

Gillette city

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DEMOGRAPHICS

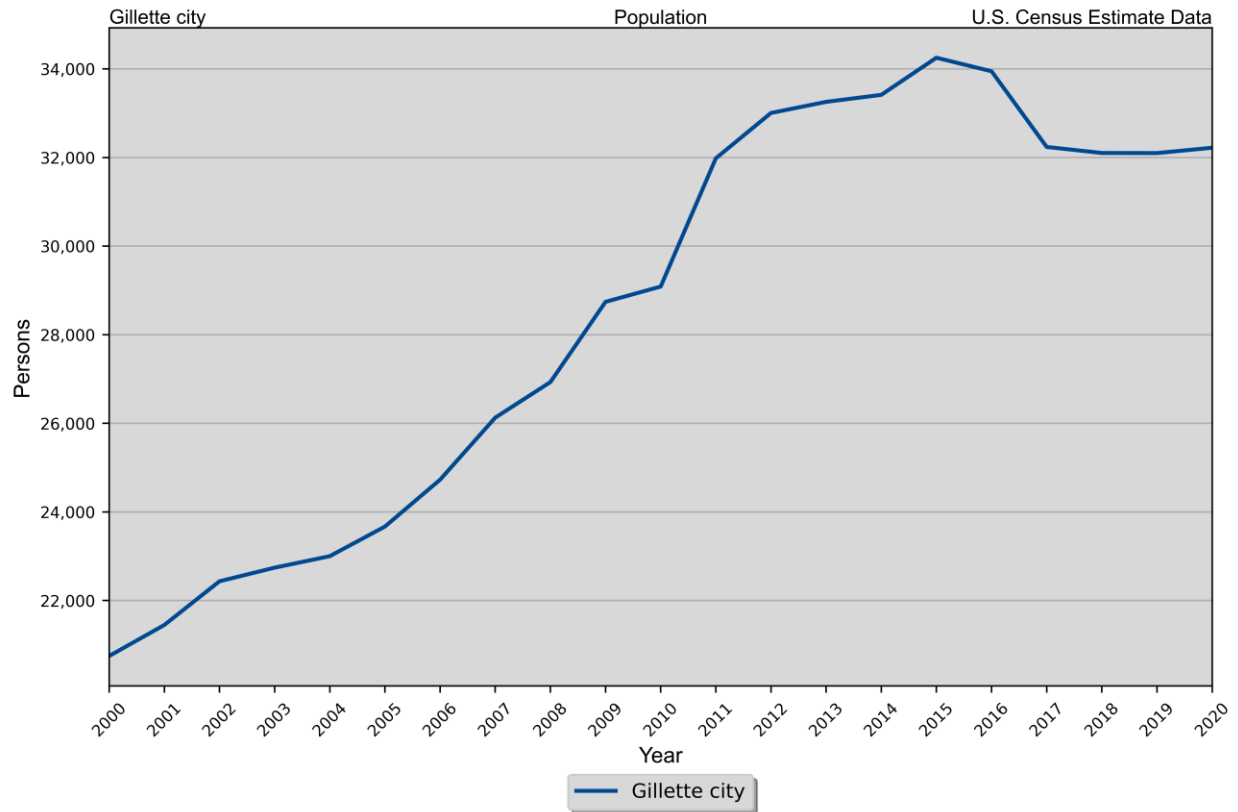
Population Estimates

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



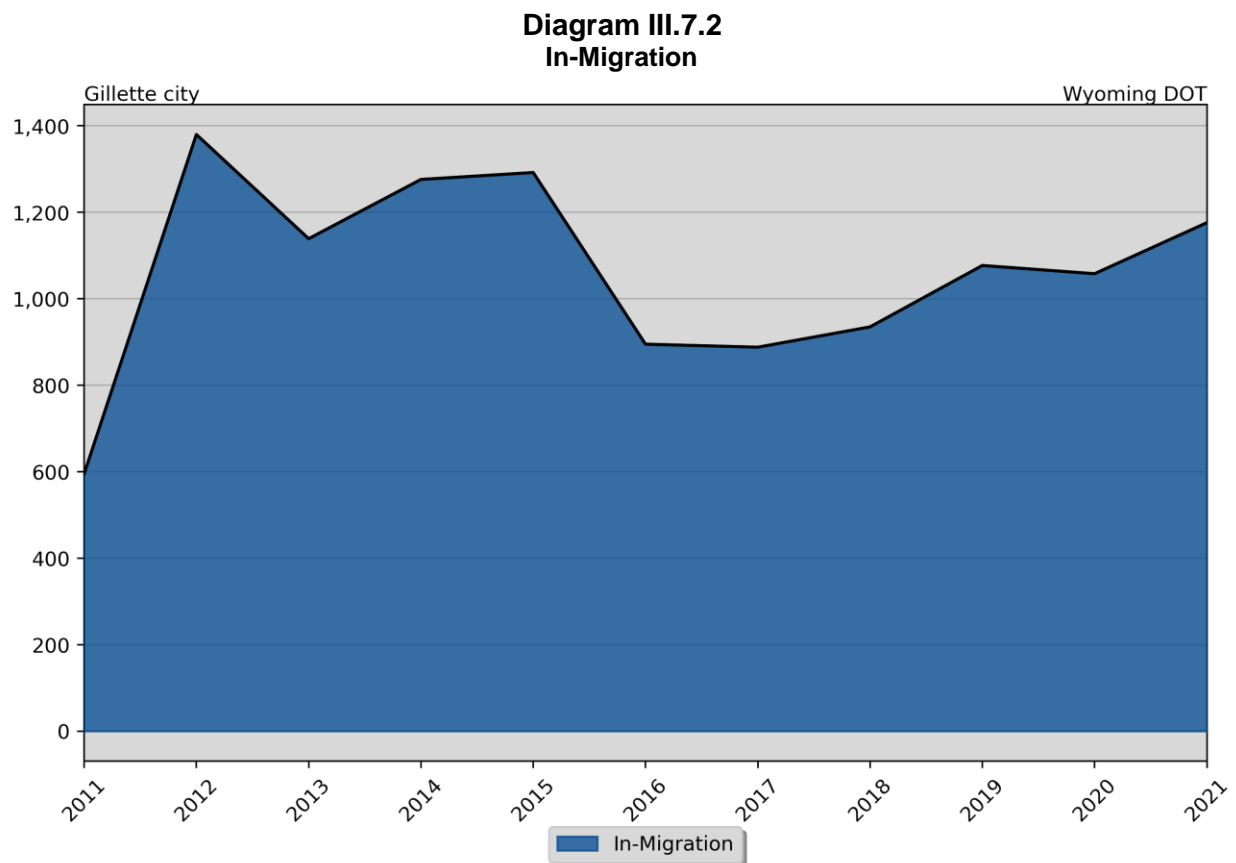
Population Migration Trends

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
In											
14-17	4	13	14	17	25	12	11	15	20	15	21
18-22	81	184	161	156	155	90	97	107	137	108	110
23-25	70	191	123	157	153	98	71	88	95	93	98
26-35	203	460	368	413	431	283	302	283	324	320	289
36-45	102	235	176	263	237	151	137	180	188	188	190
46-55	78	179	191	152	163	133	100	118	150	133	175
56-65	41	93	79	89	92	82	101	92	93	133	177
66 +	16	25	27	29	36	46	69	52	70	68	116
Total	595	1,380	1,139	1,276	1,292	895	888	935	1,077	1,058	1,176

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.



The driver's license total exchanges since 2000 for Campbell County are presented in Diagram III.7.3, and showed a net migration of 4,648 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 1,275 in-migrants, 1,832 out-migrants for a net out-migration of -557 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.

Only one year of the most recent five years experienced a positive net-migration in Empty, with four years of negative or outward migration. Since 2017, a net 2,586 people have left Empty, creating an overall negative net-migration trend. Wyoming DOT data indicates that there was a net decrease of 557 people in the most recent year.

Diagram III.7.3
Migration Trends

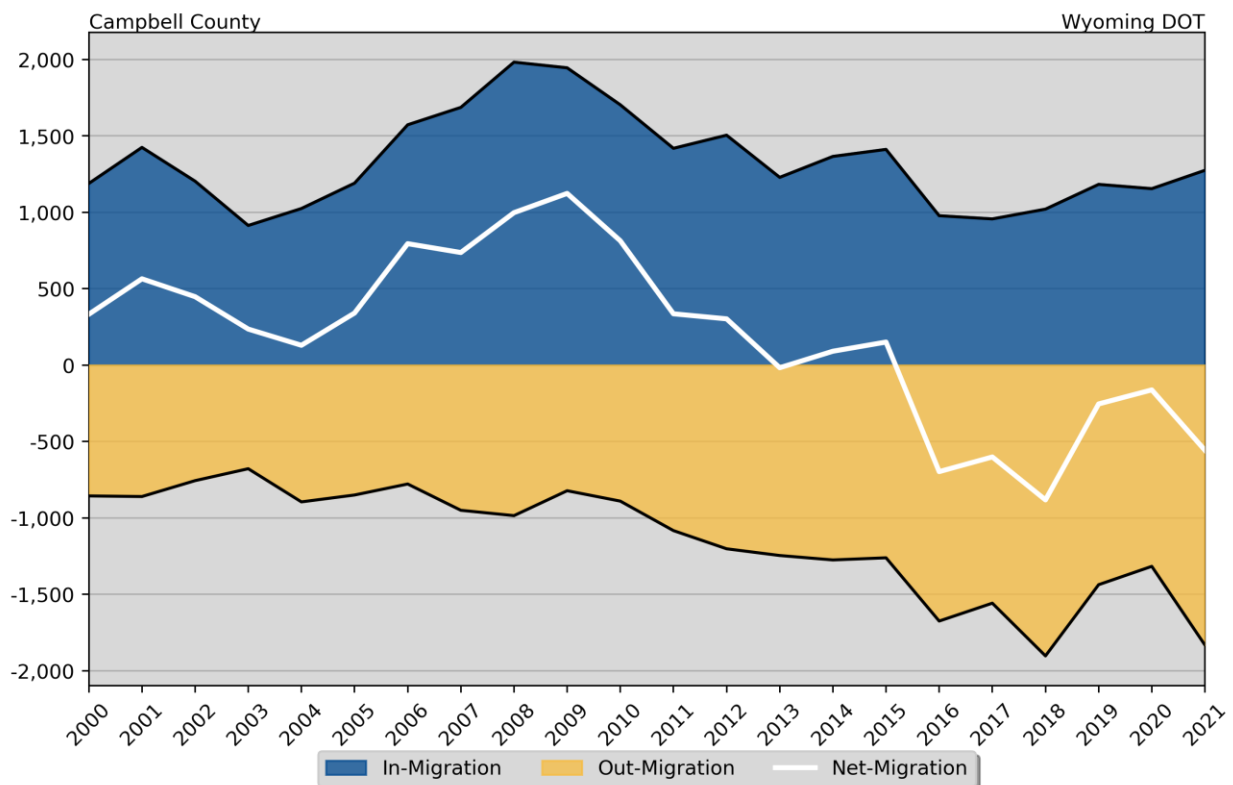


Table III.7.3, shows net-migration for Campbell County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 1 persons entering Campbell County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 204 persons leaving Campbell County.

Table III.7.3
Net-Migration by Age Range
Campbell County
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	-8	1
18-22	153	168	108	66	67	44	44	56	-55	-47	-92	0	-1	-53
23-25	123	131	114	25	70	0	44	52	-24	-92	-59	-13	-6	-56
26-35	379	357	275	171	137	9	55	93	-227	-109	-218	-90	-24	-204
36-45	221	237	174	50	45	-17	36	14	-134	-167	-164	-62	-63	-161
46-55	125	194	106	65	0	27	-31	18	-101	-107	-160	-23	-54	-31
56-65	-5	19	15	-25	-16	-51	-33	-62	-121	-74	-125	-70	-15	-38
66 +	-1	6	13	-6	0	-32	-31	-27	-21	8	-56	0	9	-15
Total	998	1,124	814	336	303	-17	91	151	-697	-601	-882	-254	-162	-557

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 data¹, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

Population Characteristics

The 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-Year ACS	
	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

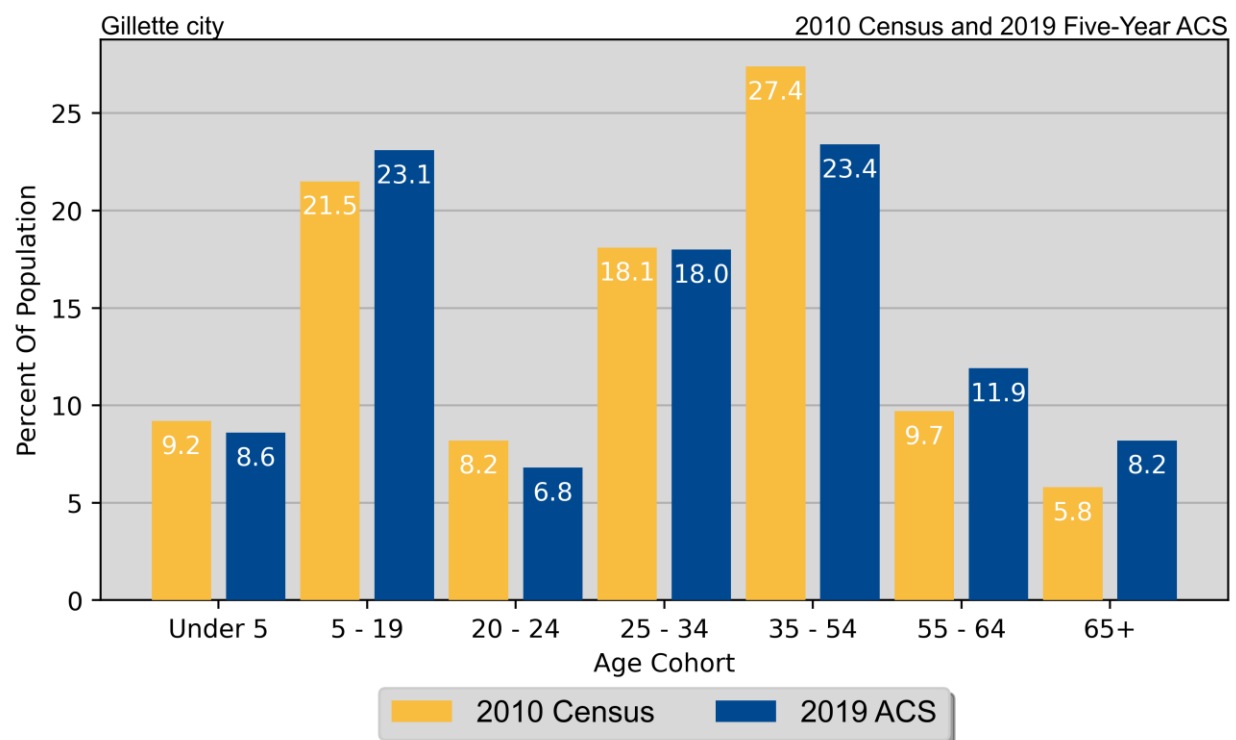
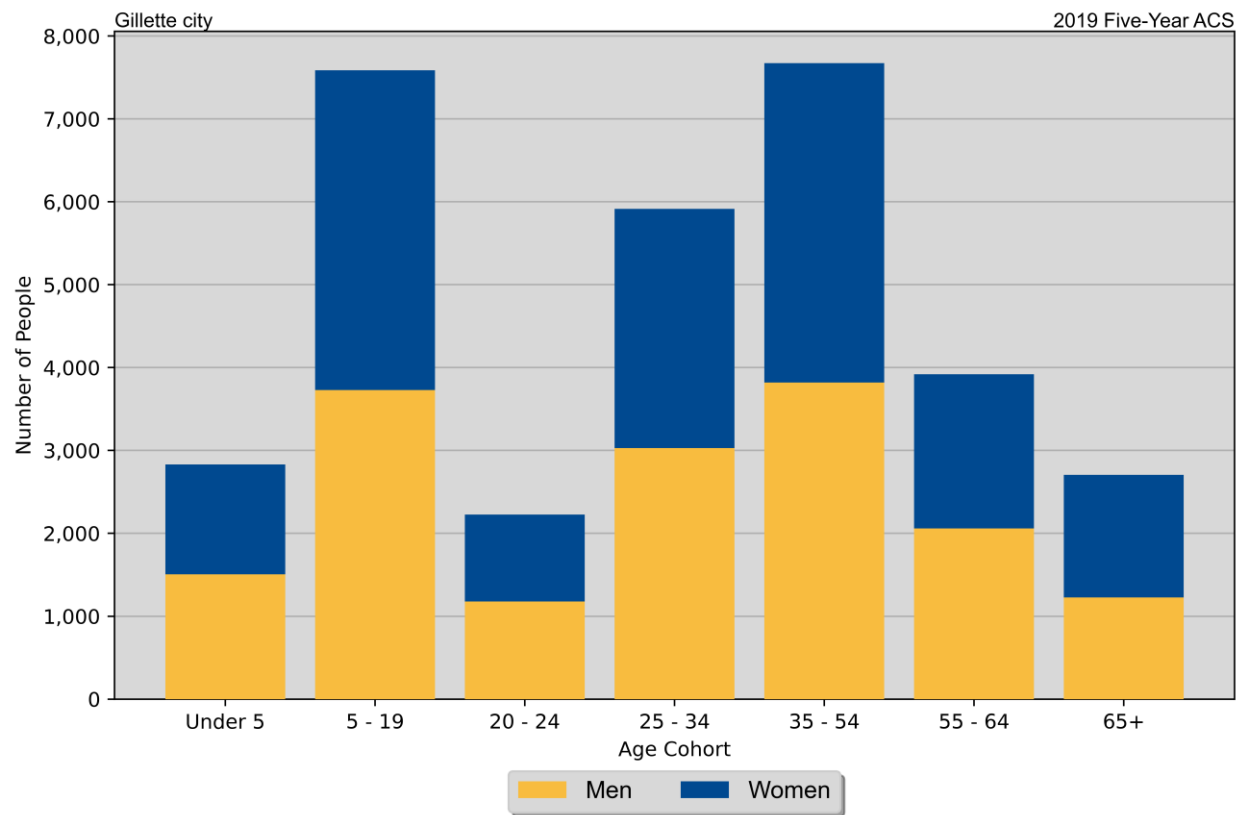


Diagram III.7.5
Population Distribution by Age and Gender

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
Average Travel Time to Work (in Minutes)
 Gillette city
 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
Means of Transportation to Work
 Gillette city
 2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	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%

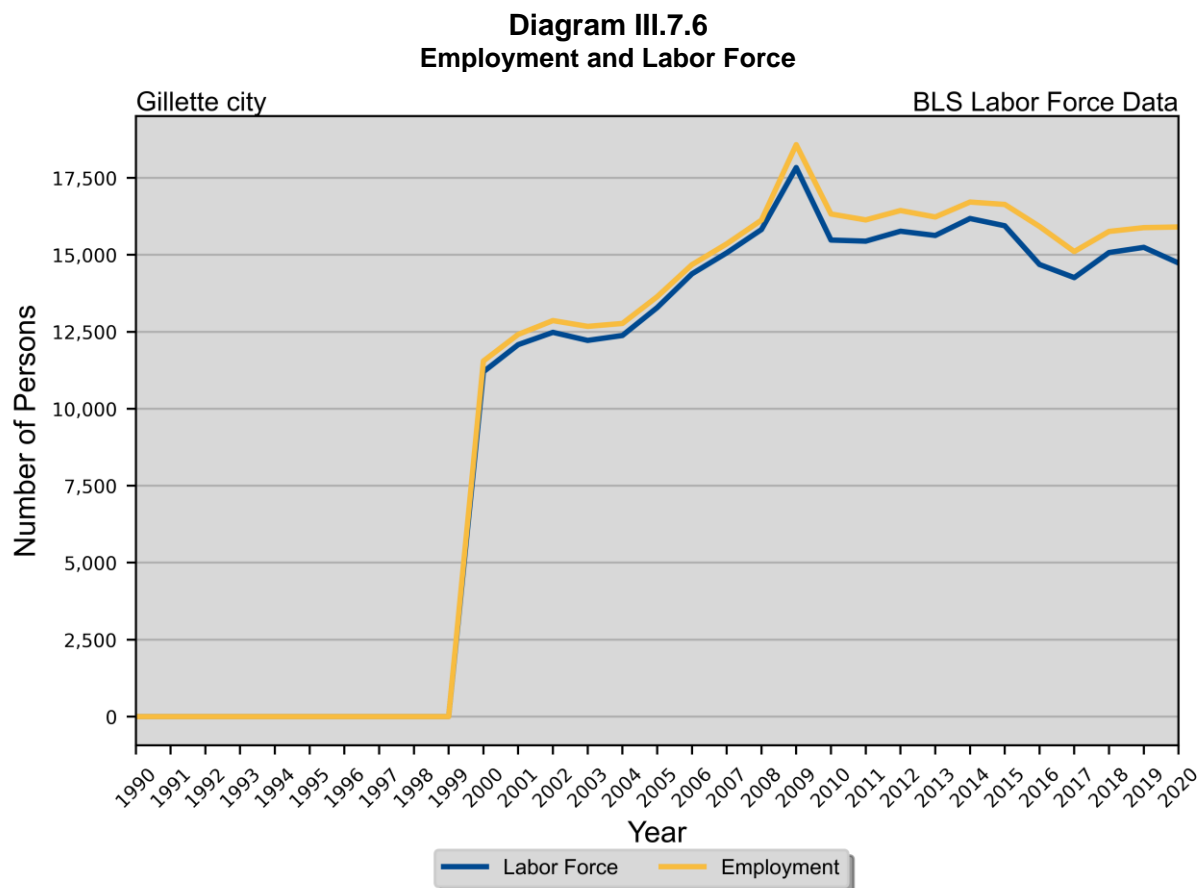
ECONOMICS

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%

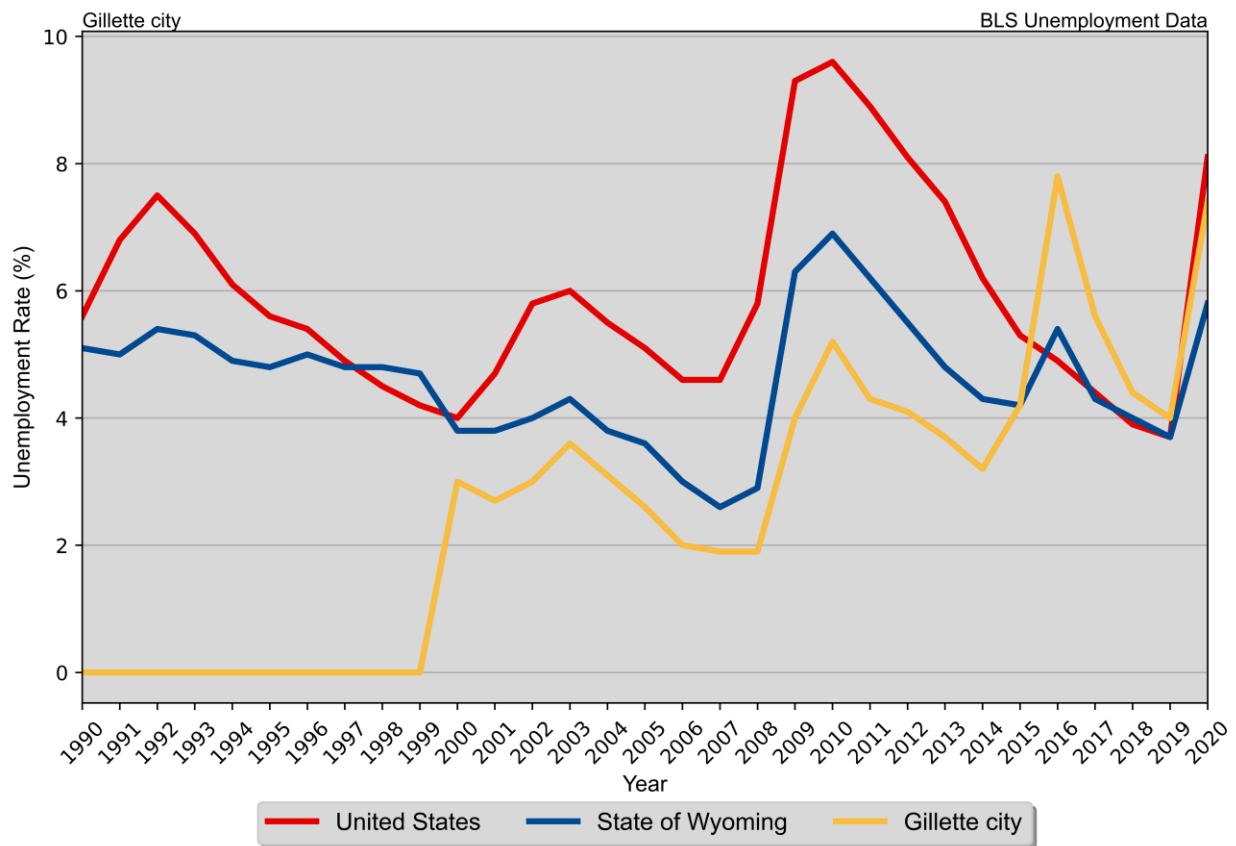
Diagram III.7.6, shows the employment and labor force for Gillette city. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 14,733 persons, with the labor force reaching 15,904, indicating there were a total of 1,171 unemployed persons.



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



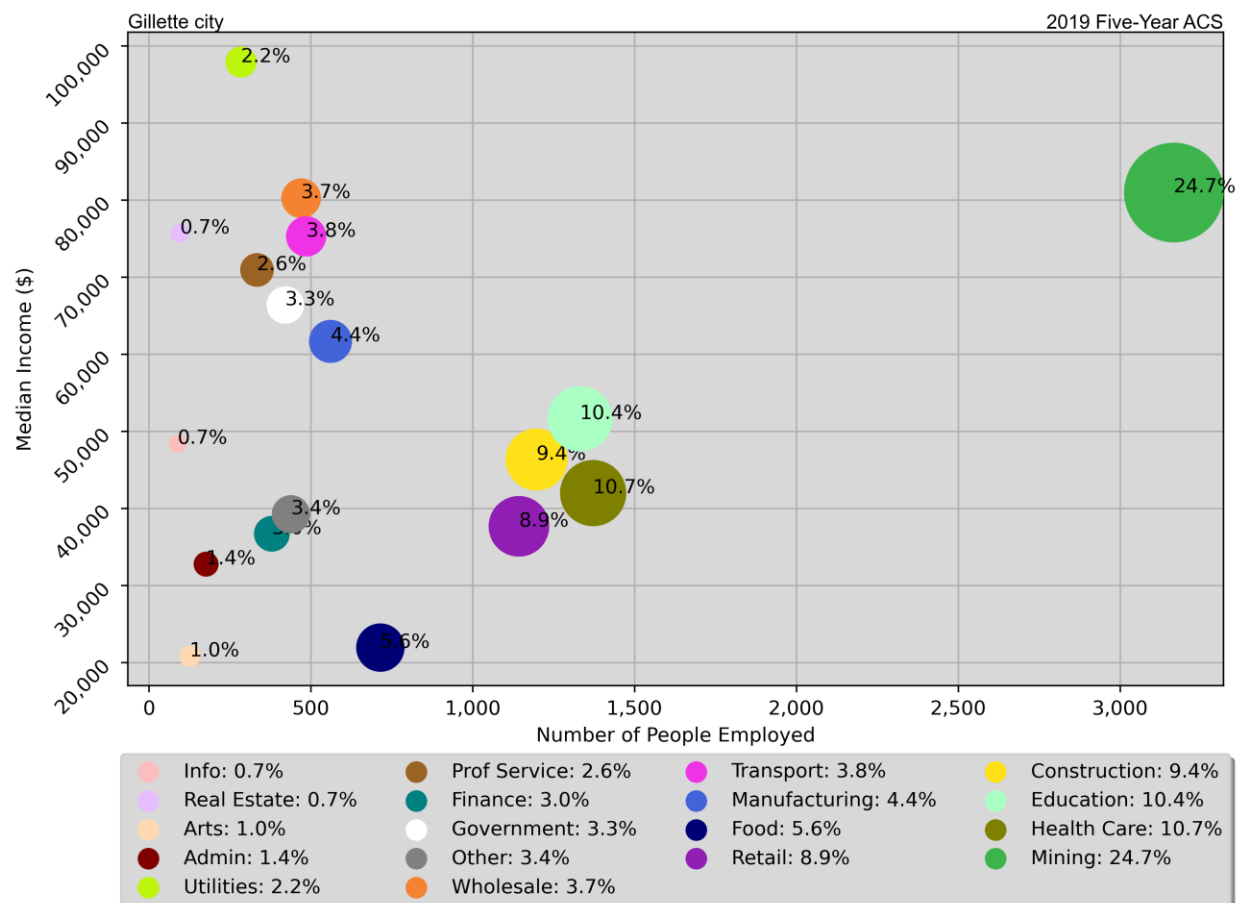
Earnings and Employment by Industry

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 ²	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

² 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 5,760 jobs in 2019. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 2.7 percent to 342 jobs.

Table III.7.23 Employment by Industry Campbell County BEA Table CA25 Data									
NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	793	902	923	932	950	926	942	926	-1.7%
Forestry, fishing, related activities, and other	120	0	0	0	0	0	0	0	0%
Mining	8,978	9,482	8,884	7,337	7,155	6,999	6,832	5,760	-15.7%
Utilities	273	385	381	382	361	341	333	342	2.7%
Construction	4,288	3,373	3,192	2,675	2,471	2,620	2,688	2,466	-8.3%
Manufacturing	588	686	733	585	565	585	657	639	-2.7%
Wholesale trade	1,697	1,949	1,915	1,615	1,487	1,576	1,657	1,447	-12.7%
Retail trade	3,066	3,155	3,344	3,208	3,130	3,120	3,156	3,218	2%
Transportation and warehousing	1,491	1,649	1,563	1,393	1,310	1,426	1,528	1,390	-9%
Information	240	242	237	268	273	290	296	272	-8.1%
Finance and insurance	752	721	749	854	853	833	836	819	-2%
Real estate and rental and leasing	1,500	1,672	1,700	1,645	1,624	1,726	1,785	1,543	-13.6%
Professional and technical services	1,249	1,251	1,148	1,080	1,060	1,089	1,116	1,069	-4.2%
Management of companies and enterprises	265	295	295	264	249	268	241	131	-45.6%
Administrative and waste services	1,051	1,058	1,091	1,096	1,165	1,128	1,188	1,112	-6.4%
Educational services	161	186	211	209	202	223	227	233	2.6%
Health care and social assistance	1,293	1,366	1,357	1,349	1,336	1,338	1,363	1,395	2.3%
Arts, entertainment, and recreation	293	0	0	0	0	0	0	0	0%
Accommodation and food services	2,076	2,394	2,432	2,274	2,296	2,284	2,370	2,211	-6.7%
Other services, except public administration	1,583	1,520	1,492	1,431	1,412	1,478	1,531	1,479	-3.4%
Government and government enterprises	4,587	5,215	5,332	5,361	5,167	5,135	5,125	4,856	-5.2%
Total	36,344	38,020	37,496	34,497	33,624	33,972	34,503	31,806	-7.8%

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 151,058 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 458.8 percent to 23,888 dollars.

Table III.7.24
Real Earnings Per Job by Industry
Campbell County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	-8,931	11,722	8,695	3,599	8,911	6,907	4,275	23,888	458.8%
Forestry, fishing, related activities, and other	13,804	0	0	0	0	0	0	0	0%
Mining	127,117	130,460	121,101	108,991	109,767	119,493	121,810	110,248	-9.5%
Utilities	132,514	131,365	136,568	140,162	137,211	142,998	148,469	151,058	1.7%
Construction	76,056	75,606	71,771	67,229	67,055	67,988	69,697	69,740	0.1%
Manufacturing	86,958	78,221	76,305	71,027	72,530	81,503	84,705	80,346	-5.1%
Wholesale trade	90,752	90,004	89,501	92,984	97,912	96,787	97,604	91,245	-6.5%
Retail trade	37,355	40,862	39,796	36,056	33,936	34,030	34,363	37,582	9.4%
Transportation and warehousing	80,337	92,058	98,472	93,140	86,842	95,392	95,867	98,605	2.9%
Information	55,634	46,092	51,024	54,147	57,922	64,712	65,480	58,062	-11.3%
Finance and insurance	44,410	49,218	49,779	42,369	44,701	41,417	39,952	49,665	24.3%
Real estate and rental and leasing	48,151	33,278	34,977	30,155	24,776	21,749	21,714	32,095	47.8%
Professional and technical services	70,642	63,866	60,617	55,413	53,564	53,584	55,976	55,560	-0.7%
Management of companies and enterprises	169,396	139,487	137,046	119,789	131,149	125,745	120,041	92,779	-22.7%
Administrative and waste services	28,958	37,487	39,058	36,093	37,092	38,664	36,808	37,111	0.8%
Educational services	21,927	31,774	28,433	31,916	34,740	30,718	31,666	35,215	11.2%
Health care and social assistance	62,790	55,626	56,666	52,853	51,829	49,638	50,533	49,555	-1.9%
Arts, entertainment, and recreation	8,564	0	0	0	0	0	0	0	0%
Accommodation and food services	21,895	23,078	23,460	23,296	23,652	23,033	23,223	23,089	-0.6%
Other services, except public administration	55,601	47,657	47,866	43,899	43,959	47,889	49,218	51,381	4.4%
Government and government enterprises	74,291	75,665	76,876	74,609	73,862	75,762	75,381	77,813	3.2%
Total	76,535	77,229	73,845	66,849	66,146	68,626	68,763	66,990	-2.6%

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 62,168 dollars, which was higher than the statewide average of 48,507 dollars over the same period.

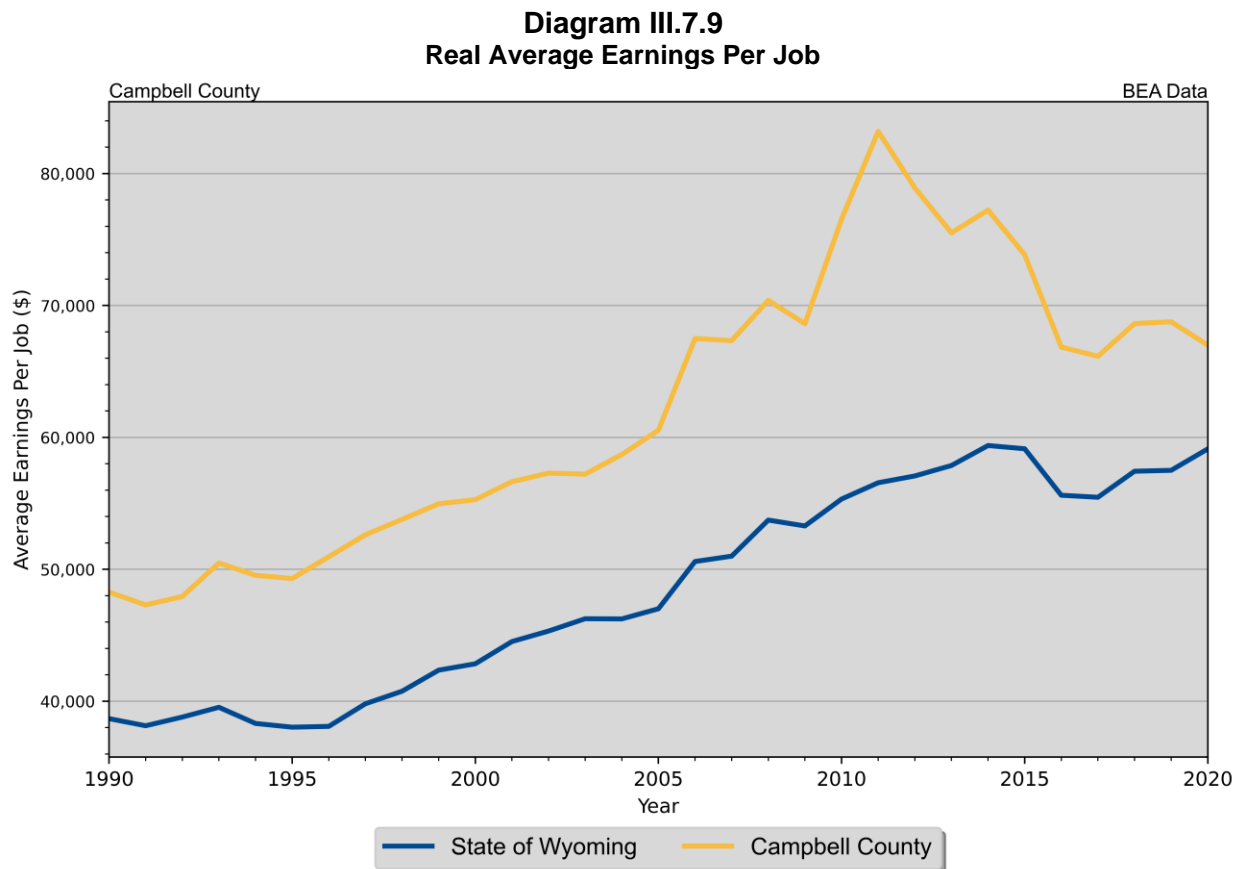
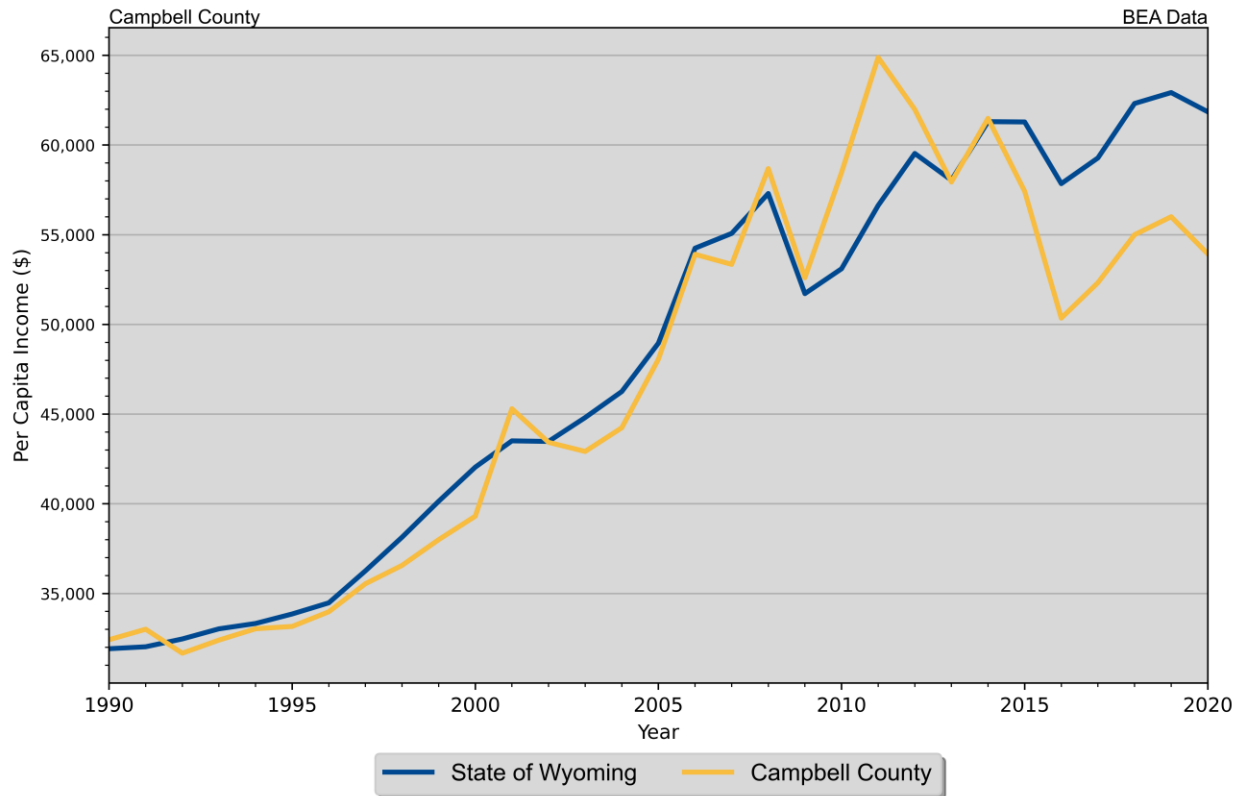


Diagram III.7.10, shows real per capita income for the Campbell County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Campbell County was 46,820 dollars, which was lower than the statewide average of 47,974 dollars over the same period.

Diagram III.7.10
Real Per Capita Income



Poverty

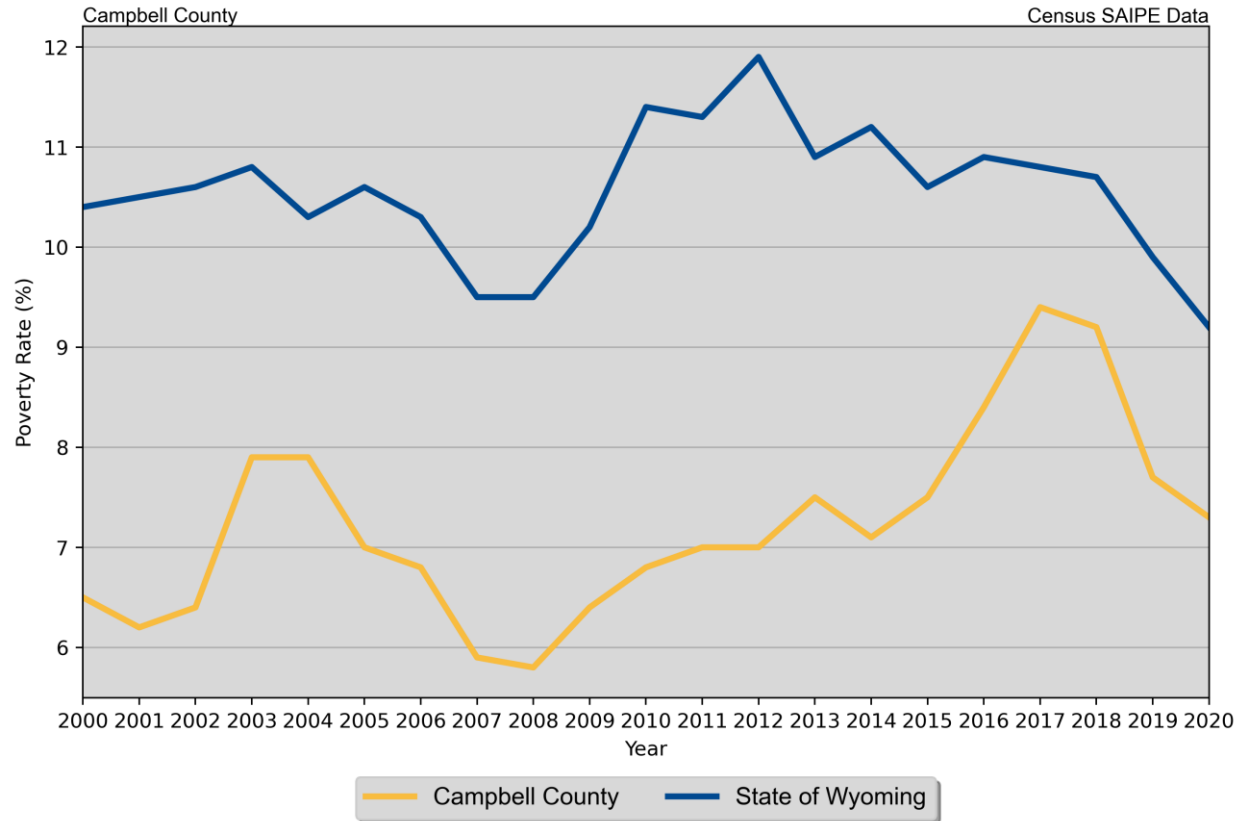
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 3,117 in 2010 to 3,340 in 2019, with the poverty rate reaching 7.3 percent in 2019. This compared to a state poverty rate of 9.2 percent and a national rate of 11.9 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%
2020	3,340	7.3%

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



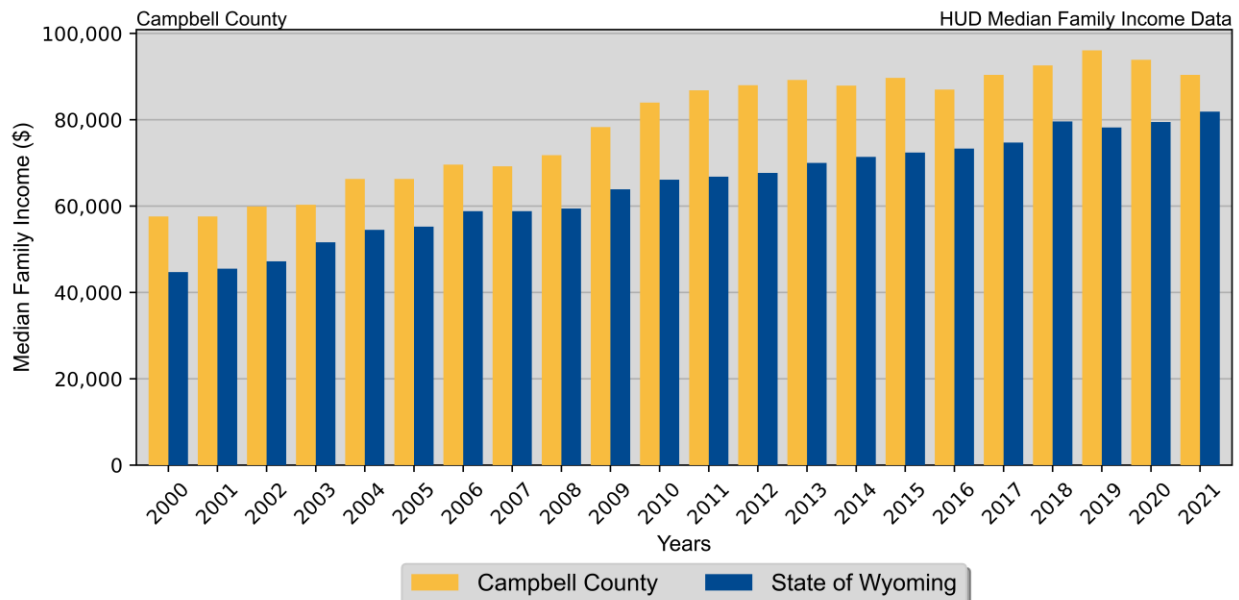
Household Income

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 306,014 dollars in 2019 to 301,808 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,370 dollars from 344,372 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	135,267	57,188
1981	198	164	50	182	594	119,245	51,397
1982	24	18	16	0	58	193,996	0
1983	115	8	0	60	183	157,070	51,902
1984	100	2	0	0	102	117,260	0
1985	95	0	4	48	147	134,598	54,356
1986	31	0	0	0	31	154,882	0
1987	15	0	0	0	15	203,114	0
1988	11	0	0	0	11	174,394	0
1989	9	0	0	0	9	247,613	0
1990	15	0	0	0	15	201,696	0
1991	20	0	0	0	20	205,712	0
1992	35	0	0	0	35	209,903	0
1993	41	0	0	0	41	223,695	0
1994	48	0	0	0	48	216,375	0
1995	48	0	0	0	48	196,835	0
1996	66	0	0	0	66	187,253	0
1997	38	0	0	0	38	209,134	0
1998	50	0	0	0	50	185,155	0
1999	37	0	0	0	37	202,383	0
2000	61	0	0	0	61	181,395	0
2001	105	0	0	0	105	181,121	0
2002	144	0	0	0	144	191,806	0
2003	156	0	0	0	156	193,069	0
2004	127	0	0	0	127	206,233	0
2005	190	0	0	73	263	266,036	80,692
2006	158	0	0	61	219	247,448	78,482
2007	393	0	0	604	997	271,545	45,276
2008	270	0	0	72	342	235,047	10,973
2009	241	0	100	0	341	321,917	0
2010	261	0	0	48	309	388,361	161,655
2011	194	0	0	0	194	429,290	0
2012	178	0	0	0	178	458,215	0
2013	122	0	0	0	122	485,811	0
2014	163	0	0	0	163	440,490	0
2015	77	0	0	0	77	483,136	0
2016	18	0	0	0	18	414,505	0
2017	17	0	0	0	17	295,096	0
2018	37	0	0	0	37	278,897	0
2019	20	4	0	0	24	306,014	0
2020	27	2	0	0	29	301,808	0

Diagram III.7.13
Single-Family Permits

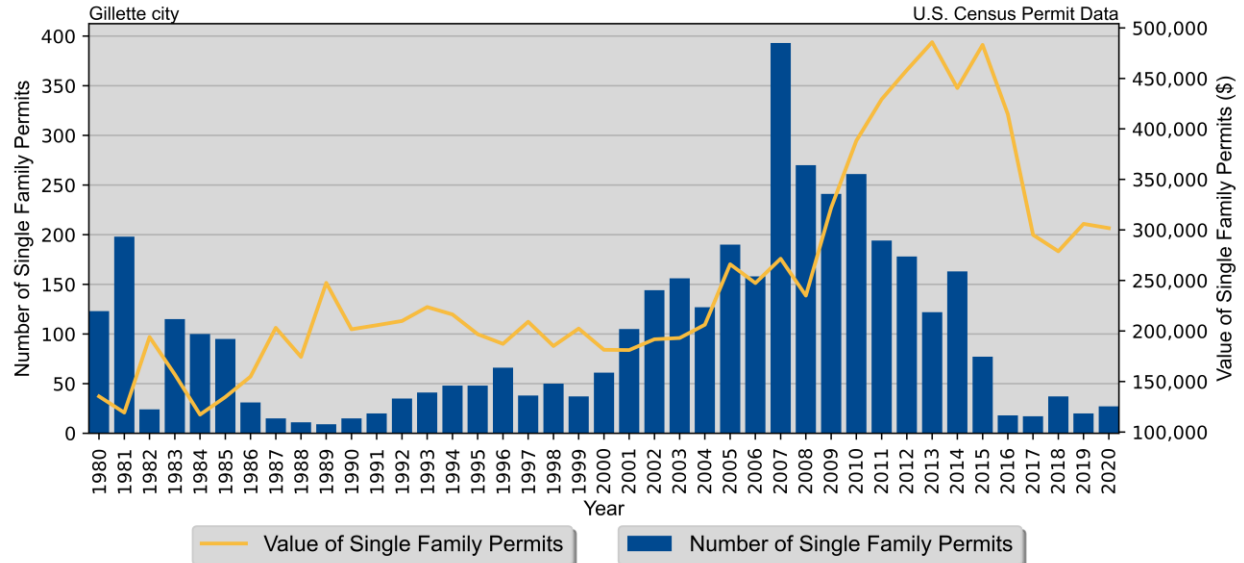
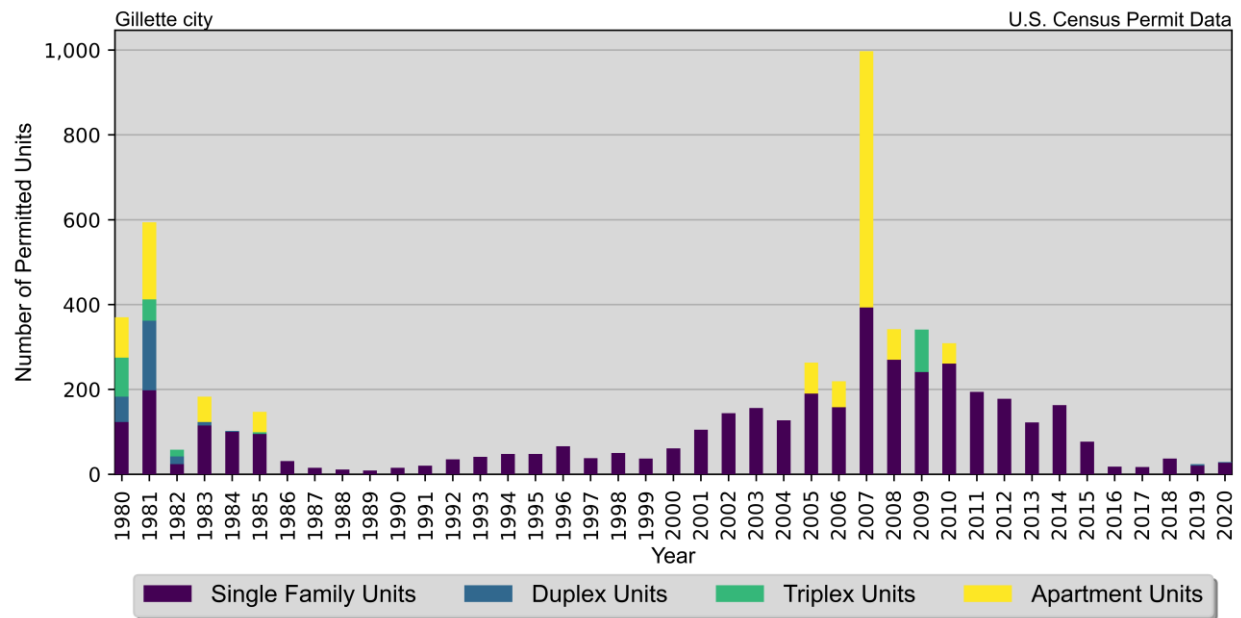


Diagram III.7.14
Total Permits by Unit Type



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 2010.

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 Households by Number of Bedrooms Gillette city 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 Owner Occupied Median Value by Year Structure Built Gillette city 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

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 1,455 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 110 Hispanic homeowner households.

Table III.7.44 Percent of Homeowner Households with Housing Problems by Income and Race Gillette city 2014–2018 HUD CHAS Data							
Income	Non-Hispanic by Race					Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander		
With Housing Problems							
\$0 to \$27,120	96.8%	0%	0%	0%	0%	100%	97.1%
\$27,121 to \$45,200	49%	0%	0%	0%	0%	100%	52.6%
\$45,201 to \$72,320	31.1%	0%	0%	0%	0%	0%	29.7%
\$72,321 to \$90,400	13.5%	0%	0%	0%	0%	0%	11.1%
Above \$90,400	3.1%	0%	0%	0%	0%	0%	2.9%
Total	19.8%	0%	0%	0%	0%	26.8%	19.8%
Without Housing Problems							
\$0 to \$27,120	3.2%	0%	0%	0%	0%	0%	2.9%
\$27,121 to \$45,200	51%	0%	0%	0%	0%	0%	47.4%
\$45,201 to \$72,320	68.9%	100%	0%	0%	0%	100%	70.3%
\$72,321 to \$90,400	86.5%	0%	0%	100%	0%	100%	88.9%
Above \$90,400	96.9%	0%	0%	0%	0%	100%	97.1%
Total	80.2%	100%	0%	100%	0%	73.2%	80.2%

Table III.7.45 Homeowner Households with Housing Problems by Income and Race Gillette city 2014–2018 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	605	0	0	0	0	0	55	660
\$27,121 to \$45,200	355	0	0	0	0	0	55	410
\$45,201 to \$72,320	255	0	0	0	0	0	0	255
\$72,321 to \$90,400	105	0	0	0	0	0	0	105
Above \$90,400	135	0	0	0	0	0	0	135
Total	1,455	0	0	0	0	0	110	1,565
Without Housing Problems								
\$0 to \$27,120	20	0	0	0	0	0	0	20
\$27,121 to \$45,200	370	0	0	0	0	0	0	370
\$45,201 to \$72,320	565	10	0	0	0	0	30	605
\$72,321 to \$90,400	670	0	0	105	0	0	65	840
Above \$90,400	4,280	0	0	0	0	0	205	4,485
Total	5,905	10	0	105	0	0	300	6,320
Not Computed								
\$0 to \$27,120	0	0	0	0	0	0	0	0
\$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	0	0	0	0	0	0	0	0
Total								
\$0 to \$27,120	625	0	0	0	0	0	55	680
\$27,121 to \$45,200	725	0	0	0	0	0	55	780
\$45,201 to \$72,320	820	10	0	0	0	0	30	860
\$72,321 to \$90,400	775	0	0	105	0	0	65	945
Above \$90,400	4,415	0	0	0	0	0	205	4,620
Total	7,360	10	0	105	0	0	410	7,885

In total, some 1,464 renter households face housing problems in Gillette city. Of these, some 1,335 white renter households, 4 black renter households, 0 Asian renter households, and 110 Hispanic renter households face housing problems.

Table III.7.46 Renter Households with Housing Problems by Income and Race Gillette city 2014–2018 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	660	0	0	0	0	0	35	695
\$27,121 to \$45,200	440	0	0	15	0	0	15	470
\$45,201 to \$72,320	140	0	0	0	0	0	60	200
\$72,321 to \$90,400	0	4	0	0	0	0	0	4
Above \$90,400	95	0	0	0	0	0	0	95
Total	1,335	4	0	15	0	0	110	1,464
Without Housing Problems								
\$0 to \$27,120	130	0	0	0	0	0	20	150
\$27,121 to \$45,200	280	0	0	0	0	0	105	385
\$45,201 to \$72,320	340	0	0	0	0	0	100	440
\$72,321 to \$90,400	270	0	0	0	0	0	40	310
Above \$90,400	875	0	0	0	0	0	70	945
Total	1,895	0	0	0	0	0	335	2,230
Not Computed								
\$0 to \$27,120	0	0	0	0	0	0	0	0
\$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	0	0	0	0	0	0	0	0
Total								
\$0 to \$27,120	790	0	0	0	0	0	55	845
\$27,121 to \$45,200	720	0	0	15	0	0	120	855
\$45,201 to \$72,320	480	0	0	0	0	0	160	640
\$72,321 to \$90,400	270	4	0	0	0	0	40	314
Above \$90,400	970	0	0	0	0	0	70	1,040
Total	3,230	4	0	15	0	0	445	3,694

Table III.7.47
Percent of Renter Households with Housing Problems by Income and Race
 Gillette city
 2014–2018 HUD CHAS Data

2017-2018 ACS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$27,120	83.5%	0%	0%	0%	0%	0%	63.6%	82.2%
\$27,121 to \$45,200	61.1%	0%	0%	100%	0%	0%	12.5%	55%
\$45,201 to \$72,320	29.2%	0%	0%	0%	0%	0%	37.5%	31.2%
\$72,321 to \$90,400	0%	100%	0%	0%	0%	0%	0%	1.3%
Above \$90,400	9.8%	0%	0%	0%	0%	0%	0%	9.1%
Total	41.3%	100%	0%	100%	0%	0%	24.7%	39.6%
Without Housing Problems								
\$0 to \$27,120	16.5%	0%	0%	0%	0%	0%	36.4%	17.8%
\$27,121 to \$45,200	38.9%	0%	0%	0%	0%	0%	87.5%	45%
\$45,201 to \$72,320	70.8%	0%	0%	0%	0%	0%	62.5%	68.8%
\$72,321 to \$90,400	100%	0%	0%	0%	0%	0%	100%	98.7%
Above \$90,400	90.2%	0%	0%	0%	0%	0%	100%	90.9%
Total	58.7%	0%	0%	0%	0%	0%	75.3%	60.4%

Overall, there are 3,029 households, or 26.2 percent of households with housing problems in Gillette city. This includes 2,790 white households, 4 black households, 0 Asian households, 15 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 220 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
 2014–2018 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	89.4%	0%	0%	0%	0%	0%	81.8%	88.9%
\$27,121 to \$45,200	55%	0%	0%	100%	0%	0%	40%	53.8%
\$45,201 to \$72,320	30.4%	0%	0%	0%	0%	0%	31.6%	30.3%
\$72,321 to \$90,400	10%	100%	0%	0%	0%	0%	0%	8.7%
Above \$90,400	4.3%	0%	0%	0%	0%	0%	0%	4.1%
Total	26.3%	28.6%	0%	12.5%	0%	0%	25.7%	26.2%
Without Housing Problems								
\$0 to \$27,120	10.6%	0%	0%	0%	0%	0%	18.2%	11.1%
\$27,121 to \$45,200	45%	0%	0%	0%	0%	0%	60%	46.2%
\$45,201 to \$72,320	69.6%	100%	0%	0%	0%	0%	68.4%	69.7%
\$72,321 to \$90,400	90%	0%	0%	100%	0%	0%	100%	91.3%
Above \$90,400	95.7%	0%	0%	0%	0%	0%	100%	95.9%
Total	73.7%	71.4%	0%	87.5%	0%	0%	74.3%	73.8%

Table III.7.49
Total Households with Housing Problems by Income and Race
 Gillette city
 2014-2018 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	1,265	0	0	0	0	0	90	1,355
\$27,121 to \$45,200	795	0	0	15	0	0	70	880
\$45,201 to \$72,320	395	0	0	0	0	0	60	455
\$72,321 to \$90,400	105	4	0	0	0	0	0	109
Above \$90,400	230	0	0	0	0	0	0	230
Total	2,790	4	0	15	0	0	220	3,029
Without Housing Problems								
\$0 to \$27,120	150	0	0	0	0	0	20	170
\$27,121 to \$45,200	650	0	0	0	0	0	105	755
\$45,201 to \$72,320	905	10	0	0	0	0	130	1,045
\$72,321 to \$90,400	940	0	0	105	0	0	105	1,150
Above \$90,400	5,155	0	0	0	0	0	275	5,430
Total	7,800	10	0	105	0	0	635	8,550
Not Computed								
\$0 to \$27,120	0	0	0	0	0	0	0	0
\$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	0	0	0	0	0	0	0	0
Total								
\$0 to \$27,120	1,415	0	0	0	0	0	110	1,525
\$27,121 to \$45,200	1,445	0	0	15	0	0	175	1,635
\$45,201 to \$72,320	1,300	10	0	0	0	0	190	1,500
\$72,321 to \$90,400	1,045	4	0	105	0	0	105	1,259
Above \$90,400	5,385	0	0	0	0	0	275	5,660
Total	10,590	14	0	120	0	0	855	11,579

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 1,405 white households, 4 black households, 0 Asian households, as well as 190 Hispanic households.

Table III.7.50 Percent of Homeowner Households with Severe Housing Problems by Income and Race Gillette city 2014-2018 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	81.5%	0%	0%	0%	0%	0%	100%	83%
\$27,121 to \$45,200	15.2%	0%	0%	0%	0%	0%	100%	21.2%
\$45,201 to \$72,320	3.7%	0%	0%	0%	0%	0%	0%	3.5%
\$72,321 to \$90,400	2.6%	0%	0%	0%	0%	0%	0%	2.1%
Above \$90,400	1.1%	0%	0%	0%	0%	0%	0%	1.1%
Total	9.7%	0	0%	0%	0%	0%	26.8%	10.5%
Without A Severe Housing Problems								
\$0 to \$27,120	18.5%	0%	0%	0%	0%	0%	0%	17%
\$27,121 to \$45,200	84.8%	0%	0%	0%	0%	0%	0%	78.8%
\$45,201 to \$72,320	96.3%	100%	0%	0%	0%	0%	100%	96.5%
\$72,321 to \$90,400	97.4%	0%	0%	100%	0%	0%	100%	97.9%
Above \$90,400	98.9%	0%	0%	0%	0%	0%	100%	98.9%
Total	90.3%	100%	0%	100%	0%	0%	73.2%	89.5%

Table III.7.51 Percent of Renter Households with Severe Housing Problems by Income and Race Gillette city 2014-2018 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	61.6%	0%	0%	0%	0%	0%	36.4%	60%
\$27,121 to \$45,200	13.3%	0%	0%	0%	0%	0%	0%	11.2%
\$45,201 to \$72,320	2.1%	0%	0%	0%	0%	0%	37.5%	10.9%
\$72,321 to \$90,400	0%	100%	0%	0%	0%	0%	0%	1.3%
Above \$90,400	9.8%	0%	0%	0%	0%	0%	0%	9.1%
Total	21.4%	100%	0%	0%	0%	0%	18%	21%
Without A Severe Housing Problems								
\$0 to \$27,120	38.4%	0%	0%	0%	0%	0%	63.6%	40%
\$27,121 to \$45,200	86.7%	0%	0%	100%	0%	0%	100%	88.8%
\$45,201 to \$72,320	97.9%	0%	0%	0%	0%	0%	62.5%	89.1%
\$72,321 to \$90,400	100%	0%	0%	0%	0%	0%	100%	98.7%
Above \$90,400	90.2%	0%	0%	0%	0%	0%	100%	90.9%
Total	78.6%	0%	0%	100%	0%	0%	82%	79%

Table III.7.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Gillette city
 2014-2018 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	70.3%	0%	0%	0%	0%	0%	68.2%	70.2%
\$27,121 to \$45,200	14.2%	0%	0%	0%	0%	0%	31.4%	16%
\$45,201 to \$72,320	3.1%	0%	0%	0%	0%	0%	31.6%	6.7%
\$72,321 to \$90,400	1.9%	100%	0%	0%	0%	0%	0%	1.9%
Above \$90,400	2.7%	0%	0%	0%	0%	0%	0%	2.6%
Total	13.3%	28.6%	0%	0%	0%	0%	22.2%	13.8%
Without A Severe Housing Problems								
\$0 to \$27,120	29.7%	0%	0%	0%	0%	0%	31.8%	29.8%
\$27,121 to \$45,200	85.8%	0%	0%	100%	0%	0%	68.6%	84%
\$45,201 to \$72,320	96.9%	100%	0%	0%	0%	0%	68.4%	93.3%
\$72,321 to \$90,400	98.1%	0%	0%	100%	0%	0%	100%	98.1%
Above \$90,400	97.3%	0%	0%	0%	0%	0%	100%	97.4%
Total	86.7%	71.4%	0%	100%	0%	0%	77.8%	86.2%

Table III.7.53
Total Households with Severe Housing Problems by Income and Race
 Gillette city
 2014-2018 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	995	0	0	0	0	0	75	1,070
\$27,121 to \$45,200	205	0	0	0	0	0	55	260
\$45,201 to \$72,320	40	0	0	0	0	0	60	100
\$72,321 to \$90,400	20	4	0	0	0	0	0	24
Above \$90,400	145	0	0	0	0	0	0	145
Total	1,405	4	0	0	0	0	190	1,599
Without A Severe Housing Problems								
\$0 to \$27,120	420	0	0	0	0	0	35	455
\$27,121 to \$45,200	1,235	0	0	15	0	0	120	1,370
\$45,201 to \$72,320	1,260	10	0	0	0	0	130	1,400
\$72,321 to \$90,400	1,025	0	0	105	0	0	105	1,235
Above \$90,400	5,240	0	0	0	0	0	275	5,515
Total	9,180	10	0	120	0	0	665	9,975
Not Computed								
\$0 to \$27,120	0	0	0	0	0	0	0	0
\$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	0	0	0	0	0	0	0	0
Total								
\$0 to \$27,120	1,415	0	0	0	0	0	110	1,525
\$27,121 to \$45,200	1,440	0	0	15	0	0	175	1,630
\$45,201 to \$72,320	1,300	10	0	0	0	0	190	1,500
\$72,321 to \$90,400	1,045	4	0	105	0	0	105	1,259
Above \$90,400	5,385	0	0	0	0	0	275	5,660
Total	10,585	14	0	120	0	0	855	11,574

Housing problems are explored by type and income in Table III.7.54 and Table III.7.55. More than 1,460 households have a cost burden and 1,325 have a severe cost burden. Some 695 renter households are impacted by cost burdens, and 680 are impacted by severe cost burdens. On the other hand, some 765 owner-occupied households have cost burdens, and 645 have severe cost burdens. Overall, there are 8,500 households without a housing problem.

Table III.7.54 Percent of Housing Problems by Income and Tenure Gillette city 2014-2018 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%	0.2%	0.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	11%	7.1%	0%	0.4%	0.9%	2.2%
Housing cost burden greater than 50% of income (and none of the above problems)	71.3%	14.1%	3.4%	2.1%	0%	8.1%
Housing cost burden greater than 30% of income (and none of the above problems)	14.7%	31.4%	28.1%	9%	1.8%	9.7%
Zero/negative income (and none of the above problems)	2.9%	0%	0%	0%	0%	0.3%
Has none of the 4 housing problems	0%	47.4%	68.5%	88.5%	97.1%	79.6%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0.9%	0%	1.6%	0%	0%	0.5%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	1.3%	0%	0.1%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	6%	4.7%	9.4%	0%	9.1%	6.6%
Housing cost burden greater than 50% of income (and none of the above problems)	57.3%	6.4%	0%	0%	0%	17.3%
Housing cost burden greater than 30% of income (and none of the above problems)	17.4%	43.9%	20.3%	0%	0%	17.6%
Zero/negative income (and none of the above problems)	7.8%	0%	0%	0%	0%	2.2%
Has none of the 4 housing problems	10.6%	45%	68.8%	98.7%	90.9%	55.7%
Total	100%	100%	100%	100%	100%	100%

Table III.7.55
Housing Problems by Income and Tenure
 Gillette city
 2014-2018 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	10	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	75	55	0	4	40	174
Housing cost burden greater than 50% of income (and none of the above problems)	485	110	30	20	0	645
Housing cost burden greater than 30% of income (and none of the above problems)	100	245	250	85	85	765
Zero/negative income (and none of the above problems)	20	0	0	0	0	20
Has none of the 4 housing problems	0	370	610	840	4,485	6,305
Total	680	780	890	949	4,620	7,919
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	10	0	10	0	0	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	4	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	65	40	60	0	95	260
Housing cost burden greater than 50% of income (and none of the above problems)	625	55	0	0	0	680
Housing cost burden greater than 30% of income (and none of the above problems)	190	375	130	0	0	695
Zero/negative income (and none of the above problems)	85	0	0	0	0	85
Has none of the 4 housing problems	115	385	440	310	945	2,195
Total	1,090	855	640	314	1,040	3,939
Total						
Lacking complete plumbing or kitchen facilities	10	0	10	0	0	20
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	4	10	14
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	140	95	60	4	135	434
Housing cost burden greater than 50% of income (and none of the above problems)	1,110	165	30	20	0	1,325
Housing cost burden greater than 30% of income (and none of the above problems)	290	620	380	85	85	1,460
Zero/negative income (and none of the above problems)	105	0	0	0	0	105
Has none of the 4 housing problems	115	755	1,050	1,150	5,430	8,500
Total	1,770	1,635	1,530	1,263	5,660	11,858

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 31.4 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 100 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 724 renter occupied households faced cost burdens, compared to 775 owner occupied households. Of these, there are 194 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 2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$27,120	0	0	0	0	0	0
\$27,121 to \$45,200	80	65	115	155	15	430
\$45,201 to \$72,320	150	190	115	70	85	610
\$72,321 to \$90,400	75	480	70	55	160	840
Above \$90,400	545	2,790	400	135	665	4,535
Total	850	3,525	700	415	925	6,415
Cost Burden						
\$0 to \$27,120	0	0	0	65	35	100
\$27,121 to \$45,200	0	95	65	0	85	245
\$45,201 to \$72,320	15	50	0	50	140	255
\$72,321 to \$90,400	15	25	40	0	10	90
Above \$90,400	0	60	0	10	15	85
Total	30	230	105	125	285	775
Severe Cost Burden						
\$0 to \$27,120	90	250	35	35	105	515
\$27,121 to \$45,200	15	60	20	15	0	110
\$45,201 to \$72,320	0	15	0	15	0	30
\$72,321 to \$90,400	0	20	0	0	0	20
Above \$90,400	0	0	0	0	0	0
Total	105	345	55	65	105	675
Cost Burden Not Computed						
\$0 to \$27,120	0	0	0	0	0	0
\$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	0	0	0	0	0
Total						
\$0 to \$27,120	90	250	35	100	140	615
\$27,121 to \$45,200	95	220	200	170	100	785
\$45,201 to \$72,320	165	255	115	135	225	895
\$72,321 to \$90,400	90	525	110	55	170	950
Above \$90,400	545	2,850	400	145	680	4,620
Total	985	4,100	860	605	1,315	7,865

Table III.7.57 Renter-Occupied Households by Income and Family Status and Cost Burden Gillette city 2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$27,120	20	65	0	20	10	115
\$27,121 to \$45,200	10	175	20	30	170	405
\$45,201 to \$72,320	10	180	130	65	125	510
\$72,321 to \$90,400	0	210	4	15	90	319
Above \$90,400	20	480	95	25	420	1,040
Total	60	1,110	249	155	815	2,389
Cost Burden						
\$0 to \$27,120	0	70	4	70	50	194
\$27,121 to \$45,200	0	105	0	25	270	400
\$45,201 to \$72,320	0	70	0	0	60	130
\$72,321 to \$90,400	0	0	0	0	0	0
Above \$90,400	0	0	0	0	0	0
Total	0	245	4	95	380	724
Severe Cost Burden						
\$0 to \$27,120	0	340	90	75	190	695
\$27,121 to \$45,200	0	10	0	0	45	55
\$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	350	90	75	235	750
Cost Burden Not Computed						
\$0 to \$27,120	0	0	0	0	0	0
\$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	0	0	0	0	0
Total						
\$0 to \$27,120	20	475	94	165	250	1,004
\$27,121 to \$45,200	10	290	20	55	485	860
\$45,201 to \$72,320	10	250	130	65	185	640
\$72,321 to \$90,400	0	210	4	15	90	319
Above \$90,400	20	480	95	25	420	1,040
Total	60	1,705	343	325	1,430	3,863

In total, some 1,480 households face cost burdens, and 1,425 face severe cost burdens. This includes 765 owner households and 715 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 2014-2018 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	5,935	735	620	65	7,355
Black	10	0	0	0	10
Asian	0	0	0	0	0
American Indian	105	0	0	0	105
Pacific Islander	0	0	0	0	0
Other Race	0	30	0	0	30
Hispanic	360	0	55	0	415
Total	6,410	765	675	65	7,915
Renter-Occupied					
White	1,980	665	545	45	3,235
Black	4	0	0	0	4
Asian	0	0	0	0	0
American Indian	0	15	0	0	15
Pacific Islander	0	0	0	0	0
Other Race	10	0	190	40	240
Hispanic	390	35	15	0	440
Total	2,384	715	750	85	3,934
Total					
White	7,915	1,400	1,165	110	10,590
Black	14	0	0	0	14
Asian	0	0	0	0	0
American Indian	105	15	0	0	120
Pacific Islander	0	0	0	0	0
Other Race	10	30	190	40	270
Hispanic	750	35	70	0	855
Total	8,794	1,480	1,425	150	11,849

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 499 households built between 1940 and 1979 with young children present, and 39 built prior to 1939.

Table III.7.59 Vintage of Households by Income and Presence of Young Children Gillette city 2014-2018 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	19	19
\$45,201 to \$72,320	15	15	30
\$72,321 to \$90,400	20	4	24
Above \$90,400	4	105	109
Total	39	143	182
Built 1940 to 1979			
\$0 to \$27,120	4	395	399
\$27,121 to \$45,200	0	345	345
\$45,201 to \$72,320	185	310	495
\$72,321 to \$90,400	125	200	325
Above \$90,400	185	1,195	1,380
Total	499	2,445	2,944
Built 1980 or Later			
\$0 to \$27,120	465	895	1,360
\$27,121 to \$45,200	265	1,000	1,265
\$45,201 to \$72,320	275	735	1,010
\$72,321 to \$90,400	310	600	910
Above \$90,400	920	3,245	4,165
Total	2,235	6,475	8,710
Total			
\$0 to \$27,120	469	1,290	1,759
\$27,121 to \$45,200	265	1,364	1,629
\$45,201 to \$72,320	475	1,060	1,535
\$72,321 to \$90,400	455	804	1,259
Above \$90,400	1,109	4,545	5,654
Total	2,773	9,063	11,836

Elderly Housing Needs

Table III.7.60 shows the rate of housing problems for elderly households. Some 374 elderly and 180 extra-elderly households have housing problems. Of these, some 195 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.7.60 Households with Housing Problems by Income and Elderly Status Gillette city 2014-2018 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$27,120	195	145	1,210	1,550
\$27,121 to \$45,200	74	15	785	874
\$45,201 to \$72,320	60	20	405	485
\$72,321 to \$90,400	15	0	94	109
Above \$90,400	30	0	200	230
Total	374	180	2,694	3,248
Without Housing Problems				
\$0 to \$27,120	25	15	75	115
\$27,121 to \$45,200	165	105	485	755
\$45,201 to \$72,320	240	115	695	1,050
\$72,321 to \$90,400	135	30	985	1,150
Above \$90,400	640	155	4,635	5,430
Total	1,205	420	6,875	8,500
Not Computed				
\$0 to \$27,120	0	0	105	105
\$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	105	105
Total				
\$0 to \$27,120	220	160	1,390	1,770
\$27,121 to \$45,200	239	120	1,270	1,629
\$45,201 to \$72,320	300	135	1,100	1,535
\$72,321 to \$90,400	150	30	1,079	1,259
Above \$90,400	670	155	4,835	5,660
Total	1,579	600	9,674	11,853

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 2021b 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
2021b	42	2,239	4	89

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 19 single-family units in Gillette city, with 0 of them available. This translates into a vacancy rate of 0 percent in Gillette city, which compares to a single-family vacancy rate of 3.8 percent for the State of Wyoming. There were 1,631 apartment units reported in the survey, with 48 of them available, which resulted in a vacancy rate of 2.9 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across the state.

Table III.7.62 Rental Vacancy Survey by Type Gillette city 2021b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	19	0	0%
Apartments	1,631	48	2.9%
Mobile Homes	33	3	9.1%
"Other" Units	24	1	4.2%
Don't Know	510	37	7.3%
Total	2,239	89	4%

Table III.7.63, reports units by bedroom size. As can be seen there were 322 two-bedroom apartment units and 190 three-bedroom units. Overall, the 334 two bedroom units accounted for 14.9 percent of all units, and the 239 three bedroom units accounted for 10.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,604 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 2021b 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	60	0	0	·	60
Two	1	322	6	1	·	334
Three	5	190	7	23	·	239
Four	1	0	0	0	·	2
Don't Know	12	1,059	20	0	510	1,604
Total	19	1,631	33	24	510	2,239

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 4.3 percent.

Table III.7.64 Single-Family Units by Bedroom Size Gillette city 2021b 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	5	0	0%
Four	1	0	0%
Don't know	12	0	0%
Total	19	0	0%

Table III.7.65 Apartment Units by Bedroom Size Gillette city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	60	4	6.7%
Two	322	14	4.3%
Three	190	1	0.5%
Four	0	0	0%
Don't know	1,059	29	2.7%
Total	1,631	48	2.9%

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 2021b 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	\$730	\$0	\$0	\$730
Two	\$0	\$760	\$775	\$800	\$761
Three	\$900	\$867	\$850	\$950	\$875
Four	\$1,600	\$1,000	\$0	\$0	\$1,283
Total	\$1,150	\$774.4	\$768.8	\$1,038	\$826.4

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 2021b Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$585	\$580	\$0	\$0	\$582.5
Two	\$695	\$660	\$0	\$0	\$677.5
Three	\$800	\$0	\$0	\$0	\$800
Four	\$0	\$0	\$0	\$0	\$0
Total	\$693.3	\$620	\$0	\$0	\$656.7

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 1,000 and 1,250 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 2021b 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	2	0	0%
\$1,000 to \$1,249	4	0	0%
\$1,250 to \$1,499	3	0	0%
Above \$1,500	1	0	0%
Missing	6	0	0%
Total	19	0	0%

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 2.9 percent.

Table III.7.69 Apartment Market Rate Rents by Vacancy Status Gillette city 2021b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	349	8	2.3%
\$750 to \$999	1,039	30	2.9%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	243	10	4.1%
Total	1,631	48	2.9%

Respondents were asked if utilities are included in the rent and as shown in Table III.7.70, 23 respondents, or 67.6 percent, included some sort of utility in the rent.

Table III.7.70 Are there any utilities included with the rent? Gillette city 2021b Survey of Rental Properties	
Period	Respondent
Yes	23
No	11
% Offering Utilities	67.6%

The type of utility included in the rent is shown in Table III.7.71. There were 160 respondents who included electricity, 299 respondents who included natural gas, 1,296 respondents who included water and sewer and 1,306 respondents included trash collection in the rent.

Table III.7.71 Which utilities are included with the rent? Gillette city 2021b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	160
Natural Gas	299
Water/Sewer	1,296
Trash Collection	1,306

Perceived Need for Housing Units

Table III.7.72, shows the number of survey respondents who keep a waiting list. As can be seen 7 respondents said they keep a waitlist, with an estimated 38 number of persons on the wait list.

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 1,188 units were in good condition, or 53.1 percent and 123 units, or 5.5 percent, being in average condition. Details by unit type and condition are displayed.

Table III.7.72 Do you keep a waiting list? Gillette city 2021b Survey of Rental Properties	
Period	Respondent
Yes	7
No	27
Waitlist Size	38

Table III.7.73 Condition by Unit Type Gillette city 2021b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	123	5.5%
Good	1,188	53.1%
Excellent	397	17.7%
Don't Know	0	0%
Total	2,239	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, 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.7.74 If you had the opportunity to own/manage more units, how many would you prefer Gillette city 2021b 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).

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 2014-2018. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can

Table III.7.75 Households with Housing Problems by Income Gillette city 2014-2018 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	655	885	1,540
30.1-50% HAMFI	410	470	880
50.1-80% HAMFI	285	200	485
80.1-95% HAMFI	105	4	109
95 – 115% HAMFI	55	50	105
115.1% HAMFI or more	80	45	125
Total	1,590	1,654	3,244
Without Housing Problems			
30% HAMFI or less	0	120	120
30.1-50% HAMFI	370	385	755
50.1-80% HAMFI	610	435	1,045
80.1-95% HAMFI	580	220	800
95 – 115% HAMFI	1,010	270	1,280
115.1% HAMFI or more	3,735	755	4,490
Total	6,305	2,185	8,490
Not Computed			
30% HAMFI or less	20	85	105
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	20	85	105
Total			
30% HAMFI or less	675	1,090	1,765
30.1-50% HAMFI	780	855	1,635
50.1-80% HAMFI	895	635	1,530
80.1-95% HAMFI	685	224	909
95 – 115% HAMFI	1,065	320	1,385
115.1% HAMFI or more	3,815	800	4,615
Total	7,915	3,924	11,839

be seen there were a total of 1,590 owner occupied and 1,654 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 10,172 owner and 5,082 renter occupied households or a total of 15,254 households. By 2050 there are estimated to be 12,235 owner, 6,045 renter for a total of 18,280 households in Gillette city.

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.

Table III.7.76 Total Estimated Housing Forecast Gillette city Strong Growth Scenario			
Year	Owner	Renter	Total
2020	8,829	4,439	13,268
2025	9,620	4,818	14,438
2030	10,172	5,082	15,254
2035	10,711	5,338	16,049
2040	11,231	5,581	16,812
2045	11,733	5,813	17,546
2050	12,235	6,045	18,280

As can be seen in 2030 an estimated additional 2,624 owner-occupied and 1,311 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 6,961 households, of which 1,031 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 898 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

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
Owner							
	0	177	224	270	314	357	400
%	0	204	259	312	363	412	462
%	0	234	297	358	416	473	530
%	0	179	227	274	319	362	406
5%	0	279	353	426	496	563	631
	0	999	1,265	1,525	1,775	2,017	2,259
	0	2,072	2,624	3,163	3,683	4,185	4,687
Renter							
	0	291	364	435	503	567	632
%	0	228	286	341	394	445	495
%	0	169	212	254	293	330	368
%	0	60	75	89	103	117	130
5%	0	85	107	128	148	167	185
	0	213	267	319	369	416	464
	0	1,047	1,311	1,567	1,810	2,042	2,274
Total							
	0	468	588	705	817	924	1,031
%	0	432	544	653	757	857	957
%	0	404	509	611	709	804	898
%	0	239	302	363	422	479	535
5%	0	364	460	553	643	730	816
	0	1,212	1,532	1,844	2,144	2,433	2,723
	0	3,119	3,935	4,730	5,493	6,227	6,961

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 5,050 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 6,203 owner and 3,864 renter occupied households for a total of 10,067 quality households.

Table III.7.78
Incremental Total Housing Need Forecast
 Gillette city
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	734	801	848	894	939	982	1,024
30.1-50%	517	595	650	703	754	803	853
50.1-80%	417	506	568	629	688	745	802
80.1-95%	211	279	327	374	419	462	506
95.1-115%	225	331	406	478	548	616	683
115+%	694	1,075	1,341	1,601	1,851	2,093	2,335
Total	2,797	3,588	4,140	4,679	5,199	5,701	6,203
Renter							
0-30%	1,036	1,141	1,215	1,286	1,353	1,418	1,482
30.1-50%	597	680	737	793	846	897	947
50.1-80%	300	362	404	446	485	523	560
80.1-95%	42	64	79	93	107	120	134
95.1-115%	103	133	155	176	196	215	233
115+%	179	257	311	363	412	460	507
Total	2,252	2,637	2,901	3,157	3,400	3,632	3,864
Total							
0-30%	1,770	1,943	2,063	2,180	2,292	2,399	2,507
30.1-50%	1,114	1,275	1,387	1,496	1,600	1,700	1,800
50.1-80%	717	868	973	1,075	1,173	1,268	1,362
80.1-95%	253	343	406	467	526	583	639
95.1-115%	327	465	560	654	744	830	917
115+%	873	1,332	1,652	1,964	2,264	2,553	2,842
Total	5,050	6,225	7,041	7,836	8,599	9,333	10,067