,321** | **6,675** | **100%** |

**Diagram III.24.4**
**Population Distribution by Age**
Torrington city
2010 Census and 2019 Five-Year ACS Data

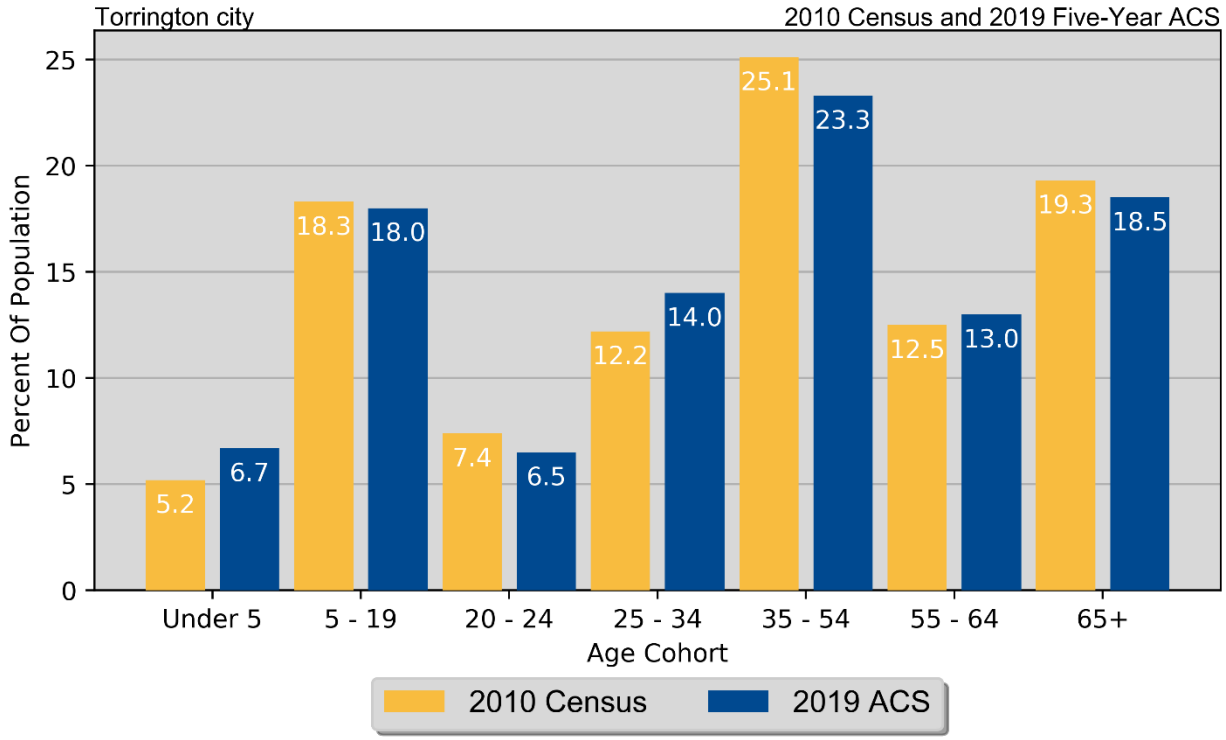
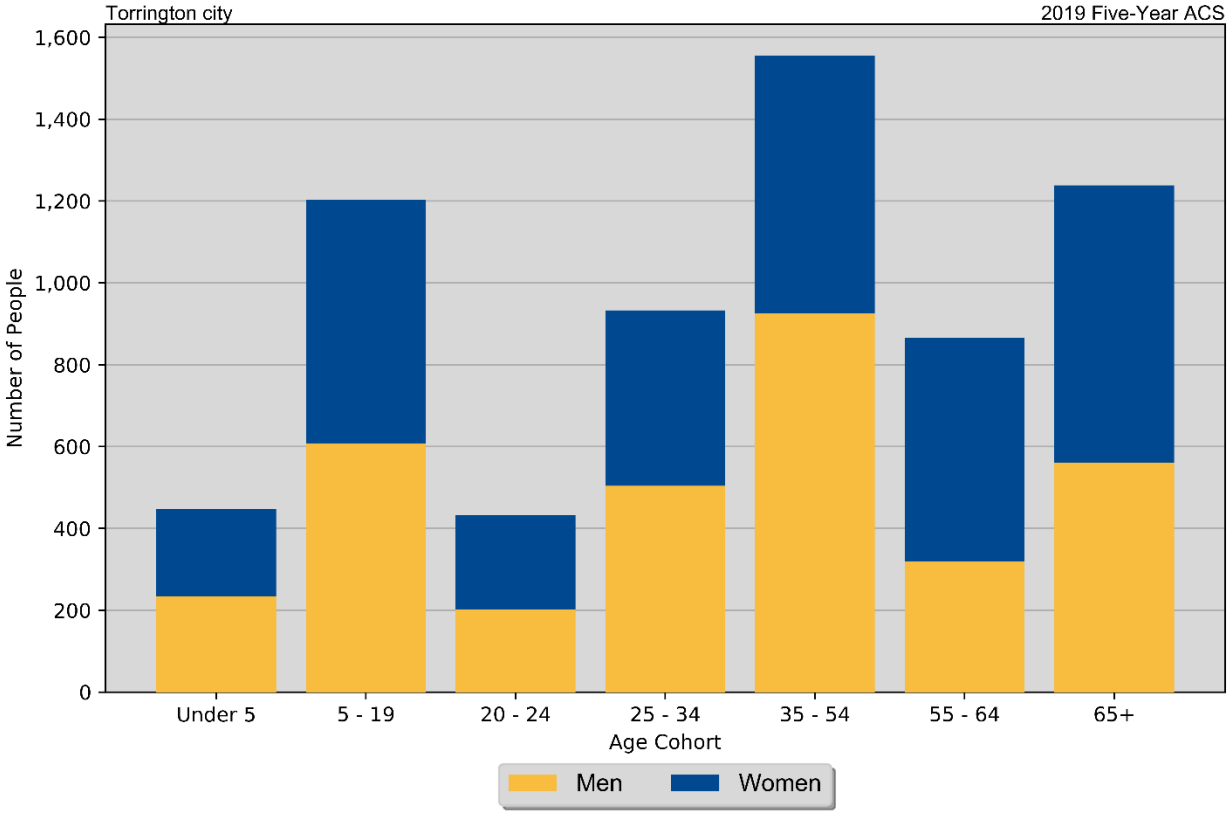


**Diagram III.24.5**
**Population Distribution by Age and Gender**
Torrington city
2019 Five-Year ACS



## 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.24.8, between 2000 and 2010, the institutionalized population changed 293.5 percent in Torrington city, from 185 people in 2000 to 728 in 2010.

**Table III.24.8**
**Group Quarters Population**
Torrington 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 | 67 | 36.2% | 559 | 76.8% | 734.3% |
| Juvenile Facilities | . | . | 55 | 7.6% | . |
| Nursing Homes | 74 | 40% | 114 | 15.7% | 54.1% |
| Other Institutions | 44 | 23.8% | 0 | 0% | -100% |
| Total | **185** | **100.0%** | **728** | **100.0%** | **293.5%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 40 | 42.1% | 142 | 80.2% | 255% |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 55 | 57.9% | 35 | 19.8% | -36.4% |
| Total | **95** | **100.0%** | **177** | **100.0%** | **86.3%** |
| Group Quarters Population | **280** | **100.0%** | **905** | **100.0%** | **223.2%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.24.9. An estimated 0.8 percent of the population was born in Mexico , some 0.2 percent were born in Philippines , and another 0.2 percent were born in Nepal .

**Table III.24.9**
**Place of Birth for the Foreign-Born Population**
Torrington city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 51 | 0.8% |
| #2 country of origin | Philippines | 15 | 0.2% |
| #3 country of origin | Nepal | 14 | 0.2% |
| #4 country of origin | Norway | 14 | 0.2% |
| #5 country of origin | Other Eastern Europe | 13 | 0.2% |
| #6 country of origin | Japan | 5 | 0.1% |
| #7 country of origin | Uganda | 4 | 0.1% |
| #8 country of origin | Bulgaria | 2 | 0% |
| #9 country of origin | Russia | 2 | 0% |
| #10 country of origin | Spain | 2 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.24.10. An estimated 1.7 percent of the population speaks Spanish at home, followed by 0.2 percent speaking Tagalog .

**Table III.24.10**
**Limited English Proficiency and Language Spoken at Home**
Torrington city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 105 | 1.7% |
| #2 LEP Language | Tagalog | 11 | 0.2% |
| #3 LEP Language | Russian, Polish, or other Slavic languages | 2 | 0% |
| #4 LEP Language | Arabic | 0 | 0% |
| #5 LEP Language | Chinese | 0 | 0% |
| #6 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #7 LEP Language | German or other West Germanic languages | 0 | 0% |
| #8 LEP Language | Korean | 0 | 0% |
| #9 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #10 LEP Language | Other Indo-European languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.24.11, below. The disability rate for females was 16.6 percent, compared to 14.8 percent for males. The disability rate grew precipitously higher with age, with 46.8 percent of those over 75 experiencing a disability.

**Table III.24.11**
**Disability by Age**
Torrington city
2019 Five-Year ACS Data

| Age | Male | | Female | | Total | |
|---|---|---|---|---|---|---|
| | Disabled Population | Disability Rate | Disabled Population | Disability Rate | Disabled Population | Disability Rate |
| Under 5 | 10 | 4.3% | 0 | 0% | 10 | 2.2% |
| 5 to 17 | 75 | 16.7% | 70 | 15.8% | 145 | 16.3% |
| 18 to 34 | 40 | 5.3% | 80 | 10.4% | 120 | 7.9% |
| 35 to 64 | 113 | 11.3% | 162 | 13.8% | 275 | 12.6% |
| 65 to 74 | 75 | 27.5% | 72 | 24.2% | 147 | 25.7% |
| 75 or Older | 125 | 49.6% | 154 | 44.8% | 279 | 46.8% |
| **Total** | **438** | **14.8%** | **538** | **16.6%** | **976** | **15.7%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.24.12. Some 7.9 percent have an ambulatory disability, 4.5 have an independent living disability, and 2.4 percent have a self-care disability.

**Table III.24.12**
**Total Disabilities Tallied: Aged 5 and Older**
Torrington city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 301 | 4.9% |
| Vision disability | 102 | 1.6% |
| Cognitive disability | 418 | 7.3% |
| Ambulatory disability | 454 | 7.9% |
| Self-Care disability | 139 | 2.4% |
| Independent living difficulty | 221 | 4.5% |

## Education and Employment

Education and employment data from the Torrington city 2019 Five-Year ACS is presented in Table III.24.13, Table III.24.14, and Table III.24.15. In 2019, 3,330 people were in the labor force, including 2,960 employed and 370 unemployed people. The unemployment rate for Torrington city was estimated at 11.1 percent in 2019.

**Table III.24.13**
**Employment, Labor Force and Unemployment**
Torrington city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 2,960 |
| Unemployed | 370 |
| **Labor Force** | **3,330** |
| Unemployment Rate | 11.1% |

Table III.24.14 and Table III.24.15 show educational attainment in Torrington city. In 2019, 89.4 percent of households had a high school education or greater, including 31.6 percent with a high school diploma or equivalent, 36.4 percent with some college, 12.6 percent with a Bachelor's Degree, and 8.8 percent with a graduate or professional degree.

**Table III.24.14**
**High School or Greater Education**
Torrington city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 4,707 |
| Total Households | 2,510 |
| **Percent High School or Above** | **89.4%** |

**Table III.24.15**
**Educational Attainment**
Torrington city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 557 | 10.6% |
| High School or Equivalent | 1,666 | 31.6% |
| Some College or Associates Degree | 1,916 | 36.4% |
| Bachelor's Degree | 661 | 12.6% |
| Graduate or Professional Degree | 464 | 8.8% |
| **Total Population Above 18 years** | **5,264** | **100.0%** |

## Commuting Patterns

Table III.24.16 shows the place of work by county of residence. In 2010 77.7 percent of residents worked within the county they reside with 10.4 percent working outside their home county. This compares to 84.5 percent of residents in 2019 who worked within the county in which they resided and 5.1 percent of residents worked outside their home county but still within the state.

**Table III.24.16**
**Place of Work**
Torrington 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 | 2,235 | 77.7% | 2,482 | 84.5% |
| Worked outside county of residence | 299 | 10.4% | 150 | 5.1% |
| Worked outside state of residence | 343 | 11.9% | 307 | 10.4% |
| **Total** | **2,877** | **100.0%** | **2,939** | **100.0%** |

Table III.24.17 shows the aggregate travel time to work based on place of work and residence. In Torrington city the total aggregate travel time was 32,230 minutes, with residents working in their home county spending a total of 18,365 minutes traveling.

**Table III.24.17**
**Aggregate Travel Time to Work (in Minutes)**
Torrington 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 | 19,465 | 36.7% | 18,365 | 57% |
| Worked outside county of residence | 17,680 | 33.4% | 5,260 | 16.3% |
| Worked outside State of residence | 15,840 | 29.9% | 8,605 | 26.7% |
| **Aggregate travel time to work (in minutes):** | **52,985** | **100.0%** | **32,230** | **100.0%** |

Table III.24.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 52,985 minutes. Residents working within their home county spent an average of 7.4 minutes commuting to work, with those working outside their county of residence spending an average of 35.1 minutes on their commute.

| Table III.24.18<br>Average Travel Time to Work (in Minutes)<br>Torrington city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 8.7 | 7.4 |
| Worked outside county of residence | 59.1 | 35.1 |
| Worked outside State of residence | 46.2 | 28 |
| **Average travel time to work (in minutes):** | **18.4** | **11** |

Table III.24.19 shows the means of transportation to work. In 2019, 83.8 percent of commuters drove alone in a car, truck, or van. Only 7.8 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 139 persons or 4.7 percent who worked from home.

| Table III.24.19<br>Means of Transportation to Work<br>Torrington city<br>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 | 2,398 | 83.4% | 2,462 | 83.8% |
| Car, truck, or van: Carpooled: | 283 | 9.8% | 230 | 7.8% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 19 | 0.7% | 25 | 0.9% |
| Bicycle | 49 | 1.7% | 6 | 0.2% |
| Walked | 55 | 1.9% | 67 | 2.3% |
| Other means | 16 | 0.6% | 10 | 0.3% |
| Worked at home | 57 | 2% | 139 | 4.7% |
| **Total** | **2,877** | **100.0%** | **2,939** | **100.0%** |

Table III.24.20 shows the breakdown of the means of transportation by tenure. In 2019, 58.3 percent of commuters owned their home and commuted alone by car, which compares to 58.4 percent in 2010. There were also 747 renters who drove alone in 2019 and accounted for 26 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.24.20**
**Means Of Transportation To Work By Tenure**
Torrington 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 | 1,672 | 58.4% | 1,676 | 58.3% |
| Renter | 726 | 25.4% | 747 | 26% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 226 | 7.9% | 115 | 4% |
| Renter | 57 | 2% | 108 | 3.8% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 11 | 0.4% | 52 | 1.8% |
| Renter | 44 | 1.5% | 0 | 0% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 68 | 2.4% | 29 | 1% |
| Renter | 0 | 0% | 12 | 0.4% |
| **Worked at home:** | | | | |
| Owner | 31 | 1.1% | 126 | 4.4% |
| Renter | 26 | 0.9% | 10 | 0.3% |
| **Total:** | **2,861** | **100.0%** | **2,875** | **100.0%** |

# ECONOMICS

## Labor Force

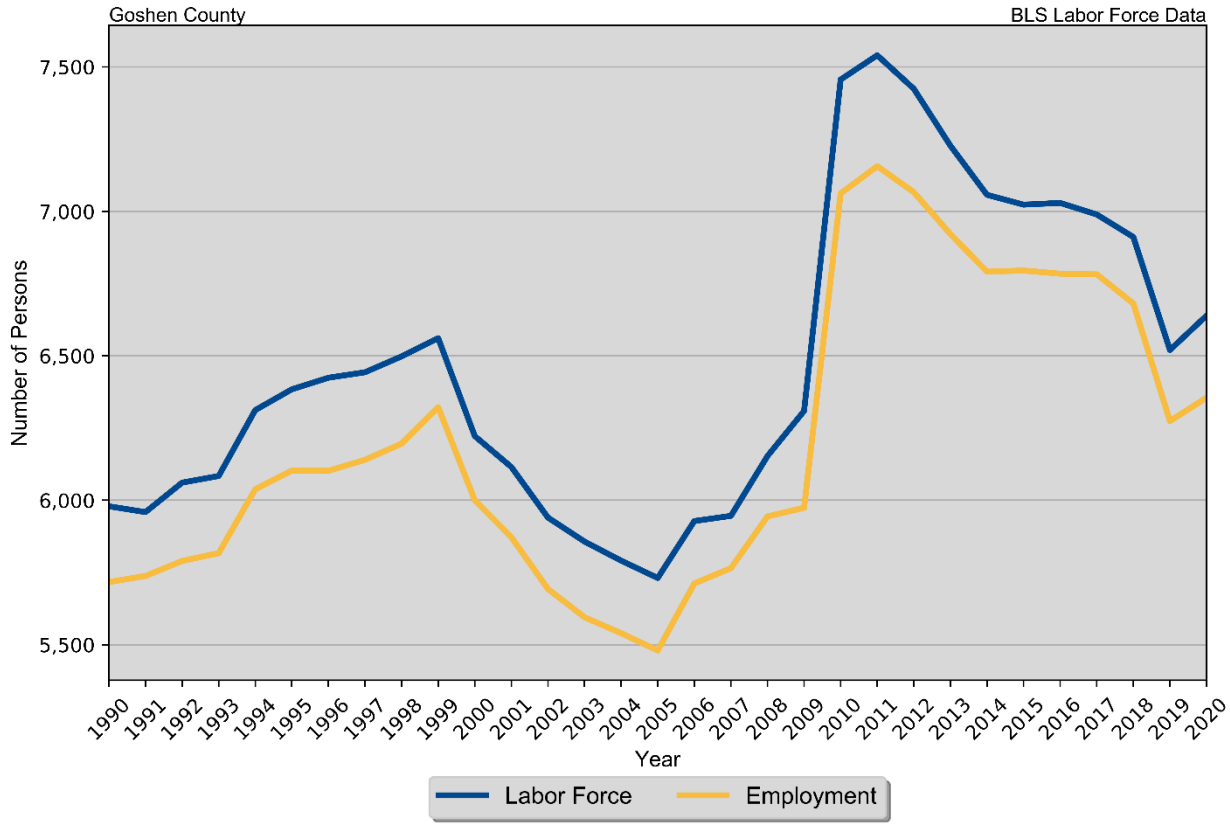
Table III.24.21, shows the labor force statistics for Goshen County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3 percent. The highest level of unemployment occurred during 2009 rising to a rate of 5.3 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Goshen County increased from 3.8 percent in 2019 to 4.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.24.21**
**Labor Force Statistics**
Goshen County
1990 - 2020 BLS Data

| Year | Goshen County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 262 | 5,717 | 5,979 | 4.4% | 5.1% |
| 1991 | 221 | 5,738 | 5,959 | 3.7% | 5% |
| 1992 | 271 | 5,790 | 6,061 | 4.5% | 5.4% |
| 1993 | 267 | 5,817 | 6,084 | 4.4% | 5.3% |
| 1994 | 274 | 6,038 | 6,312 | 4.3% | 4.9% |
| 1995 | 281 | 6,103 | 6,384 | 4.4% | 4.8% |
| 1996 | 322 | 6,102 | 6,424 | 5% | 5% |
| 1997 | 303 | 6,140 | 6,443 | 4.7% | 4.8% |
| 1998 | 302 | 6,196 | 6,498 | 4.6% | 4.8% |
| 1999 | 239 | 6,322 | 6,561 | 3.6% | 4.7% |
| 2000 | 222 | 6,000 | 6,222 | 3.6% | 3.8% |
| 2001 | 243 | 5,872 | 6,115 | 4% | 3.8% |
| 2002 | 247 | 5,693 | 5,940 | 4.2% | 4% |
| 2003 | 262 | 5,595 | 5,857 | 4.5% | 4.3% |
| 2004 | 251 | 5,540 | 5,791 | 4.3% | 3.8% |
| 2005 | 251 | 5,480 | 5,731 | 4.4% | 3.6% |
| 2006 | 216 | 5,712 | 5,928 | 3.6% | 3% |
| 2007 | 181 | 5,765 | 5,946 | 3% | 2.6% |
| 2008 | 209 | 5,944 | 6,153 | 3.4% | 2.9% |
| 2009 | 335 | 5,974 | 6,309 | 5.3% | 6.3% |
| 2010 | 394 | 7,062 | 7,456 | 5.3% | 6.9% |
| 2011 | 384 | 7,156 | 7,540 | 5.1% | 6.2% |
| 2012 | 358 | 7,066 | 7,424 | 4.8% | 5.5% |
| 2013 | 306 | 6,921 | 7,227 | 4.2% | 4.8% |
| 2014 | 266 | 6,791 | 7,057 | 3.8% | 4.3% |
| 2015 | 228 | 6,795 | 7,023 | 3.2% | 4.2% |
| 2016 | 245 | 6,784 | 7,029 | 3.5% | 5.4% |
| 2017 | 207 | 6,782 | 6,989 | 3% | 4.3% |
| 2018 | 230 | 6,681 | 6,911 | 3.3% | 4% |
| 2019 | 246 | 6,274 | 6,520 | 3.8% | 3.7% |
| 2020 | 284 | 6,355 | 6,639 | 4.3% | 5.8% |

Diagram III.24.6, shows the employment and labor force for Goshen County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 6,355 persons, with the labor force reaching 6,639, indicating there were a total of 284 unemployed persons.

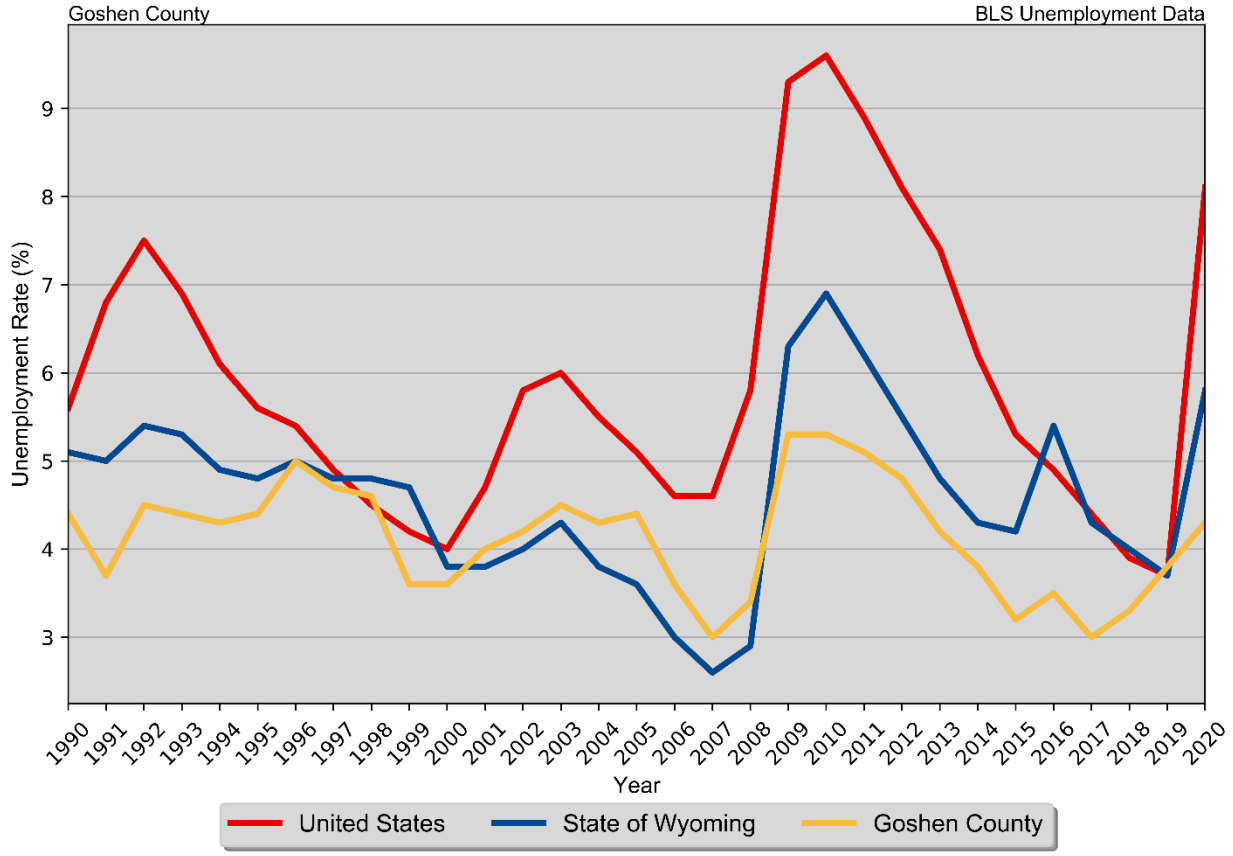
**Diagram III.24.6**
**Employment and Labor Force**



## Unemployment

Diagram III.24.7, shows the unemployment rate for both the State and Goshen County. During the 1990's the average rate for Goshen County was 4.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4 percent. Over the course of the entire period the Goshen County had an average unemployment rate that lower than the State, 4.1 percent for Goshen County, versus 4.6 statewide.

**Diagram III.24.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

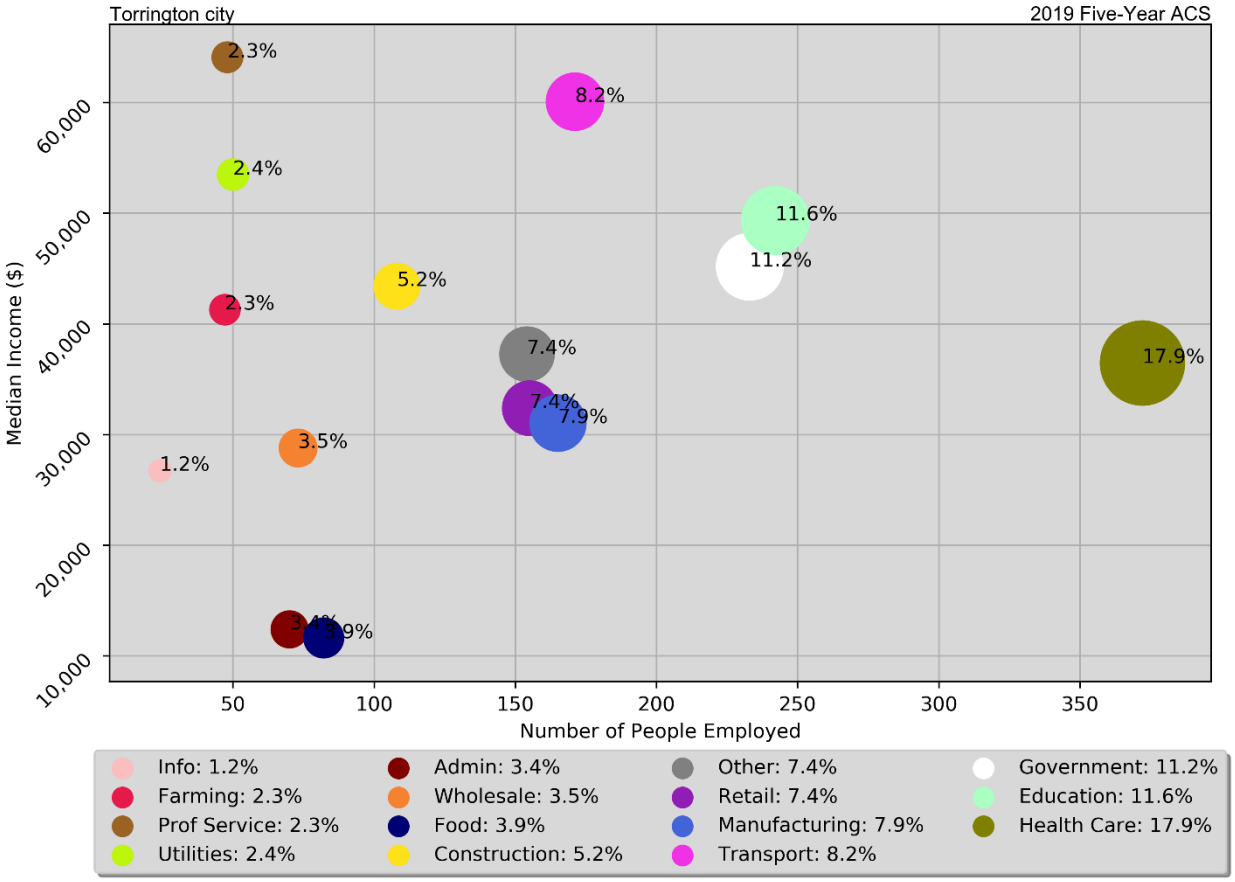
Table III.24.22 shows employment and median earnings by industry for Torrington city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Torrington city was Health Care, which employed 372 people and paid a median salary of 36,500 dollars. The highest paying industry in Torrington city was the Prof Service industry, which paid a median salary of 64,107 dollars in 2019. This data is also displayed in Diagram III.24.8.

**Table III.24.22**
**City Level Employment by Industry**
Torrington city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 70 | 3.4% | $12,431 |
| Arts, entertainment, and recreation | 10 | 0.5% | $ |
| Construction | 108 | 5.2% | $43,438 |
| Educational services[48] | 242 | 11.6% | $49,375 |
| Agriculture, forestry, fishing and hunting | 47 | 2.3% | $41,319 |
| Finance and insurance | 35 | 1.7% | $ |
| Accommodation and food services | 82 | 3.9% | $11,638 |
| Health care and social assistance | 372 | 17.9% | $36,500 |
| Information | 24 | 1.2% | $26,765 |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 165 | 7.9% | $31,063 |
| Mining, quarrying, and oil and gas extraction | 0 | 0% | $ |
| Other services, except public administration | 154 | 7.4% | $37,292 |
| Prof Service | 48 | 2.3% | $64,107 |
| Government | 233 | 11.2% | $45,189 |
| Real estate and rental and leasing | 45 | 2.2% | $ |
| Retail Trade | 155 | 7.4% | $32,411 |
| Transportation and warehousing | 171 | 8.2% | $60,096 |
| Utilities | 50 | 2.4% | $53,500 |
| Wholesale trade | 73 | 3.5% | $28,814 |

[48] Includes both Public and Private Education

**Diagram III.24.8**
**Earnings and Employment by Industry**



## Earnings: Goshen 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.24.23, shows the total employment by industry for the Goshen County. The most recent estimates show the government and government enterprises industry was the largest employer in Goshen County, with employment reaching 1,465 jobs in 2019. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 11.1 percent to 40 jobs.

**Table III.24.23**
**Employment by Industry**
Goshen County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 886 | 918 | 941 | 966 | 981 | 1,003 | 973 | 992 | 2% |
| Forestry, fishing, related activities, and other | 0 | 152 | 148 | 138 | 149 | 158 | 171 | 175 | 2.3% |
| Mining | 0 | 47 | 41 | 46 | 53 | 50 | 36 | 32 | -11.1% |
| Utilities | 34 | 35 | 40 | 38 | 35 | 36 | 36 | 40 | 11.1% |
| Construction | 413 | 400 | 388 | 391 | 389 | 362 | 334 | 322 | -3.6% |
| Manufacturing | 341 | 346 | 326 | 301 | 280 | 364 | 351 | 202 | -42.5% |
| Wholesale trade | 248 | 250 | 270 | 283 | 256 | 252 | 227 | 214 | -5.7% |
| Retail trade | 623 | 605 | 621 | 614 | 635 | 616 | 564 | 584 | 3.5% |
| Transportation and warehousing | 231 | 220 | 233 | 281 | 240 | 224 | 230 | 232 | 0.9% |
| Information | 61 | 56 | 53 | 54 | 55 | 54 | 57 | 55 | -3.5% |
| Finance and insurance | 262 | 320 | 309 | 328 | 362 | 381 | 386 | 386 | 0% |
| Real estate and rental and leasing | 265 | 265 | 278 | 274 | 282 | 280 | 288 | 295 | 2.4% |
| Professional and technical services | 260 | 243 | 238 | 226 | 219 | 227 | 228 | 233 | 2.2% |
| Management of companies and enterprises | 17 | 15 | 11 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 167 | 193 | 199 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 0 | 66 | 70 | 76 | 77 | 0 | 0 | 75 | 0% |
| Health care and social assistance | 0 | 916 | 877 | 862 | 863 | 0 | 0 | 917 | 0% |
| Arts, entertainment, and recreation | 0 | 0 | 0 | 57 | 66 | 60 | 60 | 0 | -100% |
| Accommodation and food services | 0 | 0 | 0 | 388 | 388 | 380 | 424 | 414 | -2.4% |
| Other services, except public administration | 329 | 360 | 374 | 369 | 355 | 345 | 372 | 369 | -0.8% |
| Government and government enterprises | 1,595 | 1,570 | 1,556 | 1,530 | 1,513 | 1,458 | 1,451 | 1,465 | 1% |
| **Total** | **7,351** | **7,410** | **7,426** | **7,430** | **7,407** | **7,418** | **7,390** | **7,291** | **-1.3%** |

Table III.24.24, shows the real average earnings per job by industry for Goshen County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 124,716 dollars. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 13 percent to 1,423 dollars.

**Table III.24.24**
**Real Earnings Per Job by Industry**
Goshen County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 23,485 | 44,185 | 51,773 | 50,592 | 23,774 | 18,921 | 24,079 | 26,845 | 11.5% |
| Forestry, fishing, related activities, and other | 0 | 28,586 | 32,269 | 35,697 | 40,814 | 39,822 | 33,574 | 33,939 | 1.1% |
| Mining | 0 | 10,787 | 1,551 | 71 | -101 | 211 | 1,259 | 1,423 | 13% |
| Utilities | 80,353 | 88,538 | 81,817 | 89,853 | 93,416 | 92,427 | 91,858 | 92,358 | 0.5% |
| Construction | 37,194 | 43,881 | 43,513 | 45,110 | 43,070 | 43,230 | 40,442 | 39,002 | -3.6% |
| Manufacturing | 42,842 | 46,972 | 45,853 | 44,584 | 42,370 | 40,584 | 42,863 | 45,922 | 7.1% |
| Wholesale trade | 45,766 | 53,494 | 48,200 | 48,514 | 48,165 | 48,260 | 52,253 | 50,598 | -3.2% |
| Retail trade | 23,590 | 22,819 | 23,040 | 24,464 | 23,727 | 24,446 | 24,217 | 24,635 | 1.7% |
| Transportation and warehousing | 42,737 | 81,605 | 76,210 | 90,371 | 94,525 | 110,451 | 131,340 | 124,716 | -5% |
| Information | 38,178 | 30,250 | 32,746 | 32,299 | 30,896 | 28,758 | 29,369 | 30,732 | 4.6% |
| Finance and insurance | 30,831 | 30,772 | 31,032 | 30,981 | 30,136 | 31,632 | 23,104 | 22,293 | -3.5% |
| Real estate and rental and leasing | 20,753 | 22,035 | 17,037 | 17,368 | 18,699 | 18,435 | 16,783 | 17,117 | 2% |
| Professional and technical services | 35,324 | 41,414 | 39,704 | 32,398 | 31,955 | 28,619 | 29,649 | 29,665 | 0.1% |
| Management of companies and enterprises | 278 | 1,489 | 100 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 22,567 | 33,061 | 38,494 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 0 | 28,493 | 23,353 | 22,835 | 24,553 | 0 | 0 | 26,302 | 0% |
| Health care and social assistance | 0 | 49,672 | 51,902 | 53,643 | 53,765 | 0 | 0 | 53,595 | 0% |
| Arts, entertainment, and recreation | 0 | 0 | 0 | 12,651 | 11,855 | 11,974 | 12,860 | 0 | 0% |
| Accommodation and food services | 0 | 0 | 0 | 16,226 | 16,499 | 15,969 | 16,845 | 16,221 | -3.7% |
| Other services, except public administration | 35,063 | 32,834 | 31,188 | 33,054 | 34,185 | 35,633 | 31,080 | 31,497 | 1.3% |
| Government and government enterprises | 59,407 | 64,974 | 66,227 | 66,930 | 65,393 | 65,809 | 66,600 | 65,888 | -1.1% |
| **Total** | **37,854** | **44,413** | **45,193** | **46,575** | **41,948** | **41,598** | **42,408** | **42,430** | **0.1%** |

Diagram III.24.9, shows real average earnings per job for Goshen County from 1990 to 2019. Over this period the average earning per job for Goshen County was 36,836 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.24.9**
**Real Average Earnings Per Job**

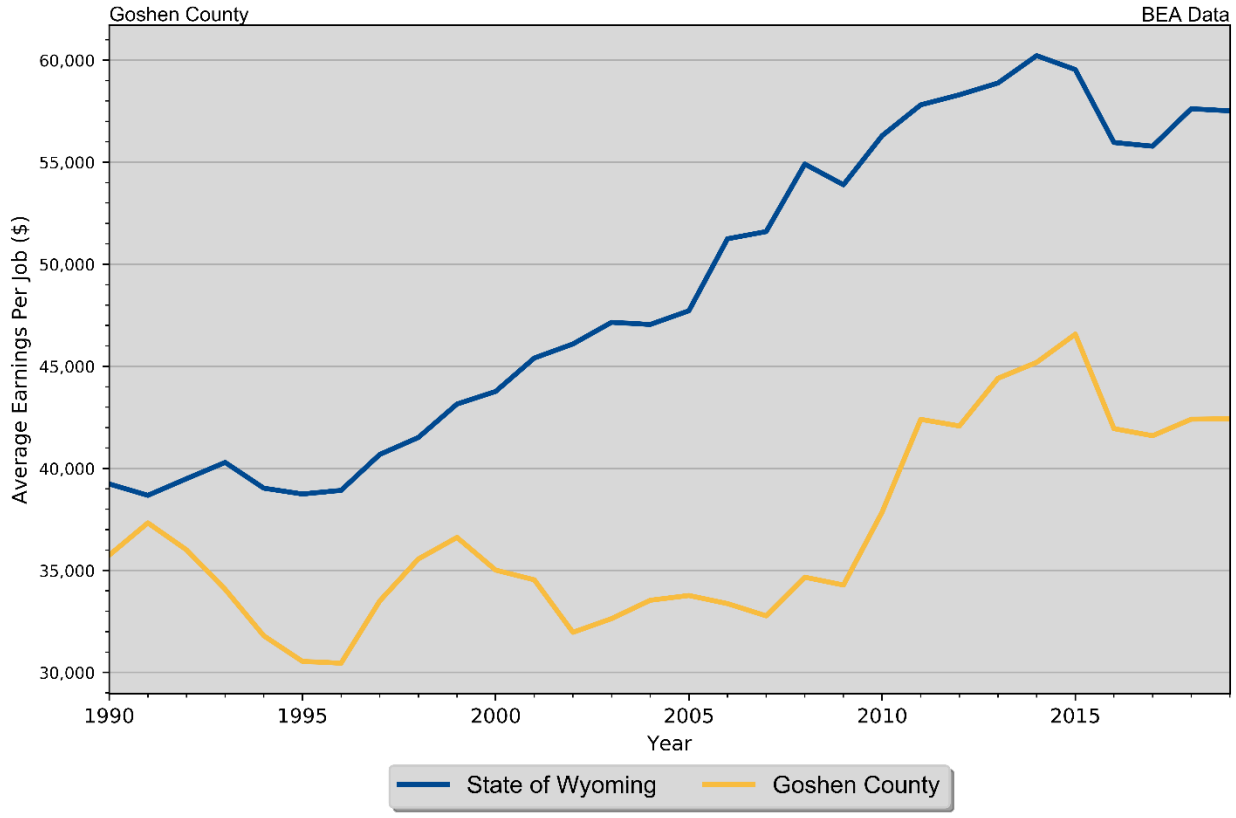
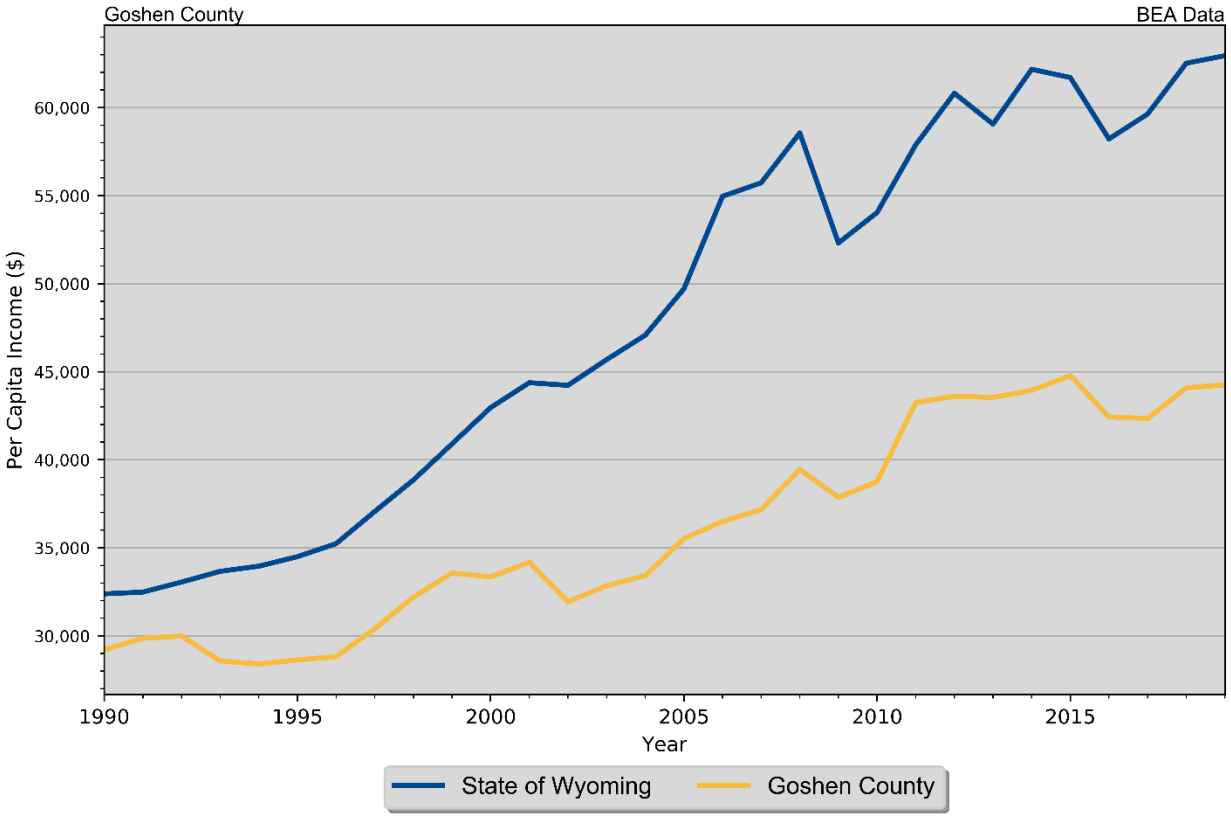


Diagram III.24.10, shows real per capita income for the Goshen County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Goshen County was 36,094 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.24.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 2,079 in 2010 to 1,557 in 2019, with the poverty rate reaching 13 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.24.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.24.11.

The rate of poverty for Torrington city is shown in Table III.24.26. In 2019, the poverty rate was 13 percent meaning there were an estimated 788 people living in poverty, compared to 755 persons living in poverty in 2010. In 2019, some 31 percent of those in poverty were under age 6 and 3.5 percent were 65 or older.

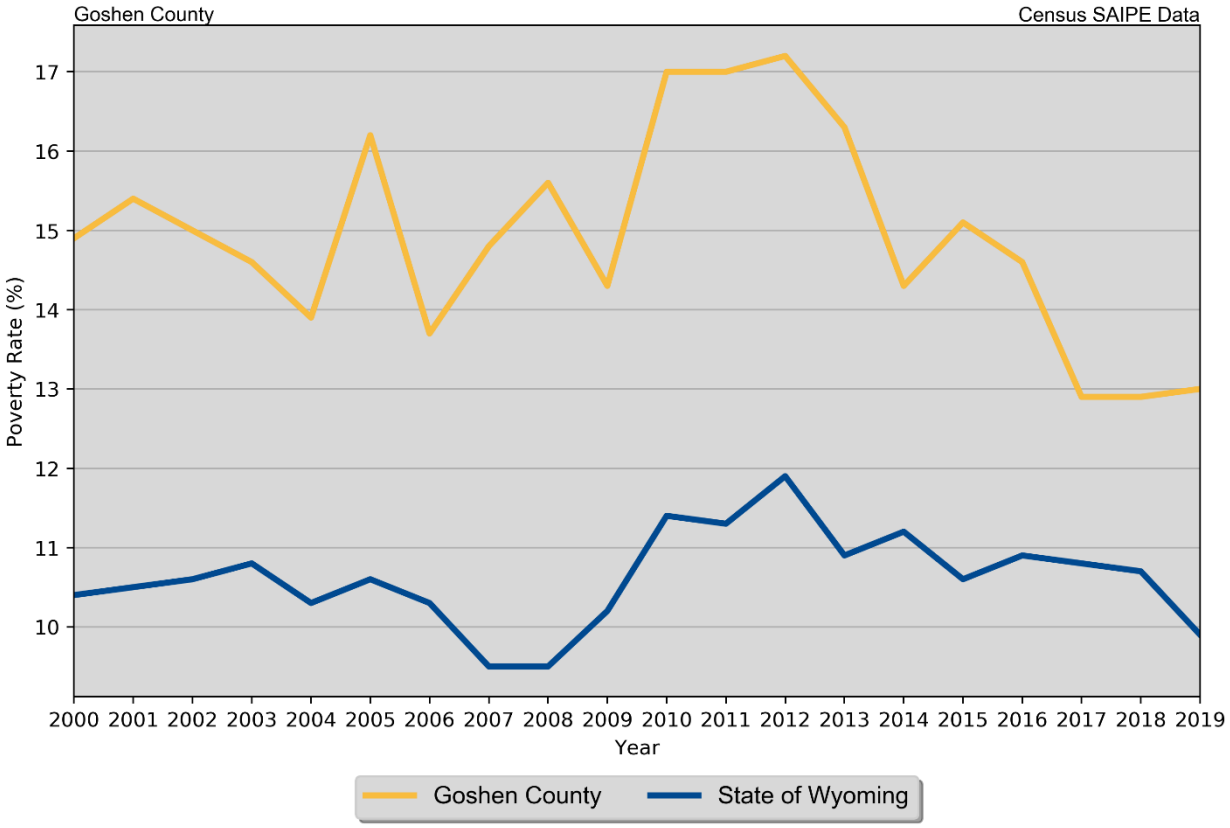
**Table III.24.25**
**Persons in Poverty**
Goshen County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,792 | 14.9% |
| 2001 | 1,832 | 15.4% |
| 2002 | 1,782 | 15% |
| 2003 | 1,740 | 14.6% |
| 2004 | 1,656 | 13.9% |
| 2005 | 1,899 | 16.2% |
| 2006 | 1,604 | 13.7% |
| 2007 | 1,717 | 14.8% |
| 2008 | 1,818 | 15.6% |
| 2009 | 1,702 | 14.3% |
| 2010 | 2,079 | 17% |
| 2011 | 2,102 | 17% |
| 2012 | 2,145 | 17.2% |
| 2013 | 2,022 | 16.3% |
| 2014 | 1,762 | 14.3% |
| 2015 | 1,852 | 15.1% |
| 2016 | 1,776 | 14.6% |
| 2017 | 1,572 | 12.9% |
| 2018 | 1,567 | 12.9% |
| 2019 | 1,557 | 13% |

**Table III.24.26**
**Poverty by Age**
Torrington 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 | 72 | 18.8 | 145 | 31% |
| 6 to 17 | 176 | 19.7 | 115 | 13.3% |
| 18 to 64 | 414 | 11.7 | 487 | 13.6% |
| 65 or Older | 93 | 9 | 41 | 3.5% |
| **Total** | **755** | **100.0%** | **788** | **100.0%** |
| **Poverty Rate** | **12.9%** | **.** | **13%** | **.** |

**Diagram III.24.11**
**Poverty Rates**



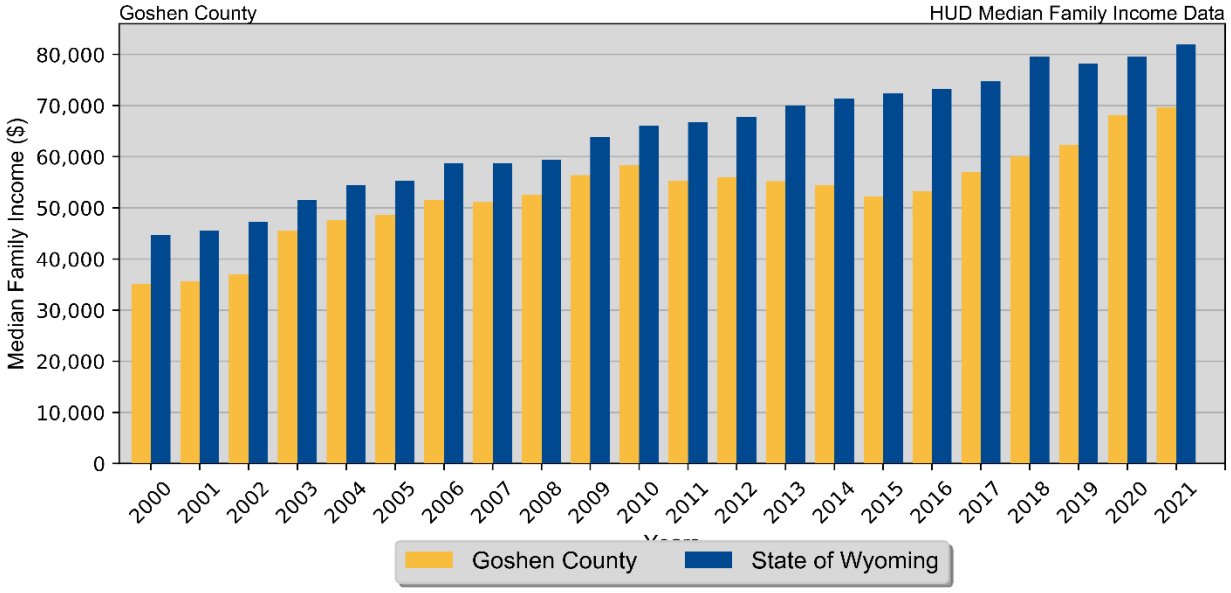
## Household Income

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.24.46 shows that the HUD estimated MFI for Goshen County was $69,600 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.24.12, illustrates the estimated MFI for 2000 through 2021 in Goshen County.

**Table III.24.27**
**Median Family Income**
Goshen County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 35,100 | 44,700 |
| 2001 | 35,600 | 45,500 |
| 2002 | 37,000 | 47,200 |
| 2003 | 45,600 | 51,600 |
| 2004 | 47,600 | 54,500 |
| 2005 | 48,600 | 55,250 |
| 2006 | 51,600 | 58,800 |
| 2007 | 51,100 | 58,800 |
| 2008 | 52,500 | 59,450 |
| 2009 | 56,400 | 63,900 |
| 2010 | 58,300 | 66,100 |
| 2011 | 55,300 | 66,800 |
| 2012 | 56,000 | 67,700 |
| 2013 | 55,200 | 70,000 |
| 2014 | 54,400 | 71,400 |
| 2015 | 52,200 | 72,400 |
| 2016 | 53,300 | 73,300 |
| 2017 | 57,000 | 74,700 |
| 2018 | 60,000 | 79,600 |
| 2019 | 62,300 | 78,200 |
| 2020 | 68,100 | 79,500 |
| 2021 | 69,600 | 81,900 |

**Diagram III.24.12**
**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 Torrington city remained unchanged from 0 authorizations in 2019 to 0 in 2020.

The real value of single-family building permits remained unchanged from 0 dollars in 2019 to 0 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.24.28.

**Table III.24.28**
**Building Permits and Valuation**
Torrington city
Census Bureau Data, 1980–2020

| 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 | 43 | 0 | 4 | 0 | 47 | 116,717 | 0 |
| 1981 | 12 | 0 | 12 | 36 | 60 | 141,556 | 49,770 |
| 1982 | 16 | 0 | 4 | 0 | 20 | 128,041 | 0 |
| 1983 | 30 | 6 | 8 | 0 | 44 | 126,611 | 0 |
| 1984 | 19 | 0 | 16 | 5 | 40 | 116,375 | 85,929 |
| 1985 | 26 | 2 | 4 | 0 | 32 | 110,582 | 0 |
| 1986 | 17 | 2 | 0 | 0 | 19 | 122,755 | 0 |
| 1987 | 6 | 2 | 0 | 0 | 8 | 96,020 | 0 |
| 1988 | 8 | 0 | 0 | 0 | 8 | 114,708 | 0 |
| 1989 | 6 | 0 | 0 | 0 | 6 | 114,485 | 0 |
| 1990 | 5 | 0 | 0 | 0 | 5 | 99,429 | 0 |
| 1991 | 4 | 0 | 0 | 26 | 30 | 118,678 | 79,672 |
| 1992 | 1 | 2 | 0 | 0 | 3 | 126,582 | 0 |
| 1993 | 1 | 4 | 0 | 40 | 45 | 85,724 | 72,648 |
| 1994 | 6 | 6 | 0 | 0 | 12 | 189,131 | 0 |
| 1995 | 7 | 6 | 0 | 0 | 13 | 112,253 | 0 |
| 1996 | 10 | 2 | 0 | 0 | 12 | 116,442 | 0 |
| 1997 | 5 | 4 | 0 | 0 | 9 | 114,469 | 0 |
| 1998 | 7 | 2 | 0 | 0 | 9 | 113,190 | 0 |
| 1999 | 9 | 0 | 0 | 0 | 9 | 111,591 | 0 |
| 2000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2001 | 4 | 0 | 0 | 0 | 4 | 196,525 | 0 |
| 2002 | 2 | 0 | 0 | 0 | 2 | 285,995 | 0 |
| 2003 | 6 | 0 | 0 | 0 | 6 | 237,866 | 0 |
| 2004 | 15 | 0 | 0 | 0 | 15 | 234,178 | 0 |
| 2005 | 10 | 0 | 0 | 0 | 10 | 200,111 | 0 |
| 2006 | 4 | 8 | 0 | 0 | 12 | 298,346 | 0 |
| 2007 | 13 | 0 | 0 | 0 | 13 | 179,550 | 0 |
| 2008 | 7 | 0 | 0 | 0 | 7 | 176,131 | 0 |
| 2009 | 8 | 0 | 0 | 18 | 26 | 209,305 | 166,115 |
| 2010 | 6 | 0 | 0 | 0 | 6 | 156,638 | 0 |
| 2011 | 2 | 0 | 0 | 0 | 2 | 555,877 | 0 |
| 2012 | 3 | 0 | 0 | 32 | 35 | 351,008 | 124,830 |
| 2013 | 1 | 0 | 0 | 0 | 1 | 262,423 | 0 |
| 2014 | 1 | 0 | 0 | 0 | 1 | 263,129 | 0 |
| 2015 | 4 | 0 | 0 | 0 | 4 | 319,152 | 0 |
| 2016 | 2 | 0 | 0 | 0 | 2 | 348,237 | 0 |
| 2017 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2020 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**Diagram III.24.13**
**Single-Family Permits**

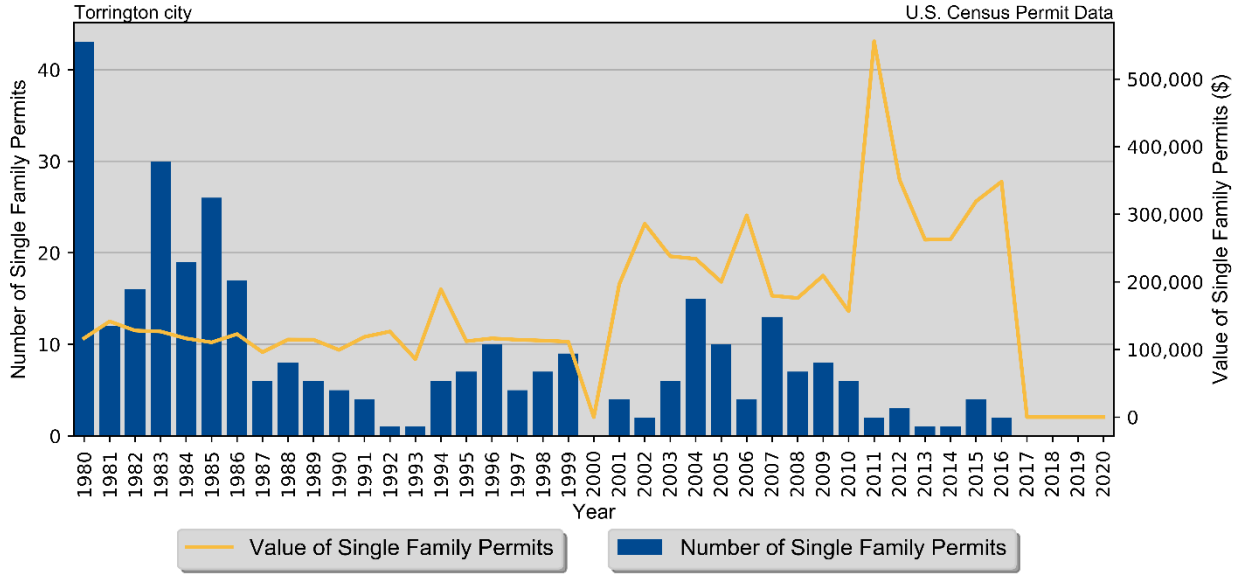
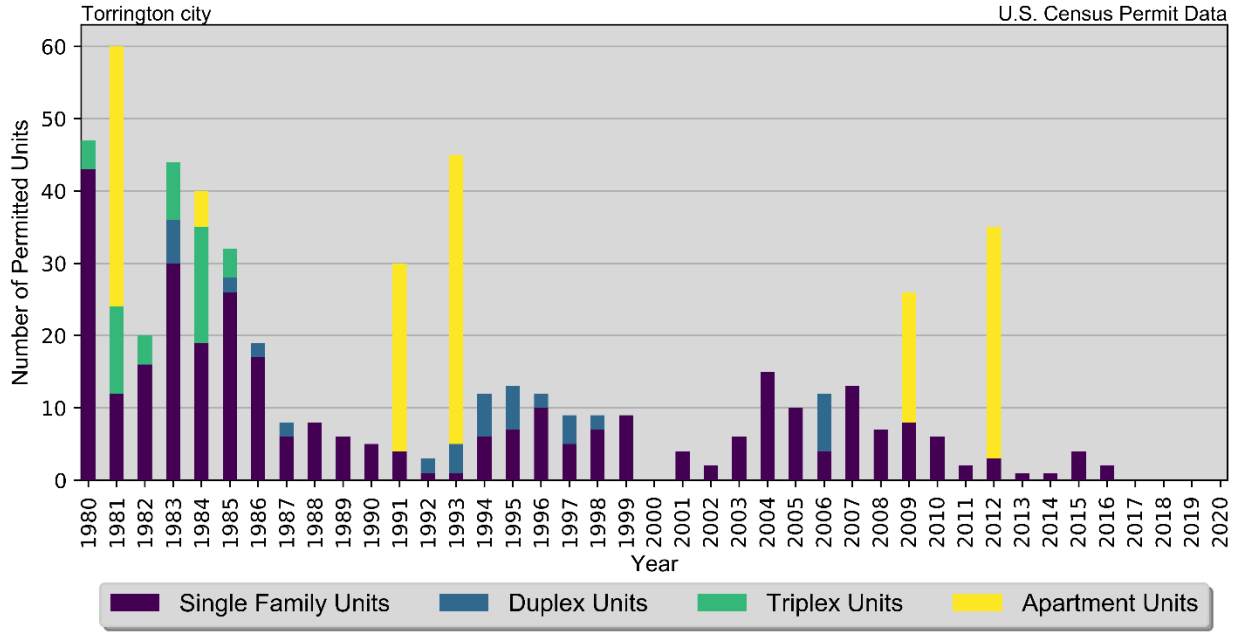



**Diagram III.24.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.24.29. Family households represented 67.2 percent of households, while non-family households accounted for 32.8 percent. These changed from 59.6 and 40.4 percent, respectively.

**Table II.24.29**
**Household Type by Tenure**
Torrington city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,506 | 59.6% | 1,686 | 67.2% |
| Married-Couple Family | 1,132 | 75.2% | 1,203 | 71.4% |
| Owner-Occupied | 958 | 84.6% | 930 | 77.3% |
| Renter-Occupied | 174 | 15.4% | 273 | 22.7% |
| Other Family | 374 | 24.8% | 483 | 22.2% |
| Male Householder, No Spouse Present | 117 | 31.3% | 121 | 24.2% |
| Owner-Occupied | 55 | 47% | 102 | 84.3% |
| Renter-Occupied | 62 | 53% | 19 | 15.7% |
| Female Householder, No Spouse Present | 257 | 68.7% | 362 | 53.2% |
| Owner-Occupied | 126 | 49% | 149 | 41.2% |
| Renter-Occupied | 131 | 51% | 213 | 58.8% |
| Non-Family Households | 1,021 | 40.4% | 824 | 32.8% |
| Owner-Occupied | 518 | 50.7% | 451 | 54.7% |
| Renter-Occupied | 503 | 49.3% | 373 | 45.3% |
| **Total** | **2,527** | **100.0%** | **2,510** | **100.0%** |

Table II.24.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,834 housing units, compared with 2,730 in 2019. Single-family units accounted for 75.1 percent of units in 2019, compared to 80.4 in 2010. Apartment units accounted for 11.9 percent in 2019, compared to 6.1 percent in 2010.

**Table II.24.30**
**Housing Units by Type**
Torrington 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 | 2,278 | 80.4% | **2,049** | 75.1% |
| Duplex | 90 | 3.2% | 28 | 1% |
| Tri- or Four-Plex | 136 | 4.8% | 146 | 5.3% |
| Apartment | 173 | 6.1% | 324 | 11.9% |
| Mobile Home | 151 | 5.3% | 183 | 6.7% |
| Boat, RV, Van, Etc. | 6 | 0.2% | 0 | 0% |
| **Total** | **2,834** | **100.0%** | **2,730** | **100.0%** |

Table II.24.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 2,730 housing units. An estimated 65 percent were owner-occupied, and 8.1 percent were vacant.

**Table II.24.31**
**Housing Units by Tenure**
Torrington city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 2,527 | 93% | 2,510 | 91.9% |
| Owner-Occupied | 1,657 | 65.6% | 1,632 | 65% |
| Renter-Occupied | 870 | 34.4% | 878 | 35% |
| Vacant Housing Units | 190 | 7% | 220 | 8.1% |
| **Total Housing Units** | **2,717** | **100.0%** | **2,730** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.24.32. Households earning more than 100,000 dollars per year represented 16.8 percent of households in 2019, compared to 8.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.3 percent of households in 2019, compared to 13.7 percent in 2000.

**Table II.24.32**
**Households by Income**
Torrington 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 | 361 | 13.7% | 233 | 9.3% |
| $15,000 to $19,999 | 247 | 9.3% | 209 | 8.3% |
| $20,000 to $24,999 | 211 | 8% | 130 | 5.2% |
| $25,000 to $34,999 | 288 | 10.9% | 292 | 11.6% |
| $35,000 to $49,999 | 481 | 18.2% | 383 | 15.3% |
| $50,000 to $74,999 | 574 | 21.7% | 458 | 18.2% |
| $75,000 to $99,999 | 260 | 9.8% | 384 | 15.3% |
| $100,000 or More | 222 | 8.4% | 421 | 16.8% |
| **Total** | **2,644** | **100.0%** | **2,510** | **100.0%** |

Table II.24.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 4.3 percent of households in 2010 and 4.8 percent of households in 2019. Housing units built in 1939 or earlier represented 10.6 percent of households in 2019 and 17.2 percent of households in 2010.

**Table II.24.33**
**Households by Year Home Built**
Torrington 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 | 455 | 17.2% | 267 | 10.6% |
| 1940 to 1949 | 285 | 10.8% | 332 | 13.2% |
| 1950 to 1959 | 431 | 16.3% | 325 | 12.9% |
| 1960 to 1969 | 298 | 11.3% | 267 | 10.6% |
| 1970 to 1979 | 633 | 23.9% | 516 | 20.6% |
| 1980 to 1989 | 298 | 11.3% | 416 | 16.6% |
| 1990 to 1999 | 129 | 4.9% | 186 | 7.4% |
| 2000 to 2009 | 115 | 4.3% | 120 | 4.8% |
| 2010 or Later | . | . | 81 | 3.2% |
| **Total** | **2,644** | **100.0%** | **2,510** | **100.0%** |

The distribution of unit types by race are shown in Table II.24.34. An estimated 75.3 percent of white households occupy single-family homes, compared to  percent of black households. Some 11.1 percent of white households occupied apartments, compared to  percent of black households. An estimated 31.2 percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.24.34**
**Distribution of Units in Structure by Race**
Torrington city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 75.3% | % | % | 31.2% | % | 100% | 64% |
| Duplex | 0.4% | % | % | 0% | % | 0% | 0% |
| Tri- or Four-Plex | 5.6% | % | % | 68.8% | % | 0% | 0% |
| Apartment | 11.1% | % | % | 0% | % | 0% | 36% |
| Mobile Home | 7.6% | % | % | 0% | % | 0% | 0% |
| Boat, RV, Van, Etc. | 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.24.35. An estimated 28.4 percent of vacant units were for rent in 2010. In addition, some 27.4 percent of vacant units were for sale. "Other" vacant units represented 32.1 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 32.3 percent of vacant units, while for sale units accounted for 17.7 percent. "Other" vacant units accounted for 50 percent of vacant units, representing a total of 110 "other" vacant units.

**Table II.24.35**
**Disposition of Vacant Housing Units**
Torrington city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 54 | 28.4% | 71 | 32.3% |
| For Sale | 52 | 27.4% | 39 | 17.7% |
| Rented Not Occupied | 3 | 1.6% | 0 | 0% |
| Sold Not Occupied | 5 | 2.6% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 15 | 7.9% | 0 | 0% |
| For Migrant Workers | 0 | 0% | 0 | 0% |
| Other Vacant | 61 | 32.1% | 110 | 50% |
| **Total** | **190** | **100.0%** | **220** | **100.0%** |

Table II.24.36 shows the number of households in the county by number of bedrooms and tenure. There were 11 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.28 percent of total households in Torrington city. In Torrington city the 920 households with three bedrooms accounted for 36.65 percent of all households, and there were 196 five-bedroom or more households, which accounted for 7.81 percent of all households.

| Table II.24.36<br>Households by Number of Bedrooms<br>Torrington city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 11 | 11 | 0.44% |
| One | 20 | 181 | 201 | 8.01% |
| Two | 373 | 362 | 735 | 29.28% |
| Three | 701 | 219 | 920 | 36.65% |
| Four | 397 | 50 | 447 | 17.81% |
| Five or more | 141 | 55 | 196 | 7.81% |
| **Total** | **1,632** | **878** | **2,510** | **100.0** |

The age of a structure influences its value. As shown in Table II.24.37, structures built in 1939 or earlier had a median value of, 140,800 while structures built between 1950 and 1959 had a median value of 141,000 and those built between 1990 to 1999 had a median value of 223,900. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of  and,  respectively. The total median value in Torrington city was, 150,100.

| Table II.24.37<br>Owner Occupied Median Value by Year Structure Built<br>Torrington city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 140,800 |
| 1940 to 1949 | 115,000 |
| 1950 to 1959 | 141,000 |
| 1960 to 1969 | 137,500 |
| 1970 to 1979 | 158,300 |
| 1980 to 1989 | 178,100 |
| 1990 to 1999 | 223,900 |
| 2000 to 2009 | 245,900 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **150,100** |

Household mortgage status is reported in Table II.24.38. In, Torrington city households with a mortgage accounted for 62.9 percent of all households or 1,027 housing units, and the remaining 54.4 percent or 887 units had no mortgage. Of those units with a mortgage, 130 had either a second mortgage or home equity loan, 10 had both a second mortgage and home equity loan, and 887 or 54.4 percent had no second mortgage or no home equity loan.

**Table II.24.38**
**Mortgage Status**
**Torrington city**
**2019** Five-Year ACS Data

| Mortgage Status | Torrington city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 1,027 | 62.9 |
| With either a second mortgage or home equity loan, but not both | 130 | 8 |
| Second mortgage only | 51 | 3.1 |
| Home equity loan only | 79 | 4.8 |
| Both second mortgage and home equity loan | 10 | 0.6 |
| No second mortgage and no home equity loan | 887 | 54.4 |
| Housing units without a mortgage | 605 | 37.1 |
| **Total** | **1,632** | **100.0%** |

Table II.24.39 lists the Torrington city median rent as $530 and the median home value as $150,100 in 2019.

**Table II.24.39**
**Median Rent**
**Torrington city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $530 |
| Median Home Value | $150,100 |

## 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.24.40. In 2019, an estimated 0.5 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.24.40**
**Overcrowding and Severe Overcrowding**
Torrington 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 | 1,755 | 99.1% | 16 | 0.9% | 0 | 0% | 1,771 |
| 2019 Five-Year ACS | 1,622 | 99.4% | 10 | 0.6% | 0 | 0% | 1,632 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 783 | 89.7% | 76 | 8.7% | 14 | 1.6% | 873 |
| 2019 Five-Year ACS | 875 | 99.7% | 3 | 0.3% | 0 | 0% | 878 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 2,538 | 96% | 92 | 3.5% | 14 | 0.5% | 2,644 |
| 2019 Five-Year ACS | 2,497 | 99.5% | 13 | 0.5% | 0 | 0% | 2,510 |

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.24.41 and Table II.24.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Torrington city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.24.41**
**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 | 2,644 | 2,510 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **2,644** | **2,510** |
| **Percent Lacking** | **0%** | **0%** |

There were 11 households lacking complete kitchen facilities in 2019, compared to 80 households in 2010. This was a change from 3 percent of households in 2010 to 0.4 percent in 2019.

**Table II.24.42**
**Households with Incomplete Kitchen Facilities**
Torrington city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 2,564 | 2,499 |
| Lacking Complete Kitchen Facilities | 80 | 11 |
| **Total Households** | **2,644** | **2,510** |
| **Percent Lacking** | **3%** | **0.4%** |

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.24.43, in Torrington city 13.5 percent of households had a cost burden and 9.4 percent had a severe cost burden. Some 13.9 percent of renters were cost burdened, and 12.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 3.8 percent and a severe cost burden rate of 6 percent. Owner occupied households with a mortgage had a cost burden rate of 18.8 percent, and severe cost burden at 9.1 percent.

**Table II.24.43**
**Cost Burden and Severe Cost Burden by Tenure**
Torrington city
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 | 640 | 62% | 312 | 30.2% | 80 | 7.8% | 0 | 0% | 1,032 |
| 2019 Five-Year ACS | 741 | 72.2% | 193 | 18.8% | 93 | 9.1% | 0 | 0% | 1,027 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 677 | 91.6% | 57 | 7.7% | 5 | 0.7% | 0 | 0% | 739 |
| 2019 Five-Year ACS | 546 | 90.2% | 23 | 3.8% | 36 | 6% | 0 | 0% | 605 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 451 | 51.7% | 207 | 23.7% | 172 | 19.7% | 43 | 4.9% | 873 |
| 2019 Five-Year ACS | 625 | 71.2% | 122 | 13.9% | 106 | 12.1% | 25 | 2.8% | 878 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,768 | 66.9% | 576 | 21.8% | 257 | 9.7% | 43 | 1.6% | 2,644 |
| 2019 Five-Year ACS | 1,912 | 76.2% | 338 | 13.5% | 235 | 9.4% | 25 | 1% | 2,510 |

## 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 Goshen County. Below is a table showing the MFI breakdown:

| Goshen County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $20,880 |
| 30.1 – 50% MFI | $20,881 to $34,800 |
| 50.1 – 80% MFI | $34,801 to $55,680 |
| 80.1 – 100% MFI | $55,681 to $69,600 |
| Above 100% MFI | Above $69,600 |

## Housing Problems by Income, Race, and Tenure

Table III.24.44 through Table III.24.49 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 Torrington city, housing problems are faced by 320 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 35 Hispanic homeowner households.

## Table III.24.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Torrington 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 $20,880 | 92.1% | 0% | 0% | 0% | 0% | 0% | 100% | 92.5% |
| $20,881 to $34,800 | 38.1% | 0% | 0% | 0% | 0% | 0% | 60% | 39.3% |
| $34,801 to $55,680 | 21.4% | 0% | 0% | 0% | 0% | 0% | 14.3% | 20.2% |
| $55,681 to $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,600 | 4% | 0% | 0% | 0% | 0% | 0% | 0% | 3.8% |
| **Total** | **20.9**% | **0**% | **0**% | **0**% | **0**% | **0**% | **25.9**% | **20.8**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,880 | 7.9% | 0% | 0% | 0% | 0% | 0% | 0% | 7.5% |
| $20,881 to $34,800 | 61.9% | 0% | 0% | 0% | 0% | 100% | 40% | 60.7% |
| $34,801 to $55,680 | 78.6% | 0% | 0% | 0% | 0% | 0% | 85.7% | 79.8% |
| $55,681 to $69,600 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $69,600 | 96% | 0% | 0% | 0% | 0% | 100% | 100% | 96.2% |
| **Total** | **79.1**% | **0**% | **0**% | **0**% | **0**% | **100**% | **74.1**% | **79.2**% |

## Table III.24.45
## Homeowner Households with Housing Problems by Income and Race
Torrington 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 $20,880 | 175 | 0 | 0 | 0 | 0 | 0 | 10 | 185 |
| $20,881 to $34,800 | 40 | 0 | 0 | 0 | 0 | 0 | 15 | 55 |
| $34,801 to $55,680 | 75 | 0 | 0 | 0 | 0 | 0 | 10 | 85 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **Total** | **320** | **0** | **0** | **0** | **0** | **0** | **35** | **355** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,880 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $20,881 to $34,800 | 65 | 0 | 0 | 0 | 0 | 10 | 10 | 85 |
| $34,801 to $55,680 | 275 | 0 | 0 | 0 | 0 | 0 | 60 | 335 |
| $55,681 to $69,600 | 140 | 0 | 0 | 0 | 0 | 0 | 10 | 150 |
| Above $69,600 | 715 | 0 | 0 | 0 | 0 | 30 | 20 | 765 |
| **Total** | **1,210** | **0** | **0** | **0** | **0** | **40** | **100** | **1,350** |
| **Not Computed** | | | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,880 | 190 | 0 | 0 | 0 | 0 | 0 | 10 | 200 |
| $20,881 to $34,800 | 105 | 0 | 0 | 0 | 0 | 10 | 25 | 140 |
| $34,801 to $55,680 | 350 | 0 | 0 | 0 | 0 | 0 | 70 | 420 |
| $55,681 to $69,600 | 140 | 0 | 0 | 0 | 0 | 0 | 10 | 150 |
| Above $69,600 | 745 | 0 | 0 | 0 | 0 | 30 | 20 | 795 |
| **Total** | **1,530** | **0** | **0** | **0** | **0** | **40** | **135** | **1,705** |

In total, some 240 renter households face housing problems in Torrington city. Of these, some 175 white renter households, 0 black renter households, 0 Asian renter households, and 65 Hispanic renter households face housing problems.

**Table III.24.46**
**Renter Households with Housing Problems by Income and Race**
Torrington 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 $20,880 | 55 | 0 | 0 | 0 | 0 | 0 | 40 | 95 |
| $20,881 to $34,800 | 110 | 0 | 0 | 0 | 0 | 0 | 25 | 135 |
| $34,801 to $55,680 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **175** | **0** | **0** | **0** | **0** | **0** | **65** | **240** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,880 | 60 | 0 | 0 | 0 | 0 | 0 | 60 | 120 |
| $20,881 to $34,800 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| $34,801 to $55,680 | 190 | 0 | 0 | 0 | 0 | 0 | 40 | 230 |
| $55,681 to $69,600 | 25 | 0 | 4 | 0 | 0 | 0 | 0 | 29 |
| Above $69,600 | 125 | 0 | 4 | 0 | 0 | 0 | 0 | 129 |
| **Total** | **485** | **0** | **8** | **0** | **0** | **0** | **100** | **593** |
| **Not Computed** | | | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,880 | 115 | 0 | 0 | 0 | 0 | 0 | 100 | 215 |
| $20,881 to $34,800 | 195 | 0 | 0 | 0 | 0 | 0 | 25 | 220 |
| $34,801 to $55,680 | 200 | 0 | 0 | 0 | 0 | 0 | 40 | 240 |
| $55,681 to $69,600 | 25 | 0 | 4 | 0 | 0 | 0 | 0 | 29 |
| Above $69,600 | 125 | 0 | 4 | 0 | 0 | 0 | 0 | 129 |
| **Total** | **660** | **0** | **8** | **0** | **0** | **0** | **165** | **833** |

**Table III.24.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Torrington 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 $20,880 | 47.8% | 0% | 0% | 0% | 0% | 0% | 40% | 44.2% |
| $20,881 to $34,800 | 56.4% | 0% | 0% | 0% | 0% | 0% | 100% | 61.4% |
| $34,801 to $55,680 | 5% | 0% | 0% | 0% | 0% | 0% | 0% | 4.2% |
| $55,681 to $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **26.5%** | **0%** | **0%** | **0%** | **0%** | **0%** | **39.4%** | **28.8%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,880 | 52.2% | 0% | 0% | 0% | 0% | 0% | 60% | 55.8% |
| $20,881 to $34,800 | 43.6% | 0% | 0% | 0% | 0% | 0% | 0% | 38.6% |
| $34,801 to $55,680 | 95% | 0% | 0% | 0% | 0% | 0% | 100% | 95.8% |
| $55,681 to $69,600 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 100% |
| Above $69,600 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **73.5%** | **0%** | **100%** | **0%** | **0%** | **0%** | **60.6%** | **71.2%** |

Overall, there are 595 households, or 23.4 percent of households with housing problems in Torrington city. This includes 495 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 100 Hispanic households with housing problems. This is shown in Table III.24.48 and Table III.24.49.

## Table III.24.48
## Percent of Total Households with Housing Problems by Income and Race
Torrington 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 $20,880 | 75.4% | 0% | 0% | 0% | 0% | 0% | 45.5% | 67.5% |
| $20,881 to $34,800 | 50% | 0% | 0% | 0% | 0% | 0% | 80% | 52.8% |
| $34,801 to $55,680 | 15.5% | 0% | 0% | 0% | 0% | 0% | 9.1% | 14.4% |
| $55,681 to $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,600 | 3.4% | 0% | 0% | 0% | 0% | 0% | 0% | 3.2% |
| **Total** | **22.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **33.3%** | **23.4%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,880 | 24.6% | 0% | 0% | 0% | 0% | 0% | 54.5% | 32.5% |
| $20,881 to $34,800 | 50% | 0% | 0% | 0% | 0% | 100% | 20% | 47.2% |
| $34,801 to $55,680 | 84.5% | 0% | 0% | 0% | 0% | 0% | 90.9% | 85.6% |
| $55,681 to $69,600 | 100% | 0% | 100% | 0% | 0% | 0% | 100% | 100% |
| Above $69,600 | 96.6% | 0% | 100% | 0% | 0% | 100% | 100% | 96.8% |
| **Total** | **77.4%** | **0%** | **100%** | **0%** | **0%** | **100%** | **66.7%** | **76.6%** |

## Table III.24.49
## Total Households with Housing Problems by Income and Race
Torrington 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 $20,880 | 230 | 0 | 0 | 0 | 0 | 0 | 50 | 280 |
| $20,881 to $34,800 | 150 | 0 | 0 | 0 | 0 | 0 | 40 | 190 |
| $34,801 to $55,680 | 85 | 0 | 0 | 0 | 0 | 0 | 10 | 95 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 30 | 0 | 0 | 0 | 0 | 0 | 0 | 30 |
| **Total** | **495** | **0** | **0** | **0** | **0** | **0** | **100** | **595** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,880 | 75 | 0 | 0 | 0 | 0 | 0 | 60 | 135 |
| $20,881 to $34,800 | 150 | 0 | 0 | 0 | 0 | 10 | 10 | 170 |
| $34,801 to $55,680 | 465 | 0 | 0 | 0 | 0 | 0 | 100 | 565 |
| $55,681 to $69,600 | 165 | 0 | 4 | 0 | 0 | 0 | 10 | 179 |
| Above $69,600 | 840 | 0 | 4 | 0 | 0 | 30 | 20 | 894 |
| **Total** | **1,695** | **0** | **8** | **0** | **0** | **40** | **200** | **1,943** |
| **Not Computed** | | | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,880 | 305 | 0 | 0 | 0 | 0 | 0 | 110 | 415 |
| $20,881 to $34,800 | 300 | 0 | 0 | 0 | 0 | 10 | 50 | 360 |
| $34,801 to $55,680 | 550 | 0 | 0 | 0 | 0 | 0 | 110 | 660 |
| $55,681 to $69,600 | 165 | 0 | 4 | 0 | 0 | 0 | 10 | 179 |
| Above $69,600 | 870 | 0 | 4 | 0 | 0 | 30 | 20 | 924 |
| **Total** | **2,190** | **0** | **8** | **0** | **0** | **40** | **300** | **2,538** |

Table III.24.50 through Table III.24.53 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 255 white households, 0 black households, 0 Asian households, as well as 10 Hispanic households.

**Table III.24.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Torrington 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 $20,880 | 65.8% | 0% | 0% | 0% | 0% | 0% | 100% | 67.5% |
| $20,881 to $34,800 | 9.5% | 0% | 0% | 0% | 0% | 0% | 0% | 6.9% |
| $34,801 to $55,680 | 9.9% | 0% | 0% | 0% | 0% | 0% | 0% | 8.3% |
| $55,681 to $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,600 | 1.4% | 0% | 0% | 0% | 0% | 0% | 0% | 1.3% |
| **Total** | **11.8%** | **0** | **0%** | **0%** | **0%** | **0%** | **7.4%** | **11.1%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,880 | 34.2% | 0% | 0% | 0% | 0% | 0% | 0% | 32.5% |
| $20,881 to $34,800 | 90.5% | 0% | 0% | 0% | 0% | 100% | 100% | 93.1% |
| $34,801 to $55,680 | 90.1% | 0% | 0% | 0% | 0% | 0% | 100% | 91.7% |
| $55,681 to $69,600 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $69,600 | 98.6% | 0% | 0% | 0% | 0% | 100% | 100% | 98.7% |
| **Total** | **88.2%** | **0%** | **0%** | **0%** | **0%** | **100%** | **92.6%** | **88.9%** |

## Table III.24.51
### Percent of Renter Households with Severe Housing Problems by Income and Race
Torrington 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 $20,880 | 12.5% | 0% | 0% | 0% | 0% | 0% | 0% | 7% |
| $20,881 to $34,800 | 30% | 0% | 0% | 0% | 0% | 0% | 0% | 26.7% |
| $34,801 to $55,680 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $55,681 to $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **11.2%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **8.9%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,880 | 87.5% | 0% | 0% | 0% | 0% | 0% | 100% | 93% |
| $20,881 to $34,800 | 70% | 0% | 0% | 0% | 0% | 0% | 100% | **73.3%** |
| $34,801 to $55,680 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | **100%** |
| $55,681 to $69,600 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | **100%** |
| Above $69,600 | 100% | 0% | 100% | 0% | 0% | 0% | 0% | **100%** |
| **Total** | **88.8%** | **0%** | **100%** | **0%** | **0%** | **0%** | **100%** | **91.1%** |

## Table III.24.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Torrington 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 $20,880 | 45.2% | 0% | 0% | 0% | 0% | 0% | 9.5% | 36.1% |
| $20,881 to $34,800 | 23% | 0% | 0% | 0% | 0% | 0% | 0% | 18.9% |
| $34,801 to $55,680 | 6.3% | 0% | 0% | 0% | 0% | 0% | 0% | 5.3% |
| $55,681 to $69,600 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,600 | 1.2% | 0% | 0% | 0% | 0% | 0% | 0% | 1.1% |
| **Total** | **11.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **3.4%** | **10.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,880 | 54.8% | 0% | 0% | 0% | 0% | 0% | 90.5% | 63.9% |
| $20,881 to $34,800 | 77% | 0% | 0% | 0% | 0% | 100% | 100% | 81.1% |
| $34,801 to $55,680 | 93.7% | 0% | 0% | 0% | 0% | 0% | 100% | 94.7% |
| $55,681 to $69,600 | 100% | 0% | 100% | 0% | 0% | 0% | 100% | 100% |
| Above $69,600 | 98.8% | 0% | 100% | 0% | 0% | 100% | 100% | 98.9% |
| **Total** | **88.4%** | **0%** | **100%** | **0%** | **0%** | **100%** | **96.6%** | **89.6%** |

## Table III.24.53
## Total Households with Severe Housing Problems by Income and Race
Torrington 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 $20,880 | 140 | 0 | 0 | 0 | 0 | 0 | 10 | 150 |
| $20,881 to $34,800 | 70 | 0 | 0 | 0 | 0 | 0 | 0 | 70 |
| $34,801 to $55,680 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| **Total** | **255** | **0** | **0** | **0** | **0** | **0** | **10** | **265** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,880 | 170 | 0 | 0 | 0 | 0 | 0 | 95 | 265 |
| $20,881 to $34,800 | 235 | 0 | 0 | 0 | 0 | 10 | 55 | 300 |
| $34,801 to $55,680 | 520 | 0 | 0 | 0 | 0 | 0 | 105 | 625 |
| $55,681 to $69,600 | 165 | 0 | 4 | 0 | 0 | 0 | 10 | 179 |
| Above $69,600 | 855 | 0 | 4 | 0 | 0 | 30 | 20 | 909 |
| **Total** | **1,945** | **0** | **8** | **0** | **0** | **40** | **285** | **2,278** |
| **Not Computed** | | | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,880 | 310 | 0 | 0 | 0 | 0 | 0 | 105 | 415 |
| $20,881 to $34,800 | 305 | 0 | 0 | 0 | 0 | 10 | 55 | 370 |
| $34,801 to $55,680 | 555 | 0 | 0 | 0 | 0 | 0 | 105 | 660 |
| $55,681 to $69,600 | 165 | 0 | 4 | 0 | 0 | 0 | 10 | 179 |
| Above $69,600 | 865 | 0 | 4 | 0 | 0 | 30 | 20 | 919 |
| **Total** | **2,200** | **0** | **8** | **0** | **0** | **40** | **295** | **2,543** |

Housing problems are explored by type and income in Table III.24.54 and Table III.24.55. More than 340 households have a cost burden and 230 have a severe cost burden. Some 175 renter households are impacted by cost burdens, and 60 are impacted by severe cost burdens. On the other hand, some 165 owner-occupied households have cost burdens, and 170 have severe cost burdens. Overall, there are 1,940 households without a housing problem.

**Table III.24.54**
**Percent of Housing Problems by Income and Tenure**
Torrington city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,880 | $20,881 to $34,800 | $34,801 to $55,680 | $55,681 to $69,600 | Above $69,600 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 4.8% | 0% | 0% | 1.2% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 67.5% | 7.1% | 3.6% | 0% | 1.3% | 10% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 25% | 35.7% | 11.9% | 0% | 1.9% | 9.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 7.5% | 57.1% | 79.8% | 100% | 96.8% | 79.1% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 4.5% | 0% | 0% | 0% | 1.2% |
| 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% | 1.8% | 0% | 0% | 0% | 0.5% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 6.8% | 20.1% | 0% | 0% | 0% | 7.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 38.6% | 35.7% | 4.2% | 0% | 0% | 20.7% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 54.5% | 37.9% | 95.8% | 100% | 100% | 70.5% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.24.55
## Housing Problems by Income and Tenure
Torrington city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,880 | $20,881 to $34,800 | $34,801 to $55,680 | $55,681 to $69,600 | Above $69,600 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 20 | 0 | 0 | 20 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 135 | 10 | 15 | 0 | 10 | 170 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 50 | 50 | 50 | 0 | 15 | 165 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 15 | 80 | 335 | 150 | 765 | 1,345 |
| **Total** | **200** | **140** | **420** | **150** | **790** | **1,700** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 10 | 0 | 0 | 0 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 4 | 0 | 0 | 0 | 4 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 15 | 45 | 0 | 0 | 0 | 60 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 85 | 80 | 10 | 0 | 0 | 175 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 120 | 85 | 230 | 30 | 130 | 595 |
| **Total** | **220** | **224** | **240** | **30** | **130** | **844** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 10 | 0 | 0 | 0 | 10 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 4 | 20 | 0 | 0 | 24 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 150 | 55 | 15 | 0 | 10 | 230 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 135 | 130 | 60 | 0 | 15 | 340 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 135 | 165 | 565 | 180 | 895 | 1,940 |
| **Total** | **420** | **364** | **660** | **180** | **920** | **2,544** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 33.2 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 81.2 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.24.56.

Table III.24.57 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 179 renter occupied households faced cost burdens, compared to 168 owner occupied households. Of these, there are 85 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.24.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Torrington city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 15 | 0 | 15 |
| $20,881 to $34,800 | 35 | 25 | 15 | 4 | 0 | 79 |
| $34,801 to $55,680 | 85 | 95 | 30 | 40 | 105 | 355 |
| $55,681 to $69,600 | 90 | 20 | 0 | 0 | 40 | 150 |
| Above $69,600 | 135 | 440 | 55 | 80 | 55 | 765 |
| Total | 345 | 580 | 100 | 139 | 200 | 1,364 |
| **Cost Burden** | | | | | | |
| $0 to $20,880 | 10 | 0 | 0 | 40 | 0 | 50 |
| $20,881 to $34,800 | 0 | 20 | 0 | 0 | 30 | 50 |
| $34,801 to $55,680 | 15 | 35 | 0 | 0 | 4 | 54 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 10 | 0 | 0 | 4 | 0 | 14 |
| Total | 35 | 55 | 0 | 44 | 34 | 168 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,880 | 20 | 90 | 0 | 25 | 0 | 135 |
| $20,881 to $34,800 | 10 | 0 | 0 | 0 | 0 | 10 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 15 | 15 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 10 | 0 | 0 | 10 |
| Total | 30 | 90 | 10 | 25 | 15 | 170 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $20,880 | 30 | 90 | 0 | 80 | 0 | 200 |
| $20,881 to $34,800 | 45 | 45 | 15 | 4 | 30 | 139 |
| $34,801 to $55,680 | 100 | 130 | 30 | 40 | 124 | 424 |
| $55,681 to $69,600 | 90 | 20 | 0 | 0 | 40 | 150 |
| Above $69,600 | 145 | 440 | 65 | 84 | 55 | 789 |
| **Total** | **410** | **725** | **110** | **208** | **249** | **1,702** |

## Table III.24.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Torrington city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,880 | 0 | 60 | 0 | 55 | 10 | 125 |
| $20,881 to $34,800 | 20 | 0 | 0 | 40 | 30 | 90 |
| $34,801 to $55,680 | 0 | 80 | 10 | 0 | 140 | 230 |
| $55,681 to $69,600 | 4 | 4 | 0 | 0 | 20 | 28 |
| Above $69,600 | 10 | 65 | 25 | 0 | 25 | 125 |
| Total | 34 | 209 | 35 | 95 | 225 | 598 |
| **Cost Burden** | | | | | | |
| $0 to $20,880 | 0 | 75 | 0 | 0 | 10 | 85 |
| $20,881 to $34,800 | 0 | 35 | 4 | 25 | 20 | 84 |
| $34,801 to $55,680 | 0 | 0 | 0 | 10 | 0 | 10 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 110 | 4 | 35 | 30 | 179 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 15 | 15 |
| $20,881 to $34,800 | 0 | 25 | 0 | 20 | 0 | 45 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 25 | 0 | 20 | 15 | 60 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $20,880 | 0 | 135 | 0 | 55 | 35 | 225 |
| $20,881 to $34,800 | 20 | 60 | 4 | 85 | 50 | 219 |
| $34,801 to $55,680 | 0 | 80 | 10 | 10 | 140 | 240 |
| $55,681 to $69,600 | 4 | 4 | 0 | 0 | 20 | 28 |
| Above $69,600 | 10 | 65 | 25 | 0 | 25 | 125 |
| **Total** | **34** | **344** | **39** | **150** | **270** | **837** |

In total, some 345 households face cost burdens, and 225 face severe cost burdens. This includes 165 owner households and 180 renter households with a cost burden, as seen in Table III.24.58.

**Table III.24.58**
**Households with Cost Burden by Tenure and Race**
Torrington city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,230 | 140 | 160 | 0 | 1,530 |
| 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 | 40 | 0 | 0 | 0 | 40 |
| Hispanic | 100 | 25 | 10 | 0 | 135 |
| **Total** | **1,370** | **165** | **170** | **0** | **1,705** |
| **Renter-Occupied** | | | | | |
| White | 495 | 115 | 55 | 0 | 665 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 10 | 0 | 0 | 0 | 10 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 95 | 65 | 0 | 0 | 160 |
| **Total** | **600** | **180** | **55** | **0** | **835** |
| **Total** | | | | | |
| White | 1,725 | 255 | 215 | 0 | 2,195 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 10 | 0 | 0 | 0 | 10 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 40 | 0 | 0 | 0 | 40 |
| Hispanic | 195 | 90 | 10 | 0 | 295 |
| **Total** | **1,970** | **345** | **225** | **0** | **2,540** |

## Lead-Based Paint Risks

Table III.24.59 shows the risk of lead-based paint for households with young children present. There are an estimated 245 households built between 1940 and 1979 with young children present, and 65 built prior to 1939.

**Table III.24.59**
**Vintage of Households by Income and Presence of Young Children**
Torrington 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 $20,880 | 40 | 55 | 95 |
| $20,881 to $34,800 | 0 | 15 | 15 |
| $34,801 to $55,680 | 0 | 75 | 75 |
| $55,681 to $69,600 | 10 | 20 | 30 |
| Above $69,600 | 15 | 105 | 120 |
| Total | 65 | 270 | 335 |
| **Built 1940 to 1979** | | | |
| $0 to $20,880 | 85 | 85 | 170 |
| $20,881 to $34,800 | 50 | 195 | 245 |
| $34,801 to $55,680 | 45 | 400 | 445 |
| $55,681 to $69,600 | 10 | 110 | 120 |
| Above $69,600 | 55 | 450 | 505 |
| Total | 245 | 1,240 | 1,485 |
| **Built 1980 or Later** | | | |
| $0 to $20,880 | 35 | 120 | 155 |
| $20,881 to $34,800 | 0 | 105 | 105 |
| $34,801 to $55,680 | 25 | 110 | 135 |
| $55,681 to $69,600 | 4 | 25 | 29 |
| Above $69,600 | 65 | 240 | 305 |
| Total | 129 | 600 | 729 |
| **Total** | | | |
| $0 to $20,880 | 160 | 260 | 420 |
| $20,881 to $34,800 | 50 | 315 | 365 |
| $34,801 to $55,680 | 70 | 585 | 655 |
| $55,681 to $69,600 | 24 | 155 | 179 |
| Above $69,600 | 135 | 795 | 930 |
| **Total** | **439** | **2,110** | **2,549** |

## Elderly Housing Needs

Table III.24.60 shows the rate of housing problems for elderly households. Some 120 elderly and 85 extra-elderly households have housing problems. Of these, some 50 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.24.60**
**Households with Housing Problems by Income and Elderly Status**
Torrington city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $20,880 | 50 | 50 | 180 | 280 |
| $20,881 to $34,800 | 40 | 25 | 130 | 195 |
| $34,801 to $55,680 | 15 | 10 | 70 | 95 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 |
| Above $69,600 | 15 | 0 | 10 | 25 |
| Total | 120 | 85 | 390 | 595 |
| **Without Housing Problems** | | | | |
| $0 to $20,880 | 29 | 35 | 65 | 129 |
| $20,881 to $34,800 | 4 | 90 | 75 | 169 |
| $34,801 to $55,680 | 90 | 40 | 435 | 565 |
| $55,681 to $69,600 | 35 | 59 | 85 | 179 |
| Above $69,600 | 209 | 100 | 585 | 894 |
| Total | 367 | 324 | 1,245 | 1,936 |
| **Not Computed** | | | | |
| $0 to $20,880 | 0 | 0 | 0 | 0 |
| $20,881 to $34,800 | 0 | 0 | 0 | 0 |
| $34,801 to $55,680 | 0 | 0 | 0 | 0 |
| $55,681 to $69,600 | 0 | 0 | 0 | 0 |
| Above $69,600 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |
| **Total** | | | | |
| $0 to $20,880 | 79 | 85 | 245 | 409 |
| $20,881 to $34,800 | 44 | 115 | 205 | 364 |
| $34,801 to $55,680 | 105 | 50 | 505 | 660 |
| $55,681 to $69,600 | 35 | 59 | 85 | 179 |
| Above $69,600 | 224 | 100 | 595 | 919 |
| **Total** | 487 | 409 | 1,635 | 2,531 |

## 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.24.61 presents some basic statistics about the completed surveys.

**Table III.24.61**
**Survey of Rental Properties**
Torrington city
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 27 | 398 | 7.3 | 29 |
| 2019B | 20 | 389 | 9.3 | 36 |
| 2020A | 12 | 221 | 8.1 | 18 |
| 2020B | 10 | 466 | 7.3 | 34 |
| 2021A | 9 | 180 | 8.9 | 16 |

Table III.24.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 40 single-family units in Torrington city, with 0 of them available. This translates into a vacancy rate of 0 percent in Torrington city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 119 apartment units reported in the survey, with 12 of them available, which resulted in a vacancy rate of 10.1 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.24.62**
**Rental Vacancy Survey by Type**
Torrington city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 40 | 0 | 0% |
| Apartments | 119 | 12 | 10.1% |
| Mobile Homes | 2 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 15 | 4 | 26.7% |
| **Total** | **180** | **16** | **8.9%** |

Table III.24.63, reports units by bedroom size. As can be seen there were 36 two-bedroom apartment units and 0 three-bedroom units. Overall, the 42 two bedroom units accounted for 23.3 percent of all units, and the 2 three bedroom units accounted for 1.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 121 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.24.63**
**Rental Units by Bedroom Size**
Torrington city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|---|---|---|---|---|---|---|
| Efficiency | 0 | 5 | 0 | 0 | · | 5 |
| One | 0 | 9 | 0 | 0 | · | 9 |
| Two | 0 | 36 | 2 | 0 | · | 42 |
| Three | 2 | 0 | 0 | 0 | · | 2 |
| Four | 1 | 0 | 0 | 0 | · | 1 |
| Don't Know | 37 | 69 | 0 | 0 | 15 | 121 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **40** | **119** | **2** | **0** | **15** | **180** |

Table III.24.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.24.65 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 5.6 percent.

**Table III.24.64**
**Single-Family Units by Bedroom Size**
Torrington city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 2 | 0 | 0% |
| Four | 1 | 0 | 0% |
| Don't know | 37 | 0 | 0% |
| **Total** | **40** | **0** | **0%** |

**Table III.24.65**
**Apartment Units by Bedroom Size**
Torrington city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 5 | 1 | 20% |
| One | 9 | 1 | 11.1% |
| Two | 36 | 2 | 5.6% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 69 | 8 | 11.6% |
| **Total** | **119** | **12** | **10.1%** |

Average market-rate rents by unit type are shown in Table III.24.66. 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.24.66**
**Average Market Rate Rents by Bedroom Size**
Torrington city
2021A Survey of Rental Properties

| Number of Bedrooms | Single-Family Units | Apartment Units | Mobile Homes | "Other" Units | Total |
|---|---|---|---|---|---|
| Efficiency | $0 | $350 | $0 | $0 | $350 |
| One | $0 | $483 | $0 | $0 | $483 |
| Two | $0 | $588 | $600 | $0 | $616 |
| Three | $750 | $0 | $0 | $0 | $750 |
| Four | $850 | $0 | $0 | $0 | $850 |
| **Total** | **$833.3** | **$537.4** | **$600** | **$0** | **$601.9** |

Table III.24.67, 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.24.67**
**Average Assisted Rate Rents by Bedroom Size**
Torrington 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 | $568 | $0 | $0 | $568 |
| Two | $0 | $667 | $0 | $0 | $667 |
| Three | $0 | $747 | $0 | $0 | $747 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$660.7** | **$0** | **$0** | **$660.7** |

Table III.24.68, shows vacancy rates for single-family units by average rental rates for Torrington 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 0 percent.

**Table III.24.68**
**Single-Family Market Rate Rents by Vacancy Status**
Torrington 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 | 40 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **40** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.24.69. 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 3.1 percent.

**Table III.24.69**
**Apartment Market Rate Rents by Vacancy Status**
Torrington city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 23 | 2 | 8.7% |
| $500 to $749 | 64 | 2 | 3.1% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 32 | 8 | 25% |
| **Total** | **119** | **12** | **10.1%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.24.70, 7 respondents, or 87.5 percent, included some sort of utility in the rent.

**Table III.24.70**
**Are there any utilities included with the rent?**
Torrington city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 7 |
| No | 1 |
| **% Offering Utilities** | **87.5%** |

The type of utility included in the rent is shown in Table III.24.71. There were 46 respondents who included electricity, 46 respondents who included natural gas, 161 respondents who included water and sewer and 161 respondents included trash collection in the rent.

**Table III.24.71**
**Which utilities are included with the rent?**
Torrington city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 46 |
| Natural Gas | 46 |
| Water/Sewer | 161 |
| Trash Collection | 161 |

## Perceived Need for Housing Units

Table III.24.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 5 number of persons on the wait list.

**Table III.24.72**
**Do you keep a waiting list?**
Torrington city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 6 |
| **Waitlist Size** | **5** |

Table III.24.73, shows the condition of rental units by unit type for Torrington 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 158 units were in good condition, or 87.8 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.24.73**
**Condition by Unit Type**
Torrington city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 158 | 87.8% |
| Excellent | 0 | 0% |
| Don't Know | 0 | 0% |
| **Total** | **180** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.24.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.24.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Torrington city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.24.75**
**Households with Housing Problems by Income**
Torrington city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 185 | 95 | 280 |
| 30.1-50% HAMFI | 60 | 140 | 200 |
| 50.1-80% HAMFI | 90 | 10 | 100 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 10 | 0 | 10 |
| 115.1% HAMFI or more | 14 | 0 | 14 |
| **Total** | 359 | 245 | 604 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 14 | 120 | 134 |
| 30.1-50% HAMFI | 85 | 85 | 170 |
| 50.1-80% HAMFI | 335 | 230 | 565 |
| 80.1-95% HAMFI | 115 | 30 | 145 |
| 95 – 115% HAMFI | 155 | 35 | 190 |
| 115.1% HAMFI or more | 645 | 90 | 735 |
| **Total** | 1,349 | 590 | 1,939 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 0 | 0 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |
| **Total** | | | |
| 30% HAMFI or less | 199 | 215 | 414 |
| 30.1-50% HAMFI | 145 | 225 | 370 |
| 50.1-80% HAMFI | 425 | 240 | 665 |
| 80.1-95% HAMFI | 115 | 30 | 145 |
| 95 – 115% HAMFI | 165 | 35 | 200 |
| 115.1% HAMFI or more | 659 | 90 | 749 |
| **Total** | **1,708** | **835** | **2,543** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.24.75, 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 359 owner occupied and 245 renter occupied households experiencing a housing problem.

Table III.24.76, shows the total estimated housing by tenure for Torrington city. As can be seen, in 2030 there are estimated to be a total of 2,056 owner and 657 renter occupied households or a total of 2,713 households. By 2050 there are estimated to be 2,320 owner, 545 renter for a total of 2,865 households in Torrington city.

**Table III.24.76**
**Total Estimated Housing Forecast**
Torrington city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,888 | 682 | 2,570 |
| 2025 | 1,974 | 672 | 2,646 |
| 2030 | 2,056 | 657 | 2,713 |
| 2035 | 2,132 | 635 | 2,767 |
| 2040 | 2,198 | 607 | 2,805 |
| 2045 | 2,259 | 576 | 2,835 |
| 2050 | 2,320 | 545 | 2,865 |

Table III.24.77, below shows the incremental housing demand for Torrington 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.

As can be seen in 2030 an estimated additional 202 owner-occupied and 0 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 Torrington city will see an additional 466 households, of which 54 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 116 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.24.77**
**Incremental Housing Demand Forecast**
Torrington city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 14 | 24 | 32 | 40 | 47 | 54 |
| % | 0 | 10 | 17 | 24 | 29 | 34 | 40 |
| % | 0 | 30 | 50 | 69 | 86 | 101 | 116 |
| % | 0 | 8 | 14 | 19 | 23 | 27 | 31 |
| 5% | 0 | 12 | 20 | 27 | 33 | 39 | 45 |
| | 0 | 46 | 78 | 107 | 133 | 156 | 180 |
| | **0** | **120** | **202** | **278** | **344** | **405** | **466** |
| | | | | **Renter** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Total** | | | |
| | 0 | 14 | 24 | 32 | 40 | 47 | 54 |
| % | 0 | 10 | 17 | 24 | 29 | 34 | 40 |
| % | 0 | 30 | 50 | 69 | 86 | 101 | 116 |
| % | 0 | 8 | 14 | 19 | 23 | 27 | 31 |
| 5% | 0 | 12 | 20 | 27 | 33 | 39 | 45 |
| | 0 | 46 | 78 | 107 | 133 | 156 | 180 |
| | **0** | **120** | **202** | **278** | **344** | **405** | **466** |

Table III.24.78 shows the Incremental Total Housing Need Forecast for Torrington 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 624 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 856 owner and 160 renter occupied households for a total of 1,016 quality households.

| Table III.24.78<br>Incremental Total Housing Need Forecast<br>Torrington city<br>Strong Growth Scenario | | | | | | | |
|---|---|---|---|---|---|---|---|
| **Income (% of MFI)** | **2020** | **2025** | **2030** | **2035** | **2040** | **2045** | **2050** |
| | | | | **Owner** | | | |
| 0-30% | 205 | 215 | 224 | 233 | 241 | 248 | 255 |
| 30.1-50% | 68 | 75 | 82 | 89 | 94 | 100 | 105 |
| 50.1-80% | 106 | 128 | 148 | 167 | 183 | 198 | 214 |
| 80.1-95% | 2 | 8 | 14 | 19 | 23 | 27 | 31 |
| 95.1-115% | 14 | 22 | 30 | 38 | 44 | 50 | 56 |
| 115+% | 28 | 61 | 93 | 122 | 148 | 171 | 195 |
| **Total** | **424** | **510** | **592** | **668** | **734** | **795** | **856** |
| | | | | **Renter** | | | |
| 0-30% | 78 | 76 | 75 | 72 | 69 | 66 | 62 |
| 30.1-50% | 114 | 113 | 110 | 106 | 102 | 97 | 91 |
| 50.1-80% | 8 | 8 | 8 | 8 | 7 | 7 | 7 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **200** | **197** | **193** | **186** | **178** | **169** | **160** |
| | | | | **Total** | | | |
| 0-30% | 282 | 291 | 299 | 305 | 310 | 314 | 317 |
| 30.1-50% | 182 | 188 | 192 | 195 | 196 | 196 | 196 |
| 50.1-80% | 114 | 136 | 156 | 174 | 191 | 205 | 220 |
| 80.1-95% | 2 | 8 | 14 | 19 | 23 | 27 | 31 |
| 95.1-115% | 14 | 22 | 30 | 38 | 44 | 50 | 56 |
| 115+% | 28 | 61 | 93 | 122 | 148 | 171 | 195 |
| **Total** | **624** | **707** | **784** | **854** | **912** | **964** | **1,016** |

# Wheatland town

# Wheatland town

## Demographics

### Population Estimates

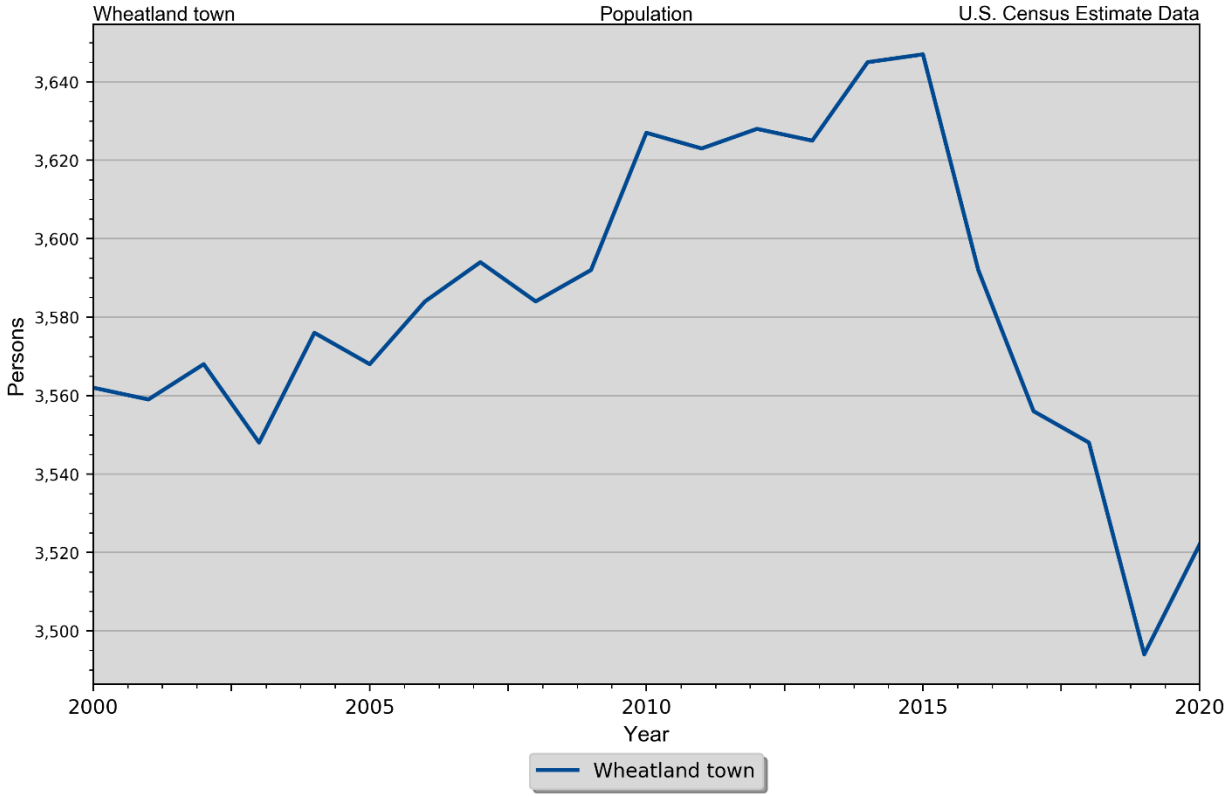
Table III.25.1, at right shows the population for Wheatland town. The 2020 estimates indicate that Wheatland town's population decreased from 3,627 in 2010 to 3,522 in 2020, or by -2.9 percent.

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 Wheatland town. Although a city may span several counties, for the county level data pieces, Platte County was selected.

**Table III.25.1**
**Population Estimates**
Wheatland town
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 3,562 | . |
| 2001 | 3,559 | -0.1% |
| 2002 | 3,568 | 0.3% |
| 2003 | 3,548 | -0.6% |
| 2004 | 3,576 | 0.8% |
| 2005 | 3,568 | -0.2% |
| 2006 | 3,584 | 0.4% |
| 2007 | 3,594 | 0.3% |
| 2008 | 3,584 | -0.3% |
| 2009 | 3,592 | 0.2% |
| 2010 | 3,627 | 1% |
| 2011 | 3,623 | -0.1% |
| 2012 | 3,628 | 0.1% |
| 2013 | 3,625 | -0.1% |
| 2014 | 3,645 | 0.6% |
| 2015 | 3,647 | 0.1% |
| 2016 | 3,592 | -1.5% |
| 2017 | 3,556 | -1% |
| 2018 | 3,548 | -0.2% |
| 2019 | 3,494 | -1.5% |
| 2020 | 3,522 | 0.8% |

**Diagram III.25.1**
**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.

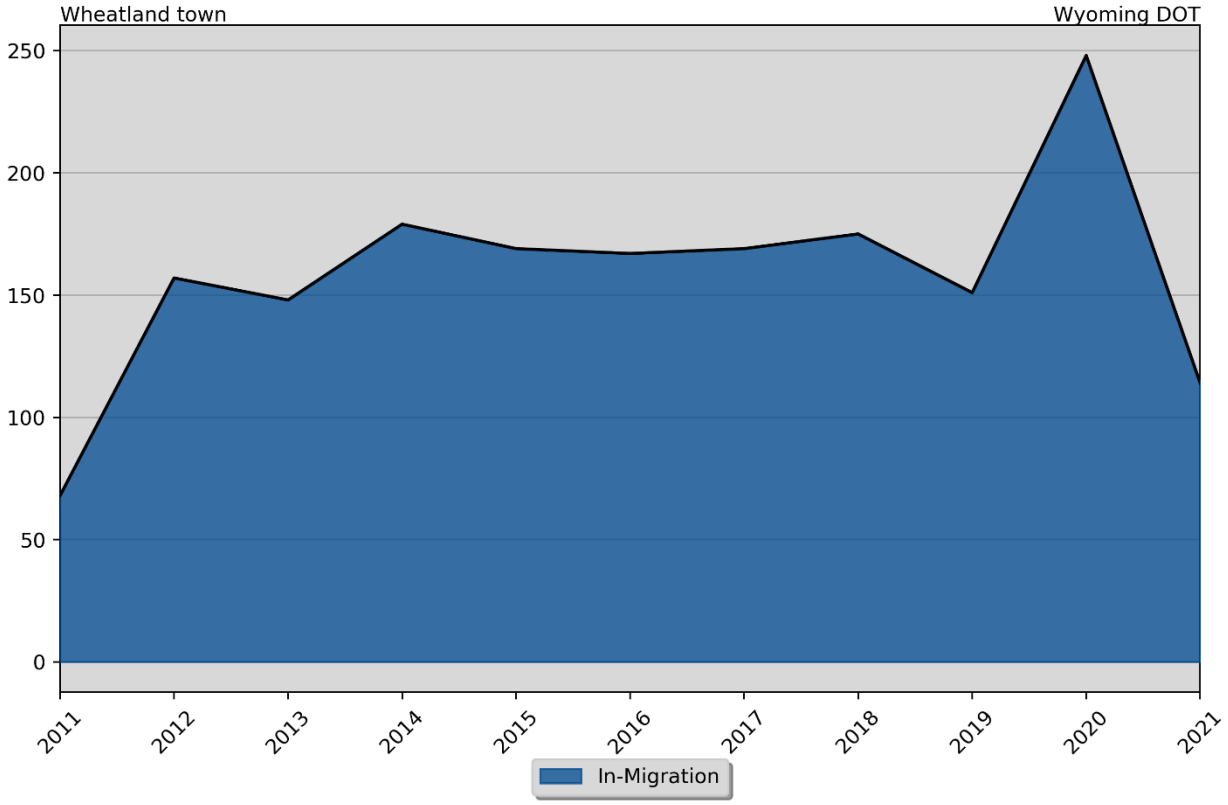
Table III.25.2 shows in-migration between 2011 and the first half of 2021 for Wheatland town by age cohort. Because out-migration is not tracked at the city level, we use county level data from Platte County to display net- and out-migration.

**Table III.25.2**
**In-Migration by Age Cohort**
Wheatland town
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 1 | 3 | 5 | 2 | 1 | 4 | 2 | 1 | 1 | 4 | 2 |
| 18-22 | 6 | 12 | 15 | 11 | 18 | 13 | 15 | 12 | 18 | 18 | 8 |
| 23-25 | 6 | 11 | 6 | 19 | 16 | 11 | 16 | 15 | 11 | 12 | 8 |
| 26-35 | 15 | 37 | 36 | 44 | 34 | 49 | 42 | 43 | 44 | 68 | 19 |
| 36-45 | 13 | 27 | 31 | 32 | 27 | 23 | 21 | 28 | 20 | 39 | 21 |
| 46-55 | 15 | 33 | 24 | 28 | 30 | 27 | 23 | 24 | 22 | 28 | 13 |
| 56-65 | 9 | 20 | 15 | 28 | 25 | 24 | 32 | 34 | 23 | 39 | 24 |
| 66 + | 3 | 14 | 16 | 15 | 18 | 16 | 18 | 18 | 12 | 40 | 19 |
| **Total** | **68** | **157** | **148** | **179** | **169** | **167** | **169** | **175** | **151** | **248** | **114** |

The shaded area in Diagram III.25.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 248 people entering Wheatland town.

**Diagram III.25.2**
**In-Migration**



The driver's license total exchanges since 2000 for Platte County are presented in Diagram III.25.3, and showed a net migration of 1,043 persons over the time period. In 2008, there were a total of 222 in-migrations and 173 out-migrations, for a net-migration of 49 people. In the first half of 2021, there were 143 in-migrants, 135 out-migrants for a net in-migration of 8 people. The maximum net migration occurred in 2010 with 151 people entering and the lowest net migration occurred in 2018 with 59 entering Platte County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Platte County. Since 2017, Platte County has experienced a net growth of 60 persons, creating an overall positive net-migration trend.Wyoming DOT data indicates that there was a net increase of 8 people in the most recent year.

**Diagram III.25.3**
**Migration Trends**

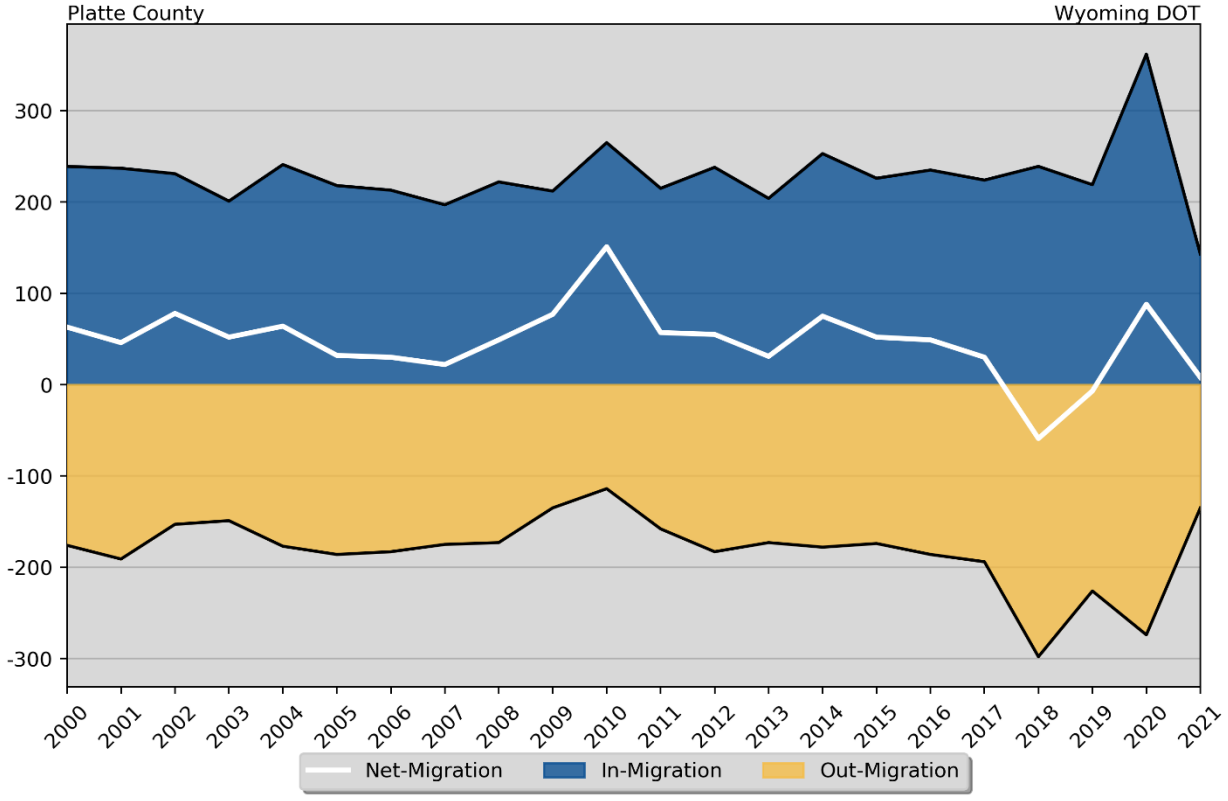


Table III.25.3, shows net-migration for Platte County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 26 to 35, with 5 persons entering Platte County. Those in the age range of 46 to 55 had the lowest levels of net migration, with 9 persons leaving Platte County.

**Table III.25.3**
**Net-Migration by Age Range**
Platte Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | 0 | -2 | 4 | 1 | 2 | 5 | -1 | 0 | 1 | -2 | -2 | -1 | 3 | 2 |
| 18-22 | -12 | -2 | 13 | -14 | -2 | 1 | -3 | 1 | 5 | -5 | -19 | 0 | -5 | -6 |
| 23-25 | 1 | 11 | 7 | 2 | -1 | 7 | 6 | 9 | -4 | 5 | -6 | -2 | -13 | -2 |
| 26-35 | 20 | 9 | 34 | 35 | 18 | 13 | 27 | 2 | 23 | 8 | -11 | -9 | 18 | 5 |
| 36-45 | 20 | 19 | 30 | 11 | 4 | 11 | 26 | 8 | 6 | 4 | -4 | 4 | 18 | -8 |
| 46-55 | 14 | 22 | 36 | 20 | 18 | 13 | 21 | 12 | 11 | 2 | -14 | 15 | 16 | -9 |
| 56-65 | 7 | 15 | 17 | 7 | 6 | -10 | 2 | 16 | 13 | 13 | 11 | -11 | 42 | 16 |
| 66 + | -1 | 5 | 10 | -5 | 10 | -9 | -3 | 4 | -6 | 5 | -14 | -3 | 9 | 10 |
| **Total** | **49** | **77** | **151** | **57** | **55** | **31** | **75** | **52** | **49** | **30** | **-59** | **-7** | **88** | **8** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[49], 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.

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## Population Characteristics

The Wheatland town population by race and ethnicity is shown in Table III.25.4. The white population represented 92.3 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 10.7 percent of the population in 2019.

**Table III.25.4**
**Population by Race and Ethnicity**
Wheatland town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 3,449 | 95.1% | 3,285 | 92.3% |
| Black | 5 | 0.1% | 0 | 0% |
| American Indian | 16 | 0.4% | 1 | 0% |
| Asian | 24 | 0.7% | 96 | 2.7% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 75 | 2.1% | 0 | 0% |
| Two or More Races | 58 | 1.6% | 176 | 4.9% |
| **Total** | **3,627** | **100.0%** | **3,558** | **100.0%** |
| **Non-Hispanic** | 3,359 | 92.6% | 3,178 | 89.3% |
| **Hispanic** | 268 | 7.4% | 380 | 10.7% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.25.5. During this time, the total non-Hispanic population was 3,178 persons in 2019, while the Hispanic population was 380.

**Table III.25.5**
**Population by Race and Ethnicity**
Wheatland town
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 3,279 | 97.6% | 2,926 | 92.1% |
| Black | 4 | 0.1% | 0 | 0% |
| American Indian | 15 | 0.4% | 1 | 0% |
| Asian | 24 | 0.7% | 96 | 3% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 2 | 0.1% | 0 | 0% |
| Two or More Races | 35 | 1% | 155 | 4.9% |
| **Total Non-Hispanic** | **3,359** | **100.0%** | **3,178** | **100.0%** |
| **Hispanic** | | | | |
| White | 170 | 63.4% | 359 | 94.5% |
| Black | 1 | 0.4% | 0 | 0% |
| American Indian | 1 | 0.4% | 0 | 0% |
| Asian | 0 | 0% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 73 | 27.2% | 0 | 0% |
| Two or More Races | 23 | 8.6% | 21 | 5.5% |
| **Total Hispanic** | **268** | **100.0** | **380** | **100.0%** |
| **Total Population** | **3,627** | **100.0%** | **3,558** | **100.0%** |

## Cohorts

Table III.25.6 shows the population distribution in Wheatland town by age. In 2010, children under the age of 5 accounted for 5.6 percent of the total population, which compared to 3.2 percent in 2019.

**Table III.25.6**
**Population Distribution by Age**
Wheatland town
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 204 | 5.6 | 115 | 3.2 |
| 5 to 19 | 609 | 16.8 | 381 | 10.7 |
| 20 to 24 | 193 | 5.3 | 122 | 3.4 |
| 25 to 34 | 389 | 10.7 | 629 | 17.7 |
| 35 to 54 | 891 | 24.6 | 1,009 | 28.4 |
| 55 to 64 | 533 | 14.7 | 548 | 15.4 |
| 65 or Older | 808 | 22.3 | 754 | 21.2 |
| **Total** | **3,627** | **100%** | **3,558** | **100%** |

Table III.25.7 shows the population in Wheatland town by age and gender. In 2010, there were 389 people aged 25 to 34, made up of 199 men, and 190 women. In comparison, in 2019, there were 629 people in the 25 to 34 age cohort, with 344 men and 285 women.

**Table III.25.7**
**Population by Age and Gender**
Wheatland town
2010 Census & 2019 Five-Year ACS Data

| Age | 2010 Census | | | | 2019 Five Year ACs | | | |
|---|---|---|---|---|---|---|---|---|
| | Male | Female | Total | Percent | Male | Female | Total | Percent |
| Under 5 | 105 | 99 | 204 | 5.6% | 44 | 71 | 115 | 3.2% |
| 5 to 19 | 306 | 303 | 609 | 16.8% | 264 | 117 | 381 | 10.7% |
| 20 to 24 | 110 | 83 | 193 | 5.3% | 122 | 0 | 122 | 3.4% |
| 25 to 34 | 199 | 190 | 389 | 10.7% | 344 | 285 | 629 | 17.7% |
| 35 to 54 | 437 | 454 | 891 | 24.6% | 484 | 525 | 1,009 | 28.4% |
| 55 to 64 | 274 | 259 | 533 | 14.7% | 290 | 258 | 548 | 15.4% |
| 65 and Older | 336 | 472 | 808 | 22.3% | 335 | 419 | 754 | 21.2% |
| **Total** | **1,767** | **1,860** | **3,627** | **100%** | **1,883** | **1,675** | **3,558** | **100%** |

**Diagram III.25.4**
**Population Distribution by Age**
Wheatland town
2010 Census and 2019 Five-Year ACS Data

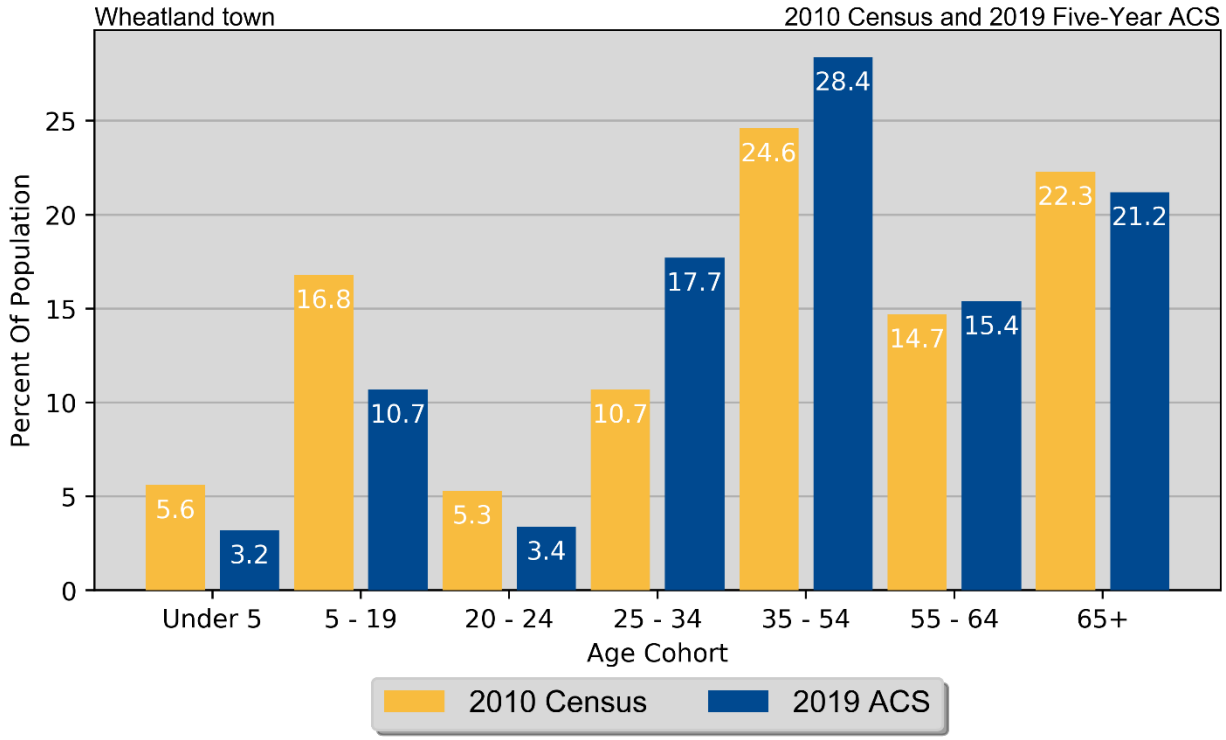
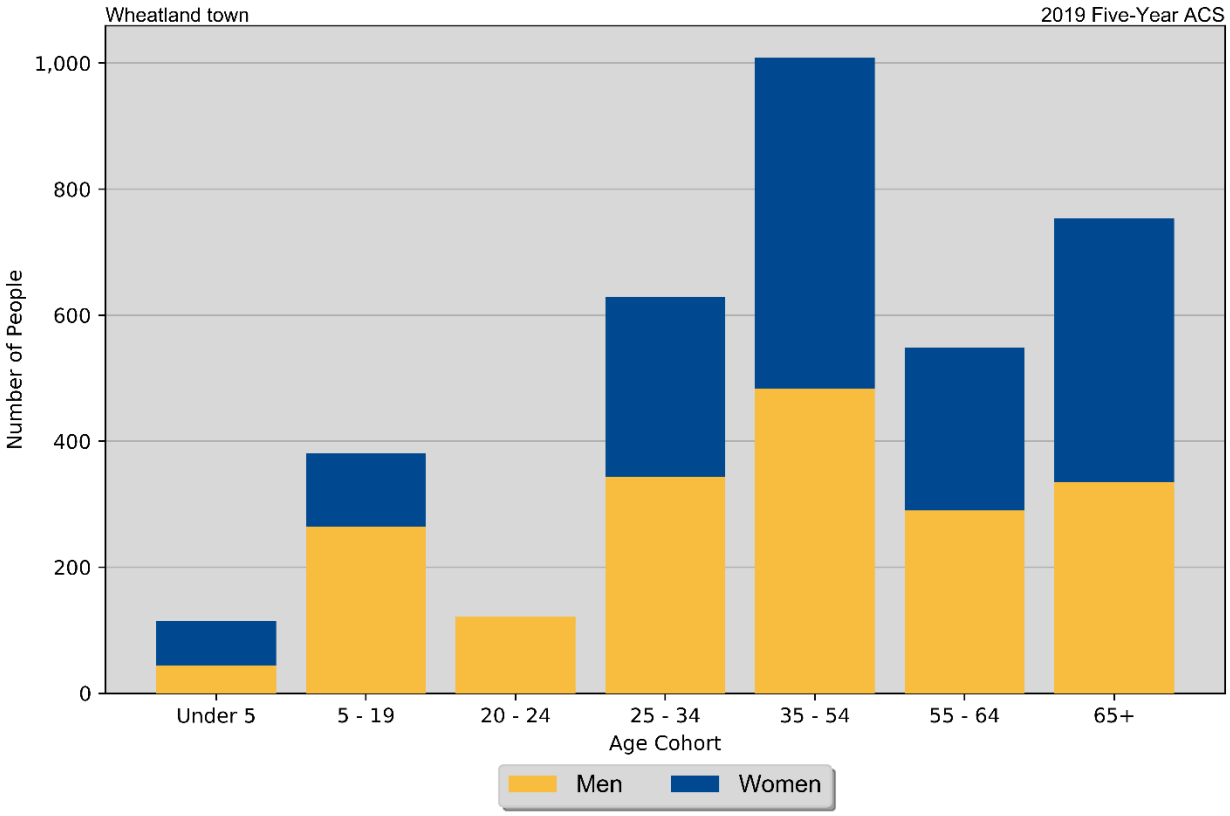


**Diagram III.25.5**
**Population Distribution by Age and Gender**
Wheatland town
2019 Five-Year ACS



## 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.25.8, between 2000 and 2010, the institutionalized population changed 12.6 percent in Wheatland town, from 87 people in 2000 to 98 in 2010.

**Table III.25.8**
**Group Quarters Population**
Wheatland town
2000 & 2010 Census SF1 Data

| Group Quarters Type | 2000 Census | | 2010 Census | | % Change 00–10 |
|---|---|---|---|---|---|
| | Population | % of Total | Population | % of Total | |
| **Institutionalized** | | | | | |
| Correctional Institutions | 9 | 10.3% | 60 | 61.2% | 566.7% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 78 | 89.7% | 8 | 8.2% | -89.7% |
| Other Institutions | 0 | 0% | 30 | 30.6% | inf% |
| Total | **87** | **100.0%** | **98** | **100.0%** | **12.6%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 6 | 100% | 5 | 100% | -16.7% |
| Total | **6** | **100.0%** | **5** | **100.0%** | **-16.7%** |
| Group Quarters Population | **93** | **100.0%** | **103** | **100.0%** | **10.8%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.25.9. An estimated 3.1 percent of the population was born in Mexico , some 2.2 percent were born in Korea , and another 0.7 percent were born in Belgium .

**Table III.25.9**
**Place of Birth for the Foreign-Born Population**
Wheatland town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 109 | 3.1% |
| #2 country of origin | Korea | 79 | 2.2% |
| #3 country of origin | Belgium | 25 | 0.7% |
| #4 country of origin | Afghanistan | 0 | 0% |
| #5 country of origin | Africa, n.e.c. | 0 | 0% |
| #6 country of origin | Albania | 0 | 0% |
| #7 country of origin | Argentina | 0 | 0% |
| #8 country of origin | Armenia | 0 | 0% |
| #9 country of origin | Asia,n.e.c. | 0 | 0% |
| #10 country of origin | Australia | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.25.10. An estimated 7.5 percent of the population speaks Spanish at home, followed by 0 percent speaking Arabic .

**Table III.25.10**
**Limited English Proficiency and Language Spoken at Home**
Wheatland town
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 258 | 7.5% |
| #2 LEP Language | Arabic | 0 | 0% |
| #3 LEP Language | Chinese | 0 | 0% |
| #4 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #5 LEP Language | German or other West Germanic languages | 0 | 0% |
| #6 LEP Language | Korean | 0 | 0% |
| #7 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #8 LEP Language | Other Indo-European languages | 0 | 0% |
| #9 LEP Language | Other and unspecified languages | 0 | 0% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.25.11, below. The disability rate for females was 21.7 percent, compared to 17 percent for males. The disability rate grew precipitously higher with age, with 71.2 percent of those over 75 experiencing a disability.

**Table III.25.11**
**Disability by Age**
Wheatland town
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 | 0 | 0% | 0 | 0% | 0 | 0% |
| 18 to 34 | 0 | 0% | 65 | 20.6% | 65 | 8.7% |
| 35 to 64 | 151 | 19.6% | 132 | 16.9% | 283 | 18.2% |
| 65 to 74 | 21 | 13% | 40 | 23% | 61 | 18.2% |
| 75 or Older | 140 | 88.1% | 117 | 57.9% | 257 | 71.2% |
| **Total** | **312** | **17%** | **354** | **21.7%** | **666** | **19.2%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.25.12. Some 9.9 percent have an ambulatory disability, 5.7 have an independent living disability, and 2 percent have a self-care disability.

**Table III.25.12**
**Total Disabilities Tallied: Aged 5 and Older**
Wheatland town
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 327 | 9.4% |
| Vision disability | 215 | 6.2% |
| Cognitive disability | 77 | 2.3% |
| Ambulatory disability | 333 | 9.9% |
| Self-Care disability | 68 | 2% |
| Independent living difficulty | 172 | 5.7% |

## Education and Employment

Education and employment data from the Wheatland town 2019 Five-Year ACS is presented in Table III.25.13, Table III.25.14, and Table III.25.15. In 2019, 1,986 people were in the labor force, including 1,949 employed and 37 unemployed people. The unemployment rate for Wheatland town was estimated at 1.9 percent in 2019.

**Table III.25.13**
**Employment, Labor Force and Unemployment**
Wheatland town
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 1,949 |
| Unemployed | 37 |
| **Labor Force** | **1,986** |
| Unemployment Rate | 1.9% |

Table III.25.14 and Table III.25.15 show educational attainment in Wheatland town. In 2019, 90.7 percent of households had a high school education or greater, including 41 percent with a high school diploma or equivalent, 33.9 percent with some college, 8.4 percent with a Bachelor's Degree, and 7.3 percent with a graduate or professional degree.

**Table III.25.14**
**High School or Greater Education**
Wheatland town
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 2,804 |
| Total Households | 1,737 |
| **Percent High School or Above** | **90.7%** |

**Table III.25.15**
**Educational Attainment**
Wheatland town
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 289 | 9.3% |
| High School or Equivalent | 1,269 | 41% |
| Some College or Associates Degree | 1,049 | 33.9% |
| Bachelor's Degree | 260 | 8.4% |
| Graduate or Professional Degree | 226 | 7.3% |
| **Total Population Above 18 years** | **3,093** | **100.0%** |

## Commuting Patterns

Table III.25.16 shows the place of work by county of residence. In 2010 91.7 percent of residents worked within the county they reside with 7.7 percent working outside their home county. This compares to 90.9 percent of residents in 2019 who worked within the county in which they resided and 5.4 percent of residents worked outside their home county but still within the state.

**Table III.25.16**
**Place of Work**
Wheatland town
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 | 1,525 | 91.7% | 1,757 | 90.9% |
| Worked outside county of residence | 128 | 7.7% | 104 | 5.4% |
| Worked outside state of residence | 10 | 0.6% | 71 | 3.7% |
| **Total** | **1,663** | **100.0%** | **1,932** | **100.0%** |

Table III.25.17 shows the aggregate travel time to work based on place of work and residence. In Wheatland town the total aggregate travel time was 33,265 minutes, with residents working in their home county spending a total of 23,595 minutes traveling.

**Table III.25.17**
**Aggregate Travel Time to Work (in Minutes)**
Wheatland town
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 | % | 23,595 | 70.9% |
| Worked outside county of residence | 0 | % | 6,170 | 18.5% |
| Worked outside State of residence | 0 | % | 3,500 | 10.5% |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **33,265** | **100.0%** |

Table III.25.18 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 13.4 minutes commuting to work, with those working outside their county of residence spending an average of 59.3 minutes on their commute.

| Table III.25.18<br>Average Travel Time to Work (in Minutes)<br>Wheatland town<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 13.4 |
| Worked outside county of residence | 0 | 59.3 |
| Worked outside State of residence | 0 | 49.3 |
| **Average travel time to work (in minutes):** | **0** | **17.2** |

Table III.25.19 shows the means of transportation to work. In 2019, 82.5 percent of commuters drove alone in a car, truck, or van. Only 12.1 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 16 persons or 0.8 percent who worked from home.

| Table III.25.19<br>Means of Transportation to Work<br>Wheatland town<br>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 | 1,340 | 80.6% | 1,594 | 82.5% |
| Car, truck, or van: Carpooled: | 194 | 11.7% | 234 | 12.1% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 0 | 0% | 0 | 0% |
| Bicycle | 0 | 0% | 24 | 1.2% |
| Walked | 82 | 4.9% | 54 | 2.8% |
| Other means | 0 | 0% | 10 | 0.5% |
| Worked at home | 47 | 2.8% | 16 | 0.8% |
| **Total** | **1,663** | **100.0%** | **1,932** | **100.0%** |

Table III.25.20 shows the breakdown of the means of transportation by tenure. In 2019, 66.6 percent of commuters owned their home and commuted alone by car, which compares to 59.3 percent in 2010. There were also 307 renters who drove alone in 2019 and accounted for 15.9 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.25.20**
**Means Of Transportation To Work By Tenure**
Wheatland town
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 | 986 | 59.3% | 1,286 | 66.6% |
| Renter | 354 | 21.3% | 307 | 15.9% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 141 | 8.5% | 165 | 8.5% |
| Renter | 53 | 3.2% | 68 | 3.5% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 28 | 1.7% | 17 | 0.9% |
| Renter | 54 | 3.2% | 37 | 1.9% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 0 | 0% | 10 | 0.5% |
| Renter | 0 | 0% | 24 | 1.2% |
| **Worked at home:** | | | | |
| Owner | 47 | 2.8% | 16 | 0.8% |
| Renter | 0 | 0% | 0 | 0% |
| **Total:** | **1,663** | **100.0%** | **1,930** | **100.0%** |

# ECONOMICS

## Labor Force

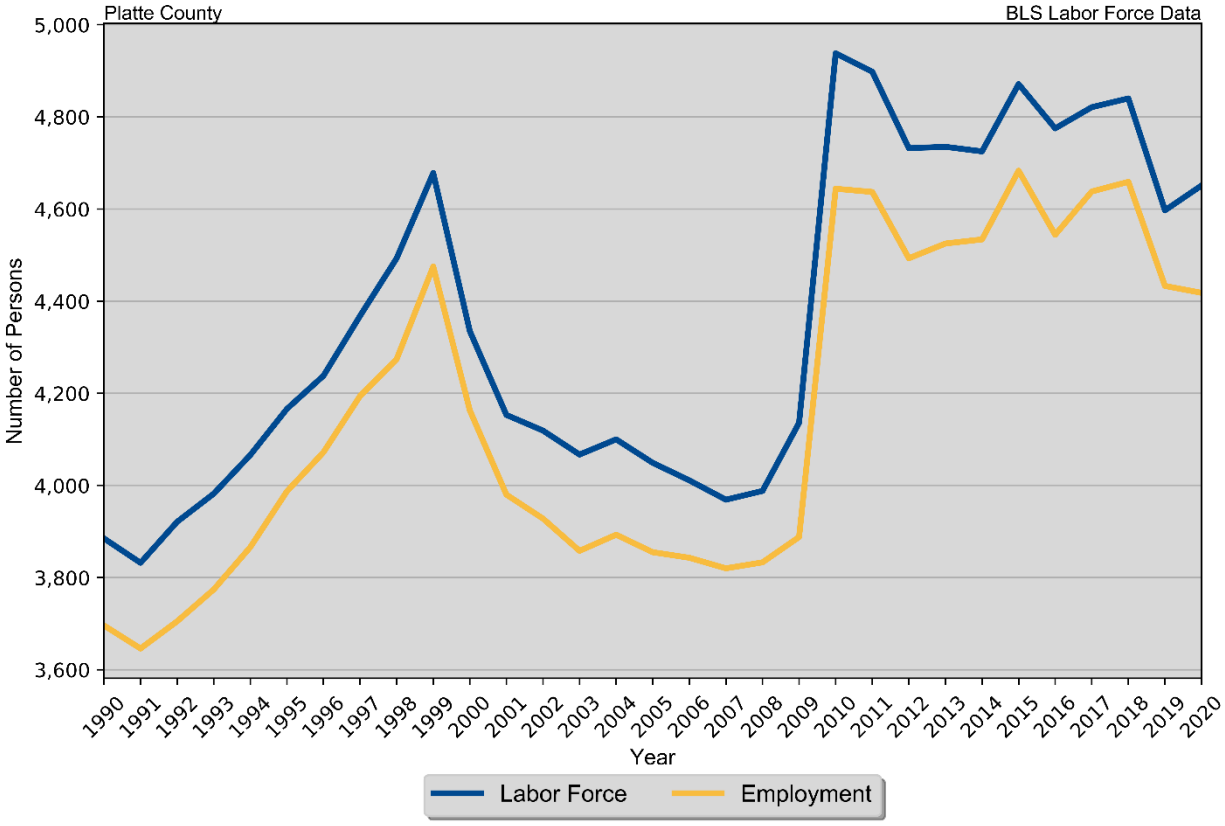
Table III.25.21, shows the labor force statistics for Platte County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2019 with a rate of 3.6 percent. The highest level of unemployment occurred during 2009 rising to a rate of 6 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Platte County increased from 3.6 percent in 2019 to 5 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.25.21**
**Labor Force Statistics**
Platte County
1990 - 2020 BLS Data

| Year | Platte County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 189 | 3,696 | 3,885 | 4.9% | 5.1% |
| 1991 | 186 | 3,646 | 3,832 | 4.9% | 5% |
| 1992 | 216 | 3,705 | 3,921 | 5.5% | 5.4% |
| 1993 | 208 | 3,774 | 3,982 | 5.2% | 5.3% |
| 1994 | 200 | 3,866 | 4,066 | 4.9% | 4.9% |
| 1995 | 179 | 3,987 | 4,166 | 4.3% | 4.8% |
| 1996 | 166 | 4,072 | 4,238 | 3.9% | 5% |
| 1997 | 174 | 4,194 | 4,368 | 4% | 4.8% |
| 1998 | 219 | 4,274 | 4,493 | 4.9% | 4.8% |
| 1999 | 203 | 4,475 | 4,678 | 4.3% | 4.7% |
| 2000 | 172 | 4,163 | 4,335 | 4% | 3.8% |
| 2001 | 173 | 3,980 | 4,153 | 4.2% | 3.8% |
| 2002 | 191 | 3,928 | 4,119 | 4.6% | 4% |
| 2003 | 209 | 3,858 | 4,067 | 5.1% | 4.3% |
| 2004 | 207 | 3,893 | 4,100 | 5% | 3.8% |
| 2005 | 194 | 3,855 | 4,049 | 4.8% | 3.6% |
| 2006 | 168 | 3,843 | 4,011 | 4.2% | 3% |
| 2007 | 149 | 3,820 | 3,969 | 3.8% | 2.6% |
| 2008 | 155 | 3,833 | 3,988 | 3.9% | 2.9% |
| 2009 | 248 | 3,888 | 4,136 | 6% | 6.3% |
| 2010 | 294 | 4,644 | 4,938 | 6% | 6.9% |
| 2011 | 261 | 4,637 | 4,898 | 5.3% | 6.2% |
| 2012 | 239 | 4,493 | 4,732 | 5.1% | 5.5% |
| 2013 | 210 | 4,525 | 4,735 | 4.4% | 4.8% |
| 2014 | 191 | 4,534 | 4,725 | 4% | 4.3% |
| 2015 | 188 | 4,683 | 4,871 | 3.9% | 4.2% |
| 2016 | 231 | 4,544 | 4,775 | 4.8% | 5.4% |
| 2017 | 183 | 4,638 | 4,821 | 3.8% | 4.3% |
| 2018 | 181 | 4,659 | 4,840 | 3.7% | 4% |
| 2019 | 164 | 4,433 | 4,597 | 3.6% | 3.7% |
| 2020 | 233 | 4,418 | 4,651 | 5% | 5.8% |

Diagram III.25.6, shows the employment and labor force for Platte County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 4,418 persons, with the labor force reaching 4,651, indicating there were a total of 233 unemployed persons.

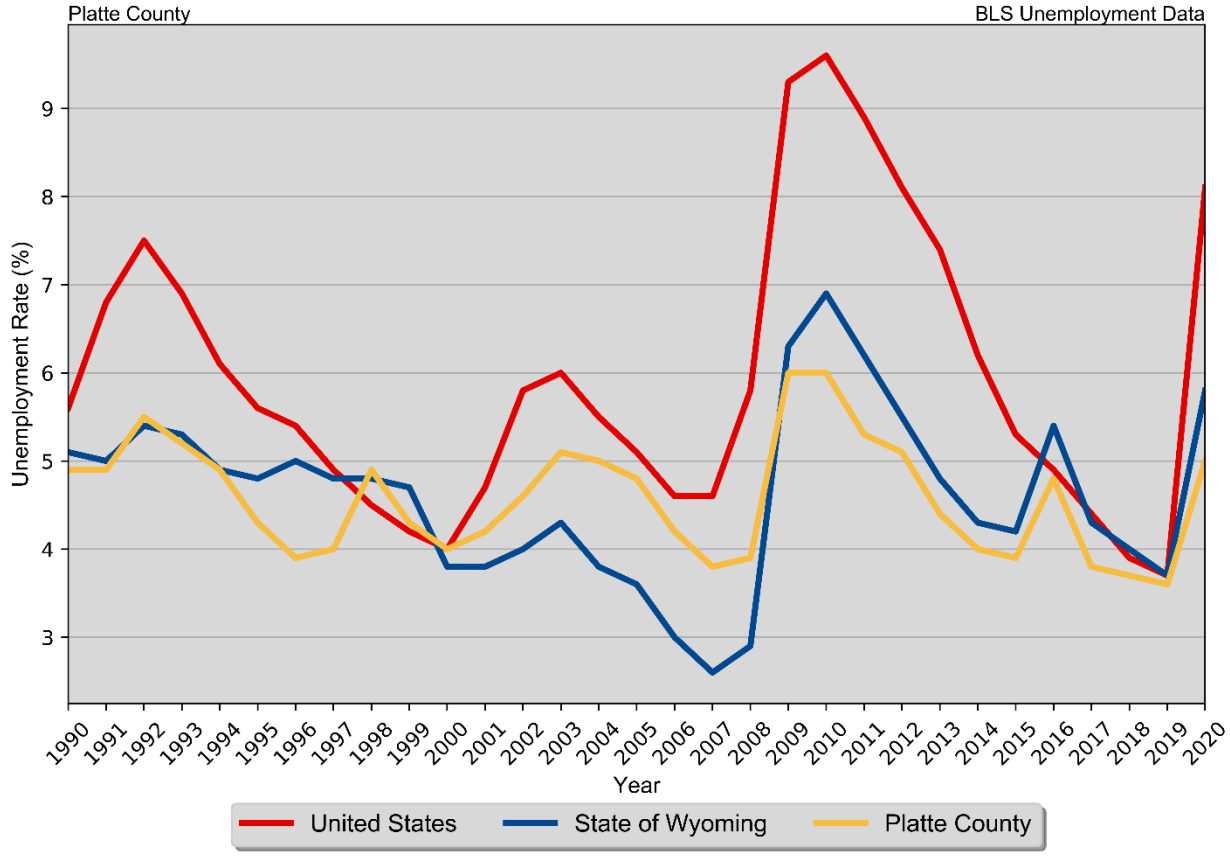
**Diagram III.25.6**
**Employment and Labor Force**



## Unemployment

Diagram III.25.7, shows the unemployment rate for both the State and Platte County. During the 1990's the average rate for Platte County was 4.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.6 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.5 percent. Over the course of the entire period the Platte County had an average unemployment rate that lower than the State, 4.6 percent for Platte County, versus 4.6 statewide.

**Diagram III.25.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

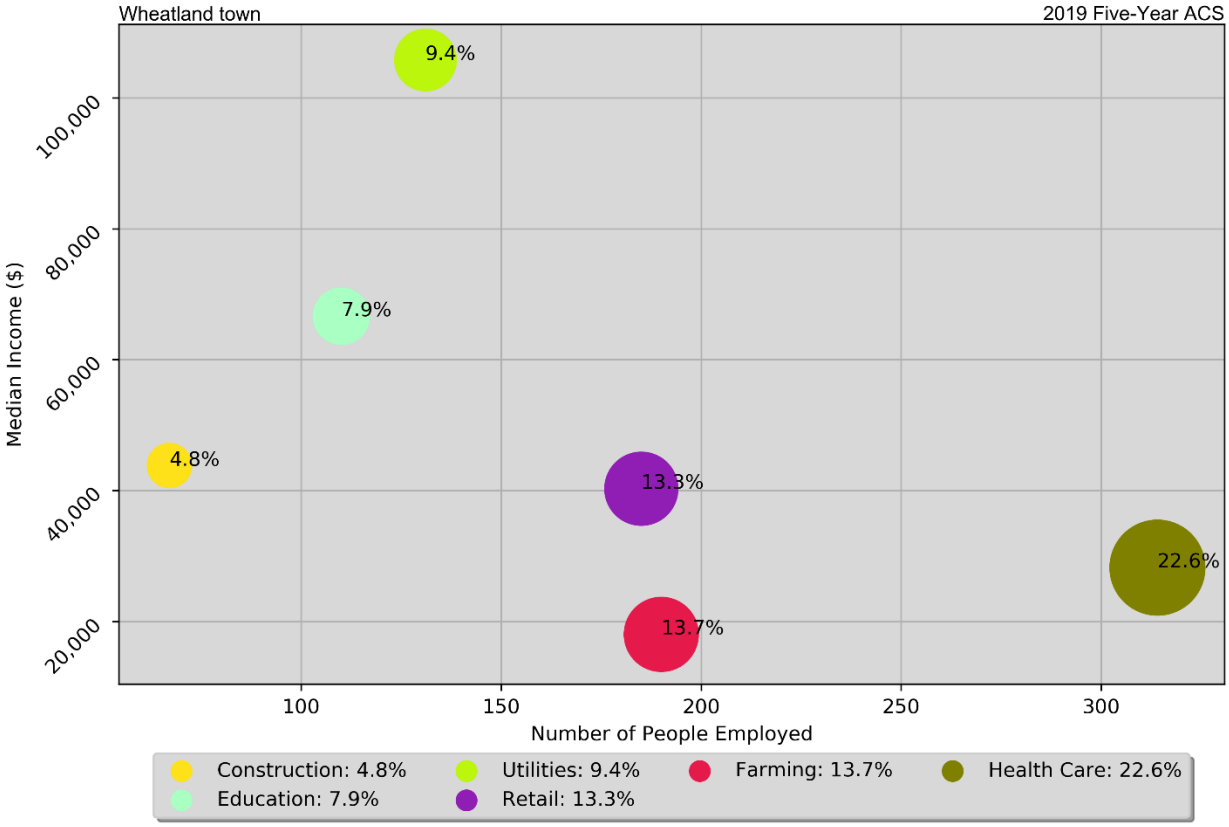
Table III.25.22 shows employment and median earnings by industry for Wheatland town from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Wheatland town was Health Care, which employed 314 people and paid a median salary of 28,279 dollars. The highest paying industry in Wheatland town was the Utilities industry, which paid a median salary of 105,819 dollars in 2019. This data is also displayed in Diagram III.25.8.

**Table III.25.22**
**City Level Employment by Industry**
Wheatland town
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 0 | 0% | $ |
| Arts, entertainment, and recreation | 0 | 0% | $ |
| Construction | 67 | 4.8% | $43,875 |
| Educational services[50] | 110 | 7.9% | $66,667 |
| Agriculture, forestry, fishing and hunting | 190 | 13.7% | $18,094 |
| Finance and insurance | 64 | 4.6% | $ |
| Accommodation and food services | 73 | 5.3% | $ |
| Health care and social assistance | 314 | 22.6% | $28,279 |
| Information | 0 | 0% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 42 | 3% | $ |
| Mining, quarrying, and oil and gas extraction | 45 | 3.2% | $ |
| Other services, except public administration | 0 | 0% | $ |
| Prof Service | 16 | 1.2% | $ |
| Government | 31 | 2.2% | $ |
| Real estate and rental and leasing | 0 | 0% | $ |
| Retail Trade | 185 | 13.3% | $40,350 |
| Transportation and warehousing | 66 | 4.7% | $ |
| Utilities | 131 | 9.4% | $105,819 |
| Wholesale trade | 56 | 4% | $ |

[50] Includes both Public and Private Education

**Diagram III.25.8**
**Earnings and Employment by Industry**



## Earnings: Platte 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.25.23, shows the total employment by industry for the Platte County. The most recent estimates show the government and government enterprises industry was the largest employer in Platte County, with employment reaching 1,042 jobs in 2019. Between 2018 and 2019 the real estate and rental and leasing industry saw the largest percentage increase, rising by 15.7 percent to 310 jobs.

**Table III.25.23**
**Employment by Industry**
Platte County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 593 | 624 | 628 | 639 | 637 | 656 | 634 | 648 | 2.2% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 116 | 120 | 114 | 0 | 0 | 0% |
| Mining | 0 | 0 | 0 | 117 | 125 | 122 | 0 | 0 | 0% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 337 | 482 | 582 | 552 | 394 | 471 | 491 | 467 | -4.9% |
| Manufacturing | 96 | 109 | 117 | 127 | 104 | 104 | 106 | 106 | 0% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 497 | 537 | 543 | 553 | 564 | 566 | 552 | 552 | 0% |
| Transportation and warehousing | 299 | 321 | 317 | 376 | 321 | 303 | 300 | 295 | -1.7% |
| Information | 38 | 39 | 38 | 35 | 34 | 34 | 33 | 33 | 0% |
| Finance and insurance | 234 | 192 | 186 | 188 | 203 | 193 | 198 | 207 | 4.5% |
| Real estate and rental and leasing | 247 | 236 | 227 | 265 | 251 | 260 | 268 | 310 | 15.7% |
| Professional and technical services | 186 | 194 | 177 | 204 | 186 | 186 | 186 | 203 | 9.1% |
| Management of companies and enterprises | 38 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 134 | 205 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 27 | 0 | 26 | 23 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 383 | 0 | 374 | 360 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 62 | 81 | 82 | 72 | 71 | 82 | 67 | 70 | 4.5% |
| Accommodation and food services | 492 | 417 | 423 | 459 | 465 | 499 | 501 | 518 | 3.4% |
| Other services, except public administration | 229 | 233 | 243 | 247 | 249 | 241 | 231 | 234 | 1.3% |
| Government and government enterprises | 1,044 | 1,006 | 984 | 971 | 997 | 1,006 | 1,067 | 1,042 | -2.3% |
| **Total** | **5,649** | **5,788** | **5,795** | **5,950** | **5,760** | **5,872** | **5,874** | **5,886** | **0.2%** |

Table III.25.24, shows the real average earnings per job by industry for Platte County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 83,071 dollars. Between 2018 and 2019 the real estate and rental and leasing industry saw the largest percentage increase, rising by 40 percent to 20,501 dollars.

**Table III.25.24**
**Real Earnings Per Job by Industry**
Platte County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 36,570 | 40,990 | 56,109 | 42,871 | 27,737 | 28,875 | 33,788 | 35,306 | 4.5% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 24,529 | 29,297 | 31,316 | 0 | 0 | 0% |
| Mining | 0 | 0 | 0 | 54,551 | 50,181 | 54,106 | 0 | 0 | 0% |
| Utilities | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Construction | 66,384 | 66,647 | 68,290 | 63,884 | 58,923 | 60,722 | 66,868 | 64,056 | -4.2% |
| Manufacturing | 27,215 | 30,714 | 36,040 | 30,913 | 31,242 | 31,162 | 28,272 | 26,650 | -5.7% |
| Wholesale trade | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Retail trade | 24,152 | 27,329 | 29,937 | 30,444 | 28,660 | 26,449 | 25,322 | 26,090 | 3% |
| Transportation and warehousing | 77,968 | 90,285 | 92,524 | 88,646 | 78,528 | 80,762 | 80,894 | 83,071 | 2.7% |
| Information | 38,110 | 45,613 | 33,555 | 43,782 | 42,202 | 48,994 | 39,085 | 39,443 | 0.9% |
| Finance and insurance | 40,098 | 42,498 | 43,395 | 43,360 | 42,325 | 45,724 | 33,991 | 34,208 | 0.6% |
| Real estate and rental and leasing | 14,392 | 22,712 | 20,749 | 20,372 | 20,957 | 13,491 | 14,646 | 20,501 | 40% |
| Professional and technical services | 41,452 | 35,251 | 40,875 | 51,767 | 57,878 | 55,941 | 51,050 | 56,236 | 10.2% |
| Management of companies and enterprises | 42,714 | 40,073 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 13,401 | 36,519 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 36,341 | 0 | 60,258 | 72,999 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 50,219 | 0 | 47,871 | 54,159 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 8,904 | 9,195 | 12,983 | 5,883 | 5,798 | 6,227 | 6,935 | 7,215 | 4% |
| Accommodation and food services | 16,505 | 16,799 | 18,229 | 20,480 | 18,789 | 18,076 | 19,347 | 19,774 | 2.2% |
| Other services, except public administration | 24,191 | 27,553 | 29,431 | 25,686 | 24,392 | 24,584 | 28,711 | 30,390 | 5.8% |
| Government and government enterprises | 58,079 | 61,023 | 62,314 | 65,874 | 63,353 | 64,544 | 65,394 | 64,767 | -1% |
| **Total** | **48,508** | **51,117** | **54,219** | **54,566** | **50,741** | **50,284** | **51,336** | **50,910** | **-0.8%** |

Diagram III.25.9, shows real average earnings per job for Platte County from 1990 to 2019. Over this period the average earning per job for Platte County was 43,681 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.25.9**
**Real Average Earnings Per Job**

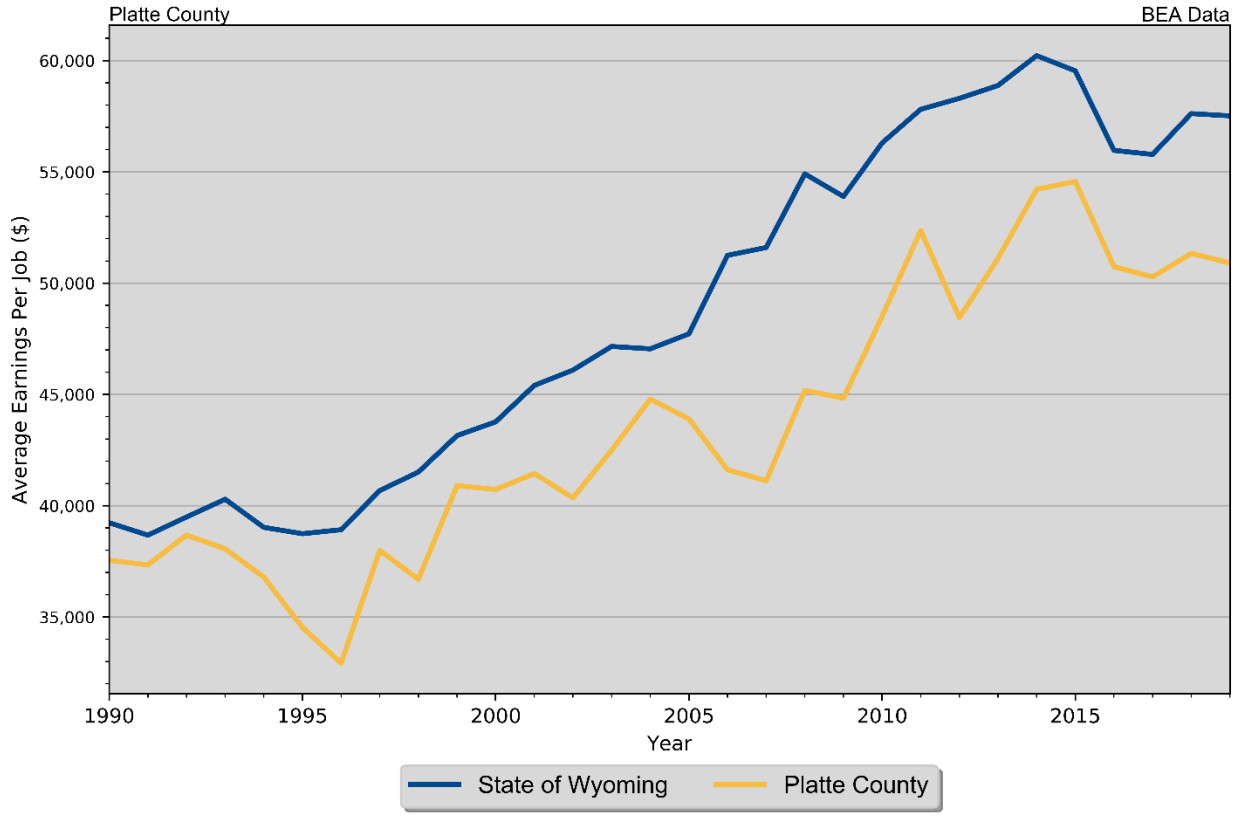
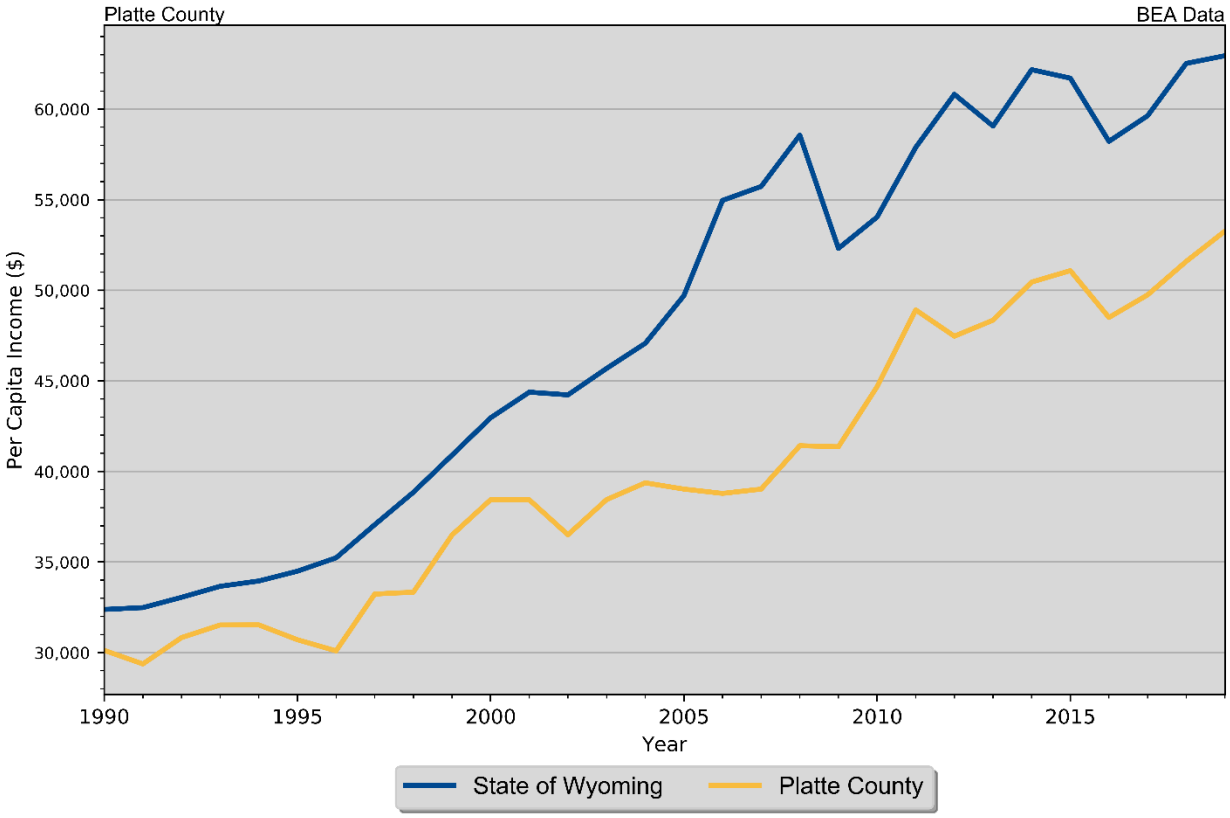


Diagram III.25.10, shows real per capita income for the Platte County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Platte County was 40,070 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.25.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,026 in 2010 to 949 in 2019, with the poverty rate reaching 11.5 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.25.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.25.11.

The rate of poverty for Wheatland town is shown in Table III.25.26. In 2019, the poverty rate was 3.2 percent meaning there were an estimated 109 people living in poverty, compared to 453 persons living in poverty in 2010. In 2019, some 0 percent of those in poverty were under age 6 and 5.7 percent were 65 or older.

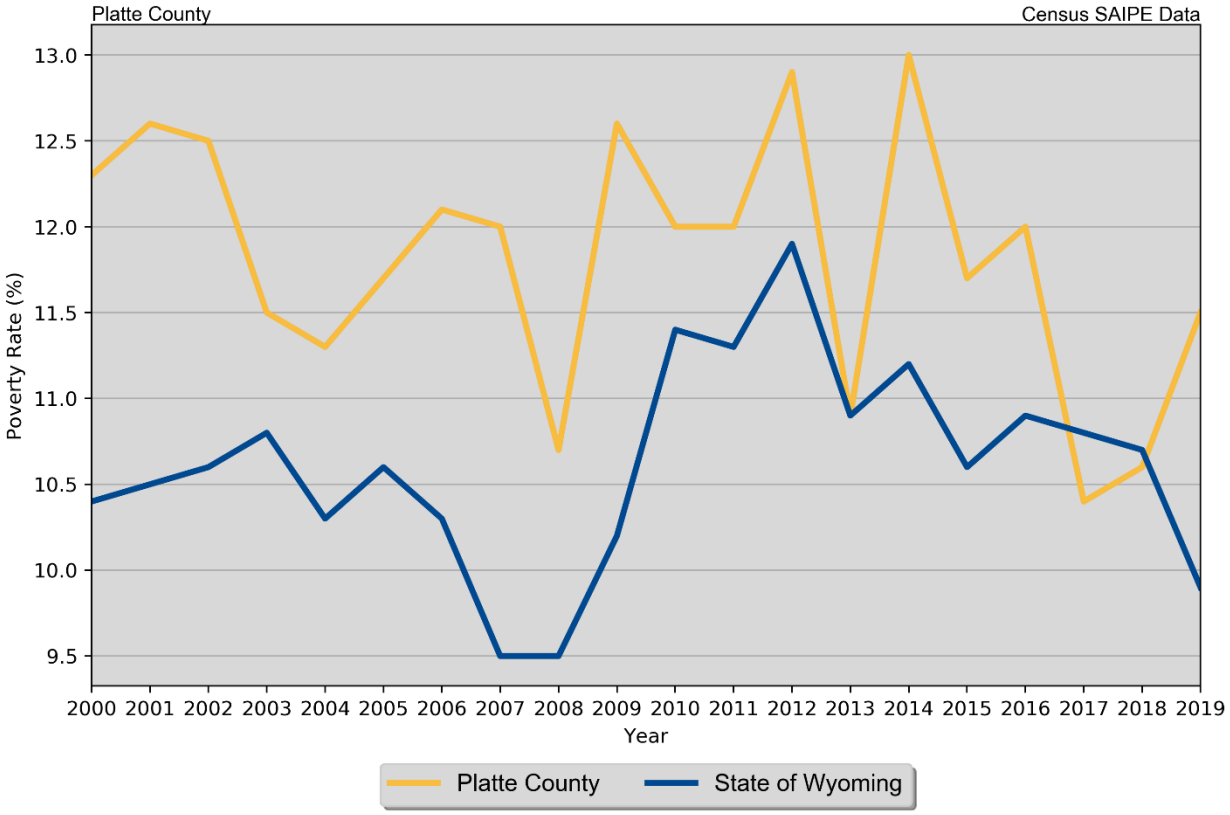
**Table III.25.25**
**Persons in Poverty**
Platte County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 1,071 | 12.3% |
| 2001 | 1,093 | 12.6% |
| 2002 | 1,072 | 12.5% |
| 2003 | 989 | 11.5% |
| 2004 | 964 | 11.3% |
| 2005 | 994 | 11.7% |
| 2006 | 1,025 | 12.1% |
| 2007 | 991 | 12% |
| 2008 | 880 | 10.7% |
| 2009 | 1,022 | 12.6% |
| 2010 | 1,026 | 12% |
| 2011 | 1,046 | 12% |
| 2012 | 1,116 | 12.9% |
| 2013 | 942 | 10.9% |
| 2014 | 1,130 | 13% |
| 2015 | 1,021 | 11.7% |
| 2016 | 1,031 | 12% |
| 2017 | 881 | 10.4% |
| 2018 | 899 | 10.6% |
| 2019 | 949 | 11.5% |

**Table III.25.26**
**Poverty by Age**
Wheatland town
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 | 98 | 47.3 | 0 | 0% |
| 6 to 17 | 141 | 26.7 | 36 | 10.7% |
| 18 to 64 | 175 | 9 | 33 | 1.4% |
| 65 or Older | 39 | 4.5 | 40 | 5.7% |
| **Total** | **453** | **100.0%** | **109** | **100.0%** |
| **Poverty Rate** | **12.8%** | . | **3.2%** | . |

**Diagram III.25.11**
**Poverty Rates**



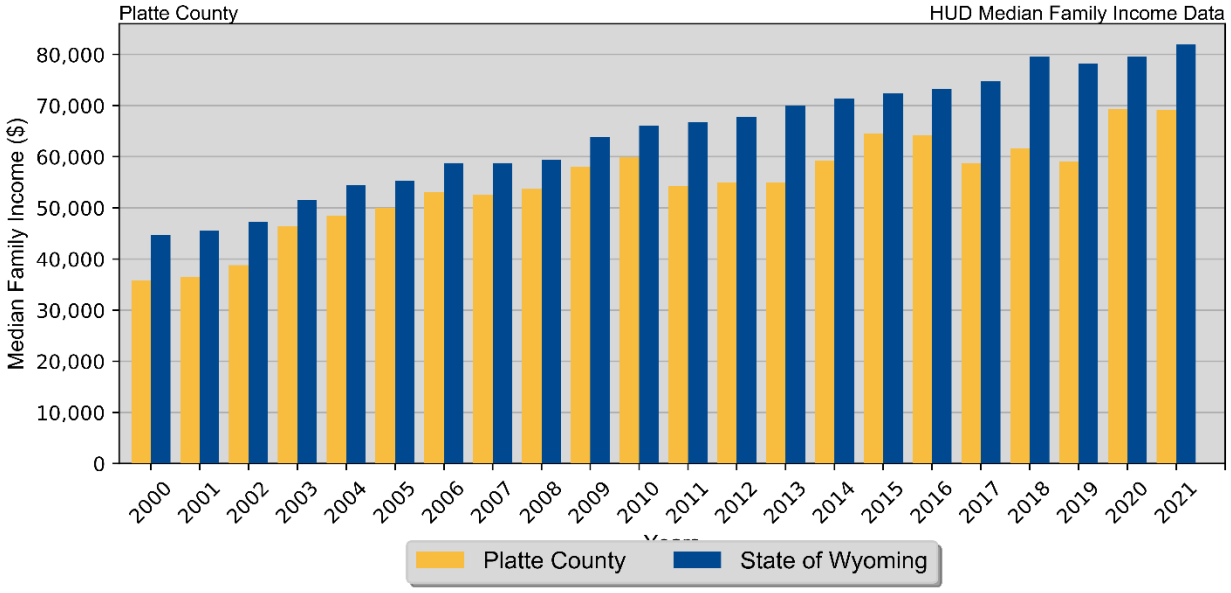
## Household Income

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.25.46 shows that the HUD estimated MFI for Platte County was $69,200 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.25.12, illustrates the estimated MFI for 2000 through 2021 in Platte County.

**Table III.25.27**
**Median Family Income**
Platte County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 35,800 | 44,700 |
| 2001 | 36,500 | 45,500 |
| 2002 | 38,800 | 47,200 |
| 2003 | 46,400 | 51,600 |
| 2004 | 48,400 | 54,500 |
| 2005 | 49,950 | 55,250 |
| 2006 | 53,100 | 58,800 |
| 2007 | 52,600 | 58,800 |
| 2008 | 53,700 | 59,450 |
| 2009 | 58,000 | 63,900 |
| 2010 | 59,900 | 66,100 |
| 2011 | 54,200 | 66,800 |
| 2012 | 54,900 | 67,700 |
| 2013 | 55,000 | 70,000 |
| 2014 | 59,200 | 71,400 |
| 2015 | 64,600 | 72,400 |
| 2016 | 64,200 | 73,300 |
| 2017 | 58,800 | 74,700 |
| 2018 | 61,600 | 79,600 |
| 2019 | 59,100 | 78,200 |
| 2020 | 69,300 | 79,500 |
| 2021 | 69,200 | 81,900 |

**Diagram III.25.12**
**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 Wheatland town increased from 2 authorizations in 2019 to 6 in 2020.

The real value of single-family building permits decreased from 193,573 dollars in 2019 to 153,933 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.25.28.

**Table III.25.28**
**Building Permits and Valuation**
Wheatland town
Census Bureau Data, 1980–2020

| 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 | 12 | 0 | 0 | 0 | 12 | 160,405 | 0 |
| 1981 | 3 | 0 | 0 | 0 | 3 | 102,980 | 0 |
| 1982 | 3 | 0 | 0 | 0 | 3 | 213,976 | 0 |
| 1983 | 4 | 0 | 0 | 0 | 4 | 161,362 | 0 |
| 1984 | 4 | 0 | 0 | 0 | 4 | 134,450 | 0 |
| 1985 | 1 | 0 | 0 | 0 | 1 | 41,641 | 0 |
| 1986 | 2 | 0 | 0 | 0 | 2 | 98,371 | 0 |
| 1987 | 4 | 0 | 0 | 0 | 4 | 106,552 | 0 |
| 1988 | 2 | 0 | 0 | 0 | 2 | 153,424 | 0 |
| 1989 | 2 | 0 | 0 | 0 | 2 | 112,942 | 0 |
| 1990 | 2 | 0 | 0 | 0 | 2 | 108,851 | 0 |
| 1991 | 2 | 0 | 0 | 0 | 2 | 105,299 | 0 |
| 1992 | 3 | 0 | 0 | 0 | 3 | 102,954 | 0 |
| 1993 | 12 | 2 | 0 | 0 | 14 | 114,268 | 0 |
| 1994 | 9 | 0 | 0 | 0 | 9 | 150,300 | 0 |
| 1995 | 10 | 0 | 0 | 0 | 10 | 109,881 | 0 |
| 1996 | 7 | 12 | 0 | 0 | 19 | 156,364 | 0 |
| 1997 | 6 | 6 | 0 | 0 | 12 | 132,082 | 0 |
| 1998 | 3 | 2 | 0 | 0 | 5 | 103,632 | 0 |
| 1999 | 2 | 2 | 0 | 0 | 4 | 115,310 | 0 |
| 2000 | 4 | 2 | 0 | 0 | 6 | 83,685 | 0 |
| 2001 | 8 | 2 | 0 | 0 | 10 | 113,928 | 0 |
| 2002 | 11 | 0 | 0 | 0 | 11 | 145,929 | 0 |
| 2003 | 12 | 0 | 0 | 0 | 12 | 143,258 | 0 |
| 2004 | 7 | 0 | 0 | 0 | 7 | 129,116 | 0 |
| 2005 | 6 | 0 | 0 | 0 | 6 | 15,163 | 0 |
| 2006 | 6 | 0 | 0 | 0 | 6 | 168,746 | 0 |
| 2007 | 6 | 0 | 0 | 0 | 6 | 160,891 | 0 |
| 2008 | 1 | 0 | 0 | 0 | 1 | 174,741 | 0 |
| 2009 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2010 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2011 | 1 | 0 | 0 | 0 | 1 | 13,318 | 0 |
| 2012 | 15 | 0 | 0 | 6 | 21 | 129,695 | 105,503 |
| 2013 | 6 | 0 | 0 | 0 | 6 | 104,565 | 0 |
| 2014 | 6 | 0 | 0 | 0 | 6 | 141,664 | 0 |
| 2015 | 8 | 0 | 0 | 0 | 8 | 151,904 | 0 |
| 2016 | 13 | 0 | 0 | 12 | 25 | 137,327 | 125,394 |
| 2017 | 2 | 0 | 0 | 0 | 2 | 201,762 | 0 |
| 2018 | 2 | 0 | 0 | 0 | 2 | 197,023 | 0 |
| 2019 | 2 | 0 | 0 | 0 | 2 | 193,573 | 0 |
| 2020 | 6 | 0 | 0 | 0 | 6 | 153,933 | 0 |

**Diagram III.25.13**
**Single-Family Permits**

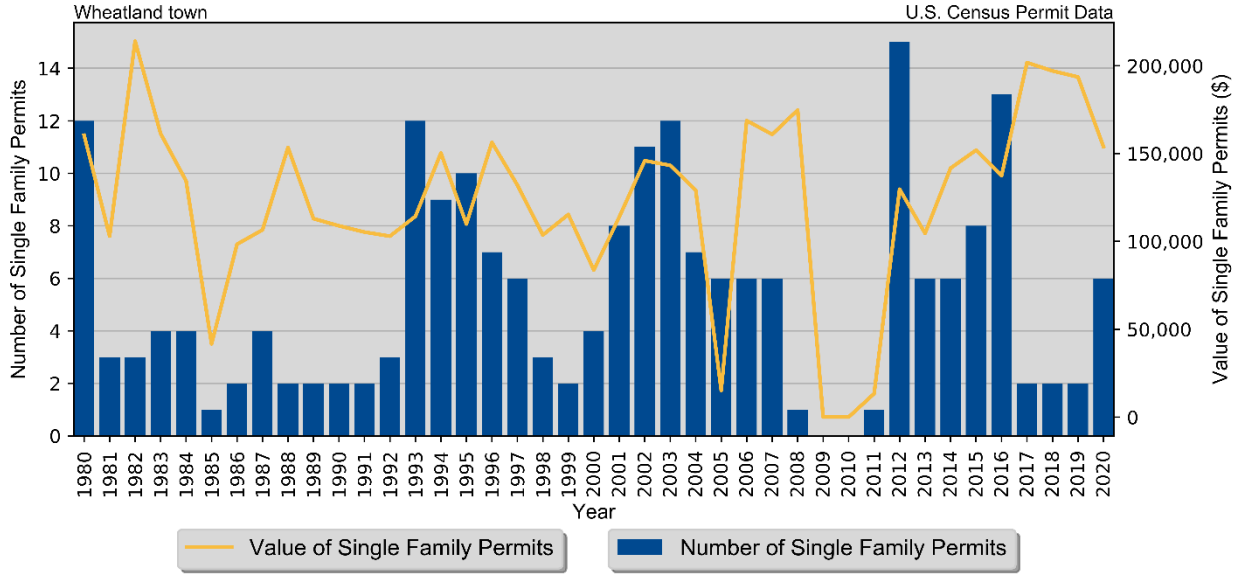
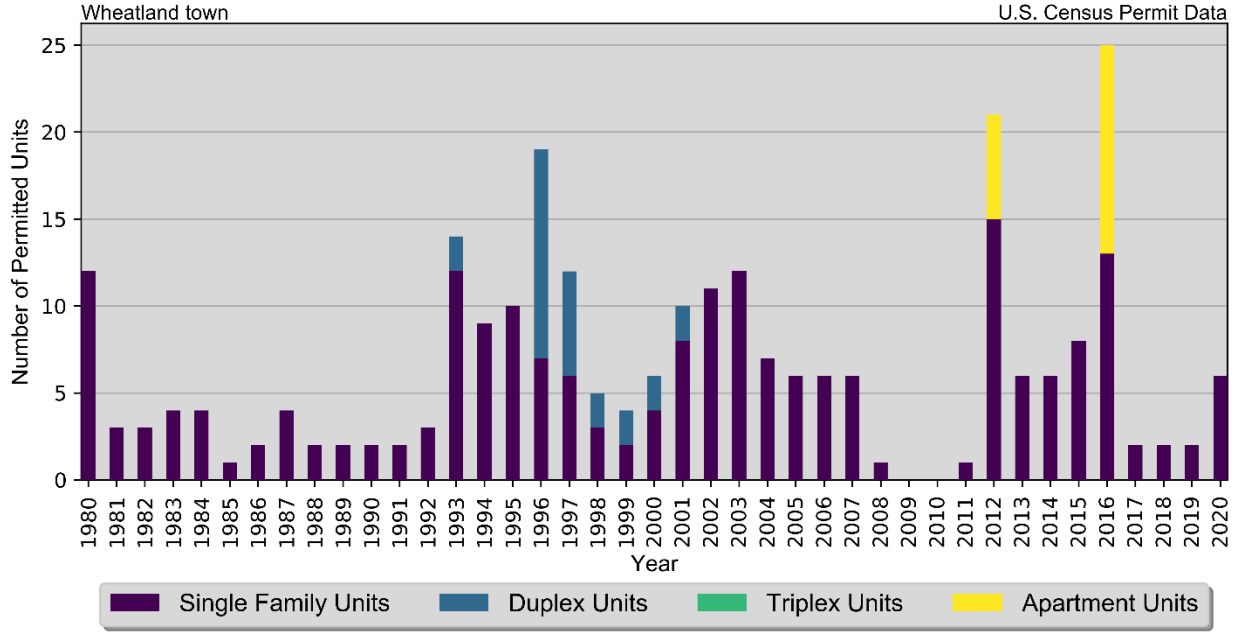



**Diagram III.25.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.25.29. Family households represented 62.9 percent of households, while non-family households accounted for 37.1 percent. These changed from 58.8 and 41.2 percent, respectively.

**Table II.25.29**
**Household Type by Tenure**
Wheatland town
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 974 | 58.8% | 1,093 | 62.9% |
| Married-Couple Family | 763 | 78.3% | 859 | 78.6% |
| Owner-Occupied | 671 | 87.9% | 702 | 81.7% |
| Renter-Occupied | 92 | 12.1% | 157 | 18.3% |
| Other Family | 211 | 21.7% | 234 | 19.3% |
| Male Householder, No Spouse Present | 65 | 30.8% | 94 | 27.8% |
| Owner-Occupied | 28 | 43.1% | 94 | 100% |
| Renter-Occupied | 37 | 56.9% | 0 | 0% |
| Female Householder, No Spouse Present | 146 | 69.2% | 140 | 62.4% |
| Owner-Occupied | 69 | 47.3% | 140 | 100% |
| Renter-Occupied | 77 | 52.7% | 0 | 0% |
| Non-Family Households | 683 | 41.2% | 644 | 37.1% |
| Owner-Occupied | 391 | 57.2% | 352 | 54.7% |
| Renter-Occupied | 292 | 42.8% | 292 | 45.3% |
| **Total** | **1,657** | **100.0%** | **1,737** | **100.0%** |

Table II.25.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 1,842 housing units, compared with 1,963 in 2019. Single-family units accounted for 77.7 percent of units in 2019, compared to 58 in 2010. Apartment units accounted for 6.1 percent in 2019, compared to 3.3 percent in 2010.

**Table II.25.30**
**Housing Units by Type**
Wheatland town
2010 & 2019 Five-Year ACS Data

| Unit Type | 2010 Five-Year ACS | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Single-Family | 1,069 | 58% | **1,525** | 77.7% |
| Duplex | 57 | 3.1% | 113 | 5.8% |
| Tri- or Four-Plex | 158 | 8.6% | 111 | 5.7% |
| Apartment | 61 | 3.3% | 120 | 6.1% |
| Mobile Home | 497 | 27% | 94 | 4.8% |
| Boat, RV, Van, Etc. | 0 | 0% | 0 | 0% |
| **Total** | **1,842** | **100.0%** | **1,963** | **100.0%** |

Table II.25.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 1,963 housing units. An estimated 74.2 percent were owner-occupied, and 11.5 percent were vacant.

**Table II.25.31**
**Housing Units by Tenure**
Wheatland town
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 1,657 | 88.2% | 1,737 | 88.5% |
| Owner-Occupied | 1,159 | 69.9% | 1,288 | 74.2% |
| Renter-Occupied | 498 | 30.1% | 449 | 25.8% |
| Vacant Housing Units | 222 | 11.8% | 226 | 11.5% |
| **Total Housing Units** | **1,879** | **100.0%** | **1,963** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.25.32. Households earning more than 100,000 dollars per year represented 30.6 percent of households in 2019, compared to 12.4 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 3.3 percent of households in 2019, compared to 14.6 percent in 2000.

**Table II.25.32**
**Households by Income**
Wheatland town
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 | 238 | 14.6% | 58 | 3.3% |
| $15,000 to $19,999 | 113 | 6.9% | 97 | 5.6% |
| $20,000 to $24,999 | 131 | 8% | 174 | 10% |
| $25,000 to $34,999 | 280 | 17.2% | 162 | 9.3% |
| $35,000 to $49,999 | 260 | 16% | 314 | 18.1% |
| $50,000 to $74,999 | 313 | 19.2% | 155 | 8.9% |
| $75,000 to $99,999 | 91 | 5.6% | 245 | 14.1% |
| $100,000 or More | 202 | 12.4% | 532 | 30.6% |
| **Total** | **1,628** | **100.0%** | **1,737** | **100.0%** |

Table II.25.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 2.2 percent of households in 2010 and 2.7 percent of households in 2019. Housing units built in 1939 or earlier represented 20 percent of households in 2019 and 18.2 percent of households in 2010.

**Table II.25.33**
**Households by Year Home Built**
Wheatland town
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 | 296 | 18.2% | 347 | 20% |
| 1940 to 1949 | 117 | 7.2% | 68 | 3.9% |
| 1950 to 1959 | 129 | 7.9% | 200 | 11.5% |
| 1960 to 1969 | 178 | 10.9% | 71 | 4.1% |
| 1970 to 1979 | 524 | 32.2% | 645 | 37.1% |
| 1980 to 1989 | 186 | 11.4% | 268 | 15.4% |
| 1990 to 1999 | 162 | 10% | 75 | 4.3% |
| 2000 to 2009 | 36 | 2.2% | 47 | 2.7% |
| 2010 or Later | . | . | 16 | 0.9% |
| **Total** | **1,628** | **100.0%** | **1,737** | **100.0%** |

The distribution of unit types by race are shown in Table II.25.34. An estimated 79.9 percent of white households occupy single-family homes, compared to  percent of black households. Some 4.1 percent of white households occupied apartments, compared to  percent of black households. An estimated 100 percent of Asian, and  percent of American Indian households occupy single-family homes.

**Table II.25.34**
**Distribution of Units in Structure by Race**
Wheatland town
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 79.9% | % | % | 100% | % | % | 100% |
| Duplex | 7.1% | % | % | 0% | % | % | 0% |
| Tri- or Four-Plex | 3% | % | % | 0% | % | % | 0% |
| Apartment | 4.1% | % | % | 0% | % | % | 0% |
| Mobile Home | 5.9% | % | % | 0% | % | % | 0% |
| Boat, RV, Van, Etc. | 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.25.35. An estimated 28.8 percent of vacant units were for rent in 2010. In addition, some 15.8 percent of vacant units were for sale. "Other" vacant units represented 32.9 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 27.9 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 62.8 percent of vacant units, representing a total of 142 "other" vacant units.

**Table II.25.35**
**Disposition of Vacant Housing Units**
Wheatland town
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 64 | 28.8% | 63 | 27.9% |
| For Sale | 35 | 15.8% | 0 | 0% |
| Rented Not Occupied | 1 | 0.5% | 0 | 0% |
| Sold Not Occupied | 7 | 3.2% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 39 | 17.6% | 21 | 9.3% |
| For Migrant Workers | 3 | 1.4% | 0 | 0% |
| Other Vacant | 73 | 32.9% | 142 | 62.8% |
| **Total** | **222** | **100.0%** | **226** | **100.0%** |

Table II.25.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 30.63 percent of total households in Wheatland town. In Wheatland town the 547 households with three bedrooms accounted for 31.49 percent of all households, and there were 120 five-bedroom or more households, which accounted for 6.91 percent of all households.

| Table II.25.36<br>Households by Number of Bedrooms<br>Wheatland town<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 0 | 0 | 0% |
| One | 29 | 44 | 73 | 4.2% |
| Two | 300 | 232 | 532 | 30.63% |
| Three | 450 | 97 | 547 | 31.49% |
| Four | 389 | 76 | 465 | 26.77% |
| Five or more | 120 | 0 | 120 | 6.91% |
| **Total** | **1,288** | **449** | **1,737** | **100.0** |

The age of a structure influences its value. As shown in Table II.25.37, structures built in 1939 or earlier had a median value of, 118,700 while structures built between 1950 and 1959 had a median value of 162,200 and those built between 1990 to 1999 had a median value of . 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 Wheatland town was, 170,800.

| Table II.25.37<br>Owner Occupied Median Value<br>by Year Structure Built<br>Wheatland town<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 118,700 |
| 1940 to 1949 | 140,500 |
| 1950 to 1959 | 162,200 |
| 1960 to 1969 | 241,100 |
| 1970 to 1979 | 168,400 |
| 1980 to 1989 | 276,600 |
| 1990 to 1999 | |
| 2000 to 2009 | 334,700 |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **170,800** |

Household mortgage status is reported in Table II.25.38. In, Wheatland town households with a mortgage accounted for 56.1 percent of all households or 722 housing units, and the remaining 41.8 percent or 539 units had no mortgage. Of those units with a mortgage, 183 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 539 or 41.8 percent had no second mortgage or no home equity loan.

**Table II.25.38**
**Mortgage Status**
**Wheatland town**
**2019** Five-Year ACS Data

| Mortgage Status | Wheatland town | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 722 | 56.1 |
| With either a second mortgage or home equity loan, but not both | 183 | 14.2 |
| Second mortgage only | 97 | 7.5 |
| Home equity loan only | 86 | 6.7 |
| Both second mortgage and home equity loan | 0 | 0 |
| No second mortgage and no home equity loan | 539 | 41.8 |
| Housing units without a mortgage | 566 | 43.9 |
| **Total** | **1,288** | **100.0%** |

Table II.25.39 lists the Wheatland town median rent as $649 and the median home value as $170,800 in 2019.

**Table II.25.39**
**Median Rent**
**Wheatland town**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $649 |
| Median Home Value | $170,800 |

## 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.25.40. In 2019, an estimated 0 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.25.40**
**Overcrowding and Severe Overcrowding**
Wheatland town
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 | 1,141 | 97.2% | 33 | 2.8% | 0 | 0% | 1,174 |
| 2019 Five-Year ACS | 1,288 | 100% | 0 | 0% | 0 | 0% | 1,288 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 454 | 100% | 0 | 0% | 0 | 0% | 454 |
| 2019 Five-Year ACS | 449 | 100% | 0 | 0% | 0 | 0% | 449 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 1,595 | 98% | 33 | 2% | 0 | 0% | 1,628 |
| 2019 Five-Year ACS | 1,737 | 100% | 0 | 0% | 0 | 0% | 1,737 |

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.25.41 and Table II.25.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Wheatland town. This is compared to 0.9 percent of households lacking complete plumbing facilities in 2010.

**Table II.25.41**
**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 | 1,613 | 1,737 |
| Lacking Complete Plumbing Facilities | 15 | 0 |
| **Total Households** | **1,628** | **1,737** |
| **Percent Lacking** | **0.9%** | **0%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 18 households in 2010. This was a change from 1.1 percent of households in 2010 to 0 percent in 2019.

**Table II.25.42**
**Households with Incomplete Kitchen Facilities**
Wheatland town
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 1,610 | 1,737 |
| Lacking Complete Kitchen Facilities | 18 | 0 |
| **Total Households** | **1,628** | **1,737** |
| **Percent Lacking** | **1.1%** | **0%** |

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.25.43, in Wheatland town 5 percent of households had a cost burden and 8.8 percent had a severe cost burden. Some 12.5 percent of renters were cost burdened, and 34.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.8 percent and a severe cost burden rate of 0 percent. Owner occupied households with a mortgage had a cost burden rate of 2.1 percent, and severe cost burden at 0 percent.

**Table II.25.43**
**Cost Burden and Severe Cost Burden by Tenure**
Wheatland town
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 | 432 | 73.5% | 102 | 17.3% | 54 | 9.2% | 0 | 0% | 588 |
| 2019 Five-Year ACS | 707 | 97.9% | 15 | 2.1% | 0 | 0% | 0 | 0% | 722 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 544 | 92.8% | 35 | 6% | 7 | 1.2% | 0 | 0% | 586 |
| 2019 Five-Year ACS | 550 | 97.2% | 16 | 2.8% | 0 | 0% | 0 | 0% | 566 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 315 | 69.4% | 56 | 12.3% | 46 | 10.1% | 37 | 8.1% | 454 |
| 2019 Five-Year ACS | 240 | 53.5% | 56 | 12.5% | 153 | 34.1% | 0 | 0% | 449 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,291 | 79.3% | 193 | 11.9% | 107 | 6.6% | 37 | 2.3% | 1,628 |
| 2019 Five-Year ACS | 1,497 | 86.2% | 87 | 5% | 153 | 8.8% | 0 | 0% | 1,737 |

### 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 Platte County. Below is a table showing the MFI breakdown:

| Platte County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $20,760 |
| 30.1 – 50% MFI | $20,761 to $34,600 |
| 50.1 – 80% MFI | $34,601 to $55,360 |
| 80.1 – 100% MFI | $55,361 to $69,200 |
| Above 100% MFI | Above $69,200 |

## Housing Problems by Income, Race, and Tenure

Table III.25.44 through Table III.25.49 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 Wheatland town, housing problems are faced by 80 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

## Table III.25.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Wheatland town
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 $20,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $20,761 to $34,600 | 11.1% | 0% | 0% | 0% | 0% | 100% | 0% | 20% |
| $34,601 to $55,360 | 11.1% | 0% | 0% | 0% | 0% | 0% | 0% | 7.5% |
| $55,361 to $69,200 | 22.7% | 0% | 0% | 0% | 0% | 0% | 0% | 22.7% |
| Above $69,200 | 3.9% | 0% | 0% | 0% | 0% | 0% | 0% | 3.6% |
| **Total** | **8.5%** | **0%** | **0%** | **0%** | **0%** | **33.3%** | **0%** | **8.8%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $20,761 to $34,600 | 88.9% | 0% | 0% | 0% | 0% | 0% | 0% | 80% |
| $34,601 to $55,360 | 88.9% | 0% | 0% | 0% | 0% | 0% | 100% | 92.5% |
| $55,361 to $69,200 | 77.3% | 0% | 0% | 0% | 0% | 0% | 0% | 77.3% |
| Above $69,200 | 96.1% | 0% | 100% | 0% | 0% | 100% | 0% | 96.4% |
| **Total** | **91.5%** | **0%** | **100%** | **0%** | **0%** | **66.7%** | **100%** | **91.2%** |

## Table III.25.45
## Homeowner Households with Housing Problems by Income and Race
Wheatland town
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 $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 15 | 0 | 0 | 0 | 0 | 15 | 0 | 30 |
| $34,601 to $55,360 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $55,361 to $69,200 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Above $69,200 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **80** | **0** | **0** | **0** | **0** | **15** | **0** | **95** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 120 | 0 | 0 | 0 | 0 | 0 | 0 | 120 |
| $34,601 to $55,360 | 160 | 0 | 0 | 0 | 0 | 0 | 85 | 245 |
| $55,361 to $69,200 | 85 | 0 | 0 | 0 | 0 | 0 | 0 | 85 |
| Above $69,200 | 495 | 0 | 10 | 0 | 0 | 30 | 0 | 535 |
| **Total** | **860** | **0** | **10** | **0** | **0** | **30** | **85** | **985** |
| **Not Computed** | | | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 135 | 0 | 0 | 0 | 0 | 15 | 0 | 150 |
| $34,601 to $55,360 | 180 | 0 | 0 | 0 | 0 | 0 | 85 | 265 |
| $55,361 to $69,200 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| Above $69,200 | 515 | 0 | 10 | 0 | 0 | 30 | 0 | 555 |
| **Total** | **940** | **0** | **10** | **0** | **0** | **45** | **85** | **1,080** |

In total, some 195 renter households face housing problems in Wheatland town. Of these, some 135 white renter households, 0 black renter households, 0 Asian renter households, and 60 Hispanic renter households face housing problems.

**Table III.25.46**
**Renter Households with Housing Problems by Income and Race**
Wheatland town
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 $20,760 | 55 | 0 | 0 | 0 | 0 | 0 | 60 | 115 |
| $20,761 to $34,600 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $34,601 to $55,360 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **135** | **0** | **0** | **0** | **0** | **0** | **60** | **195** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,760 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| $20,761 to $34,600 | 50 | 0 | 0 | 0 | 0 | 0 | 0 | 50 |
| $34,601 to $55,360 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| $55,361 to $69,200 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Above $69,200 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| **Total** | **285** | **0** | **0** | **0** | **0** | **0** | **0** | **285** |
| **Not Computed** | | | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,760 | 135 | 0 | 0 | 0 | 0 | 0 | 60 | 195 |
| $20,761 to $34,600 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| $34,601 to $55,360 | 55 | 0 | 0 | 0 | 0 | 0 | 0 | 55 |
| $55,361 to $69,200 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Above $69,200 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| **Total** | **420** | **0** | **0** | **0** | **0** | **0** | **60** | **480** |

**Table III.25.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Wheatland town
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 $20,760 | 40.7% | 0% | 0% | 0% | 0% | 0% | 100% | 59% |
| $20,761 to $34,600 | 54.5% | 0% | 0% | 0% | 0% | 0% | 0% | 54.5% |
| $34,601 to $55,360 | 36.4% | 0% | 0% | 0% | 0% | 0% | 0% | 36.4% |
| $55,361 to $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **32.1**% | **0**% | **0**% | **0**% | **0**% | **0**% | **100**% | **40.6**% |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,760 | 59.3% | 0% | 0% | 0% | 0% | 0% | 0% | 41% |
| $20,761 to $34,600 | 45.5% | 0% | 0% | 0% | 0% | 0% | 0% | 45.5% |
| $34,601 to $55,360 | 63.6% | 0% | 0% | 0% | 0% | 0% | 0% | 63.6% |
| $55,361 to $69,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $69,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **67.9**% | **0**% | **0**% | **0**% | **0**% | **0**% | **0**% | **59.4**% |

Overall, there are 290 households, or 18.6 percent of households with housing problems in Wheatland town. This includes 215 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 15 "other" race households with housing problems. In addition, there are 60 Hispanic households with housing problems. This is shown in Table III.25.48 and Table III.25.49.

## Table III.25.48
## Percent of Total Households with Housing Problems by Income and Race
Wheatland town
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 $20,760 | 40.7% | 0% | 0% | 0% | 0% | 0% | 100% | 59% |
| $20,761 to $34,600 | 30.6% | 0% | 0% | 0% | 0% | 100% | 0% | 34.6% |
| $34,601 to $55,360 | 17% | 0% | 0% | 0% | 0% | 0% | 0% | 12.5% |
| $55,361 to $69,200 | 18.5% | 0% | 0% | 0% | 0% | 0% | 0% | 18.5% |
| Above $69,200 | 3.3% | 0% | 0% | 0% | 0% | 0% | 0% | 3.1% |
| **Total** | **15.8%** | **0%** | **0%** | **0%** | **0%** | **33.3%** | **41.4%** | **18.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,760 | 59.3% | 0% | 0% | 0% | 0% | 0% | 0% | 41% |
| $20,761 to $34,600 | 69.4% | 0% | 0% | 0% | 0% | 0% | 0% | 65.4% |
| $34,601 to $55,360 | 83% | 0% | 0% | 0% | 0% | 0% | 100% | 87.5% |
| $55,361 to $69,200 | 81.5% | 0% | 0% | 0% | 0% | 0% | 0% | 81.5% |
| Above $69,200 | 96.7% | 0% | 100% | 0% | 0% | 100% | 0% | 96.9% |
| **Total** | **84.2%** | **0%** | **100%** | **0%** | **0%** | **66.7%** | **58.6%** | **81.4%** |

## Table III.25.49
## Total Households with Housing Problems by Income and Race
Wheatland town
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 $20,760 | 55 | 0 | 0 | 0 | 0 | 0 | 60 | 115 |
| $20,761 to $34,600 | 75 | 0 | 0 | 0 | 0 | 15 | 0 | 90 |
| $34,601 to $55,360 | 40 | 0 | 0 | 0 | 0 | 0 | 0 | 40 |
| $55,361 to $69,200 | 25 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| Above $69,200 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **215** | **0** | **0** | **0** | **0** | **15** | **60** | **290** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,760 | 80 | 0 | 0 | 0 | 0 | 0 | 0 | 80 |
| $20,761 to $34,600 | 170 | 0 | 0 | 0 | 0 | 0 | 0 | 170 |
| $34,601 to $55,360 | 195 | 0 | 0 | 0 | 0 | 0 | 85 | 280 |
| $55,361 to $69,200 | 110 | 0 | 0 | 0 | 0 | 0 | 0 | 110 |
| Above $69,200 | 590 | 0 | 10 | 0 | 0 | 30 | 0 | 630 |
| **Total** | **1,145** | **0** | **10** | **0** | **0** | **30** | **85** | **1,270** |
| **Not Computed** | | | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,760 | 135 | 0 | 0 | 0 | 0 | 0 | 60 | 195 |
| $20,761 to $34,600 | 245 | 0 | 0 | 0 | 0 | 15 | 0 | 260 |
| $34,601 to $55,360 | 235 | 0 | 0 | 0 | 0 | 0 | 85 | 320 |
| $55,361 to $69,200 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| Above $69,200 | 610 | 0 | 10 | 0 | 0 | 30 | 0 | 650 |
| **Total** | **1,360** | **0** | **10** | **0** | **0** | **45** | **145** | **1,560** |

Table III.25.50 through Table III.25.53 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 15 white households, 0 black households, 0 Asian households, as well as 60 Hispanic households.

**Table III.25.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Wheatland town
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 $20,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $20,761 to $34,600 | 0% | 0% | 0% | 0% | 0% | 100% | 0% | 10% |
| $34,601 to $55,360 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $55,361 to $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **0%** | **0** | **0%** | **0%** | **0%** | **33.3%** | **0%** | **1.4%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,760 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $20,761 to $34,600 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 90% |
| $34,601 to $55,360 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $55,361 to $69,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $69,200 | 100% | 0% | 100% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **100%** | **0%** | **100%** | **0%** | **0%** | **66.7%** | **100%** | **98.6%** |

## Table III.25.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Wheatland town
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 $20,760 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 30.8% |
| $20,761 to $34,600 | 13.6% | 0% | 0% | 0% | 0% | 0% | 0% | 13.6% |
| $34,601 to $55,360 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $55,361 to $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **3.6%** | **0%** | **0%** | **0%** | **0%** | **0%** | **100%** | **15.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,760 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 69.2% |
| $20,761 to $34,600 | 86.4% | 0% | 0% | 0% | 0% | 0% | 0% | **86.4%** |
| $34,601 to $55,360 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| $55,361 to $69,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $69,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| **Total** | **96.4%** | **0%** | **0%** | **0%** | **0%** | **0%** | **0%** | **84.2%** |

## Table III.25.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Wheatland town
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 $20,760 | 0% | 0% | 0% | 0% | 0% | 0% | 100% | 30.8% |
| $20,761 to $34,600 | 6.1% | 0% | 0% | 0% | 0% | 100% | 0% | 11.5% |
| $34,601 to $55,360 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $55,361 to $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,200 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **1.1%** | **0%** | **0%** | **0%** | **0%** | **33.3%** | **41.4%** | **5.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,760 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 69.2% |
| $20,761 to $34,600 | 93.9% | 0% | 0% | 0% | 0% | 0% | 0% | 88.5% |
| $34,601 to $55,360 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| $55,361 to $69,200 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $69,200 | 100% | 0% | 100% | 0% | 0% | 100% | 0% | 100% |
| **Total** | **98.9%** | **0%** | **100%** | **0%** | **0%** | **66.7%** | **58.6%** | **94.2%** |

## Table III.25.53
## Total Households with Severe Housing Problems by Income and Race
Wheatland town
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 $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 60 |
| $20,761 to $34,600 | 15 | 0 | 0 | 0 | 0 | 15 | 0 | 30 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **15** | **60** | **90** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,760 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| $20,761 to $34,600 | 230 | 0 | 0 | 0 | 0 | 0 | 0 | 230 |
| $34,601 to $55,360 | 230 | 0 | 0 | 0 | 0 | 0 | 85 | 315 |
| $55,361 to $69,200 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| Above $69,200 | 610 | 0 | 10 | 0 | 0 | 30 | 0 | 650 |
| **Total** | **1,340** | **0** | **10** | **0** | **0** | **30** | **85** | **1,465** |
| **Not Computed** | | | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| **Total** | | | | | | | | |
| $0 to $20,760 | 135 | 0 | 0 | 0 | 0 | 0 | 60 | 195 |
| $20,761 to $34,600 | 245 | 0 | 0 | 0 | 0 | 15 | 0 | 260 |
| $34,601 to $55,360 | 230 | 0 | 0 | 0 | 0 | 0 | 85 | 315 |
| $55,361 to $69,200 | 135 | 0 | 0 | 0 | 0 | 0 | 0 | 135 |
| Above $69,200 | 610 | 0 | 10 | 0 | 0 | 30 | 0 | 650 |
| **Total** | **1,355** | **0** | **10** | **0** | **0** | **45** | **145** | **1,555** |

Housing problems are explored by type and income in Table III.25.54 and Table III.25.55. More than 200 households have a cost burden and 90 have a severe cost burden. Some 120 renter households are impacted by cost burdens, and 75 are impacted by severe cost burdens. On the other hand, some 80 owner-occupied households have cost burdens, and 15 have severe cost burdens. Overall, there are 1,265 households without a housing problem.

**Table III.25.54**
**Percent of Housing Problems by Income and Tenure**
Wheatland town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,760 | $20,761 to $34,600 | $34,601 to $55,360 | $55,361 to $69,200 | Above $69,200 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0% | 10% | 0% | 0% | 0% | 1.4% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0% | 10% | 7.7% | 22.7% | 3.6% | 7.4% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 0% | 80% | 92.3% | 77.3% | 96.4% | 91.2% |
| **Total** | **0%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 30.8% | 13.6% | 0% | 0% | 0% | 15.6% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 28.2% | 40.9% | 36.4% | 0% | 0% | 25% |
| Zero/negative income (and none of the above problems) | 0% | 0% | 0% | 0% | 0% | 0% |
| Has none of the 4 housing problems | 41% | 45.5% | 63.6% | 100% | 100% | 59.4% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.25.55
## Housing Problems by Income and Tenure
Wheatland town
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,760 | $20,761 to $34,600 | $34,601 to $55,360 | $55,361 to $69,200 | Above $69,200 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 0 | 15 | 0 | 0 | 0 | 15 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 0 | 15 | 20 | 25 | 20 | 80 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 0 | 120 | 240 | 85 | 535 | 980 |
| **Total** | **0** | **150** | **260** | **110** | **555** | **1,075** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 60 | 15 | 0 | 0 | 0 | 75 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 55 | 45 | 20 | 0 | 0 | 120 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 80 | 50 | 35 | 25 | 95 | 285 |
| **Total** | **195** | **110** | **55** | **25** | **95** | **480** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 60 | 30 | 0 | 0 | 0 | 90 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 55 | 60 | 40 | 25 | 20 | 200 |
| Zero/negative income (and none of the above problems) | 0 | 0 | 0 | 0 | 0 | 0 |
| Has none of the 4 housing problems | 80 | 170 | 275 | 110 | 630 | 1,265 |
| **Total** | **195** | **260** | **315** | **135** | **650** | **1,555** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 9.7 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 0 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.25.56.

Table III.25.57 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 120 renter occupied households faced cost burdens, compared to 80 owner occupied households. Of these, there are 55 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.25.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Wheatland town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 40 | 20 | 0 | 30 | 30 | 120 |
| $34,601 to $55,360 | 90 | 100 | 0 | 50 | 0 | 240 |
| $55,361 to $69,200 | 0 | 30 | 0 | 30 | 25 | 85 |
| Above $69,200 | 115 | 260 | 60 | 30 | 75 | 540 |
| Total | 245 | 410 | 60 | 140 | 130 | 985 |
| **Cost Burden** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 15 | 0 | 0 | 0 | 0 | 15 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 20 | 20 |
| $55,361 to $69,200 | 25 | 0 | 0 | 0 | 0 | 25 |
| Above $69,200 | 0 | 0 | 0 | 0 | 20 | 20 |
| Total | 40 | 0 | 0 | 0 | 40 | 80 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 15 | 0 | 15 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 15 | 0 | 15 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 55 | 20 | 0 | 45 | 30 | 150 |
| $34,601 to $55,360 | 90 | 100 | 0 | 50 | 20 | 260 |
| $55,361 to $69,200 | 25 | 30 | 0 | 30 | 25 | 110 |
| Above $69,200 | 115 | 260 | 60 | 30 | 95 | 560 |
| **Total** | **285** | **410** | **60** | **155** | **170** | **1,080** |

## Table III.25.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Wheatland town
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 80 | 0 | 80 |
| $20,761 to $34,600 | 20 | 30 | 0 | 0 | 0 | 50 |
| $34,601 to $55,360 | 0 | 35 | 0 | 0 | 0 | 35 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 25 | 25 |
| Above $69,200 | 0 | 60 | 0 | 0 | 30 | 90 |
| Total | 20 | 125 | 0 | 80 | 55 | 280 |
| **Cost Burden** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 55 | 0 | 55 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 45 | 45 |
| $34,601 to $55,360 | 0 | 20 | 0 | 0 | 0 | 20 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 20 | 0 | 55 | 45 | 120 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,760 | 0 | 60 | 0 | 0 | 0 | 60 |
| $20,761 to $34,600 | 0 | 0 | 0 | 15 | 0 | 15 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 60 | 0 | 15 | 0 | 75 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | | | | | | |
| $0 to $20,760 | 0 | 60 | 0 | 135 | 0 | 195 |
| $20,761 to $34,600 | 20 | 30 | 0 | 15 | 45 | 110 |
| $34,601 to $55,360 | 0 | 55 | 0 | 0 | 0 | 55 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 | 25 | 25 |
| Above $69,200 | 0 | 60 | 0 | 0 | 30 | 90 |
| **Total** | **20** | **205** | **0** | **150** | **100** | **475** |

In total, some 205 households face cost burdens, and 90 face severe cost burdens. This includes 85 owner households and 120 renter households with a cost burden, as seen in Table III.25.58.

**Table III.25.58**
**Households with Cost Burden by Tenure and Race**
Wheatland town
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 860 | 85 | 0 | 0 | 945 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 10 | 0 | 0 | 0 | 10 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 30 | 0 | 15 | 0 | 45 |
| Hispanic | 85 | 0 | 0 | 0 | 85 |
| **Total** | **985** | **85** | **15** | **0** | **1,085** |
| **Renter-Occupied** | | | | | |
| White | 280 | 120 | 15 | 0 | 415 |
| 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 | 0 | 0 | 0 | 0 | 0 |
| Hispanic | 0 | 0 | 60 | 0 | 60 |
| **Total** | **280** | **120** | **75** | **0** | **475** |
| **Total** | | | | | |
| White | 1,140 | 205 | 15 | 0 | 1,360 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 10 | 0 | 0 | 0 | 10 |
| American Indian | 0 | 0 | 0 | 0 | 0 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 30 | 0 | 15 | 0 | 45 |
| Hispanic | 85 | 0 | 60 | 0 | 145 |
| **Total** | **1,265** | **205** | **90** | **0** | **1,560** |

## Lead-Based Paint Risks

Table III.25.59 shows the risk of lead-based paint for households with young children present. There are an estimated 100 households built between 1940 and 1979 with young children present, and 25 built prior to 1939.

**Table III.25.59**
**Vintage of Households by Income and Presence of Young Children**
Wheatland town
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 $20,760 | 0 | 60 | 60 |
| $20,761 to $34,600 | 0 | 15 | 15 |
| $34,601 to $55,360 | 0 | 95 | 95 |
| $55,361 to $69,200 | 0 | 40 | 40 |
| Above $69,200 | 25 | 50 | 75 |
| Total | 25 | 260 | 285 |
| **Built 1940 to 1979** | | | |
| $0 to $20,760 | 0 | 75 | 75 |
| $20,761 to $34,600 | 30 | 195 | 225 |
| $34,601 to $55,360 | 0 | 135 | 135 |
| $55,361 to $69,200 | 0 | 80 | 80 |
| Above $69,200 | 70 | 190 | 260 |
| Total | 100 | 675 | 775 |
| **Built 1980 or Later** | | | |
| $0 to $20,760 | 60 | 0 | 60 |
| $20,761 to $34,600 | 0 | 20 | 20 |
| $34,601 to $55,360 | 0 | 85 | 85 |
| $55,361 to $69,200 | 0 | 20 | 20 |
| Above $69,200 | 15 | 295 | 310 |
| Total | 75 | 420 | 495 |
| **Total** | | | |
| $0 to $20,760 | 60 | 135 | 195 |
| $20,761 to $34,600 | 30 | 230 | 260 |
| $34,601 to $55,360 | 0 | 315 | 315 |
| $55,361 to $69,200 | 0 | 140 | 140 |
| Above $69,200 | 110 | 535 | 645 |
| **Total** | **200** | **1,355** | **1,555** |

## Elderly Housing Needs

Table III.25.60 shows the rate of housing problems for elderly households. Some 55 elderly and 70 extra-elderly households have housing problems. Of these, some 55 elderly households with housing problems have incomes less than 30 percent HAMFI, and 0 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.25.60**
**Households with Housing Problems by Income and Elderly Status**
Wheatland town
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $20,760 | 55 | 0 | 60 | 115 |
| $20,761 to $34,600 | 0 | 45 | 45 | 90 |
| $34,601 to $55,360 | 0 | 0 | 40 | 40 |
| $55,361 to $69,200 | 0 | 25 | 0 | 25 |
| Above $69,200 | 0 | 0 | 20 | 20 |
| Total | 55 | 70 | 165 | 290 |
| **Without Housing Problems** | | | | |
| $0 to $20,760 | 80 | 0 | 0 | 80 |
| $20,761 to $34,600 | 20 | 70 | 80 | 170 |
| $34,601 to $55,360 | 45 | 95 | 135 | 275 |
| $55,361 to $69,200 | 30 | 0 | 80 | 110 |
| Above $69,200 | 120 | 20 | 485 | 625 |
| Total | 295 | 185 | 780 | 1,260 |
| **Not Computed** | | | | |
| $0 to $20,760 | 0 | 0 | 0 | 0 |
| $20,761 to $34,600 | 0 | 0 | 0 | 0 |
| $34,601 to $55,360 | 0 | 0 | 0 | 0 |
| $55,361 to $69,200 | 0 | 0 | 0 | 0 |
| Above $69,200 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 |
| **Total** | | | | |
| $0 to $20,760 | 135 | 0 | 60 | 195 |
| $20,761 to $34,600 | 20 | 115 | 125 | 260 |
| $34,601 to $55,360 | 45 | 95 | 175 | 315 |
| $55,361 to $69,200 | 30 | 25 | 80 | 135 |
| Above $69,200 | 120 | 20 | 505 | 645 |
| **Total** | 350 | 255 | 945 | 1,550 |

## 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.25.61 presents some basic statistics about the completed surveys.

**Table III.25.61**
**Survey of Rental Properties**
Wheatland town
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | 8 | 119 | 8.4 | 10 |
| 2019B | 3 | 18 | 38.9 | 7 |
| 2020A | 9 | 127 | 19.7 | 25 |
| 2020B | 3 | 92 | 0 | 0 |
| 2021A | 6 | 140 | 2.1 | 3 |

Table III.25.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 29 single-family units in Wheatland town, with 2 of them available. This translates into a vacancy rate of 6.9 percent in Wheatland town, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 108 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 0.9 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.25.62**
**Rental Vacancy Survey by Type**
Wheatland town
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 29 | 2 | 6.9% |
| Apartments | 108 | 1 | 0.9% |
| Mobile Homes | 0 | 0 | 0% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **140** | **3** | **2.1%** |

Table III.25.63, reports units by bedroom size. As can be seen there were 8 two-bedroom apartment units and 4 three-bedroom units. Overall, the 8 two bedroom units accounted for 5.7 percent of all units, and the 4 three bedroom units accounted for 2.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 82 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.25.63**
**Rental Units by Bedroom Size**
Wheatland town
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 | 46 | 0 | 0 | · | 46 |
| Two | 0 | 8 | 0 | 0 | · | 8 |
| Three | 0 | 4 | 0 | 0 | · | 4 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 29 | 50 | 0 | 0 | 0 | 82 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **29** | **108** | **0** | **0** | **0** | **140** |

Table III.25.64 displays the vacancy rate of single-family units by the number of bedrooms. Studio-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.25.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 0 percent.

**Table III.25.64**
**Single-Family Units by Bedroom Size**
Wheatland town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 0 | 0 | 0% |
| Three | 0 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 29 | 2 | 6.9% |
| **Total** | **29** | **2** | **6.9%** |

**Table III.25.65**
**Apartment Units by Bedroom Size**
Wheatland town
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 46 | 0 | 0% |
| Two | 8 | 0 | 0% |
| Three | 4 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 50 | 1 | 2% |
| **Total** | **108** | **1** | **0.9%** |

Average market-rate rents by unit type are shown in Table III.25.66. 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.25.66**
**Average Market Rate Rents by Bedroom Size**
Wheatland town
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 | $554 | $0 | $0 | $554 |
| Two | $450 | $0 | $0 | $0 | $450 |
| Three | $550 | $0 | $0 | $0 | $550 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$500** | **$593** | **$0** | **$0** | **$569.8** |

Table III.25.67, 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.25.67**
**Average Assisted Rate Rents by Bedroom Size**
Wheatland town
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 | $700 | $0 | $0 | $700 |
| Three | $0 | $777 | $0 | $0 | $777 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$738.5** | **$0** | **$0** | **$738.5** |

Table III.25.68, shows vacancy rates for single-family units by average rental rates for Wheatland town. The most common rent for single-family units was less than 500 dollars and the units in this price range had a vacancy rate of 6.9 percent.

**Table III.25.68**
**Single-Family Market Rate Rents by Vacancy Status**
Wheatland town
2021A Survey of Rental Properties

| Average Rents | Single-Family Units | Available Single-Family Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 29 | 2 | 6.9% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 0 | 0 | 0% |
| **Total** | **29** | **2** | **6.9%** |

The average rent and availability of apartment units is displayed in Table III.25.69. 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 1.1 percent.

**Table III.25.69**
**Apartment Market Rate Rents by Vacancy Status**
Wheatland town
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 0 | 0 | 0% |
| $500 to $749 | 94 | 1 | 1.1% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 14 | 0 | 0% |
| **Total** | **108** | **1** | **0.9%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.25.70, 4 respondents, or 80 percent, included some sort of utility in the rent.

**Table III.25.70**
**Are there any utilities included with the rent?**
Wheatland town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 4 |
| No | 1 |
| **% Offering Utilities** | **80%** |

The type of utility included in the rent is shown in Table III.25.71. There were 58 respondents who included electricity, 0 respondents who included natural gas, 98 respondents who included water and sewer and 98 respondents included trash collection in the rent.

**Table III.25.71**
**Which utilities are included with the rent?**
Wheatland town
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 58 |
| Natural Gas | 0 |
| Water/Sewer | 98 |
| Trash Collection | 98 |

## Perceived Need for Housing Units

Table III.25.72, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 15 number of persons on the wait list.

**Table III.25.72**
**Do you keep a waiting list?**
Wheatland town
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 2 |
| No | 3 |
| **Waitlist Size** | **15** |

Table III.25.73, shows the condition of rental units by unit type for Wheatland town. 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 80 units were in good condition, or 57.1 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.25.73**
**Condition by Unit Type**
Wheatland town
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 0 | 0% |
| Fair | 0 | 0% |
| Average | 0 | 0% |
| Good | 80 | 57.1% |
| Excellent | 58 | 41.4% |
| Don't Know | 0 | 0% |
| **Total** | **140** | **100.0%** |

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.25.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.25.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Wheatland town
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.25.75**
**Households with Housing Problems by Income**
Wheatland town
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 0 | 115 | 115 |
| 30.1-50% HAMFI | 30 | 60 | 90 |
| 50.1-80% HAMFI | 20 | 20 | 40 |
| 80.1-95% HAMFI | 25 | 0 | 25 |
| 95 – 115% HAMFI | 20 | 0 | 20 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 95 | 195 | 290 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 0 | 80 | 80 |
| 30.1-50% HAMFI | 125 | 50 | 175 |
| 50.1-80% HAMFI | 245 | 35 | 280 |
| 80.1-95% HAMFI | 75 | 25 | 100 |
| 95 – 115% HAMFI | 105 | 60 | 165 |
| 115.1% HAMFI or more | 445 | 30 | 475 |
| **Total** | 995 | 280 | 1,275 |
| **Not Computed** | | | |
| 30% HAMFI or less | 0 | 0 | 0 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 0 | 0 | 0 |
| **Total** | | | |
| 30% HAMFI or less | 0 | 195 | 195 |
| 30.1-50% HAMFI | 155 | 110 | 265 |
| 50.1-80% HAMFI | 265 | 55 | 320 |
| 80.1-95% HAMFI | 100 | 25 | 125 |
| 95 – 115% HAMFI | 125 | 60 | 185 |
| 115.1% HAMFI or more | 445 | 30 | 475 |
| **Total** | **1,090** | **475** | **1,565** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.25.75, 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 95 owner occupied and 195 renter occupied households experiencing a housing problem.

Table III.25.76, shows the total estimated housing by tenure for Wheatland town. As can be seen, in 2030 there are estimated to be a total of 1,051 owner and 423 renter occupied households or a total of 1,474 households. By 2050 there are estimated to be 1,087 owner, 391 renter for a total of 1,478 households in Wheatland town.

**Table III.25.76**
**Total Estimated Housing Forecast**
Wheatland town
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,034 | 437 | 1,471 |
| 2025 | 1,043 | 430 | 1,473 |
| 2030 | 1,051 | 423 | 1,474 |
| 2035 | 1,060 | 415 | 1,475 |
| 2040 | 1,069 | 407 | 1,476 |
| 2045 | 1,078 | 399 | 1,477 |
| 2050 | 1,087 | 391 | 1,478 |

Table III.25.77, below shows the incremental housing demand for Wheatland town. 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 0 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 Wheatland town will see an additional 0 households, of which 0 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 0 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.25.77**
**Incremental Housing Demand Forecast**
Wheatland town
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Renter** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Total** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

Table III.25.78 shows the Incremental Total Housing Need Forecast for Wheatland town. 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 270 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 95 owner and 161 renter occupied households for a total of 255 quality households.

**Table III.25.78**
**Incremental Total Housing Need Forecast**
Wheatland town
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 30.1-50% | 28 | 29 | 29 | 29 | 29 | 30 | 30 |
| 50.1-80% | 19 | 19 | 19 | 19 | 20 | 20 | 20 |
| 80.1-95% | 24 | 24 | 24 | 24 | 25 | 25 | 25 |
| 95.1-115% | 19 | 19 | 19 | 19 | 20 | 20 | 20 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **90** | **91** | **92** | **92** | **93** | **94** | **95** |
| **Renter** | | | | | | | |
| 0-30% | 106 | 104 | 102 | 100 | 99 | 97 | 95 |
| 30.1-50% | 55 | 54 | 53 | 52 | 51 | 50 | 49 |
| 50.1-80% | 18 | 18 | 18 | 17 | 17 | 17 | 16 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **179** | **177** | **174** | **170** | **167** | **164** | **161** |
| **Total** | | | | | | | |
| 0-30% | 106 | 104 | 102 | 100 | 99 | 97 | 95 |
| 30.1-50% | 84 | 83 | 82 | 82 | 81 | 80 | 79 |
| 50.1-80% | 37 | 37 | 37 | 37 | 37 | 37 | 36 |
| 80.1-95% | 24 | 24 | 24 | 24 | 25 | 25 | 25 |
| 95.1-115% | 19 | 19 | 19 | 19 | 20 | 20 | 20 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **270** | **267** | **265** | **263** | **260** | **258** | **255** |

# Worland city

# Worland city

## Demographics

### Population Estimates

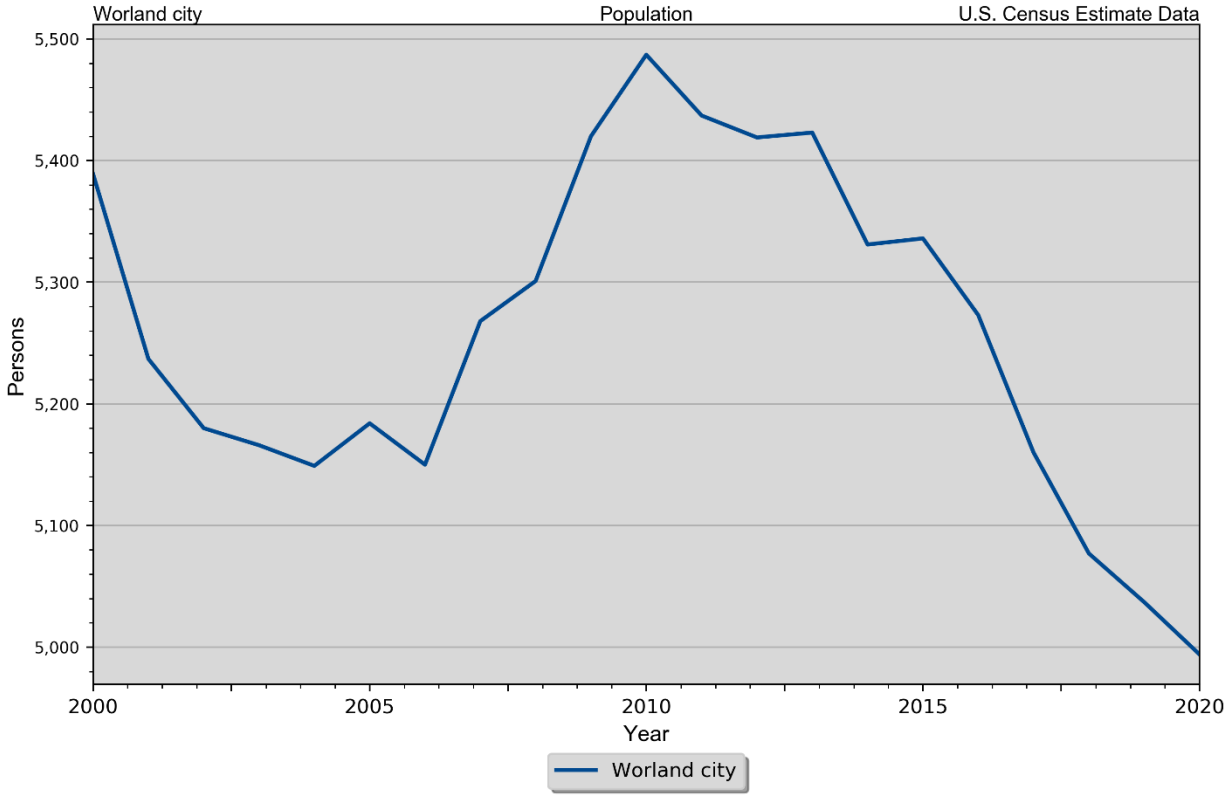
Table III.26.1, at right shows the population for Worland city. The 2020 estimates indicate that Worland city's population decreased from 5,487 in 2010 to 4,994 in 2020, or by -9 percent.

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 Worland city. Although a city may span several counties, for the county level data pieces, Washakie County was selected.

**Table III.26.1**
**Population Estimates**
Worland city
Census Population Estimates

| Year | Population | Percent Yearly Change |
|---|---|---|
| 2000 | 5,389 | . |
| 2001 | 5,237 | -2.8% |
| 2002 | 5,180 | -1.1% |
| 2003 | 5,166 | -0.3% |
| 2004 | 5,149 | -0.3% |
| 2005 | 5,184 | 0.7% |
| 2006 | 5,150 | -0.7% |
| 2007 | 5,268 | 2.3% |
| 2008 | 5,301 | 0.6% |
| 2009 | 5,420 | 2.2% |
| 2010 | 5,487 | 1.2% |
| 2011 | 5,437 | -0.9% |
| 2012 | 5,419 | -0.3% |
| 2013 | 5,423 | 0.1% |
| 2014 | 5,331 | -1.7% |
| 2015 | 5,336 | 0.1% |
| 2016 | 5,273 | -1.2% |
| 2017 | 5,160 | -2.1% |
| 2018 | 5,077 | -1.6% |
| 2019 | 5,037 | -0.8% |
| 2020 | 4,994 | -0.9% |

**Diagram III.26.1**
**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.

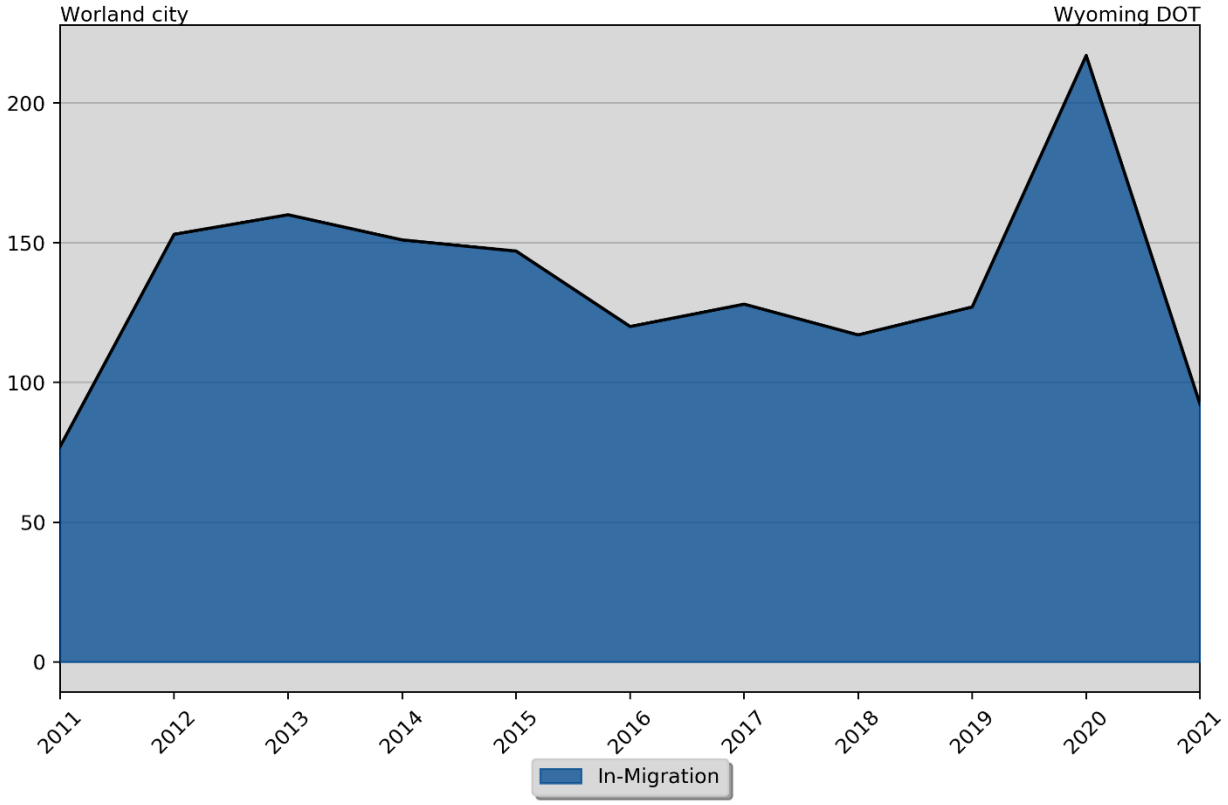
Table III.26.2 shows in-migration between 2011 and the first half of 2021 for Worland city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Washakie County to display net- and out-migration.

**Table III.26.2**
**In-Migration by Age Cohort**
Worland city
Wyoming DOT Data

| Age Cohort | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021(p) |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | In | | | | | |
| 14-17 | 0 | 4 | 2 | 3 | 2 | 1 | 1 | 2 | 4 | 1 | 1 |
| 18-22 | 6 | 12 | 9 | 14 | 11 | 10 | 5 | 13 | 9 | 22 | 8 |
| 23-25 | 6 | 21 | 12 | 17 | 15 | 6 | 11 | 14 | 8 | 12 | 5 |
| 26-35 | 21 | 57 | 60 | 50 | 38 | 29 | 41 | 36 | 31 | 62 | 19 |
| 36-45 | 22 | 28 | 34 | 38 | 31 | 32 | 27 | 23 | 27 | 34 | 12 |
| 46-55 | 10 | 15 | 18 | 19 | 24 | 18 | 24 | 10 | 17 | 27 | 15 |
| 56-65 | 7 | 12 | 16 | 6 | 17 | 13 | 12 | 10 | 21 | 33 | 12 |
| 66 + | 5 | 4 | 9 | 4 | 9 | 11 | 7 | 9 | 10 | 26 | 20 |
| **Total** | **77** | **153** | **160** | **151** | **147** | **120** | **128** | **117** | **127** | **217** | **92** |

The shaded area in Diagram III.26.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 217 people entering Worland city.

**Diagram III.26.2**
**In-Migration**



The driver's license total exchanges since 2000 for Washakie County are presented in Diagram III.26.3, and showed a net migration of 376 persons over the time period. In 2008, there were a total of 182 in-migrations and 140 out-migrations, for a net-migration of 42 people. In the first half of 2021, there were 103 in-migrants, 141 out-migrants for a net out-migration of -38 people. The maximum net migration occurred in 2010 with 89 people entering and the lowest net migration occurred in 2018 with 81 entering Washakie County.

Only one year of the most recent five years experienced a positive net-migration in Washakie County, with four years of negative or outward migration. Since 2017, a net 73 people have left Washakie County, creating an overall negative net-migration trend.Wyoming DOT data indicates that there was a net decrease of 38 people in the most recent year.

**Diagram III.26.3**
**Migration Trends**

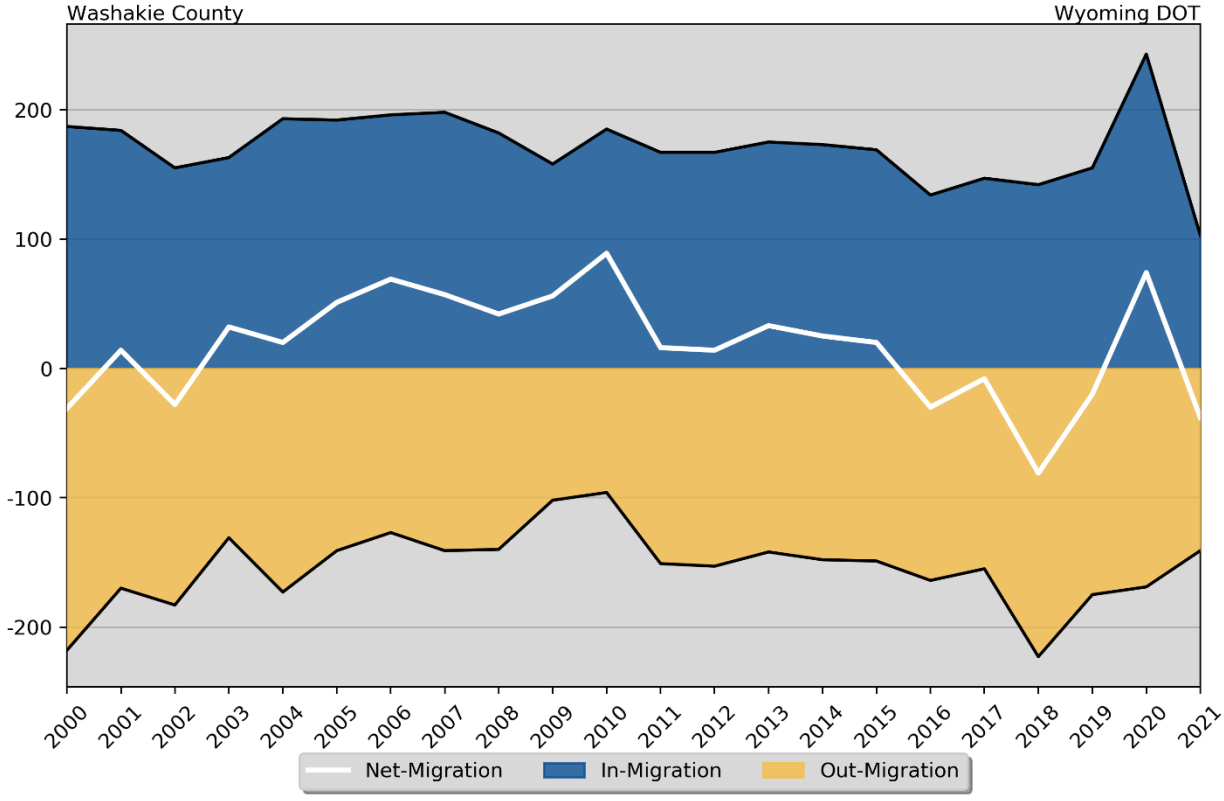


Table III.26.3, shows net-migration for Washakie County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 2 persons entering Washakie County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 21 persons leaving Washakie County.

**Table III.26.3**
**Net-Migration by Age Range**
Washakie Countyy
Wyoming DOT Data

| Age Range | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | Net | | | | | | | |
| 14-17 | -1 | 1 | 2 | 2 | 2 | 0 | 1 | 2 | -2 | -3 | 0 | 4 | -1 | -3 |
| 18-22 | 1 | 5 | 6 | -3 | -9 | -10 | 2 | -5 | 0 | -5 | -10 | -20 | 11 | -13 |
| 23-25 | -9 | -1 | 5 | 1 | 2 | 0 | 4 | 0 | -7 | 5 | -15 | -3 | -5 | -11 |
| 26-35 | 12 | 24 | 17 | 3 | 28 | 36 | 9 | -1 | -13 | 9 | -16 | 5 | 27 | -21 |
| 36-45 | 19 | 9 | 24 | 17 | 4 | 3 | 24 | 9 | -8 | -6 | -8 | 7 | 6 | -10 |
| 46-55 | 5 | 5 | 14 | 0 | -7 | 5 | 7 | 10 | 3 | 9 | -18 | -5 | 11 | 2 |
| 56-65 | 12 | 7 | 17 | 5 | -1 | 0 | -5 | 3 | -2 | -10 | -6 | 8 | 13 | 7 |
| 66 + | 3 | 6 | 4 | -9 | -5 | -1 | -17 | 2 | -1 | -7 | -8 | -16 | 12 | 11 |
| **Total** | **42** | **56** | **89** | **16** | **14** | **33** | **25** | **20** | **-30** | **-8** | **-81** | **-20** | **74** | **-38** |

## Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data[51], 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.

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## Population Characteristics

The Worland city population by race and ethnicity is shown in Table III.26.4. The white population represented 88 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 20.1 percent of the population in 2019.

**Table III.26.4**
**Population by Race and Ethnicity**
Worland city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| White | 4,931 | 89.9% | 4,559 | 88% |
| Black | 14 | 0.3% | 0 | 0% |
| American Indian | 71 | 1.3% | 72 | 1.4% |
| Asian | 34 | 0.6% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 0 | 0% |
| Other | 292 | 5.3% | 394 | 7.6% |
| Two or More Races | 144 | 2.6% | 155 | 3% |
| **Total** | **5,487** | **100.0%** | **5,180** | **100.0%** |
| **Non-Hispanic** | 4,577 | 83.4% | 4,138 | 79.9% |
| **Hispanic** | 910 | 16.6% | 1,042 | 20.1% |

The change in race and ethnicity between 2010 and 2019 is shown in Table III.26.5. During this time, the total non-Hispanic population was 4,138 persons in 2019, while the Hispanic population was 1,042.

**Table III.26.5**
**Population by Race and Ethnicity**
Worland city
2010 Census & 2019 Five-Year ACS

| Race | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Population | % of Total | Population | % of Total |
| **Non-Hispanic** | | | | |
| White | 4,437 | 96.9% | 3,952 | 95.5% |
| Black | 14 | 0.3% | 0 | 0% |
| American Indian | 31 | 0.7% | 38 | 0.9% |
| Asian | 32 | 0.7% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 1 | 0% | 0 | 0% |
| Other | 0 | 0% | 15 | 0.4% |
| Two or More Races | 62 | 1.4% | 133 | 3.2% |
| **Total Non-Hispanic** | **4,577** | **100.0%** | **4,138** | **100.0%** |
| **Hispanic** | | | | |
| White | 494 | 54.3% | 607 | 58.3% |
| Black | 0 | 0% | 0 | 0% |
| American Indian | 40 | 4.4% | 34 | 3.3% |
| Asian | 2 | 0.2% | 0 | 0% |
| Native Hawaiian/ Pacific Islander | 0 | 0% | 0 | 0% |
| Other | 292 | 32.1% | 379 | 36.4% |
| Two or More Races | 82 | 9% | 22 | 2.1% |
| **Total Hispanic** | **910** | **100.0** | **1,042** | **100.0%** |
| **Total Population** | **5,487** | **100.0%** | **5,180** | **100.0%** |

## Cohorts

Table III.26.6 shows the population distribution in Worland city by age. In 2010, children under the age of 5 accounted for 7.6 percent of the total population, which compared to 7.5 percent in 2019.

**Table III.26.6**
**Population Distribution by Age**
Worland city
2019 Five-Year ACS Data

| Age | 2010 Census | | 2019 Five-YearACS | |
|---|---|---|---|---|
| | Number of Persons | Percent | Number of Persons | Percent |
| Under 5 | 415 | 7.6 | 388 | 7.5 |
| 5 to 19 | 1,089 | 19.8 | 1,118 | 21.6 |
| 20 to 24 | 256 | 4.7 | 281 | 5.4 |
| 25 to 34 | 726 | 13.2 | 569 | 11 |
| 35 to 54 | 1,310 | 23.9 | 1,173 | 22.6 |
| 55 to 64 | 715 | 13 | 612 | 11.8 |
| 65 or Older | 976 | 17.8 | 1,039 | 20.1 |
| **Total** | **5,487** | **100%** | **5,180** | **100%** |

Table III.26.7 shows the population in Worland city by age and gender. In 2010, there were 726 people aged 25 to 34, made up of 365 men, and 361 women. In comparison, in 2019, there were 569 people in the 25 to 34 age cohort, with 286 men and 283 women.

**Table III.26.7**
**Population by Age and Gender**
Worland 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 | 195 | 220 | 415 | 7.6% | 209 | 179 | 388 | 7.5% |
| 5 to 19 | 550 | 539 | 1,089 | 19.8% | 505 | 613 | 1,118 | 21.6% |
| 20 to 24 | 124 | 132 | 256 | 4.7% | 206 | 75 | 281 | 5.4% |
| 25 to 34 | 365 | 361 | 726 | 13.2% | 286 | 283 | 569 | 11% |
| 35 to 54 | 646 | 664 | 1,310 | 23.9% | 650 | 523 | 1,173 | 22.6% |
| 55 to 64 | 350 | 365 | 715 | 13% | 320 | 292 | 612 | 11.8% |
| 65 and Older | 430 | 546 | 976 | 17.8% | 447 | 592 | 1,039 | 20.1% |
| **Total** | **2,660** | **2,827** | **5,487** | **100%** | **2,623** | **2,557** | **5,180** | **100%** |

**Diagram III.26.4**
**Population Distribution by Age**
Worland city
2010 Census and 2019 Five-Year ACS Data

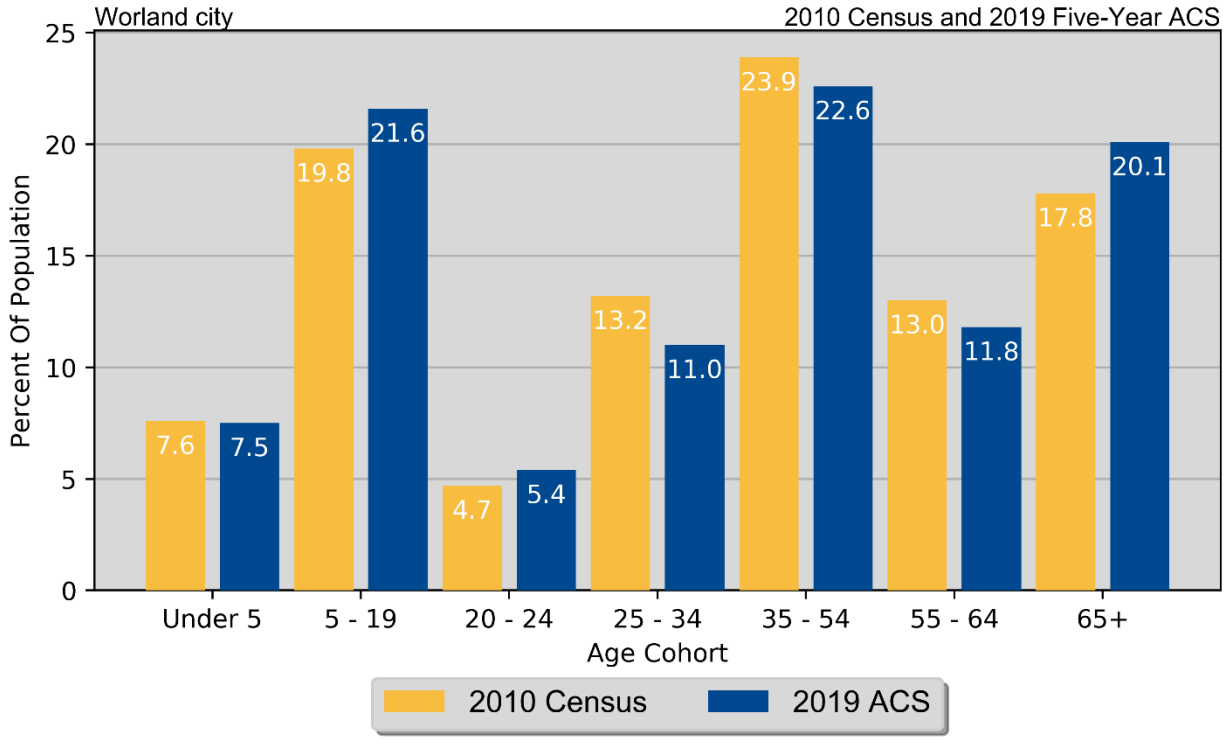
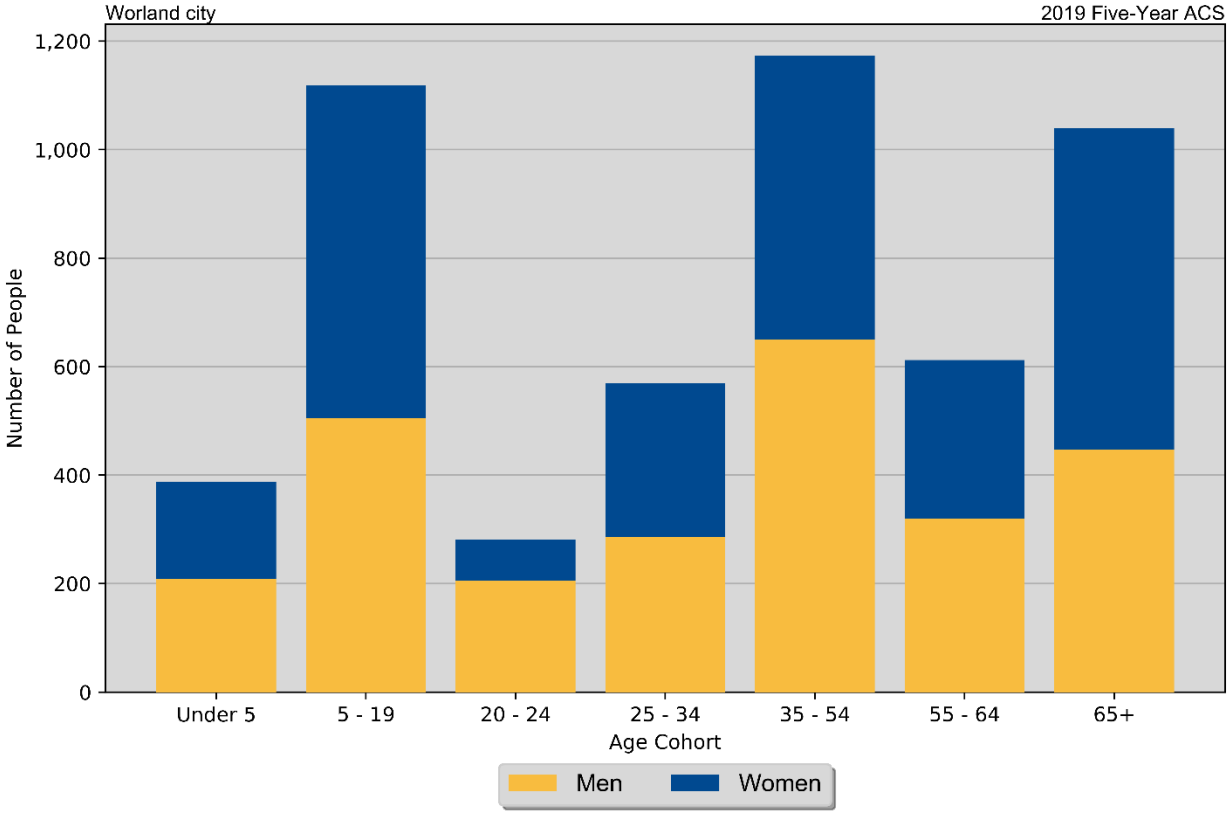


**Diagram III.26.5**
**Population Distribution by Age and Gender**
Worland city
2019 Five-Year ACS



## 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.26.8, between 2000 and 2010, the institutionalized population changed -27.2 percent in Worland city, from 103 people in 2000 to 75 in 2010.

**Table III.26.8**
**Group Quarters Population**
Worland 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 | 32 | 31.1% | 10 | 13.3% | -68.8% |
| Juvenile Facilities | . | . | 0 | 0% | . |
| Nursing Homes | 71 | 68.9% | 65 | 86.7% | -8.5% |
| Other Institutions | 0 | 0% | 0 | 0% | % |
| Total | **103** | **100.0%** | **75** | **100.0%** | **-27.2%** |
| **Noninstitutionalized** | | | | | |
| College Dormitories | 0 | 0% | 0 | 0% | % |
| Military Quarters | 0 | 0% | 0 | 0% | % |
| Other Noninstitutionalized | 8 | 100% | 8 | 100% | 0% |
| Total | **8** | **100.0%** | **8** | **100.0%** | **0%** |
| Group Quarters Population | **111** | **100.0%** | **83** | **100.0%** | **-25.2%** |

## Foreign Born Populations

The number of foreign-born persons is shown in Table III.26.9. An estimated 1.5 percent of the population was born in Mexico , some 0.4 percent were born in Canada , and another 0.4 percent were born in Moldova .

**Table III.26.9**
**Place of Birth for the Foreign-Born Population**
Worland city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 country of origin | Mexico | 77 | 1.5% |
| #2 country of origin | Canada | 22 | 0.4% |
| #3 country of origin | Moldova | 22 | 0.4% |
| #4 country of origin | Afghanistan | 0 | 0% |
| #5 country of origin | Africa, n.e.c. | 0 | 0% |
| #6 country of origin | Albania | 0 | 0% |
| #7 country of origin | Argentina | 0 | 0% |
| #8 country of origin | Armenia | 0 | 0% |
| #9 country of origin | Asia,n.e.c. | 0 | 0% |
| #10 country of origin | Australia | 0 | 0% |

The language spoken at home for those with Limited English Proficiency are shown in Table III.26.10. An estimated 2 percent of the population speaks Spanish at home, followed by 0.2 percent speaking German or other West Germanic languages .

**Table III.26.10**
**Limited English Proficiency and Language Spoken at Home**
Worland city
2019 Five-Year ACS

| Number | County | Number of Person | Percent of Total Population |
|---|---|---|---|
| #1 LEP Language | Spanish | 94 | 2% |
| #2 LEP Language | German or other West Germanic languages | 8 | 0.2% |
| #3 LEP Language | Arabic | 0 | 0% |
| #4 LEP Language | Chinese | 0 | 0% |
| #5 LEP Language | French, Haitian, or Cajun | 0 | 0% |
| #6 LEP Language | Korean | 0 | 0% |
| #7 LEP Language | Other Asian and Pacific Island languages | 0 | 0% |
| #8 LEP Language | Other Indo-European languages | 0 | 0% |
| #9 LEP Language | Other and unspecified languages | 0 | 0% |
| #10 LEP Language | Russian, Polish, or other Slavic languages | 0 | 0% |

## Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.26.11, below. The disability rate for females was 16.2 percent, compared to 12.5 percent for males. The disability rate grew precipitously higher with age, with 42.1 percent of those over 75 experiencing a disability.

**Table III.26.11**
**Disability by Age**
Worland 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 | 11 | 2.3% | 76 | 13.8% | 87 | 8.5% |
| 18 to 34 | 31 | 6.1% | 15 | 3.6% | 46 | 4.9% |
| 35 to 64 | 147 | 15.4% | 108 | 13.3% | 255 | 14.4% |
| 65 to 74 | 85 | 34.1% | 74 | 24.7% | 159 | 29% |
| 75 or Older | 47 | 26.9% | 136 | 52.3% | 183 | 42.1% |
| **Total** | **321** | **12.5%** | **409** | **16.2%** | **730** | **14.3%** |

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.26.12. Some 6.7 percent have an ambulatory disability, 3.4 have an independent living disability, and 1.7 percent have a self-care disability.

**Table III.26.12**
**Total Disabilities Tallied: Aged 5 and Older**
Worland city
2019 Five-Year ACS

| Disability Type | Population with Disability | Percent with Disability |
|---|---|---|
| Hearing disability | 251 | 4.9% |
| Vision disability | 126 | 2.5% |
| Cognitive disability | 309 | 6.6% |
| Ambulatory disability | 313 | 6.7% |
| Self-Care disability | 81 | 1.7% |
| Independent living difficulty | 124 | 3.4% |

## Education and Employment

Education and employment data from the Worland city 2019 Five-Year ACS is presented in Table III.26.13, Table III.26.14, and Table III.26.15. In 2019, 2,579 people were in the labor force, including 2,458 employed and 121 unemployed people. The unemployment rate for Worland city was estimated at 4.7 percent in 2019.

**Table III.26.13**
**Employment, Labor Force and Unemployment**
Worland city
2019 Five-Year ACS Data

| Employment Status | 2019 Five-Year ACS |
|---|---|
| Employed | 2,458 |
| Unemployed | 121 |
| **Labor Force** | **2,579** |
| Unemployment Rate | 4.7% |

Table III.26.14 and Table III.26.15 show educational attainment in Worland city. In 2019, 87.1 percent of households had a high school education or greater, including 31.1 percent with a high school diploma or equivalent, 34.9 percent with some college, 13.6 percent with a Bachelor's Degree, and 7.5 percent with a graduate or professional degree.

**Table III.26.14**
**High School or Greater Education**
Worland city
2019 Five-Year ACS Data

| Education Level | Households |
|---|---|
| High School or Greater | 3,288 |
| Total Households | 2,182 |
| **Percent High School or Above** | **87.1%** |

**Table III.26.15**
**Educational Attainment**
Worland city
2019 Five-Year ACS Data

| Education Level | 2019 Five-Year ACS | Percent |
|---|---|---|
| Less Than High School | 486 | 12.9% |
| High School or Equivalent | 1,172 | 31.1% |
| Some College or Associates Degree | 1,317 | 34.9% |
| Bachelor's Degree | 515 | 13.6% |
| Graduate or Professional Degree | 284 | 7.5% |
| **Total Population Above 18 years** | **3,774** | **100.0%** |

## Commuting Patterns

Table III.26.16 shows the place of work by county of residence. In 2010 93.1 percent of residents worked within the county they reside with 5.6 percent working outside their home county. This compares to 88 percent of residents in 2019 who worked within the county in which they resided and 7.5 percent of residents worked outside their home county but still within the state.

**Table III.26.16**
**Place of Work**
Worland 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 | 2,401 | 93.1% | 2,091 | 88% |
| Worked outside county of residence | 144 | 5.6% | 178 | 7.5% |
| Worked outside state of residence | 33 | 1.3% | 107 | 4.5% |
| **Total** | **2,578** | **100.0%** | **2,376** | **100.0%** |

Table III.26.17 shows the aggregate travel time to work based on place of work and residence. In Worland city the total aggregate travel time was 24,550 minutes, with residents working in their home county spending a total of 15,260 minutes traveling.

**Table III.26.17**
**Aggregate Travel Time to Work (in Minutes)**
Worland 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 | % | 15,260 | 62.2% |
| Worked outside county of residence | 0 | % | 8,495 | 34.6% |
| Worked outside State of residence | 0 | % | 795 | 3.2% |
| **Aggregate travel time to work (in minutes):** | **0** | **100.0%** | **24,550** | **100.0%** |

Table III.26.18 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 7.3 minutes commuting to work, with those working outside their county of residence spending an average of 47.7 minutes on their commute.

| Table III.26.18<br>Average Travel Time to Work (in Minutes)<br>Worland city<br>2010 & 2019 Five-Year ACS Data | | |
|---|---|---|
| **Place of Work** | **2010 Five-Year ACS** | **2019 Five-Year ACS** |
| Worked in county of residence | 0 | 7.3 |
| Worked outside county of residence | 0 | 47.7 |
| Worked outside State of residence | 0 | 7.4 |
| **Average travel time to work (in minutes):** | **0** | **10.3** |

Table III.26.19 shows the means of transportation to work. In 2019, 78.6 percent of commuters drove alone in a car, truck, or van. Only 10.1 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 11 persons or 0.5 percent who worked from home.

| Table III.26.19<br>Means of Transportation to Work<br>Worland city<br>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 | 1,803 | 69.9% | 1,868 | 78.6% |
| Car, truck, or van: Carpooled: | 318 | 12.3% | 241 | 10.1% |
| Public transportation (excluding taxicab): | 0 | 0% | 0 | 0% |
| Taxicab | 0 | 0% | 0 | 0% |
| Motorcycle | 21 | 0.8% | 9 | 0.4% |
| Bicycle | 25 | 1% | 37 | 1.6% |
| Walked | 275 | 10.7% | 179 | 7.5% |
| Other means | 8 | 0.3% | 31 | 1.3% |
| Worked at home | 128 | 5% | 11 | 0.5% |
| **Total** | **2,578** | **100.0%** | **2,376** | **100.0%** |

Table III.26.20 shows the breakdown of the means of transportation by tenure. In 2019, 61.5 percent of commuters owned their home and commuted alone by car, which compares to 50.6 percent in 2010. There were also 407 renters who drove alone in 2019 and accounted for 17.1 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.26.20**
**Means Of Transportation To Work By Tenure**
Worland 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 | 1,305 | 50.6% | 1,460 | 61.5% |
| Renter | 498 | 19.3% | 407 | 17.1% |
| **Car, truck, or van - carpooled:** | | | | |
| Owner | 274 | 10.6% | 209 | 8.8% |
| Renter | 44 | 1.7% | 32 | 1.3% |
| **Public transportation (excluding taxicab):** | | | | |
| Owner | 0 | 0% | 0 | 0% |
| Renter | 0 | 0% | 0 | 0% |
| **Walked:** | | | | |
| Owner | 114 | 4.4% | 156 | 6.6% |
| Renter | 161 | 6.2% | 23 | 1% |
| **Taxicab, motorcycle, bicycle, or other means:** | | | | |
| Owner | 54 | 2.1% | 49 | 2.1% |
| Renter | 0 | 0% | 28 | 1.2% |
| **Worked at home:** | | | | |
| Owner | 75 | 2.9% | 11 | 0.5% |
| Renter | 53 | 2.1% | 0 | 0% |
| **Total:** | **2,578** | **100.0%** | **2,375** | **100.0%** |

# ECONOMICS

## Labor Force

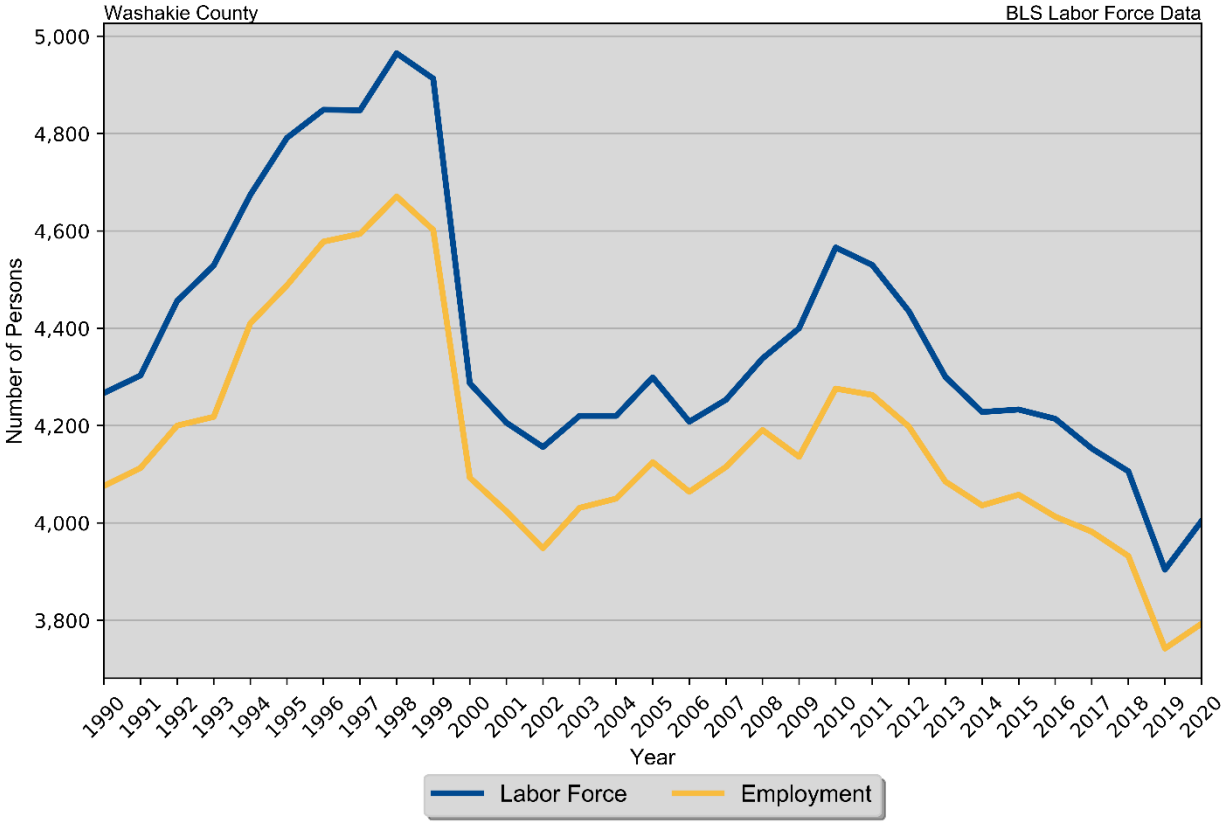
Table III.26.21, shows the labor force statistics for Washakie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 1993 rising to a rate of 6.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Washakie County increased from 4.1 percent in 2019 to 5.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

**Table III.26.21**
**Labor Force Statistics**
Washakie County
1990 - 2020 BLS Data

| Year | Washakie County | | | | Statewide Unemployment Rate |
|---|---|---|---|---|---|
| | Unemployment | Employment | Labor Force | Unemployment Rate | |
| 1990 | 191 | 4,076 | 4,267 | 4.5% | 5.1% |
| 1991 | 190 | 4,113 | 4,303 | 4.4% | 5% |
| 1992 | 256 | 4,200 | 4,456 | 5.7% | 5.4% |
| 1993 | 311 | 4,218 | 4,529 | 6.9% | 5.3% |
| 1994 | 264 | 4,410 | 4,674 | 5.6% | 4.9% |
| 1995 | 303 | 4,488 | 4,791 | 6.3% | 4.8% |
| 1996 | 271 | 4,578 | 4,849 | 5.6% | 5% |
| 1997 | 254 | 4,594 | 4,848 | 5.2% | 4.8% |
| 1998 | 294 | 4,671 | 4,965 | 5.9% | 4.8% |
| 1999 | 311 | 4,602 | 4,913 | 6.3% | 4.7% |
| 2000 | 194 | 4,093 | 4,287 | 4.5% | 3.8% |
| 2001 | 182 | 4,024 | 4,206 | 4.3% | 3.8% |
| 2002 | 208 | 3,948 | 4,156 | 5% | 4% |
| 2003 | 189 | 4,031 | 4,220 | 4.5% | 4.3% |
| 2004 | 170 | 4,050 | 4,220 | 4% | 3.8% |
| 2005 | 174 | 4,125 | 4,299 | 4% | 3.6% |
| 2006 | 144 | 4,064 | 4,208 | 3.4% | 3% |
| 2007 | 138 | 4,115 | 4,253 | 3.2% | 2.6% |
| 2008 | 147 | 4,191 | 4,338 | 3.4% | 2.9% |
| 2009 | 264 | 4,136 | 4,400 | 6% | 6.3% |
| 2010 | 290 | 4,276 | 4,566 | 6.4% | 6.9% |
| 2011 | 267 | 4,263 | 4,530 | 5.9% | 6.2% |
| 2012 | 237 | 4,198 | 4,435 | 5.3% | 5.5% |
| 2013 | 215 | 4,085 | 4,300 | 5% | 4.8% |
| 2014 | 192 | 4,036 | 4,228 | 4.5% | 4.3% |
| 2015 | 175 | 4,058 | 4,233 | 4.1% | 4.2% |
| 2016 | 201 | 4,013 | 4,214 | 4.8% | 5.4% |
| 2017 | 171 | 3,982 | 4,153 | 4.1% | 4.3% |
| 2018 | 174 | 3,932 | 4,106 | 4.2% | 4% |
| 2019 | 162 | 3,742 | 3,904 | 4.1% | 3.7% |
| 2020 | 211 | 3,793 | 4,004 | 5.3% | 5.8% |

Diagram III.26.6, shows the employment and labor force for Washakie County. The difference between the two lines represents the number of unemployed persons In the most recent year, employment stood at 3,793 persons, with the labor force reaching 4,004, indicating there were a total of 211 unemployed persons.

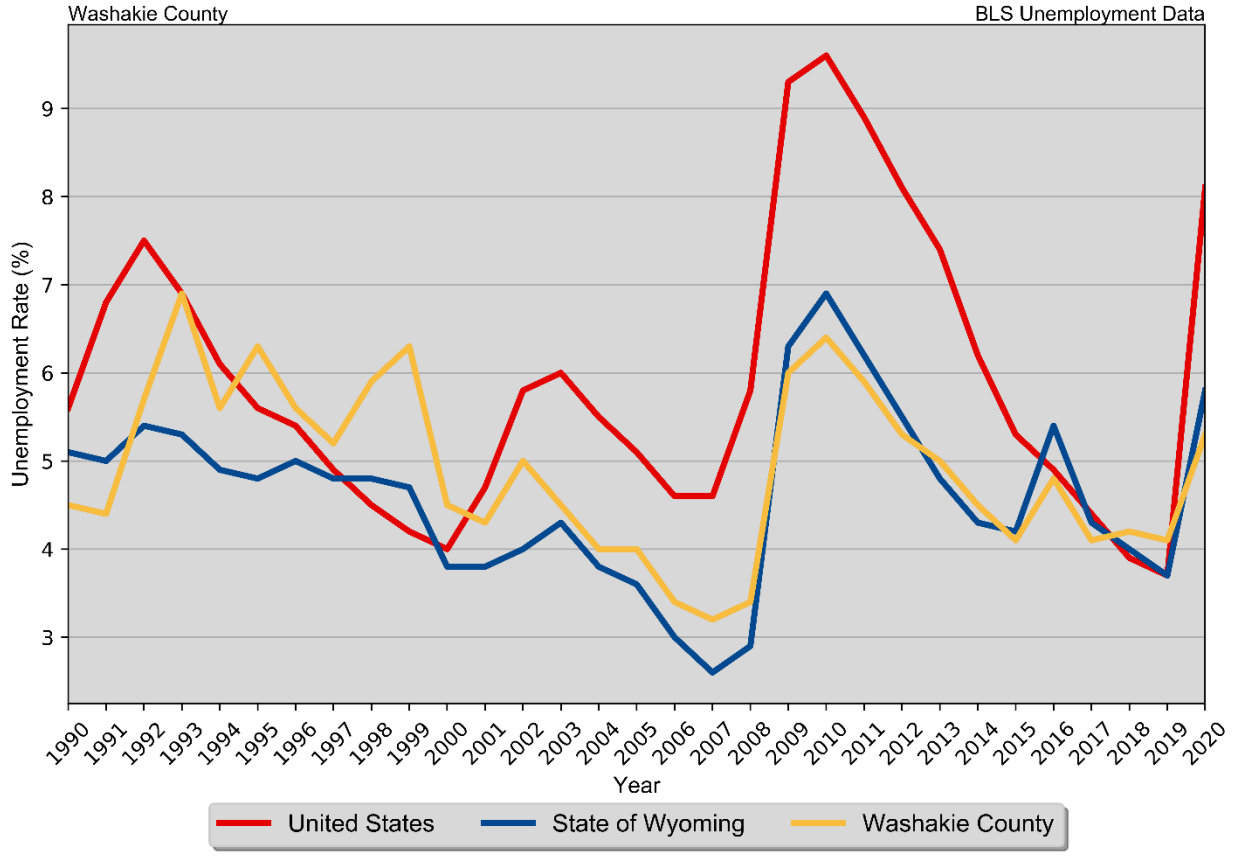
**Diagram III.26.6**
**Employment and Labor Force**



## Unemployment

Diagram III.26.7, shows the unemployment rate for both the State and Washakie County. During the 1990's the average rate for Washakie County was 5.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Washakie County had an average unemployment rate that higher than the State, 5 percent for Washakie County, versus 4.6 statewide.

**Diagram III.26.7**
**Annual Unemployment Rate**



## Earnings and Employment by Industry

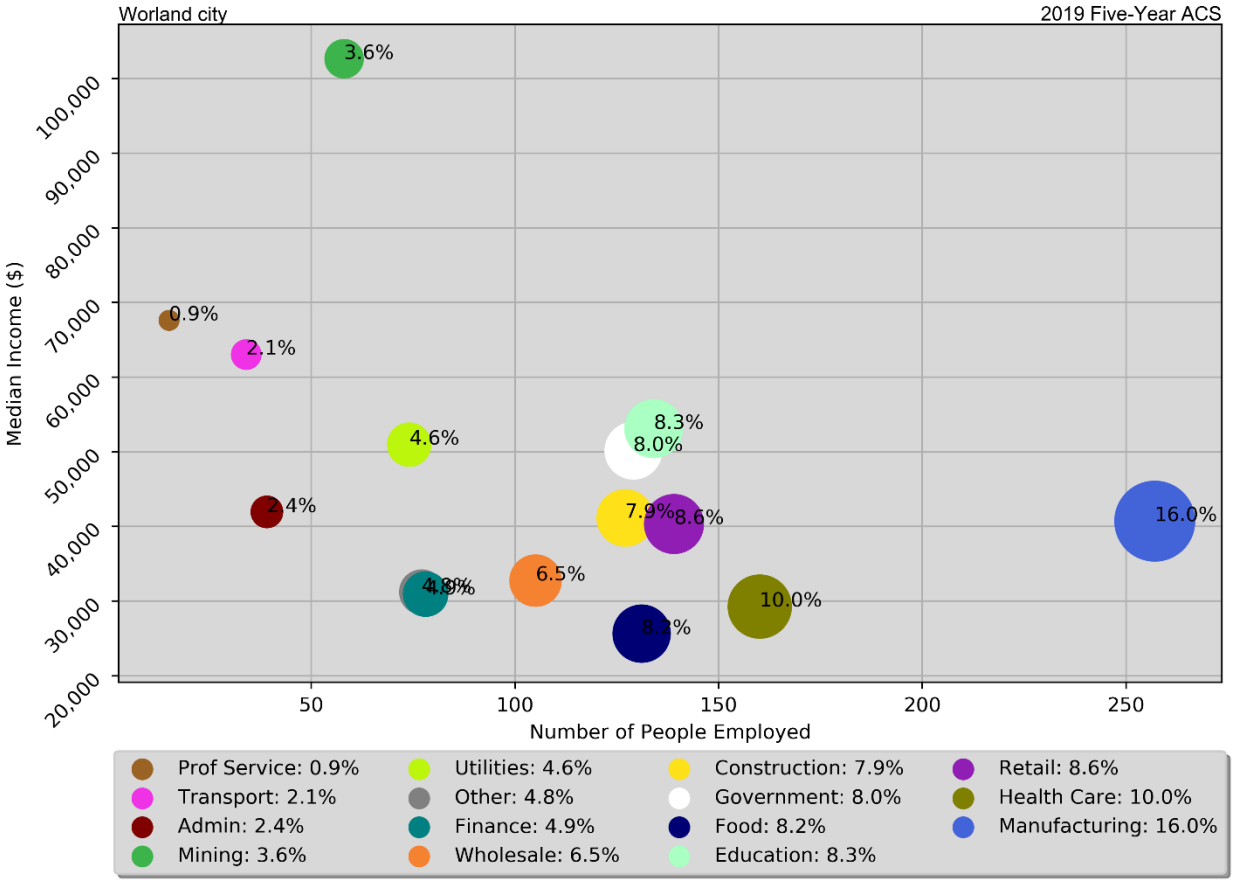
Table III.26.22 shows employment and median earnings by industry for Worland city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Worland city was Manufacturing, which employed 257 people and paid a median salary of 40,744 dollars. The highest paying industry in Worland city was the Mining industry, which paid a median salary of 102,667 dollars in 2019. This data is also displayed in Diagram III.26.8.

**Table III.26.22**
**City Level Employment by Industry**
Worland city
2019 Five Year ACS Data

| Industry | Total Employment | Percent of Employment | Median Earnings |
|---|---|---|---|
| Administrative and support and waste management services | 39 | 2.4% | $41,964 |
| Arts, entertainment, and recreation | 12 | 0.7% | $ |
| Construction | 127 | 7.9% | $41,165 |
| Educational services[52] | 134 | 8.3% | $53,117 |
| Agriculture, forestry, fishing and hunting | 11 | 0.7% | $ |
| Finance and insurance | 78 | 4.9% | $30,948 |
| Accommodation and food services | 131 | 8.2% | $25,660 |
| Health care and social assistance | 160 | 10% | $29,318 |
| Information | 12 | 0.7% | $ |
| Management of companies and enterprises | 0 | 0% | $ |
| Manufacturing | 257 | 16% | $40,744 |
| Mining, quarrying, and oil and gas extraction | 58 | 3.6% | $102,667 |
| Other services, except public administration | 77 | 4.8% | $31,250 |
| Prof Service | 15 | 0.9% | $67,656 |
| Government | 129 | 8% | $50,170 |
| Real estate and rental and leasing | 15 | 0.9% | $ |
| Retail Trade | 139 | 8.6% | $40,375 |
| Transportation and warehousing | 34 | 2.1% | $63,068 |
| Utilities | 74 | 4.6% | $50,987 |
| Wholesale trade | 105 | 6.5% | $32,788 |

[52] Includes both Public and Private Education

**Diagram III.26.8**
**Earnings and Employment by Industry**



## Earnings: Washakie 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.26.23, shows the total employment by industry for the Washakie County. The most recent estimates show the government and government enterprises industry was the largest employer in Washakie County, with employment reaching 900 jobs in 2019. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 3.8 percent to 108 jobs.

**Table III.26.23**
**Employment by Industry**
Washakie County
BEA Table CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 279 | 300 | 304 | 318 | 324 | 338 | 323 | 331 | 2.5% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 195 | 243 | 249 | 228 | 160 | 132 | 104 | 108 | 3.8% |
| Utilities | 46 | 45 | 45 | 41 | 43 | 46 | 49 | 50 | 2% |
| Construction | 395 | 424 | 417 | 398 | 353 | 339 | 340 | 348 | 2.4% |
| Manufacturing | 483 | 446 | 447 | 461 | 469 | 501 | 474 | 475 | 0.2% |
| Wholesale trade | 128 | 122 | 140 | 149 | 158 | 159 | 165 | 169 | 2.4% |
| Retail trade | 492 | 452 | 446 | 454 | 452 | 423 | 422 | 408 | -3.3% |
| Transportation and warehousing | 183 | 210 | 198 | 211 | 201 | 177 | 182 | 181 | -0.5% |
| Information | 90 | 88 | 88 | 88 | 88 | 88 | 85 | 62 | -27.1% |
| Finance and insurance | 184 | 160 | 161 | 174 | 173 | 174 | 177 | 179 | 1.1% |
| Real estate and rental and leasing | 263 | 262 | 265 | 256 | 243 | 281 | 285 | 281 | -1.4% |
| Professional and technical services | 229 | 197 | 196 | 188 | 158 | 166 | 164 | 169 | 3% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 37 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 630 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 71 | 116 | 87 | 87 | 83 | 87 | 106 | 100 | -5.7% |
| Accommodation and food services | 323 | 321 | 350 | 361 | 345 | 343 | 349 | 317 | -9.2% |
| Other services, except public administration | 278 | 276 | 283 | 290 | 283 | 277 | 286 | 285 | -0.3% |
| Government and government enterprises | 951 | 904 | 900 | 914 | 922 | 929 | 904 | 900 | -0.4% |
| **Total** | **5,522** | **5,425** | **5,389** | **5,394** | **5,247** | **5,299** | **5,255** | **5,199** | **-1.1%** |

Table III.26.24, shows the real average earnings per job by industry for Washakie County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 140,381 dollars. Between 2018 and 2019 the information industry saw the largest percentage increase, rising by 19.8 percent to 63,700 dollars.

**Table III.26.24**
**Real Earnings Per Job by Industry**
Washakie County
BEA Table CA5N and CA25 Data

| NAICS Categories | 2010 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | % Change 18-19 |
|---|---|---|---|---|---|---|---|---|---|
| Farm earnings | 34,952 | 39,989 | 60,874 | 45,472 | 22,097 | 18,003 | 24,523 | 25,842 | 5.4% |
| Forestry, fishing, related activities, and other | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Mining | 86,026 | 93,003 | 82,422 | 71,215 | 56,259 | 46,147 | 58,057 | 61,666 | 6.2% |
| Utilities | 107,963 | 108,270 | 113,633 | 114,693 | 118,229 | 110,611 | 110,146 | 114,980 | 4.4% |
| Construction | 51,169 | 53,003 | 57,109 | 57,477 | 55,104 | 51,619 | 54,336 | 55,540 | 2.2% |
| Manufacturing | 67,181 | 65,635 | 72,191 | 70,018 | 68,891 | 67,680 | 67,775 | 68,670 | 1.3% |
| Wholesale trade | 45,652 | 48,247 | 43,667 | 46,771 | 48,842 | 52,078 | 50,273 | 49,907 | -0.7% |
| Retail trade | 32,181 | 32,031 | 31,932 | 32,717 | 34,339 | 33,948 | 29,087 | 31,099 | 6.9% |
| Transportation and warehousing | 60,963 | 80,577 | 93,679 | 127,774 | 135,249 | 162,131 | 147,203 | 140,381 | -4.6% |
| Information | 59,844 | 54,020 | 53,037 | 53,178 | 53,191 | 53,887 | 53,182 | 63,700 | 19.8% |
| Finance and insurance | 51,367 | 38,051 | 37,644 | 33,654 | 37,003 | 37,621 | 34,625 | 34,894 | 0.8% |
| Real estate and rental and leasing | 15,463 | 23,796 | 23,855 | 23,761 | 21,297 | 17,604 | 21,471 | 16,400 | -23.6% |
| Professional and technical services | 48,851 | 47,865 | 50,338 | 53,307 | 47,788 | 42,446 | 42,483 | 42,480 | -0% |
| Management of companies and enterprises | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Administrative and waste services | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Educational services | 10,703 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Health care and social assistance | 44,909 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0% |
| Arts, entertainment, and recreation | 9,790 | 9,559 | 11,947 | 10,948 | 9,388 | 11,035 | 9,087 | 7,146 | -21.4% |
| Accommodation and food services | 15,976 | 17,978 | 18,100 | 17,752 | 16,524 | 16,381 | 15,648 | 15,719 | 0.5% |
| Other services, except public administration | 28,678 | 27,590 | 27,584 | 26,458 | 28,310 | 27,292 | 26,579 | 27,516 | 3.5% |
| Government and government enterprises | 63,267 | 67,323 | 67,737 | 67,557 | 67,511 | 67,331 | 68,292 | 67,175 | -1.6% |
| **Total** | **47,461** | **49,178** | **51,173** | **51,224** | **49,242** | **47,977** | **47,623** | **47,867** | **0.5%** |

Diagram III.26.9, shows real average earnings per job for Washakie County from 1990 to 2019. Over this period the average earning per job for Washakie County was 42,701 dollars, which was lower than the statewide averagee of 48,885 dollars over the same period.

**Diagram III.26.9**
**Real Average Earnings Per Job**

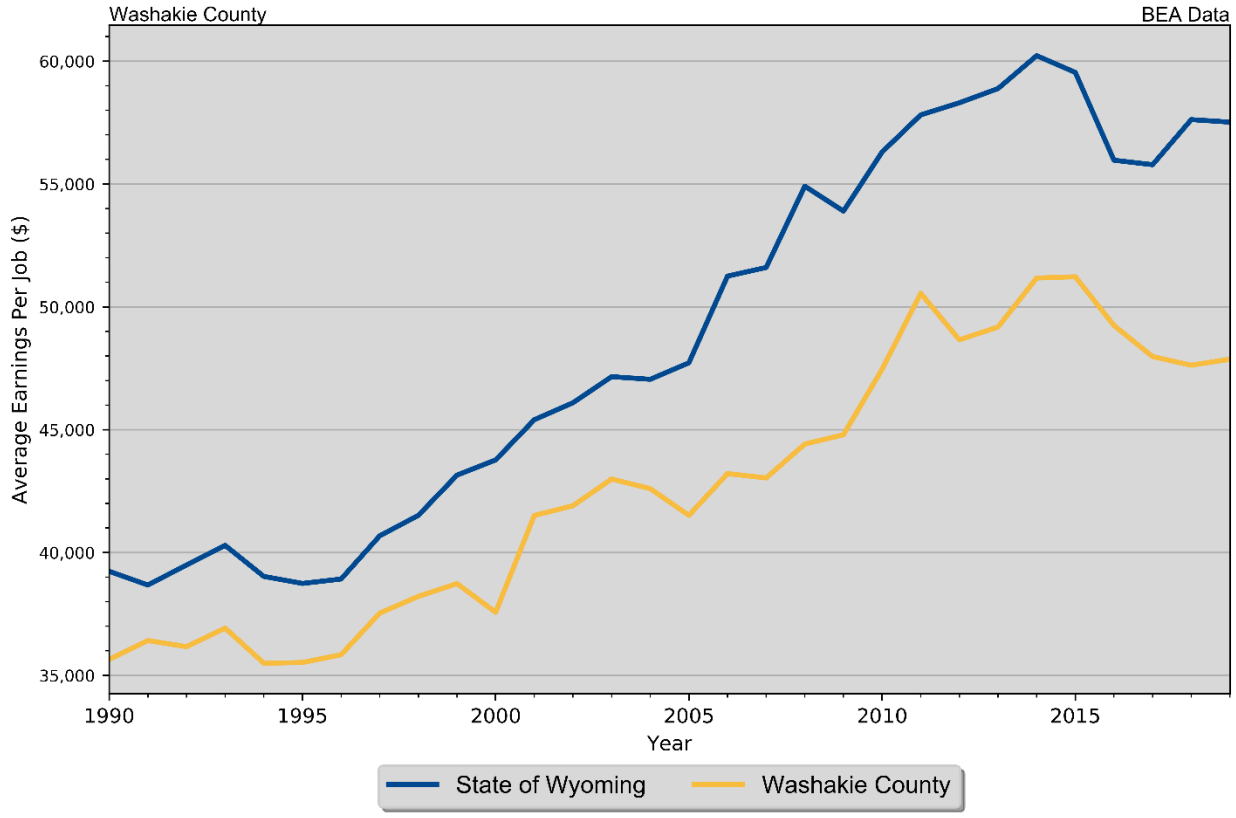
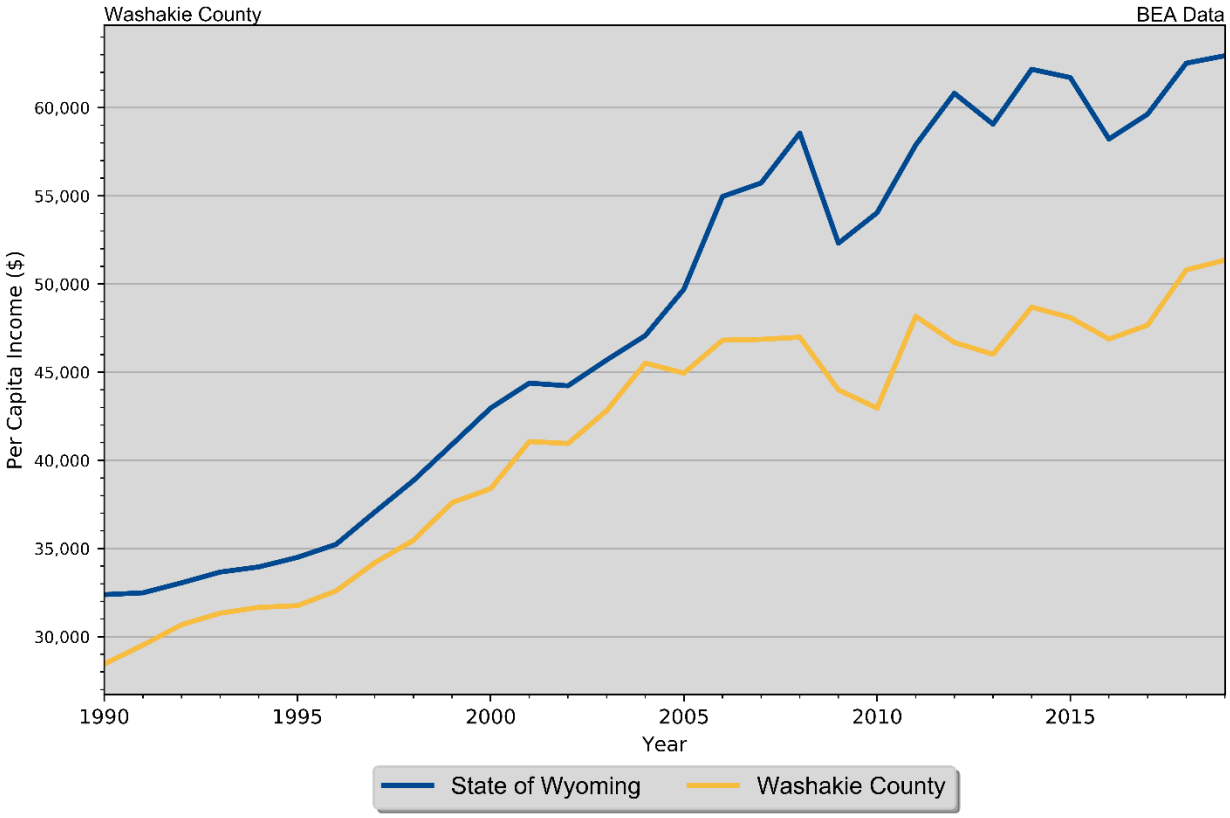


Diagram III.26.10, shows real per capita income for the Washakie County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Washakie County was 41,295 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

**Diagram III.26.10**
**Real Per Capita Income**



## Poverty

Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,022 in 2010 to 845 in 2019, with the poverty rate reaching 11.1 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.26.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.26.11.

The rate of poverty for Worland city is shown in Table III.26.26. In 2019, the poverty rate was 13.6 percent meaning there were an estimated 688 people living in poverty, compared to 393 persons living in poverty in 2010. In 2019, some 28.3 percent of those in poverty were under age 6 and 4 percent were 65 or older.

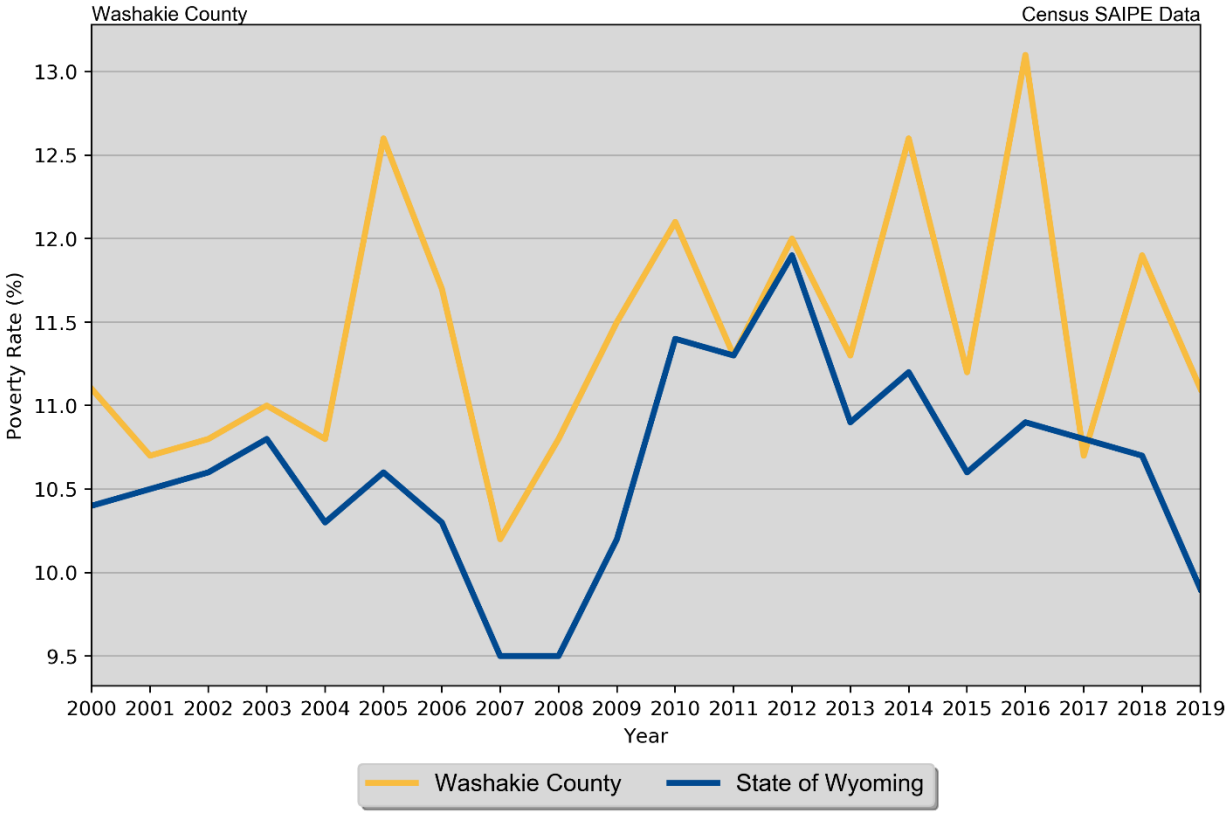
**Table III.26.25**
**Persons in Poverty**
Washakie County
2000–2019 SAIPE Estimates

| Year | Persons in Poverty | Poverty Rate |
|---|---|---|
| 2000 | 877 | 11.1% |
| 2001 | 836 | 10.7% |
| 2002 | 836 | 10.8% |
| 2003 | 860 | 11% |
| 2004 | 837 | 10.8% |
| 2005 | 971 | 12.6% |
| 2006 | 893 | 11.7% |
| 2007 | 776 | 10.2% |
| 2008 | 825 | 10.8% |
| 2009 | 889 | 11.5% |
| 2010 | 1,022 | 12.1% |
| 2011 | 945 | 11.3% |
| 2012 | 993 | 12% |
| 2013 | 941 | 11.3% |
| 2014 | 1,030 | 12.6% |
| 2015 | 916 | 11.2% |
| 2016 | 1,060 | 13.1% |
| 2017 | 845 | 10.7% |
| 2018 | 918 | 11.9% |
| 2019 | 845 | 11.1% |

**Table III.26.26**
**Poverty by Age**
Worland 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 | 7 | 1.5 | 115 | 28.3% |
| 6 to 17 | 10 | 1.1 | 174 | 17.8% |
| 18 to 64 | 248 | 8.2 | 360 | 13.3% |
| 65 or Older | 128 | 14.5 | 39 | 4% |
| **Total** | **393** | **100.0%** | **688** | **100.0%** |
| **Poverty Rate** | **7.5%** | . | **13.6%** | . |

**Diagram III.26.11**
**Poverty Rates**



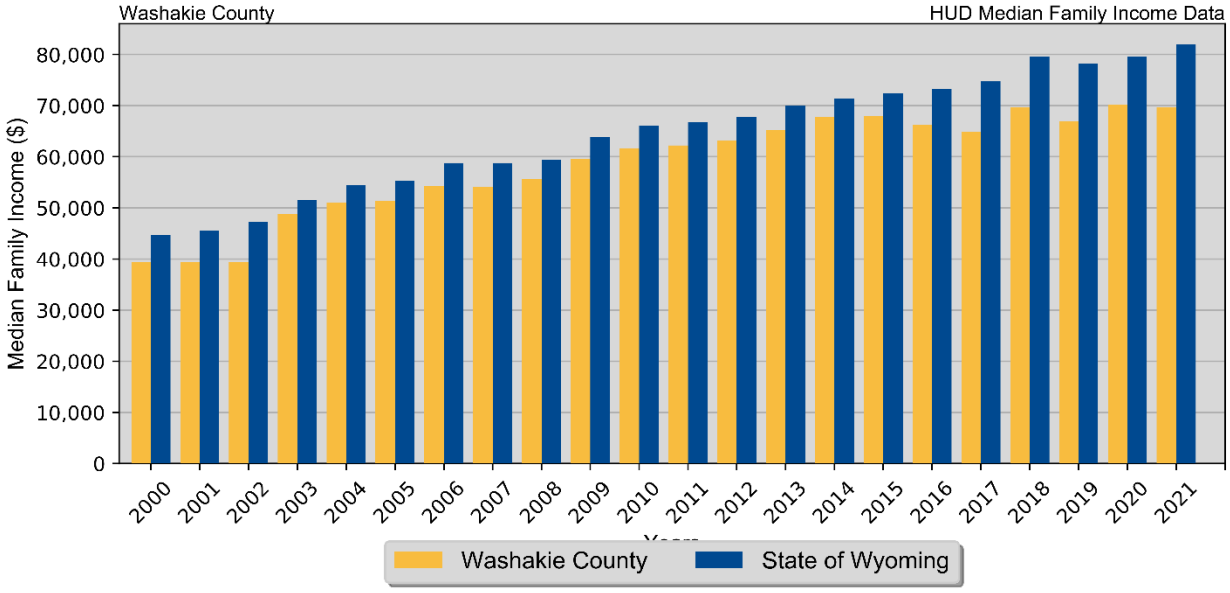
## Household Income

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.26.46 shows that the HUD estimated MFI for Washakie County was $69,700 in 2021. This compared to Wyoming's MFI of $81,900. Diagram III.26.12, illustrates the estimated MFI for 2000 through 2021 in Washakie County.

**Table III.26.27**
**Median Family Income**
Washakie County
2000–2019 HUD MFI

| Year | MFI | State of Wyoming MFI |
|---|---|---|
| 2000 | 39,400 | 44,700 |
| 2001 | 39,400 | 45,500 |
| 2002 | 39,400 | 47,200 |
| 2003 | 48,800 | 51,600 |
| 2004 | 51,000 | 54,500 |
| 2005 | 51,350 | 55,250 |
| 2006 | 54,300 | 58,800 |
| 2007 | 54,100 | 58,800 |
| 2008 | 55,600 | 59,450 |
| 2009 | 59,600 | 63,900 |
| 2010 | 61,600 | 66,100 |
| 2011 | 62,200 | 66,800 |
| 2012 | 63,100 | 67,700 |
| 2013 | 65,200 | 70,000 |
| 2014 | 67,700 | 71,400 |
| 2015 | 68,000 | 72,400 |
| 2016 | 66,300 | 73,300 |
| 2017 | 64,900 | 74,700 |
| 2018 | 69,700 | 79,600 |
| 2019 | 66,900 | 78,200 |
| 2020 | 70,200 | 79,500 |
| 2021 | 69,700 | 81,900 |

**Diagram III.26.12**
**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 Worland city increased from 1 authorizations in 2019 to 2 in 2020.

The real value of single-family building permits decreased from 278,340 dollars in 2019 to 202,500 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.26.28.

**Table III.26.28**
**Building Permits and Valuation**
Worland city
Census Bureau Data, 1980–2020

| 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 | 25 | 0 | 8 | 24 | 57 | 147,562 | 71,275 |
| 1981 | 20 | 2 | 4 | 0 | 26 | 122,483 | 0 |
| 1982 | 47 | 0 | 4 | 0 | 51 | 95,258 | 0 |
| 1983 | 16 | 2 | 4 | 10 | 32 | 127,050 | 60,593 |
| 1984 | 11 | 0 | 0 | 0 | 11 | 156,947 | 0 |
| 1985 | 5 | 0 | 0 | 0 | 5 | 134,874 | 0 |
| 1986 | 3 | 0 | 0 | 24 | 27 | 63,278 | 64,554 |
| 1987 | 2 | 0 | 0 | 0 | 2 | 92,611 | 0 |
| 1988 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1989 | 1 | 0 | 0 | 0 | 1 | 185,151 | 0 |
| 1990 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 1991 | 1 | 0 | 0 | 0 | 1 | 155,360 | 0 |
| 1992 | 2 | 0 | 0 | 0 | 2 | 162,869 | 0 |
| 1993 | 1 | 0 | 0 | 0 | 1 | 156,611 | 0 |
| 1994 | 3 | 0 | 0 | 0 | 3 | 181,105 | 0 |
| 1995 | 5 | 2 | 23 | 0 | 30 | 190,331 | 0 |
| 1996 | 2 | 0 | 0 | 0 | 2 | 209,440 | 0 |
| 1997 | 5 | 0 | 4 | 14 | 23 | 174,603 | 21,259 |
| 1998 | 3 | 0 | 0 | 0 | 3 | 165,680 | 0 |
| 1999 | 1 | 0 | 0 | 0 | 1 | 238,060 | 0 |
| 2000 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2001 | 0 | 2 | 0 | 0 | 2 | 0 | 0 |
| 2002 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2003 | 1 | 6 | 0 | 0 | 7 | 227,085 | 0 |
| 2004 | 3 | 4 | 0 | 0 | 7 | 83,099 | 0 |
| 2005 | 4 | 4 | 0 | 0 | 8 | 274,264 | 0 |
| 2006 | 6 | 2 | 0 | 0 | 8 | 146,966 | 0 |
| 2007 | 23 | 0 | 0 | 0 | 23 | 215,735 | 0 |
| 2008 | 5 | 0 | 0 | 0 | 5 | 248,879 | 0 |
| 2009 | 2 | 0 | 0 | 0 | 2 | 290,037 | 0 |
| 2010 | 1 | 0 | 0 | 0 | 1 | 153,682 | 0 |
| 2011 | 2 | 0 | 0 | 12 | 14 | 266,937 | 134,723 |
| 2012 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2013 | 3 | 0 | 0 | 0 | 3 | 231,156 | 0 |
| 2014 | 3 | 0 | 0 | 0 | 3 | 272,265 | 0 |
| 2015 | 5 | 0 | 0 | 0 | 5 | 210,686 | 0 |
| 2016 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2017 | 2 | 0 | 0 | 0 | 2 | 421,985 | 0 |
| 2018 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 2019 | 1 | 0 | 0 | 0 | 1 | 278,340 | 0 |
| 2020 | 2 | 2 | 0 | 0 | 4 | 202,500 | 0 |

**Diagram III.26.13**
**Single-Family Permits**

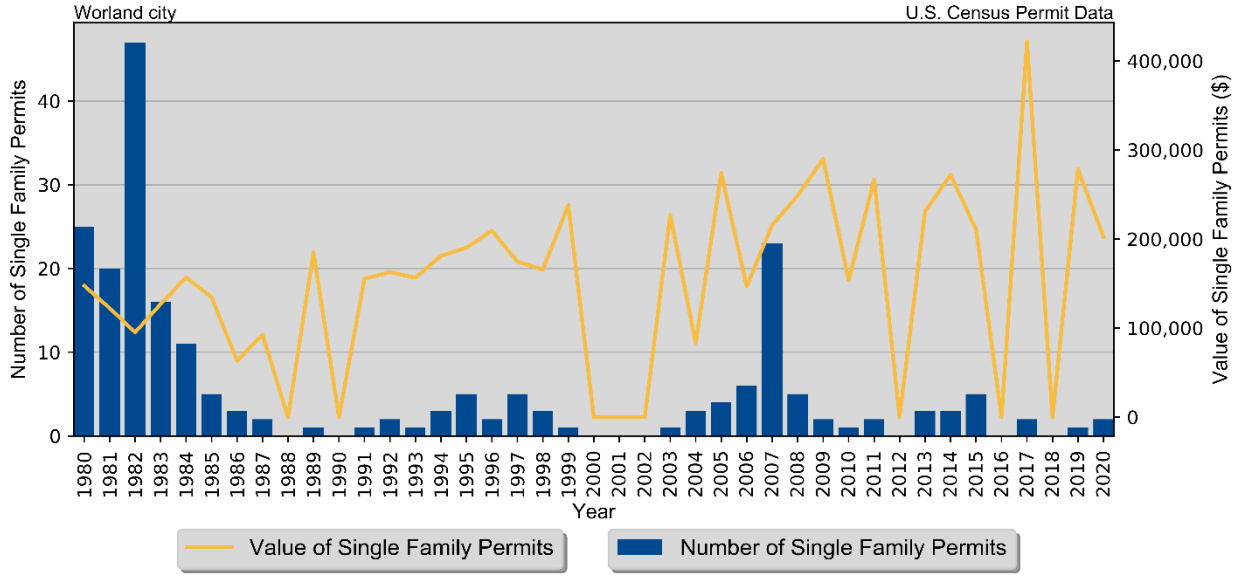
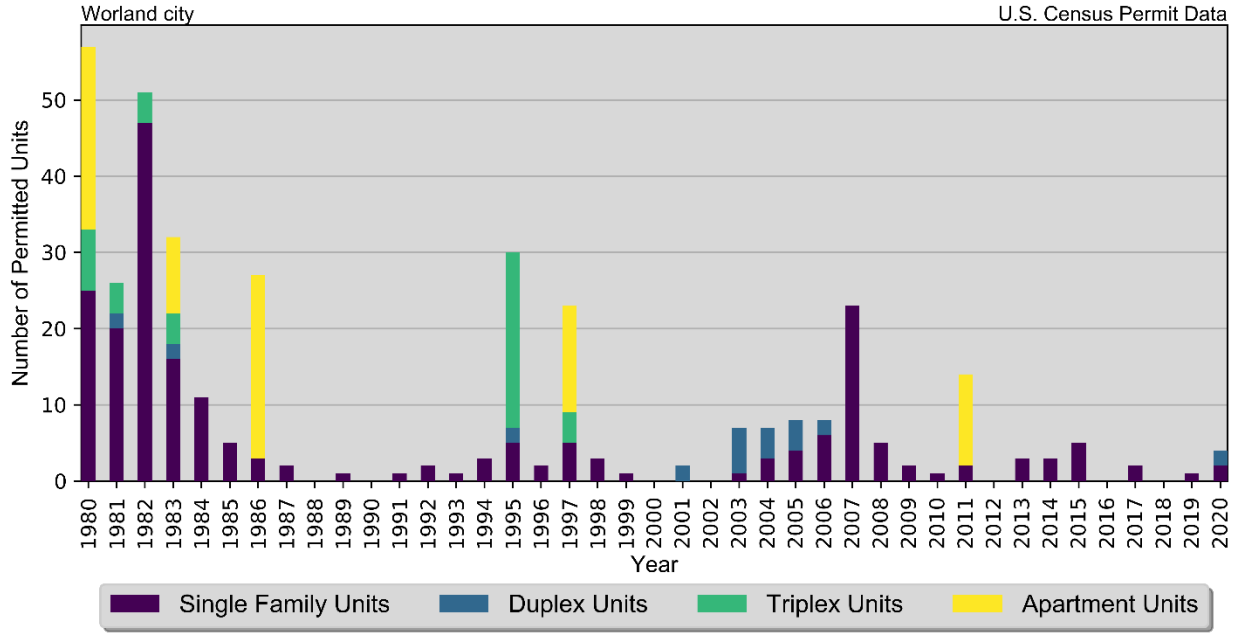



**Diagram III.26.14**
**Total Permits by Unit Type**



## Housing Characteristics

Households by type and tenure are shown in Table II.26.29. Family households represented 59.7 percent of households, while non-family households accounted for 40.3 percent. These changed from 64 and 36 percent, respectively.

**Table II.26.29**
**Household Type by Tenure**
Worland city
2010 Census SF1 & 2019 Five-Year ACS Data

| Household Type | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Households | Households | Households | % of Total |
| Family Households | 1,479 | 64% | 1,302 | 59.7% |
| Married-Couple Family | 1,148 | 77.6% | 989 | 76% |
| Owner-Occupied | 980 | 85.4% | 884 | 89.4% |
| Renter-Occupied | 168 | 14.6% | 105 | 10.6% |
| Other Family | 331 | 22.4% | 313 | 25.4% |
| Male Householder, No Spouse Present | 103 | 31.1% | 143 | 32.9% |
| Owner-Occupied | 55 | 53.4% | 107 | 74.8% |
| Renter-Occupied | 48 | 46.6% | 36 | 25.2% |
| Female Householder, No Spouse Present | 228 | 68.9% | 170 | 72.8% |
| Owner-Occupied | 122 | 53.5% | 76 | 44.7% |
| Renter-Occupied | 106 | 46.5% | 94 | 55.3% |
| Non-Family Households | 831 | 36% | 880 | 40.3% |
| Owner-Occupied | 454 | 54.6% | 534 | 60.7% |
| Renter-Occupied | 377 | 45.4% | 346 | 39.3% |
| **Total** | **2,310** | **100.0%** | **2,182** | **100.0%** |

Table II.26.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,491 housing units, compared with 2,459 in 2019. Single-family units accounted for 73.7 percent of units in 2019, compared to 73.3 in 2010. Apartment units accounted for 4.8 percent in 2019, compared to 2.6 percent in 2010.

**Table II.26.30**
**Housing Units by Type**
Worland 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 | 1,827 | 73.3% | **1,813** | 73.7% |
| Duplex | 73 | 2.9% | 152 | 6.2% |
| Tri- or Four-Plex | 227 | 9.1% | 179 | 7.3% |
| Apartment | 66 | 2.6% | 119 | 4.8% |
| Mobile Home | 298 | 12% | 182 | 7.4% |
| Boat, RV, Van, Etc. | 0 | 0% | 14 | 0.6% |
| **Total** | **2,491** | **100.0%** | **2,459** | **100.0%** |

Table II.26.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 2,459 housing units. An estimated 73.4 percent were owner-occupied, and 11.3 percent were vacant.

**Table II.26.31**
**Housing Units by Tenure**
Worland city
2010 Census & 2019 Five-Year ACS Data

| Tenure | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 2,310 | 93.4% | 2,182 | 88.7% |
| Owner-Occupied | 1,611 | 69.7% | 1,601 | 73.4% |
| Renter-Occupied | 699 | 30.3% | 581 | 26.6% |
| Vacant Housing Units | 163 | 6.6% | 277 | 11.3% |
| **Total Housing Units** | **2,473** | **100.0%** | **2,459** | **100.0%** |

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.26.32. Households earning more than 100,000 dollars per year represented 13.3 percent of households in 2019, compared to 12 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 11 percent of households in 2019, compared to 10.2 percent in 2000.

**Table II.26.32**
**Households by Income**
Worland 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 | 230 | 10.2% | 240 | 11% |
| $15,000 to $19,999 | 157 | 6.9% | 55 | 2.5% |
| $20,000 to $24,999 | 140 | 6.2% | 151 | 6.9% |
| $25,000 to $34,999 | 270 | 11.9% | 309 | 14.2% |
| $35,000 to $49,999 | 434 | 19.2% | 311 | 14.3% |
| $50,000 to $74,999 | 430 | 19% | 444 | 20.3% |
| $75,000 to $99,999 | 332 | 14.7% | 381 | 17.5% |
| $100,000 or More | 271 | 12% | 291 | 13.3% |
| **Total** | **2,264** | **100.0%** | **2,182** | **100.0%** |

Table II.26.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 1.6 percent of households in 2010 and 3 percent of households in 2019. Housing units built in 1939 or earlier represented 8.1 percent of households in 2019 and 9.7 percent of households in 2010.

**Table II.26.33**
**Households by Year Home Built**
Worland 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 | 220 | 9.7% | 177 | 8.1% |
| 1940 to 1949 | 266 | 11.7% | 318 | 14.6% |
| 1950 to 1959 | 604 | 26.7% | 472 | 21.6% |
| 1960 to 1969 | 212 | 9.4% | 303 | 13.9% |
| 1970 to 1979 | 469 | 20.7% | 579 | 26.5% |
| 1980 to 1989 | 377 | 16.7% | 98 | 4.5% |
| 1990 to 1999 | 79 | 3.5% | 137 | 6.3% |
| 2000 to 2009 | 37 | 1.6% | 65 | 3% |
| 2010 or Later | . | . | 33 | 1.5% |
| **Total** | **2,264** | **100.0%** | **2,182** | **100.0%** |

The distribution of unit types by race are shown in Table II.26.34. An estimated 81.4 percent of white households occupy single-family homes, compared to  percent of black households. Some 3.5 percent of white households occupied apartments, compared to  percent of black households. An estimated  percent of Asian, and 100 percent of American Indian households occupy single-family homes.

**Table II.26.34**
**Distribution of Units in Structure by Race**
Worland city
2019 Five-Year ACS Data

| Unit Type | White | Black | American Indian | Asian | Native Hawaiian/ Pacific Islanders | Other | Two or More Races |
|---|---|---|---|---|---|---|---|
| Single-Family | 81.4% | % | 100% | % | % | 18.3% | 46.3% |
| Duplex | 1.6% | % | 0% | % | % | 0% | 22% |
| Tri- or Four-Plex | 6% | % | 0% | % | % | 51.7% | 0% |
| Apartment | 3.5% | % | 0% | % | % | 0% | 0% |
| Mobile Home | 6.8% | % | 0% | % | % | 30% | 31.7% |
| Boat, RV, Van, Etc. | 0.7% | % | 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.26.35. An estimated 28.2 percent of vacant units were for rent in 2010. In addition, some 10.4 percent of vacant units were for sale. "Other" vacant units represented 45.4 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 83.4 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 3.6 percent of vacant units, representing a total of 10 "other" vacant units.

**Table II.26.35**
**Disposition of Vacant Housing Units**
Worland city
2010 Census & 2019 Five-Year ACS Data

| Disposition | 2010 Census | | 2019 Five-Year ACS | |
|---|---|---|---|---|
| | Units | % of Total | Units | % of Total |
| For Rent | 46 | 28.2% | 231 | 83.4% |
| For Sale | 17 | 10.4% | 0 | 0% |
| Rented Not Occupied | 3 | 1.8% | 36 | 13% |
| Sold Not Occupied | 11 | 6.7% | 0 | 0% |
| For Seasonal, Recreational, or Occasional Use | 11 | 6.7% | 0 | 0% |
| For Migrant Workers | 1 | 0.6% | 0 | 0% |
| Other Vacant | 74 | 45.4% | 10 | 3.6% |
| **Total** | **163** | **100.0%** | **277** | **100.0%** |

Table II.26.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 31.85 percent of total households in Worland city. In Worland city the 743 households with three bedrooms accounted for 34.05 percent of all households, and there were 108 five-bedroom or more households, which accounted for 4.95 percent of all households.

| Table II.26.36<br>Households by Number of Bedrooms<br>Worland city<br>2019 Five-Year ACS Data | | | | |
|---|---|---|---|---|
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| None | 0 | 0 | 0 | 0% |
| One | 43 | 120 | 163 | 7.47% |
| Two | 329 | 366 | 695 | 31.85% |
| Three | 676 | 67 | 743 | 34.05% |
| Four | 457 | 16 | 473 | 21.68% |
| Five or more | 96 | 12 | 108 | 4.95% |
| **Total** | **1,601** | **581** | **2,182** | **100.0** |

The age of a structure influences its value. As shown in Table II.26.37, structures built in 1939 or earlier had a median value of, 134,200 while structures built between 1950 and 1959 had a median value of 142,400 and those built between 1990 to 1999 had a median value of . 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 Worland city was, 145,900.

| Table II.26.37<br>Owner Occupied Median Value by Year Structure Built<br>Worland city<br>2019 Five-Year ACS Data | |
|---|---|
| Year Structure Built | Median Value |
| 1939 or earlier | 134,200 |
| 1940 to 1949 | 122,400 |
| 1950 to 1959 | 142,400 |
| 1960 to 1969 | 92,700 |
| 1970 to 1979 | 160,300 |
| 1980 to 1989 | 204,800 |
| 1990 to 1999 | |
| 2000 to 2009 | |
| 2010 to 2013 | |
| 2014 or later | |
| **Median Value** | **145,900** |

Household mortgage status is reported in Table II.26.38. In, Worland city households with a mortgage accounted for 61.3 percent of all households or 981 housing units, and the remaining 56.2 percent or 900 units had no mortgage. Of those units with a mortgage, 67 had either a second mortgage or home equity loan, 14 had both a second mortgage and home equity loan, and 900 or 56.2 percent had no second mortgage or no home equity loan.

**Table II.26.38**
**Mortgage Status**
**Worland city**
**2019** Five-Year ACS Data

| Mortgage Status | Worland city | |
|---|---|---|
| | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 981 | 61.3 |
| With either a second mortgage or home equity loan, but not both | 67 | 4.2 |
| Second mortgage only | 52 | 3.2 |
| Home equity loan only | 15 | 0.9 |
| Both second mortgage and home equity loan | 14 | 0.9 |
| No second mortgage and no home equity loan | 900 | 56.2 |
| Housing units without a mortgage | 620 | 38.7 |
| **Total** | **1,601** | **100.0%** |

Table II.26.39 lists the Worland city median rent as $537 and the median home value as $145,900 in 2019.

**Table II.26.39**
**Median Rent**
**Worland city**
**2019** Five-Year ACS Data

| Place | Rent |
|---|---|
| Median Rent | $537 |
| Median Home Value | $145,900 |

## 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.26.40. In 2019, an estimated 1.5 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

**Table II.26.40**
**Overcrowding and Severe Overcrowding**
Worland 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 | 1,510 | 100% | 0 | 0% | 0 | 0% | 1,510 |
| 2019 Five-Year ACS | 1,583 | 98.9% | 18 | 1.1% | 0 | 0% | 1,601 |
| **Renter** | | | | | | | |
| 2010 Five-Year ACS | 728 | 96.6% | 26 | 3.4% | 0 | 0% | 754 |
| 2019 Five-Year ACS | 566 | 97.4% | 15 | 2.6% | 0 | 0% | 581 |
| **Total** | | | | | | | |
| 2010 Five-Year ACS | 2,238 | 98.9% | 26 | 1.1% | 0 | 0% | 2,264 |
| 2019 Five-Year ACS | 2,149 | 98.5% | 33 | 1.5% | 0 | 0% | 2,182 |

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.26.41 and Table II.26.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Worland city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

**Table II.26.41**
**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 | 2,264 | 2,182 |
| Lacking Complete Plumbing Facilities | 0 | 0 |
| **Total Households** | **2,264** | **2,182** |
| **Percent Lacking** | **0%** | **0%** |

There were 0 households lacking complete kitchen facilities in 2019, compared to 12 households in 2010. This was a change from 0.5 percent of households in 2010 to 0 percent in 2019.

**Table II.26.42**
**Households with Incomplete Kitchen Facilities**
Worland city
2010 and 2019 Five-Year ACS Data

| Households | 2010 Five-Year ACS | 2019 Five-Year ACS |
|---|---|---|
| With Complete Kitchen Facilities | 2,252 | 2,182 |
| Lacking Complete Kitchen Facilities | 12 | 0 |
| **Total Households** | **2,264** | **2,182** |
| **Percent Lacking** | **0.5%** | **0%** |

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.26.43, in Worland city 13.3 percent of households had a cost burden and 6.6 percent had a severe cost burden. Some 24.1 percent of renters were cost burdened, and 7.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.3 percent and a severe cost burden rate of 7.7 percent. Owner occupied households with a mortgage had a cost burden rate of 14.6 percent, and severe cost burden at 5.2 percent.

**Table II.26.43**
**Cost Burden and Severe Cost Burden by Tenure**
Worland city
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 | 730 | 72.3% | 226 | 22.4% | 54 | 5.3% | 0 | 0% | 1,010 |
| 2019 Five-Year ACS | 787 | 80.2% | 143 | 14.6% | 51 | 5.2% | 0 | 0% | 981 |
| **Owner Without a Mortgage** | | | | | | | | | |
| 2010 Five-Year ACS | 447 | 89.4% | 34 | 6.8% | 19 | 3.8% | 0 | 0% | 500 |
| 2019 Five-Year ACS | 541 | 87.3% | 8 | 1.3% | 48 | 7.7% | 23 | 3.7% | 620 |
| **Renter** | | | | | | | | | |
| 2010 Five-Year ACS | 532 | 70.6% | 122 | 16.2% | 50 | 6.6% | 50 | 6.6% | 754 |
| 2019 Five-Year ACS | 361 | 62.1% | 140 | 24.1% | 46 | 7.9% | 34 | 5.9% | 581 |
| **Total** | | | | | | | | | |
| 2010 Five-Year ACS | 1,709 | 75.5% | 382 | 16.9% | 123 | 5.4% | 50 | 2.2% | 2,264 |
| 2019 Five-Year ACS | 1,689 | 77.4% | 291 | 13.3% | 145 | 6.6% | 57 | 2.6% | 2,182 |

### 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 Washakie County. Below is a table showing the MFI breakdown:

| Washakie County MFI | |
|---|---|
| **Income Bracket** | **Actual Income** |
| 0 – 30% MFI | $0 to $20,910 |
| 30.1 – 50% MFI | $20,911 to $34,850 |
| 50.1 – 80% MFI | $34,851 to $55,760 |
| 80.1 – 100% MFI | $55,761 to $69,700 |
| Above 100% MFI | Above $69,700 |

## Housing Problems by Income, Race, and Tenure

Table III.26.44 through Table III.26.49 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 Worland city, housing problems are faced by 240 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 35 Hispanic homeowner households.

## Table III.26.44
## Percent of Homeowner Households with Housing Problems by Income and Race
Worland 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 $20,910 | 78.3% | 0% | 0% | 0% | 0% | 0% | 71.4% | 77.5% |
| $20,911 to $34,850 | 47.4% | 0% | 0% | 0% | 0% | 100% | 33.3% | 48% |
| $34,851 to $55,760 | 21.1% | 0% | 0% | 0% | 0% | 0% | 16.7% | 19.2% |
| $55,761 to $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,700 | 3.3% | 0% | 0% | 0% | 0% | 0% | 0% | 2.8% |
| **Total** | **19.1%** | **0%** | **0%** | **0%** | **0%** | **60%** | **12.1%** | **18.3%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,910 | 8.7% | 0% | 0% | 0% | 0% | 0% | 28.6% | 10.9% |
| $20,911 to $34,850 | 52.6% | 0% | 0% | 0% | 0% | 0% | 66.7% | 52% |
| $34,851 to $55,760 | 78.9% | 0% | 0% | 0% | 0% | 100% | 83.3% | 80.8% |
| $55,761 to $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $69,700 | 96.7% | 0% | 0% | 100% | 0% | 0% | 100% | 97.2% |
| **Total** | **79.7%** | **0%** | **0%** | **100%** | **0%** | **40%** | **87.9%** | **80.7%** |

## Table III.26.45
## Homeowner Households with Housing Problems by Income and Race
Worland 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 $20,910 | 90 | 0 | 0 | 0 | 0 | 0 | 10 | 100 |
| $20,911 to $34,850 | 90 | 0 | 0 | 0 | 0 | 15 | 15 | 120 |
| $34,851 to $55,760 | 40 | 0 | 0 | 0 | 0 | 0 | 10 | 50 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **240** | **0** | **0** | **0** | **0** | **15** | **35** | **290** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,910 | 10 | 0 | 0 | 0 | 0 | 0 | 4 | 14 |
| $20,911 to $34,850 | 100 | 0 | 0 | 0 | 0 | 0 | 30 | 130 |
| $34,851 to $55,760 | 150 | 0 | 0 | 0 | 0 | 10 | 50 | 210 |
| $55,761 to $69,700 | 155 | 0 | 0 | 0 | 0 | 0 | 75 | 230 |
| Above $69,700 | 585 | 0 | 0 | 15 | 0 | 0 | 95 | 695 |
| **Total** | **1,000** | **0** | **0** | **15** | **0** | **10** | **254** | **1,279** |
| **Not Computed** | | | | | | | | |
| $0 to $20,910 | 15 | 0 | 0 | 0 | 0 | 0 | 0 | 15 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **0** | **15** |
| **Total** | | | | | | | | |
| $0 to $20,910 | 115 | 0 | 0 | 0 | 0 | 0 | 14 | 129 |
| $20,911 to $34,850 | 190 | 0 | 0 | 0 | 0 | 15 | 45 | 250 |
| $34,851 to $55,760 | 190 | 0 | 0 | 0 | 0 | 10 | 60 | 260 |
| $55,761 to $69,700 | 155 | 0 | 0 | 0 | 0 | 0 | 75 | 230 |
| Above $69,700 | 605 | 0 | 0 | 15 | 0 | 0 | 95 | 715 |
| **Total** | **1,255** | **0** | **0** | **15** | **0** | **25** | **289** | **1,584** |

In total, some 230 renter households face housing problems in Worland city. Of these, some 195 white renter households, 0 black renter households, 0 Asian renter households, and 20 Hispanic renter households face housing problems.

**Table III.26.46**
**Renter Households with Housing Problems by Income and Race**
Worland 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 $20,910 | 115 | 0 | 0 | 0 | 0 | 0 | 0 | 115 |
| $20,911 to $34,850 | 70 | 0 | 0 | 0 | 0 | 0 | 20 | 90 |
| $34,851 to $55,760 | 10 | 0 | 0 | 0 | 0 | 15 | 0 | 25 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **195** | **0** | **0** | **0** | **0** | **15** | **20** | **230** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,910 | 15 | 0 | 0 | 0 | 0 | 0 | 20 | 35 |
| $20,911 to $34,850 | 60 | 0 | 0 | 0 | 0 | 0 | 0 | 60 |
| $34,851 to $55,760 | 130 | 0 | 0 | 0 | 0 | 25 | 30 | 185 |
| $55,761 to $69,700 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $69,700 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Total** | **285** | **0** | **0** | **0** | **0** | **25** | **50** | **360** |
| **Not Computed** | | | | | | | | |
| $0 to $20,910 | 0 | 0 | 0 | 0 | 0 | 0 | 30 | 30 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **0** | **0** | **0** | **0** | **0** | **0** | **30** | **30** |
| **Total** | | | | | | | | |
| $0 to $20,910 | 130 | 0 | 0 | 0 | 0 | 0 | 50 | 180 |
| $20,911 to $34,850 | 130 | 0 | 0 | 0 | 0 | 0 | 20 | 150 |
| $34,851 to $55,760 | 140 | 0 | 0 | 0 | 0 | 40 | 30 | 210 |
| $55,761 to $69,700 | 35 | 0 | 0 | 0 | 0 | 0 | 0 | 35 |
| Above $69,700 | 45 | 0 | 0 | 0 | 0 | 0 | 0 | 45 |
| **Total** | **480** | **0** | **0** | **0** | **0** | **40** | **100** | **620** |

**Table III.26.47**
**Percent of Renter Households with Housing Problems by Income and Race**
Worland 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 $20,910 | 88.5% | 0% | 0% | 0% | 0% | 0% | 0% | 63.9% |
| $20,911 to $34,850 | 53.8% | 0% | 0% | 0% | 0% | 0% | 100% | 60% |
| $34,851 to $55,760 | 7.1% | 0% | 0% | 0% | 0% | 37.5% | 0% | 11.9% |
| $55,761 to $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **40.6%** | **0%** | **0%** | **0%** | **0%** | **37.5%** | **20%** | **37.1%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,910 | 11.5% | 0% | 0% | 0% | 0% | 0% | 40% | 19.4% |
| $20,911 to $34,850 | 46.2% | 0% | 0% | 0% | 0% | 0% | 0% | 40% |
| $34,851 to $55,760 | 92.9% | 0% | 0% | 0% | 0% | 62.5% | 100% | 88.1% |
| $55,761 to $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| Above $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | 100% |
| **Total** | **59.4%** | **0%** | **0%** | **0%** | **0%** | **62.5%** | **50%** | **58.1%** |

Overall, there are 520 households, or 23.6 percent of households with housing problems in Worland city. This includes 435 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 30 "other" race households with housing problems. In addition, there are 55 Hispanic households with housing problems. This is shown in Table III.26.48 and Table III.26.49.

## Table III.26.48
## Percent of Total Households with Housing Problems by Income and Race
Worland 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 $20,910 | 83.7% | 0% | 0% | 0% | 0% | 0% | 15.6% | 69.6% |
| $20,911 to $34,850 | 50% | 0% | 0% | 0% | 0% | 100% | 53.8% | 52.5% |
| $34,851 to $55,760 | 15.2% | 0% | 0% | 0% | 0% | 30% | 11.1% | 16% |
| $55,761 to $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,700 | 3.1% | 0% | 0% | 0% | 0% | 0% | 0% | 2.6% |
| **Total** | **25.1%** | **0%** | **0%** | **0%** | **0%** | **46.2%** | **14.1%** | **23.6%** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,910 | 10.2% | 0% | 0% | 0% | 0% | 0% | 37.5% | 15.9% |
| $20,911 to $34,850 | 50% | 0% | 0% | 0% | 0% | 0% | 46.2% | 47.5% |
| $34,851 to $55,760 | 84.8% | 0% | 0% | 0% | 0% | 70% | 88.9% | 84% |
| $55,761 to $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $69,700 | 96.9% | 0% | 0% | 100% | 0% | 0% | 100% | 97.4% |
| **Total** | **74.1%** | **0%** | **0%** | **100%** | **0%** | **53.8%** | **78.1%** | **74.4%** |

## Table III.26.49
## Total Households with Housing Problems by Income and Race
Worland 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 $20,910 | 205 | 0 | 0 | 0 | 0 | 0 | 10 | 215 |
| $20,911 to $34,850 | 160 | 0 | 0 | 0 | 0 | 15 | 35 | 210 |
| $34,851 to $55,760 | 50 | 0 | 0 | 0 | 0 | 15 | 10 | 75 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 20 | 0 | 0 | 0 | 0 | 0 | 0 | 20 |
| **Total** | **435** | **0** | **0** | **0** | **0** | **30** | **55** | **520** |
| **Without Housing Problems** | | | | | | | | |
| $0 to $20,910 | 25 | 0 | 0 | 0 | 0 | 0 | 24 | 49 |
| $20,911 to $34,850 | 160 | 0 | 0 | 0 | 0 | 0 | 30 | 190 |
| $34,851 to $55,760 | 280 | 0 | 0 | 0 | 0 | 35 | 80 | 395 |
| $55,761 to $69,700 | 190 | 0 | 0 | 0 | 0 | 0 | 75 | 265 |
| Above $69,700 | 630 | 0 | 0 | 15 | 0 | 0 | 95 | 740 |
| **Total** | **1,285** | **0** | **0** | **15** | **0** | **35** | **304** | **1,639** |
| **Not Computed** | | | | | | | | |
| $0 to $20,910 | 15 | 0 | 0 | 0 | 0 | 0 | 30 | 45 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **30** | **45** |
| **Total** | | | | | | | | |
| $0 to $20,910 | 245 | 0 | 0 | 0 | 0 | 0 | 64 | 309 |
| $20,911 to $34,850 | 320 | 0 | 0 | 0 | 0 | 15 | 65 | 400 |
| $34,851 to $55,760 | 330 | 0 | 0 | 0 | 0 | 50 | 90 | 470 |
| $55,761 to $69,700 | 190 | 0 | 0 | 0 | 0 | 0 | 75 | 265 |
| Above $69,700 | 650 | 0 | 0 | 15 | 0 | 0 | 95 | 760 |
| **Total** | **1,735** | **0** | **0** | **15** | **0** | **65** | **389** | **2,204** |

Table III.26.50 through Table III.26.53 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 199 white households, 0 black households, 0 Asian households, as well as 25 Hispanic households.

**Table III.26.50**
**Percent of Homeowner Households with Severe Housing Problems by Income and Race**
Worland 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 $20,910 | 70.8% | 0% | 0% | 0% | 0% | 0% | 71.4% | 70.9% |
| $20,911 to $34,850 | 13.5% | 0% | 0% | 0% | 0% | 0% | 33.3% | 16.3% |
| $34,851 to $55,760 | 2.1% | 0% | 0% | 0% | 0% | 0% | 0% | 1.6% |
| $55,761 to $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **9.1%** | **0** | **0%** | **0%** | **0%** | **0%** | **8.8%** | **8.8%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,910 | 16.7% | 0% | 0% | 0% | 0% | 0% | 28.6% | 17.9% |
| $20,911 to $34,850 | 86.5% | 0% | 0% | 0% | 0% | 100% | 66.7% | 83.7% |
| $34,851 to $55,760 | 97.9% | 0% | 0% | 0% | 0% | 100% | 100% | 98.4% |
| $55,761 to $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $69,700 | 100% | 0% | 0% | 100% | 0% | 0% | 100% | 100% |
| **Total** | **89.7%** | **0%** | **0%** | **100%** | **0%** | **100%** | **91.2%** | **90.2%** |

## Table III.26.51
## Percent of Renter Households with Severe Housing Problems by Income and Race
Worland 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 $20,910 | 65.4% | 0% | 0% | 0% | 0% | 0% | 0% | 47.2% |
| $20,911 to $34,850 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| $34,851 to $55,760 | 0% | 0% | 0% | 0% | 0% | 37.5% | 0% | 7% |
| $55,761 to $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **17.5%** | **0%** | **0%** | **0%** | **0%** | **37.5%** | **0%** | **16%** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,910 | 34.6% | 0% | 0% | 0% | 0% | 0% | 40% | 36.1% |
| $20,911 to $34,850 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | **100%** |
| $34,851 to $55,760 | 100% | 0% | 0% | 0% | 0% | 62.5% | 100% | **93%** |
| $55,761 to $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| Above $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 0% | **100%** |
| **Total** | **82.5%** | **0%** | **0%** | **0%** | **0%** | **62.5%** | **70%** | **79.2%** |

## Table III.26.52
## Percent of Total Households with Severe Housing Problems by Income and Race
Worland 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 $20,910 | 68% | 0% | 0% | 0% | 0% | 0% | 15.6% | 57.3% |
| $20,911 to $34,850 | 7.9% | 0% | 0% | 0% | 0% | 0% | 23.1% | 10.1% |
| $34,851 to $55,760 | 1.2% | 0% | 0% | 0% | 0% | 30% | 0% | 4.1% |
| $55,761 to $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| Above $69,700 | 0% | 0% | 0% | 0% | 0% | 0% | 0% | 0% |
| **Total** | **11.4**% | **0**% | **0**% | **0**% | **0**% | **23.1**% | **6.5**% | **10.8**% |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,910 | 26% | 0% | 0% | 0% | 0% | 0% | 37.5% | 28.3% |
| $20,911 to $34,850 | 92.1% | 0% | 0% | 0% | 0% | 100% | 76.9% | 89.9% |
| $34,851 to $55,760 | 98.8% | 0% | 0% | 0% | 0% | 70% | 100% | 95.9% |
| $55,761 to $69,700 | 100% | 0% | 0% | 0% | 0% | 0% | 100% | 100% |
| Above $69,700 | 100% | 0% | 0% | 100% | 0% | 0% | 100% | 100% |
| **Total** | **87.7**% | **0**% | **0**% | **100**% | **0**% | **76.9**% | **85.7**% | **87.1**% |

## Table III.26.53
## Total Households with Severe Housing Problems by Income and Race
Worland 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 $20,910 | 170 | 0 | 0 | 0 | 0 | 0 | 10 | 180 |
| $20,911 to $34,850 | 25 | 0 | 0 | 0 | 0 | 0 | 15 | 40 |
| $34,851 to $55,760 | 4 | 0 | 0 | 0 | 0 | 15 | 0 | 19 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **199** | **0** | **0** | **0** | **0** | **15** | **25** | **239** |
| **Without A Severe Housing Problems** | | | | | | | | |
| $0 to $20,910 | 65 | 0 | 0 | 0 | 0 | 0 | 24 | 89 |
| $20,911 to $34,850 | 290 | 0 | 0 | 0 | 0 | 15 | 50 | 355 |
| $34,851 to $55,760 | 330 | 0 | 0 | 0 | 0 | 35 | 85 | 450 |
| $55,761 to $69,700 | 190 | 0 | 0 | 0 | 0 | 0 | 75 | 265 |
| Above $69,700 | 650 | 0 | 0 | 15 | 0 | 0 | 95 | 760 |
| **Total** | **1,525** | **0** | **0** | **15** | **0** | **50** | **329** | **1,919** |
| **Not Computed** | | | | | | | | |
| $0 to $20,910 | 15 | 0 | 0 | 0 | 0 | 0 | 30 | 45 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **15** | **0** | **0** | **0** | **0** | **0** | **30** | **45** |
| **Total** | | | | | | | | |
| $0 to $20,910 | 250 | 0 | 0 | 0 | 0 | 0 | 64 | 314 |
| $20,911 to $34,850 | 315 | 0 | 0 | 0 | 0 | 15 | 65 | 395 |
| $34,851 to $55,760 | 334 | 0 | 0 | 0 | 0 | 50 | 85 | 469 |
| $55,761 to $69,700 | 190 | 0 | 0 | 0 | 0 | 0 | 75 | 265 |
| Above $69,700 | 650 | 0 | 0 | 15 | 0 | 0 | 95 | 760 |
| **Total** | **1,739** | **0** | **0** | **15** | **0** | **65** | **384** | **2,203** |

Housing problems are explored by type and income in Table III.26.54 and Table III.26.55. More than 274 households have a cost burden and 199 have a severe cost burden. Some 130 renter households are impacted by cost burdens, and 70 are impacted by severe cost burdens. On the other hand, some 144 owner-occupied households have cost burdens, and 129 have severe cost burdens. Overall, there are 1,650 households without a housing problem.

**Table III.26.54**
**Percent of Housing Problems by Income and Tenure**
Worland city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,910 | $20,911 to $34,850 | $34,851 to $55,760 | $55,761 to $69,700 | Above $69,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 0% | 0% | 0% | 0% |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0% | 0% | 0% | 0% | 0% | 0% |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 7.5% | 0% | 0% | 0% | 0% | 0.6% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 63.4% | 16.3% | 1.5% | 0% | 0% | 8.1% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 3% | 30.6% | 17.4% | 0% | 2.8% | 9.1% |
| Zero/negative income (and none of the above problems) | 11.2% | 0% | 0% | 0% | 0% | 0.9% |
| Has none of the 4 housing problems | 14.9% | 53.1% | 81.1% | 100% | 97.2% | 81.2% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0% | 0% | 7.1% | 0% | 0% | 2.4% |
| 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) | 8.3% | 0% | 0% | 0% | 0% | 2.4% |
| Housing cost burden greater that 50% of income (and none of the above problems) | 38.9% | 0% | 0% | 0% | 0% | 11.3% |
| Housing cost burden greater than 30% of income (and none of the above problems) | 16.7% | 60% | 4.8% | 0% | 0% | 21% |
| Zero/negative income (and none of the above problems) | 16.7% | 0% | 0% | 0% | 0% | 4.8% |
| Has none of the 4 housing problems | 19.4% | 40% | 88.1% | 100% | 100% | 58.1% |
| **Total** | **100%** | **100%** | **100%** | **100%** | **100%** | **100%** |

## Table III.26.55
## Housing Problems by Income and Tenure
Worland city
2013–2017 HUD CHAS Data

| Housing Problem | $0 to $20,910 | $20,911 to $34,850 | $34,851 to $55,760 | $55,761 to $69,700 | Above $69,700 | Total |
|---|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 0 | 0 | 0 | 0 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 10 | 0 | 0 | 0 | 0 | 10 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 85 | 40 | 4 | 0 | 0 | 129 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 4 | 75 | 45 | 0 | 20 | 144 |
| Zero/negative income (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Has none of the 4 housing problems | 20 | 130 | 210 | 235 | 695 | 1,290 |
| **Total** | **134** | **245** | **259** | **235** | **715** | **1,588** |
| **Renter-Occupied** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 15 | 0 | 0 | 15 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 15 | 0 | 0 | 0 | 0 | 15 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 70 | 0 | 0 | 0 | 0 | 70 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 30 | 90 | 10 | 0 | 0 | 130 |
| Zero/negative income (and none of the above problems) | 30 | 0 | 0 | 0 | 0 | 30 |
| Has none of the 4 housing problems | 35 | 60 | 185 | 35 | 45 | 360 |
| **Total** | **180** | **150** | **210** | **35** | **45** | **620** |
| **Total** | | | | | | |
| Lacking complete plumbing or kitchen facilities | 0 | 0 | 15 | 0 | 0 | 15 |
| Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing) | 0 | 0 | 0 | 0 | 0 | 0 |
| Overcrowded - With 1.01-1.5 people per room (and none of the above problems) | 25 | 0 | 0 | 0 | 0 | 25 |
| Housing cost burden greater that 50% of income (and none of the above problems) | 155 | 40 | 4 | 0 | 0 | 199 |
| Housing cost burden greater than 30% of income (and none of the above problems) | 34 | 165 | 55 | 0 | 20 | 274 |
| Zero/negative income (and none of the above problems) | 45 | 0 | 0 | 0 | 0 | 45 |
| Has none of the 4 housing problems | 55 | 190 | 395 | 270 | 740 | 1,650 |
| **Total** | **314** | **395** | **469** | **270** | **760** | **2,208** |

## Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 23.8 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 91.8 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.26.56.

Table III.26.57 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 140 renter occupied households faced cost burdens, compared to 144 owner occupied households. Of these, there are 40 renter households with incomes less than 30 percent HAMFI facing housing problems.

## Table III.26.56
## Owner-Occupied Households by Income and Family Status and Cost Burden
Worland city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,910 | 4 | 0 | 0 | 4 | 4 | 12 |
| $20,911 to $34,850 | 10 | 4 | 4 | 85 | 25 | 128 |
| $34,851 to $55,760 | 40 | 20 | 10 | 60 | 80 | 210 |
| $55,761 to $69,700 | 90 | 80 | 25 | 30 | 10 | 235 |
| Above $69,700 | 175 | 400 | 35 | 45 | 40 | 695 |
| Total | 319 | 504 | 74 | 224 | 159 | 1,280 |
| **Cost Burden** | | | | | | |
| $0 to $20,910 | 4 | 0 | 0 | 0 | 0 | 4 |
| $20,911 to $34,850 | 15 | 15 | 35 | 10 | 0 | 75 |
| $34,851 to $55,760 | 15 | 20 | 10 | 0 | 0 | 45 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 20 | 0 | 0 | 0 | 0 | 20 |
| Total | 54 | 35 | 45 | 10 | 0 | 144 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,910 | 0 | 0 | 10 | 45 | 45 | 100 |
| $20,911 to $34,850 | 0 | 10 | 0 | 15 | 15 | 40 |
| $34,851 to $55,760 | 0 | 0 | 4 | 0 | 0 | 4 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 10 | 14 | 60 | 60 | 144 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,910 | 0 | 0 | 0 | 0 | 15 | 15 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 0 | 0 | 15 | 15 |
| **Total** | | | | | | |
| $0 to $20,910 | 8 | 0 | 10 | 49 | 64 | 131 |
| $20,911 to $34,850 | 25 | 29 | 39 | 110 | 40 | 243 |
| $34,851 to $55,760 | 55 | 40 | 24 | 60 | 80 | 259 |
| $55,761 to $69,700 | 90 | 80 | 25 | 30 | 10 | 235 |
| Above $69,700 | 195 | 400 | 35 | 45 | 40 | 715 |
| **Total** | **373** | **549** | **133** | **294** | **234** | **1,583** |

## Table III.26.57
## Renter-Occupied Households by Income and Family Status and Cost Burden
Worland city
2013–2017 HUD CHAS Data

| Income | Elderly Family | Small Family | Large Family | Elderly Non-Family | Other Household | Total |
|---|---|---|---|---|---|---|
| **No Cost Burden** | | | | | | |
| $0 to $20,910 | 0 | 20 | 0 | 15 | 0 | 35 |
| $20,911 to $34,850 | 0 | 60 | 0 | 0 | 0 | 60 |
| $34,851 to $55,760 | 0 | 50 | 25 | 25 | 95 | 195 |
| $55,761 to $69,700 | 0 | 4 | 0 | 10 | 20 | 34 |
| Above $69,700 | 4 | 40 | 0 | 0 | 0 | 44 |
| Total | 4 | 174 | 25 | 50 | 115 | 368 |
| **Cost Burden** | | | | | | |
| $0 to $20,910 | 0 | 10 | 10 | 10 | 10 | 40 |
| $20,911 to $34,850 | 0 | 20 | 0 | 55 | 15 | 90 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 10 | 10 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 30 | 10 | 65 | 35 | 140 |
| **Severe Cost Burden** | | | | | | |
| $0 to $20,910 | 0 | 25 | 20 | 0 | 25 | 70 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 25 | 20 | 0 | 25 | 70 |
| **Cost Burden Not Computed** | | | | | | |
| $0 to $20,910 | 0 | 30 | 4 | 0 | 0 | 34 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 | 0 | 0 |
| Total | 0 | 30 | 4 | 0 | 0 | 34 |
| **Total** | | | | | | |
| $0 to $20,910 | 0 | 85 | 34 | 25 | 35 | 179 |
| $20,911 to $34,850 | 0 | 80 | 0 | 55 | 15 | 150 |
| $34,851 to $55,760 | 0 | 50 | 25 | 25 | 105 | 205 |
| $55,761 to $69,700 | 0 | 4 | 0 | 10 | 20 | 34 |
| Above $69,700 | 4 | 40 | 0 | 0 | 0 | 44 |
| **Total** | **4** | **259** | **59** | **115** | **175** | **612** |

In total, some 285 households face cost burdens, and 215 face severe cost burdens. This includes 145 owner households and 140 renter households with a cost burden, as seen in Table III.26.58.

**Table III.26.58**
**Households with Cost Burden by Tenure and Race**
Worland city
2013–2017 HUD CHAS Data

| Race | No Cost Burden | Cost Burden | Severe Cost Burden | Not Computed | Total |
|---|---|---|---|---|---|
| **Owner-Occupied** | | | | | |
| White | 1,005 | 120 | 120 | 15 | 1,260 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 15 | 0 | 0 | 0 | 15 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 10 | 15 | 0 | 0 | 25 |
| Hispanic | 255 | 10 | 25 | 0 | 290 |
| **Total** | **1,285** | **145** | **145** | **15** | **1,590** |
| **Renter-Occupied** | | | | | |
| White | 285 | 120 | 70 | 4 | 479 |
| 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 | 35 | 0 | 0 | 0 | 35 |
| Hispanic | 50 | 20 | 0 | 30 | 100 |
| **Total** | **370** | **140** | **70** | **34** | **614** |
| **Total** | | | | | |
| White | 1,290 | 240 | 190 | 19 | 1,739 |
| Black | 0 | 0 | 0 | 0 | 0 |
| Asian | 0 | 0 | 0 | 0 | 0 |
| American Indian | 15 | 0 | 0 | 0 | 15 |
| Pacific Islander | 0 | 0 | 0 | 0 | 0 |
| Other Race | 45 | 15 | 0 | 0 | 60 |
| Hispanic | 305 | 30 | 25 | 30 | 390 |
| **Total** | **1,655** | **285** | **215** | **49** | **2,204** |

## Lead-Based Paint Risks

Table III.26.59 shows the risk of lead-based paint for households with young children present. There are an estimated 184 households built between 1940 and 1979 with young children present, and 14 built prior to 1939.

**Table III.26.59**
**Vintage of Households by Income and Presence of Young Children**
Worland 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 $20,910 | 0 | 65 | 65 |
| $20,911 to $34,850 | 0 | 0 | 0 |
| $34,851 to $55,760 | 4 | 15 | 19 |
| $55,761 to $69,700 | 0 | 4 | 4 |
| Above $69,700 | 10 | 115 | 125 |
| Total | 14 | 199 | 213 |
| **Built 1940 to 1979** | | | |
| $0 to $20,910 | 10 | 200 | 210 |
| $20,911 to $34,850 | 35 | 235 | 270 |
| $34,851 to $55,760 | 80 | 270 | 350 |
| $55,761 to $69,700 | 14 | 240 | 254 |
| Above $69,700 | 45 | 445 | 490 |
| Total | 184 | 1,390 | 1,574 |
| **Built 1980 or Later** | | | |
| $0 to $20,910 | 10 | 30 | 40 |
| $20,911 to $34,850 | 60 | 70 | 130 |
| $34,851 to $55,760 | 10 | 90 | 100 |
| $55,761 to $69,700 | 0 | 0 | 0 |
| Above $69,700 | 40 | 105 | 145 |
| Total | 120 | 295 | 415 |
| **Total** | | | |
| $0 to $20,910 | 20 | 295 | 315 |
| $20,911 to $34,850 | 95 | 305 | 400 |
| $34,851 to $55,760 | 94 | 375 | 469 |
| $55,761 to $69,700 | 14 | 244 | 258 |
| Above $69,700 | 95 | 665 | 760 |
| **Total** | **318** | **1,884** | **2,202** |

## Elderly Housing Needs

Table III.26.60 shows the rate of housing problems for elderly households. Some 100 elderly and 130 extra-elderly households have housing problems. Of these, some 30 elderly households with housing problems have incomes less than 30 percent HAMFI, and 30 extra-elderly households have incomes below 30 percent HAMFI.

**Table III.26.60**
**Households with Housing Problems by Income and Elderly Status**
Worland city
2013–2017 HUD CHAS Data

| Income | Elderly | Extra-Elderly | Non-Elderly | Total |
|---|---|---|---|---|
| **With Housing Problems** | | | | |
| $0 to $20,910 | 30 | 30 | 155 | 215 |
| $20,911 to $34,850 | 40 | 70 | 100 | 210 |
| $34,851 to $55,760 | 10 | 30 | 35 | 75 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 |
| Above $69,700 | 20 | 0 | 0 | 20 |
| Total | 100 | 130 | 290 | 520 |
| **Without Housing Problems** | | | | |
| $0 to $20,910 | 25 | 0 | 24 | 49 |
| $20,911 to $34,850 | 60 | 30 | 95 | 185 |
| $34,851 to $55,760 | 60 | 55 | 280 | 395 |
| $55,761 to $69,700 | 120 | 25 | 125 | 270 |
| Above $69,700 | 164 | 60 | 515 | 739 |
| Total | 429 | 170 | 1,039 | 1,638 |
| **Not Computed** | | | | |
| $0 to $20,910 | 0 | 0 | 45 | 45 |
| $20,911 to $34,850 | 0 | 0 | 0 | 0 |
| $34,851 to $55,760 | 0 | 0 | 0 | 0 |
| $55,761 to $69,700 | 0 | 0 | 0 | 0 |
| Above $69,700 | 0 | 0 | 0 | 0 |
| Total | 0 | 0 | 45 | 45 |
| **Total** | | | | |
| $0 to $20,910 | 55 | 30 | 224 | 309 |
| $20,911 to $34,850 | 100 | 100 | 195 | 395 |
| $34,851 to $55,760 | 70 | 85 | 315 | 470 |
| $55,761 to $69,700 | 120 | 25 | 125 | 270 |
| Above $69,700 | 184 | 60 | 515 | 759 |
| **Total** | 529 | 300 | 1,374 | 2,203 |

## 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.26.61 presents some basic statistics about the completed surveys.

**Table III.26.61**
**Survey of Rental Properties**
Washakie County
2021A Survey of Rental Properties

| Year | Completed Surveys | Total Units | Vacancy Rate | Vacant Units |
|---|---|---|---|---|
| 2019A | | | | |
| 2019B | | | | |
| 2020A | | | | |
| 2020B | | | | |
| 2021A | 11 | 104 | 9.6 | 10 |

Table III.26.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 12 single-family units in Worland city, with 0 of them available. This translates into a vacancy rate of 0 percent in Worland city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 74 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 6.8 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

**Table III.26.62**
**Rental Vacancy Survey by Type**
Worland city
2021A Survey of Rental Properties

| Unit Type | Total Units | Vacant Units | Vacancy Rate |
|---|---|---|---|
| Single-Family | 12 | 0 | 0% |
| Apartments | 74 | 5 | 6.8% |
| Mobile Homes | 14 | 4 | 28.6% |
| "Other" Units | 0 | 0 | 0% |
| Don't Know | 0 | 0 | 0% |
| **Total** | **104** | **10** | **9.6%** |

Table III.26.63, reports units by bedroom size. As can be seen there were 45 two-bedroom apartment units and 4 three-bedroom units. Overall, the 52 two bedroom units accounted for 50 percent of all units, and the 8 three bedroom units accounted for 7.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 18 units listed as "Don't Know." Additional details for additional unit types are reported.

**Table III.26.63**
**Rental Units by Bedroom Size**
Worland 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 | 25 | 0 | 0 | · | 25 |
| Two | 6 | 45 | 1 | 0 | · | 52 |
| Three | 2 | 4 | 0 | 0 | · | 8 |
| Four | 0 | 0 | 0 | 0 | · | 0 |
| Don't Know | 3 | 0 | 13 | 0 | 0 | 18 |

| | | | | | | |
|---|---|---|---|---|---|---|
| **Total** | **12** | **74** | **14** | **0** | **0** | **104** |

Table III.26.64 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 0 percent.

Table III.26.65 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 11.1 percent.

**Table III.26.64**
**Single-Family Units by Bedroom Size**
Worland city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Studio | 0 | 0 | 0% |
| One | 0 | 0 | 0% |
| Two | 6 | 0 | 0% |
| Three | 2 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 3 | 0 | 0% |
| **Total** | **12** | **0** | **0%** |

**Table III.26.65**
**Apartment Units by Bedroom Size**
Worland city
2021A Survey of Rental Properties

| Number of Bedrooms | Units | Available Units | Vacancy Rates |
|---|---|---|---|
| Efficiency | 0 | 0 | 0% |
| One | 25 | 0 | 0% |
| Two | 45 | 5 | 11.1% |
| Three | 4 | 0 | 0% |
| Four | 0 | 0 | 0% |
| Don't know | 0 | 0 | 0% |
| **Total** | **74** | **5** | **6.8%** |

Average market-rate rents by unit type are shown in Table III.26.66. 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.26.66**
**Average Market Rate Rents by Bedroom Size**
Worland 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 | $450 | $0 | $0 | $450 |
| Two | $567 | $500 | $550 | $0 | $550 |
| Three | $600 | $0 | $0 | $0 | $600 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$565.6** | **$475** | **$516.7** | **$0** | **$537.5** |

Table III.26.67, 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.26.67**
**Average Assisted Rate Rents by Bedroom Size**
Worland 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 | $160 | $0 | $0 | $160 |
| Two | $0 | $160 | $0 | $0 | $160 |
| Three | $0 | $0 | $0 | $0 | $0 |
| Four | $0 | $0 | $0 | $0 | $0 |
| **Total** | **$0** | **$160** | **$0** | **$0** | **$160** |

Table III.26.68, shows vacancy rates for single-family units by average rental rates for Worland city. The most common rent for single-family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.26.68**
**Single-Family Market Rate Rents by Vacancy Status**
Worland city
2021A Survey of Rental Properties

| Average Rents | Single-Family Units | Available Single-Family Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 5 | 0 | 0% |
| $500 to $749 | 5 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 2 | 0 | 0% |
| **Total** | **12** | **0** | **0%** |

The average rent and availability of apartment units is displayed in Table III.26.69. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

**Table III.26.69**
**Apartment Market Rate Rents by Vacancy Status**
Worland city
2021A Survey of Rental Properties

| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
|---|---|---|---|
| Less Than $500 | 4 | 0 | 0% |
| $500 to $749 | 0 | 0 | 0% |
| $750 to $999 | 0 | 0 | 0% |
| $1,000 to $1,249 | 0 | 0 | 0% |
| $1,250 to $1,499 | 0 | 0 | 0% |
| Above $1,500 | 0 | 0 | 0% |
| Missing | 70 | 5 | 7.1% |
| **Total** | **74** | **5** | **6.8%** |

Respondents were asked if utilities are included in the rent and as shown in Table III.26.70, 7 respondents, or 63.6 percent, included some sort of utility in the rent.

**Table III.26.70**
**Are there any utilities included with the rent?**
Worland city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 7 |
| No | 4 |
| **% Offering Utilities** | **63.6%** |

The type of utility included in the rent is shown in Table III.26.71. There were 0 respondents who included electricity, 24 respondents who included natural gas, 96 respondents who included water and sewer and 81 respondents included trash collection in the rent.

**Table III.26.71**
**Which utilities are included with the rent?**
Worland city
2021A Survey of Rental Properties

| Type of Utility Provided | Respondent |
|---|---|
| Electricity | 0 |
| Natural Gas | 24 |
| Water/Sewer | 96 |
| Trash Collection | 81 |

## Perceived Need for Housing Units

Table III.26.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

**Table III.26.72**
**Do you keep a waiting list?**
Worland city
2021A Survey of Rental Properties

| Period | Respondent |
|---|---|
| Yes | 1 |
| No | 9 |
| **Waitlist Size** | **3** |

Table III.26.73, shows the condition of rental units by unit type for Worland 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 58 units were in good condition, or 55.8 percent and 11 units, or 10.6 percent, being in average condition. Details by unit type and condition are displayed.

**Table III.26.73**
**Condition by Unit Type**
Worland city
2021A Survey of Rental Properties

| Conditions | Units | Percent of Total |
|---|---|---|
| Poor | 9 | 8.7% |
| Fair | 0 | 0% |
| Average | 11 | 10.6% |
| Good | 58 | 55.8% |
| Excellent | 26 | 25% |
| Don't Know | 0 | 0% |
| **Total** | **104** | **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.26.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

**Table III.26.74**
**If you had the opportunity to own/manage more units, how many would you prefer**
Worland city
2021A Survey of Rental Properties

| Unit Type | Respondents citing more units |
|---|---|
| Single family units | 0 |
| Duplex Units | 0 |
| Apartments | 0 |
| Mobile homes | 0 |
| Other | 0 |
| All types | 0 |
| **Total** | **0** |

## 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).

**Table III.26.75**
**Households with Housing Problems by Income**
Worland city
2013-2017 HUD CHAS Data

| Income | Owner | Renter | Total |
|---|---|---|---|
| **One or more housing problems** | | | |
| 30% HAMFI or less | 100 | 115 | 215 |
| 30.1-50% HAMFI | 115 | 95 | 210 |
| 50.1-80% HAMFI | 49 | 25 | 74 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 20 | 0 | 20 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 284 | 235 | 519 |
| **Without Housing Problems** | | | |
| 30% HAMFI or less | 14 | 35 | 49 |
| 30.1-50% HAMFI | 130 | 60 | 190 |
| 50.1-80% HAMFI | 210 | 185 | 395 |
| 80.1-95% HAMFI | 140 | 15 | 155 |
| 95 – 115% HAMFI | 260 | 55 | 315 |
| 115.1% HAMFI or more | 530 | 4 | 534 |
| **Total** | 1,284 | 354 | 1,638 |
| **Not Computed** | | | |
| 30% HAMFI or less | 15 | 30 | 45 |
| 30.1-50% HAMFI | 0 | 0 | 0 |
| 50.1-80% HAMFI | 0 | 0 | 0 |
| 80.1-95% HAMFI | 0 | 0 | 0 |
| 95 – 115% HAMFI | 0 | 0 | 0 |
| 115.1% HAMFI or more | 0 | 0 | 0 |
| **Total** | 15 | 30 | 45 |
| **Total** | | | |
| 30% HAMFI or less | 129 | 180 | 309 |
| 30.1-50% HAMFI | 245 | 155 | 400 |
| 50.1-80% HAMFI | 259 | 210 | 469 |
| 80.1-95% HAMFI | 140 | 15 | 155 |
| 95 – 115% HAMFI | 280 | 55 | 335 |
| 115.1% HAMFI or more | 530 | 4 | 534 |
| **Total** | **1,583** | **619** | **2,202** |

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI). This distribution is assumed to remain constant over the forecast horizon. Table III.26.75, 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 284 owner occupied and 235 renter occupied households experiencing a housing problem.

Table III.26.76, shows the total estimated housing by tenure for Worland city. As can be seen, in 2030 there are estimated to be a total of 1,508 owner and 541 renter occupied households or a total of 2,049 households. By 2050 there are estimated to be 1,584 owner, 463 renter for a total of 2,047 households in Worland city.

**Table III.26.76**
**Total Estimated Housing Forecast**
Worland city
Strong Growth Scenario

| Year | Owner | Renter | Total |
|---|---|---|---|
| 2020 | 1,472 | 580 | 2,052 |
| 2025 | 1,490 | 561 | 2,051 |
| 2030 | 1,508 | 541 | 2,049 |
| 2035 | 1,527 | 522 | 2,049 |
| 2040 | 1,546 | 502 | 2,048 |
| 2045 | 1,565 | 483 | 2,048 |
| 2050 | 1,584 | 463 | 2,047 |

Table III.26.77, below shows the incremental housing demand for Worland 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.

As can be seen in 2030 an estimated additional 0 owner-occupied and 0 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 Worland city will see an additional 0 households, of which 0 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 0 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

**Table III.26.77**
**Incremental Housing Demand Forecast**
Worland city
Strong Growth Scenario

| ne FI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| | | | | **Owner** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Renter** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |
| | | | | **Total** | | | |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| % | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 5% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| | **0** | **0** | **0** | **0** | **0** | **0** | **0** |

Table III.26.78 shows the Incremental Total Housing Need Forecast for Worland 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 484 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 284 owner and 176 renter occupied households for a total of 460 quality households.

**Table III.26.78**
**Incremental Total Housing Need Forecast**
Worland city
Strong Growth Scenario

| Income (% of MFI) | 2020 | 2025 | 2030 | 2035 | 2040 | 2045 | 2050 |
|---|---|---|---|---|---|---|---|
| **Owner** | | | | | | | |
| 0-30% | 93 | 94 | 95 | 96 | 98 | 99 | 100 |
| 30.1-50% | 107 | 108 | 110 | 111 | 112 | 114 | 115 |
| 50.1-80% | 46 | 46 | 47 | 47 | 48 | 48 | 49 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 19 | 19 | 19 | 19 | 20 | 20 | 20 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **264** | **267** | **271** | **274** | **277** | **281** | **284** |
| **Renter** | | | | | | | |
| 0-30% | 108 | 104 | 101 | 97 | 93 | 90 | 86 |
| 30.1-50% | 89 | 86 | 83 | 80 | 77 | 74 | 71 |
| 50.1-80% | 23 | 23 | 22 | 21 | 20 | 20 | 19 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **220** | **213** | **205** | **198** | **191** | **183** | **176** |
| **Total** | | | | | | | |
| 0-30% | 201 | 198 | 196 | 193 | 191 | 189 | 186 |
| 30.1-50% | 196 | 194 | 193 | 191 | 189 | 188 | 186 |
| 50.1-80% | 69 | 69 | 69 | 68 | 68 | 68 | 68 |
| 80.1-95% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 95.1-115% | 19 | 19 | 19 | 19 | 20 | 20 | 20 |
| 115+% | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| **Total** | **484** | **480** | **476** | **472** | **468** | **464** | **460** |