Green River city

Green River city

DEMOGRAPHICS

Population Estimates

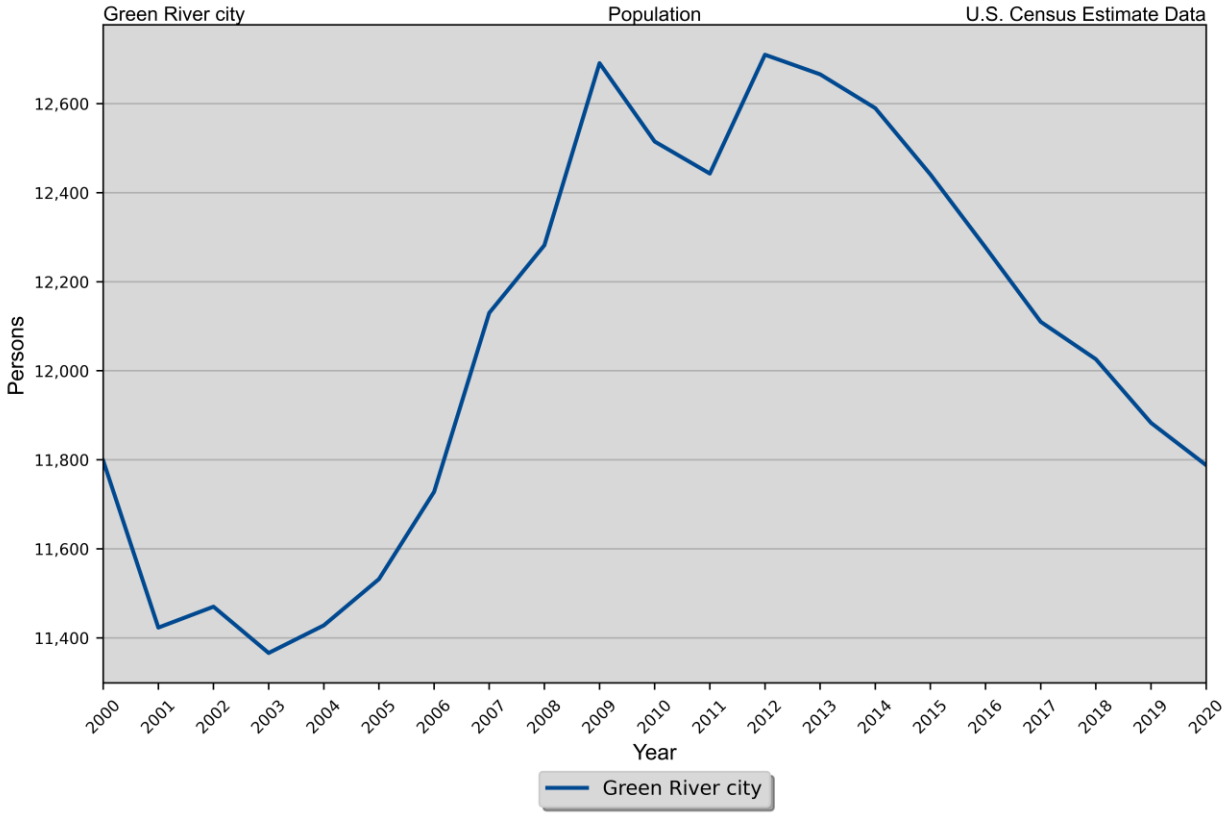
Table III.8.1, at right shows the population for Green River city. The 2020 estimates indicate that Green River city's population decreased from 12,515 in 2010 to 11,788 in 2020, or by -5.8 percent.

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.

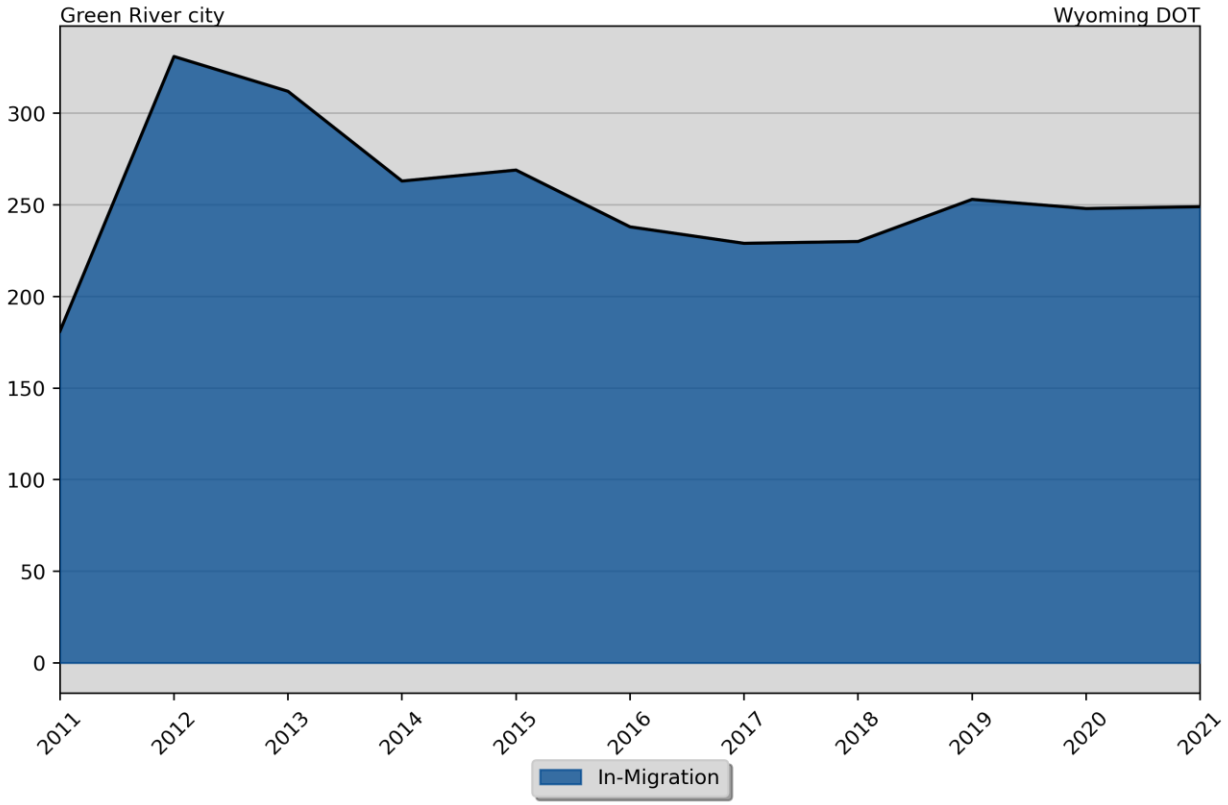
Table III.8.2 shows in-migration between 2011 and the first half of 2021 for Green River city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Sweetwater County to display net- and out-migration.

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
						In					
14-17	1	9	9	7	4	2	6	1	7	4	3
18-22	28	36	36	29	26	17	29	25	22	22	13
23-25	22	36	37	19	26	23	19	15	23	30	19
26-35	62	116	85	93	89	85	60	67	69	56	71
36-45	32	60	61	46	57	46	51	48	55	56	56
46-55	25	39	47	43	39	33	30	35	27	36	37
56-65	10	27	19	16	17	23	21	20	24	27	23
66 +	1	8	18	10	11	9	13	19	26	17	27
Total	**181**	**331**	**312**	**263**	**269**	**238**	**229**	**230**	**253**	**248**	**249**

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 1,836 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 928 in-migrants, 1,261 out-migrants for a net out-migration of -333 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 Empty has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 1,735 persons leaving Empty since 2017. Wyoming DOT data indicates that there was a net decrease of 333 people in the most recent year.

Diagram III.8.3
Migration Trends

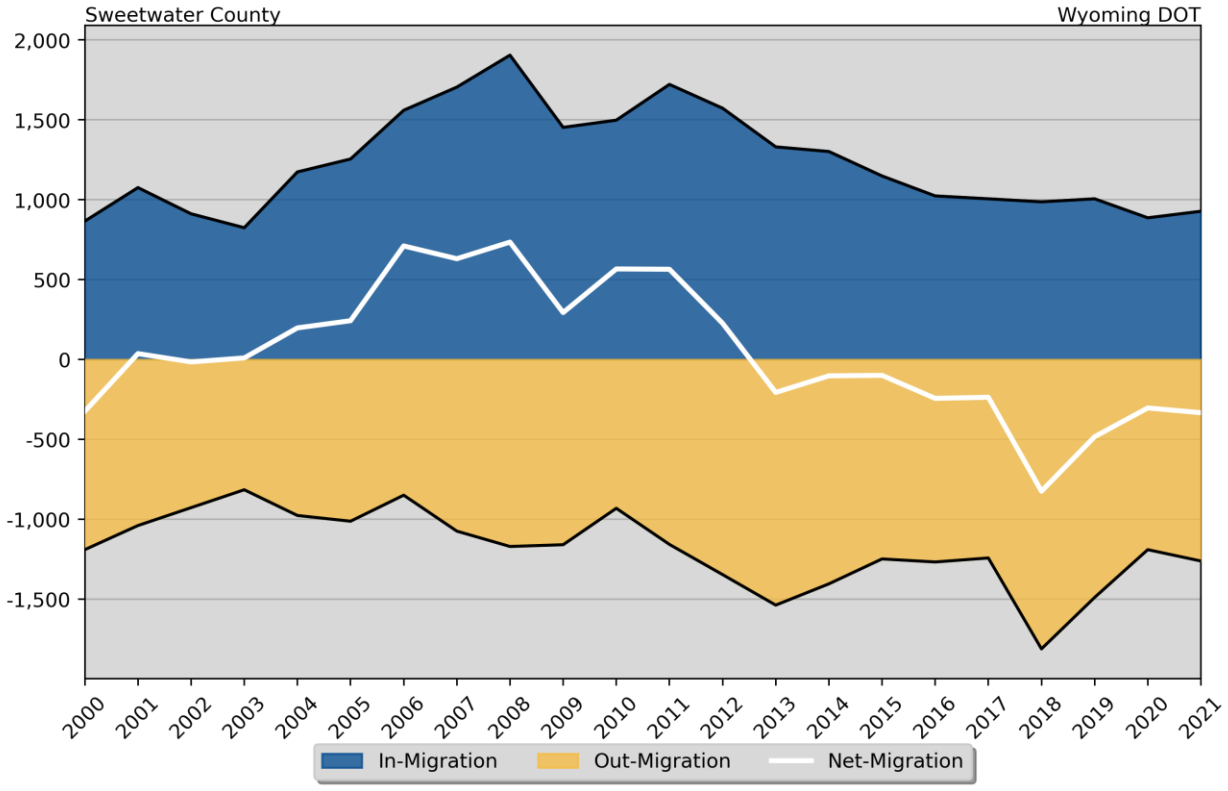


Table III.8.3, shows net-migration for Sweetwater County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 13 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 83 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	-2	-13
18-22	84	30	94	94	69	37	32	15	-25	-18	-61	-63	-41	-43
23-25	128	49	81	141	72	8	26	10	1	-6	-44	-13	-17	-31
26-35	279	132	205	214	67	-92	37	-51	-37	-79	-201	-193	-131	-83
36-45	215	68	117	105	43	-42	-40	-18	-47	-38	-160	-63	-33	-55
46-55	87	36	54	38	33	-45	-36	26	-34	-34	-167	-55	-24	-32
56-65	-42	-20	6	-17	-47	-74	-77	-66	-69	-32	-145	-72	-49	-53
66 +	-20	-13	3	-23	-15	-14	-43	-16	-32	-34	-42	-26	-6	-23
Total	**735**	**294**	**567**	**565**	**227**	**-206**	**-102**	**-99**	**-243**	**-236**	**-824**	**-483**	**-303**	**-333**

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 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

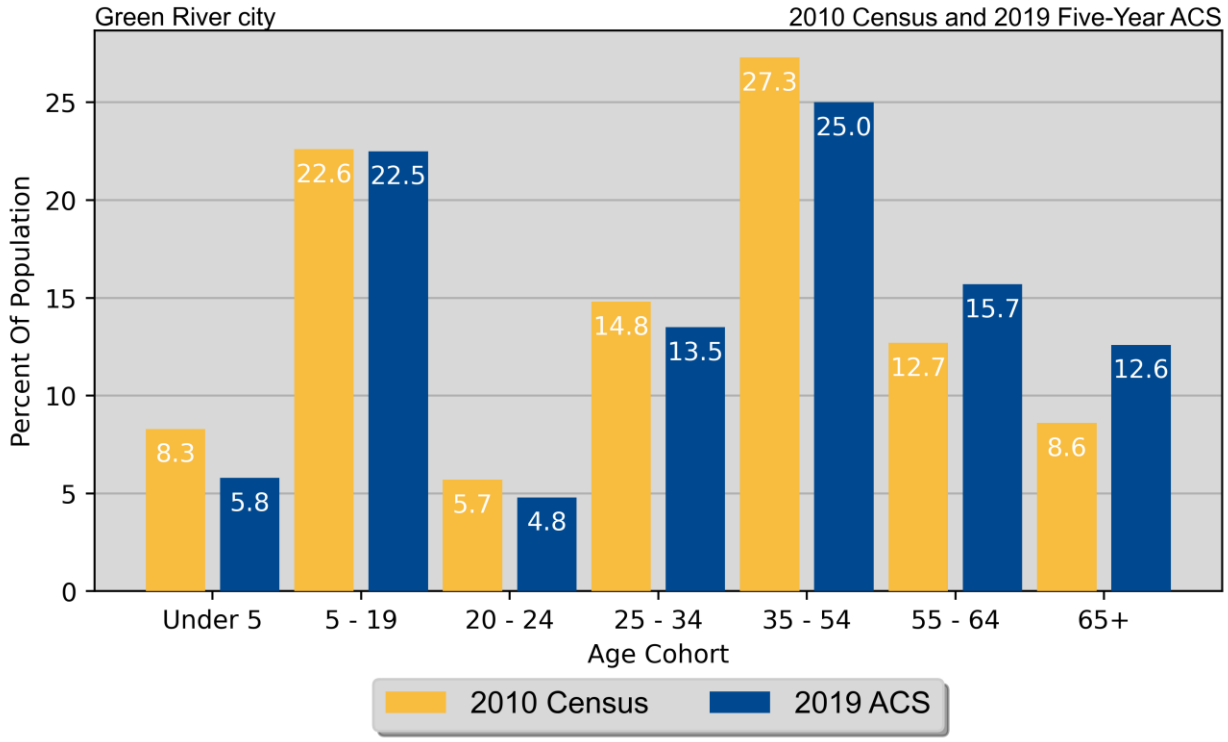
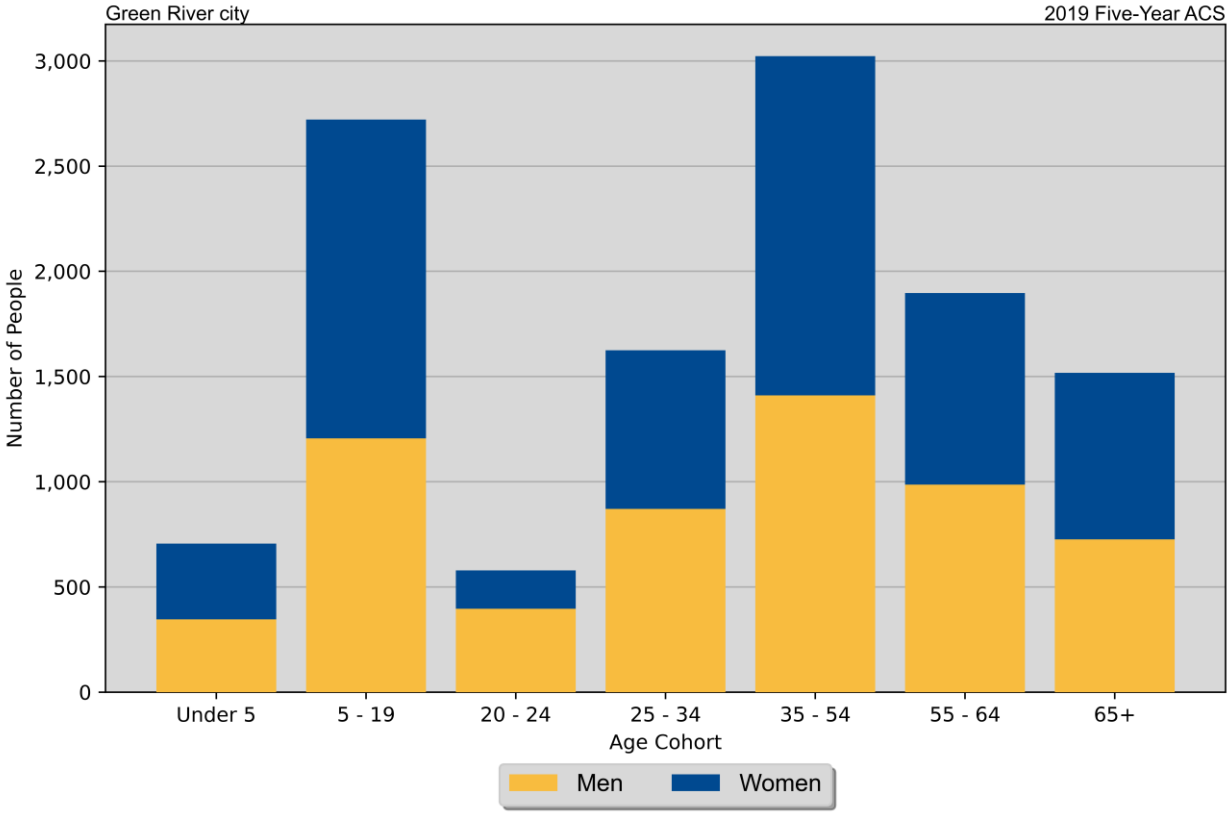


Diagram III.8.5
Population Distribution by Age and Gender
Green River city
2019 Five-Year ACS



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 Average Travel Time to Work (in Minutes) Green River city 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 Means of Transportation to Work Green River city 2010 & 2019 Five-Year ACS Data				
Means	**2010 Five-Year ACS**	**% of Total**	**2019 Five-Year ACS**	**% of Total**
Car, truck, or van: Drove alone	4,293	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

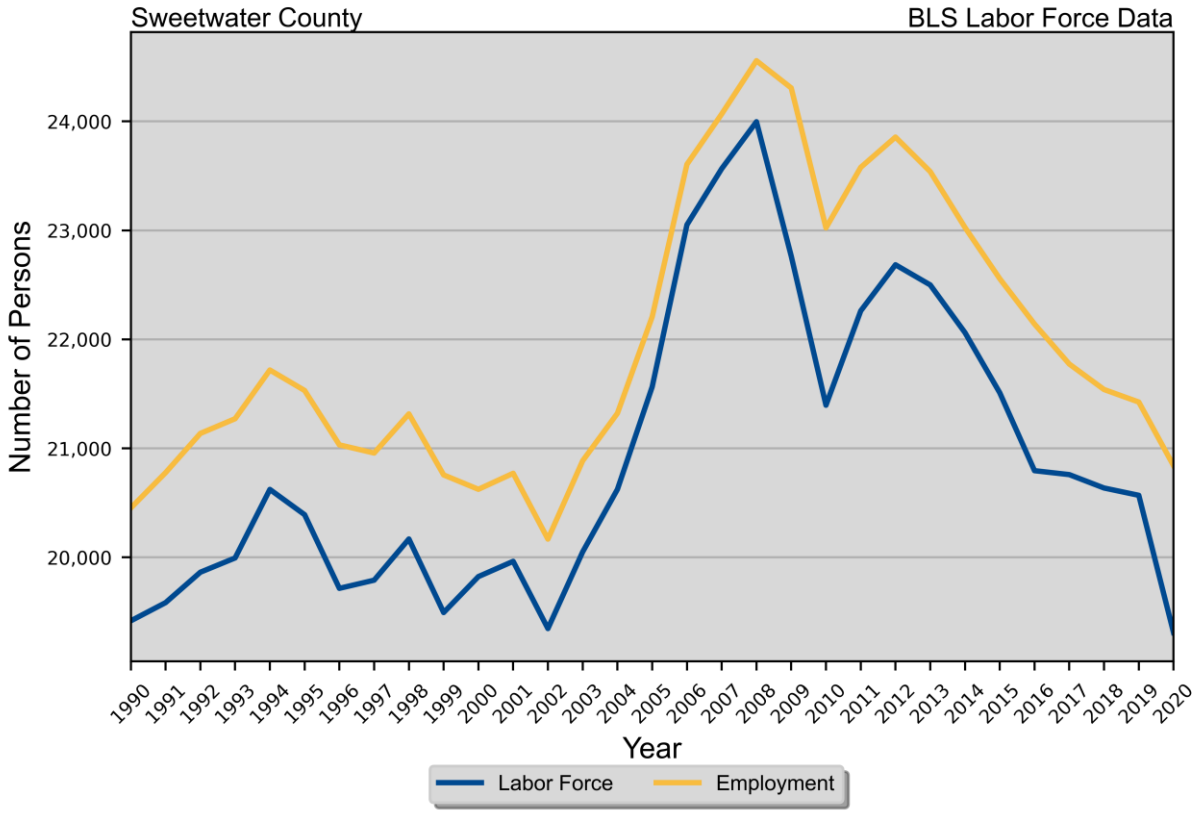
Table III.8.21, shows the labor force statistics for Sweetwater County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.1 percent. The highest level of unemployment occurred during 2020 rising to a rate of 7.4 percent. This compared to a 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.

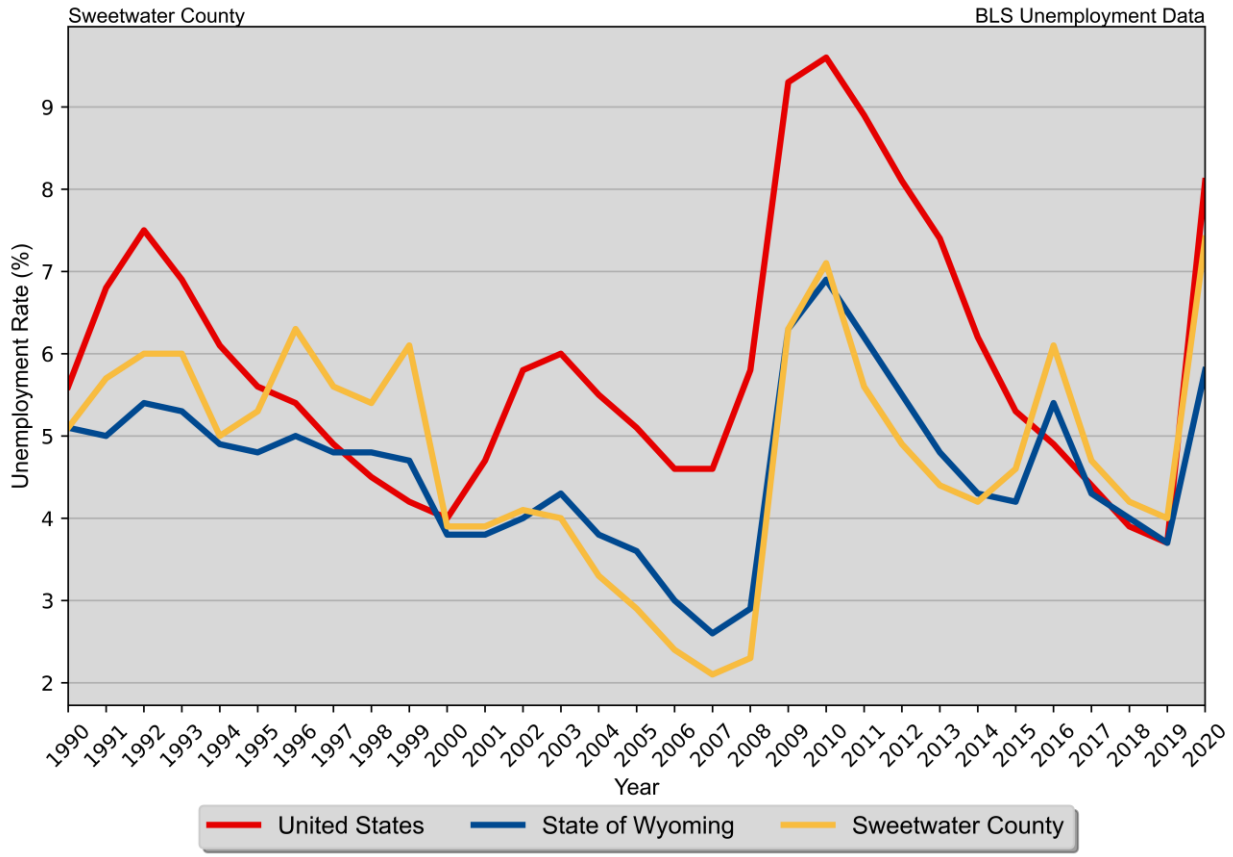
Diagram III.8.6
Employment and Labor Force



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

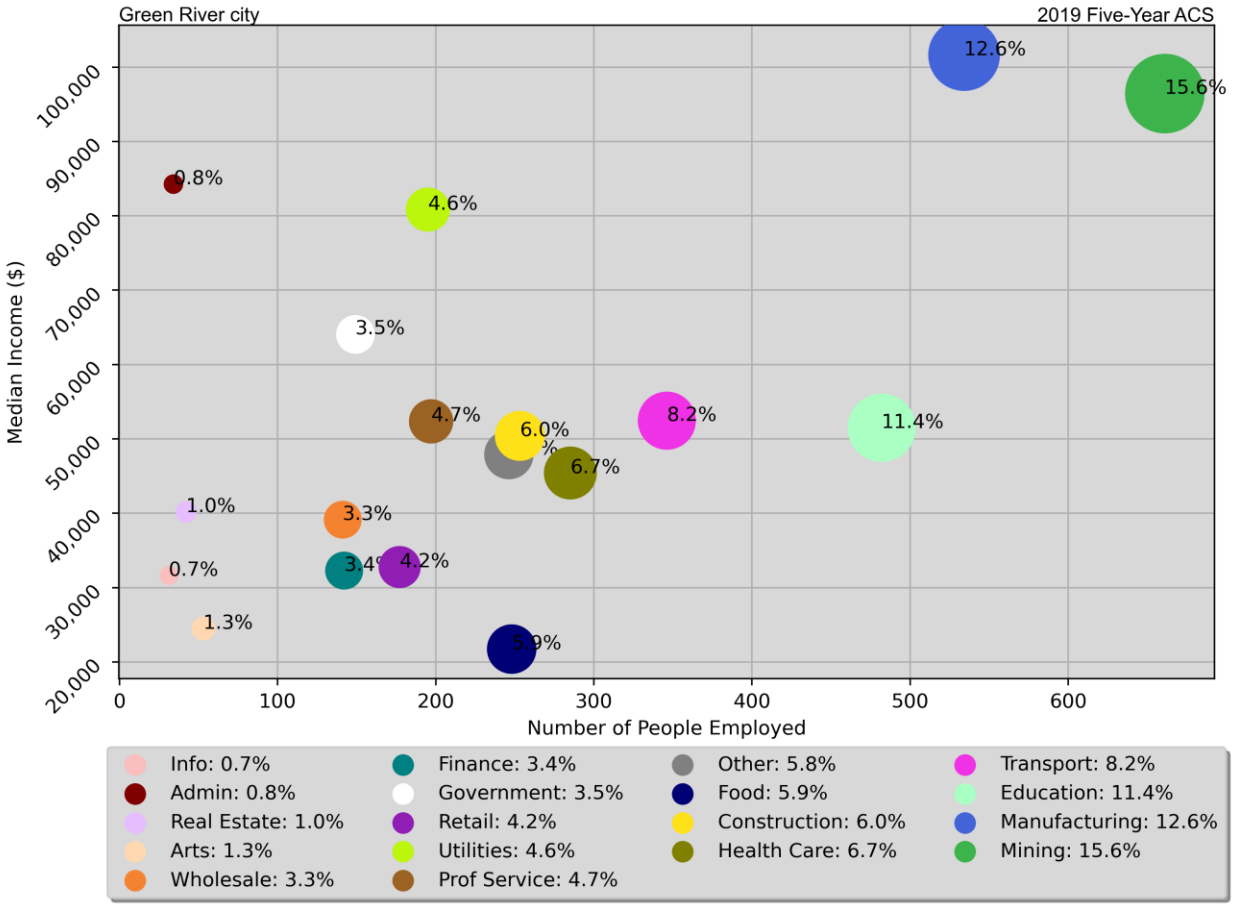
Table III.8.22 shows employment and median earnings by industry for Green River city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Green River city was Mining, which employed 661 people and paid a median salary of 96,445 dollars. The highest paying industry 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[2]	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

[2] 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 government and government enterprises industry was the largest employer in Sweetwater County, with employment reaching 4,581 jobs in 2019. Between 2018 and 2019 the forestry, fishing, and related activities industry saw the largest percentage increase, rising by 0 percent to 0 jobs.

Table III.8.23
Employment by Industry
Sweetwater County
BEA Table CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	266	279	285	287	291	284	290	285	-1.7%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	5,788	6,107	5,495	4,835	5,026	4,998	4,799	0	-100%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	2,196	2,089	2,107	1,978	1,900	1,788	2,092	1,701	-18.7%
Manufacturing	1,369	1,473	1,442	1,494	1,433	1,383	1,431	1,360	-5%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	2,874	2,764	2,823	2,777	2,770	2,727	2,651	2,592	-2.2%
Transportation and warehousing	1,650	1,694	1,616	1,376	1,346	1,418	1,485	1,255	-15.5%
Information	247	203	180	182	189	179	164	139	-15.2%
Finance and insurance	710	749	726	728	691	693	697	643	-7.7%
Real estate and rental and leasing	1,237	1,416	1,359	1,245	1,236	1,219	1,220	1,047	-14.2%
Professional and technical services	862	838	803	736	785	822	820	726	-11.5%
Management of companies and enterprises	92	156	130	125	126	124	118	84	-28.8%
Administrative and waste services	742	673	660	594	739	862	798	755	-5.4%
Educational services	124	131	127	139	161	161	160	143	-10.6%
Health care and social assistance	1,283	1,425	1,454	1,530	1,569	1,574	1,614	1,539	-4.6%
Arts, entertainment, and recreation	260	203	235	252	225	236	257	220	-14.4%
Accommodation and food services	2,274	2,427	2,423	2,408	2,393	2,420	2,397	2,190	-8.6%
Other services, except public administration	1,159	1,153	1,100	1,059	1,072	1,099	1,110	1,020	-8.1%
Government and government enterprises	4,820	4,765	4,761	4,825	4,689	4,642	4,671	4,581	-1.9%
Total	**29,291**	**29,976**	**29,133**	**27,836**	**27,858**	**27,908**	**28,052**	**25,301**	**-9.8%**

Table III.8.24, shows the real average earnings per job by industry for Sweetwater County. In 2019, the manufacturing industry had the highest average earnings reaching 137,216 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 84.4 percent to 65,512 dollars.

Table III.8.24
Real Earnings Per Job by Industry
Sweetwater County
BEA Table CA5N and CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	-6,638	10,706	12,660	9,939	16,647	44,624	35,530	65,512	84.4%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	116,214	126,043	131,986	133,954	148,289	168,594	171,437	0	0%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	80,745	84,022	84,572	78,169	73,880	71,486	73,162	67,888	-7.2%
Manufacturing	111,349	122,171	134,579	133,905	136,257	134,078	137,220	137,216	-0%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	32,074	36,132	36,242	35,256	34,599	34,024	34,441	35,997	4.5%
Transportation and warehousing	94,490	100,243	110,200	104,579	110,416	107,788	104,850	107,255	2.3%
Information	40,978	45,862	51,289	50,704	54,054	57,124	58,607	67,676	15.5%
Finance and insurance	46,807	35,425	38,159	37,036	39,544	36,694	37,144	43,516	17.2%
Real estate and rental and leasing	53,774	55,704	53,970	42,809	33,575	33,134	29,775	34,983	17.5%
Professional and technical services	64,621	67,084	62,678	58,739	59,651	59,162	58,052	58,734	1.2%
Management of companies and enterprises	80,457	96,303	113,647	116,774	114,709	113,838	124,415	117,786	-5.3%
Administrative and waste services	32,334	38,791	42,967	39,059	42,082	40,246	35,004	32,988	-5.8%
Educational services	20,638	21,027	20,825	21,497	21,093	21,940	22,590	23,608	4.5%
Health care and social assistance	46,919	48,242	46,148	43,257	43,178	42,038	41,856	42,845	2.4%
Arts, entertainment, and recreation	9,579	8,297	10,906	10,586	10,851	9,842	11,091	10,877	-1.9%
Accommodation and food services	21,902	24,047	24,120	23,618	23,696	22,937	22,902	22,230	-2.9%
Other services, except public administration	49,108	38,245	38,663	39,297	39,485	39,992	40,958	41,154	0.5%
Government and government enterprises	66,618	72,916	74,061	73,240	72,242	72,037	71,890	71,890	0%
Total	**70,278**	**75,448**	**76,812**	**73,910**	**76,392**	**79,488**	**79,306**	**77,288**	**-2.5%**

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 64,275 dollars, which was higher than the statewide averagee of 48,507 dollars over the same period.

Diagram III.8.9
Real Average Earnings Per Job

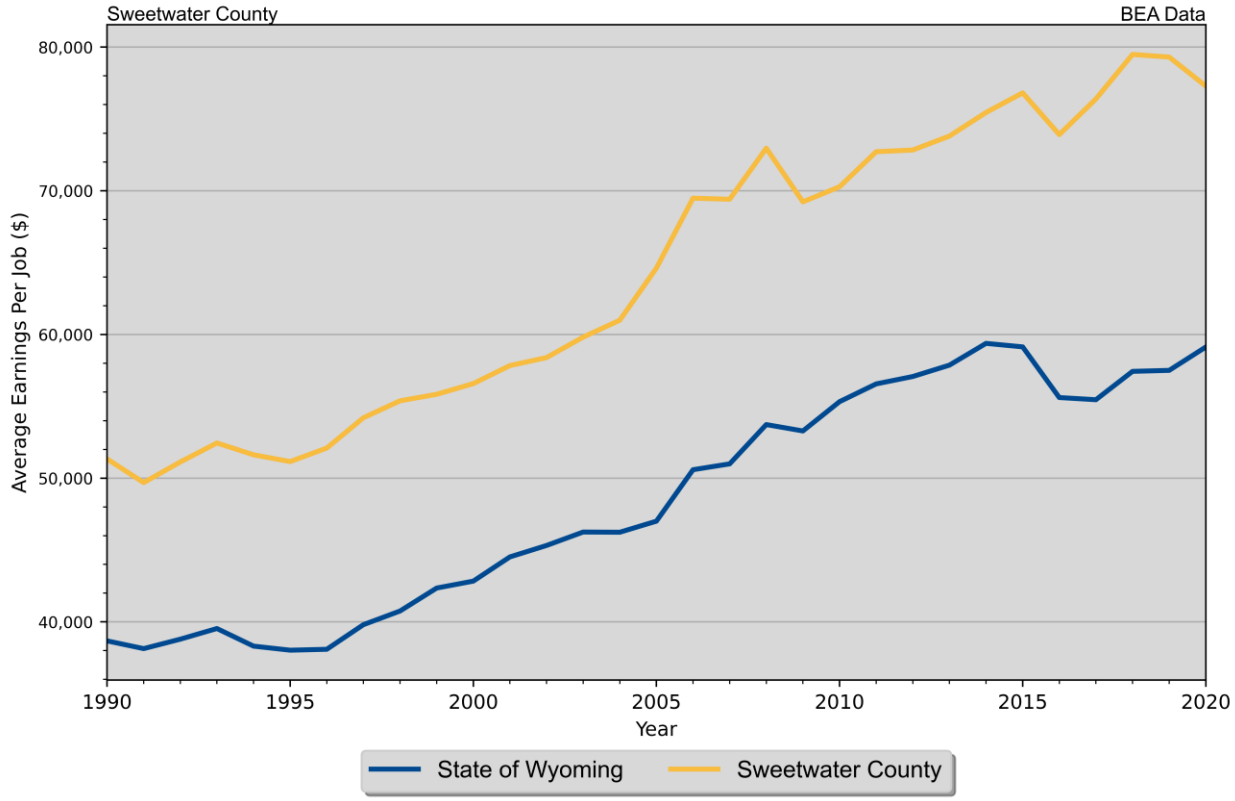
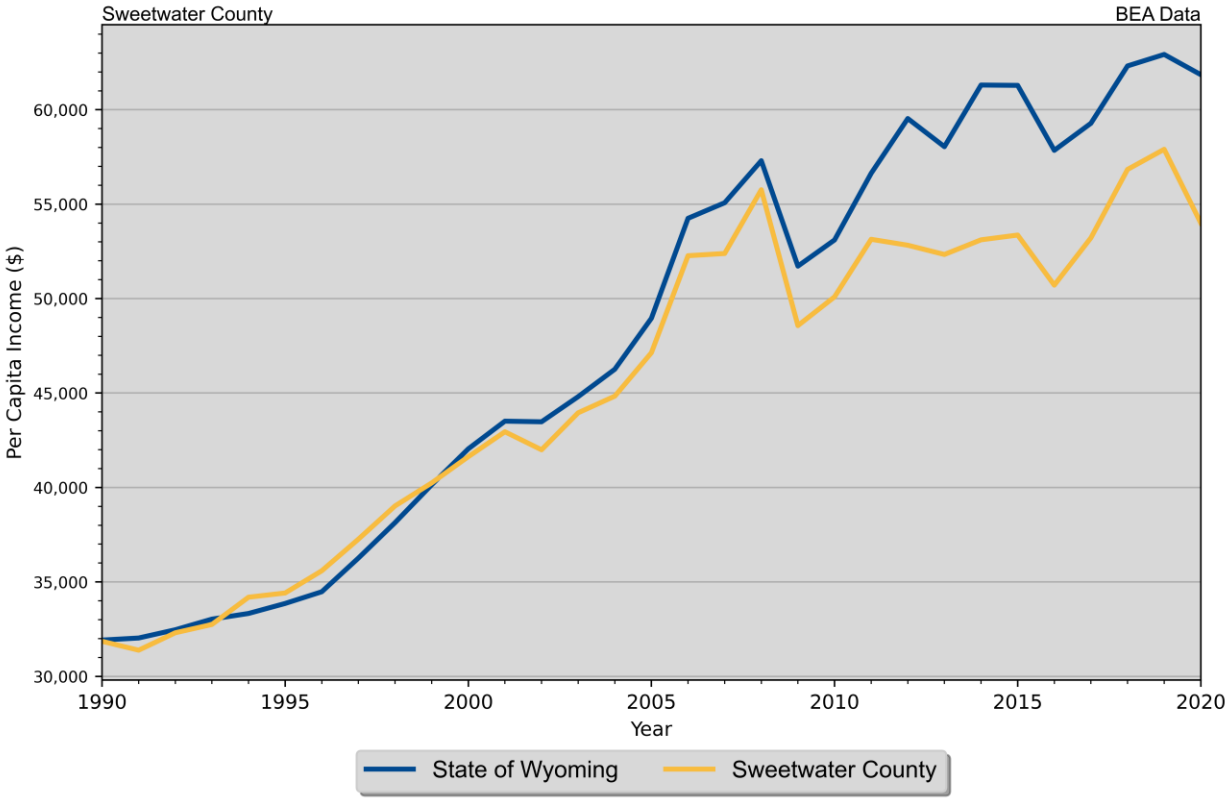


Diagram III.8.10, shows real per capita income for the Sweetwater County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Sweetwater County was 45,421 dollars, which was lower than the statewide average of 47,974 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 3,187 in 2019, with the poverty rate reaching 7.6 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.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.

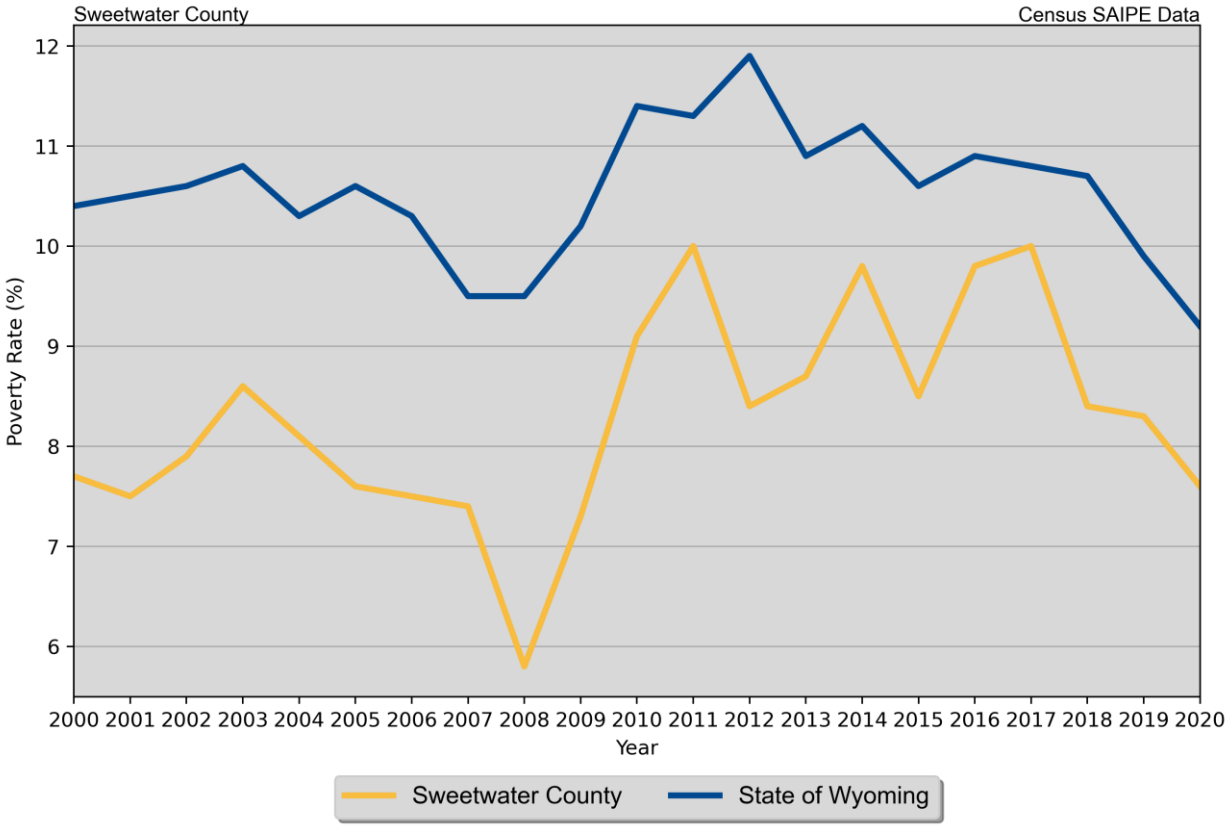
Table III.8.25
Persons in Poverty
Sweetwater County
2000–2019 SAIPE Estimates

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%
2020	3,187	7.6%

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



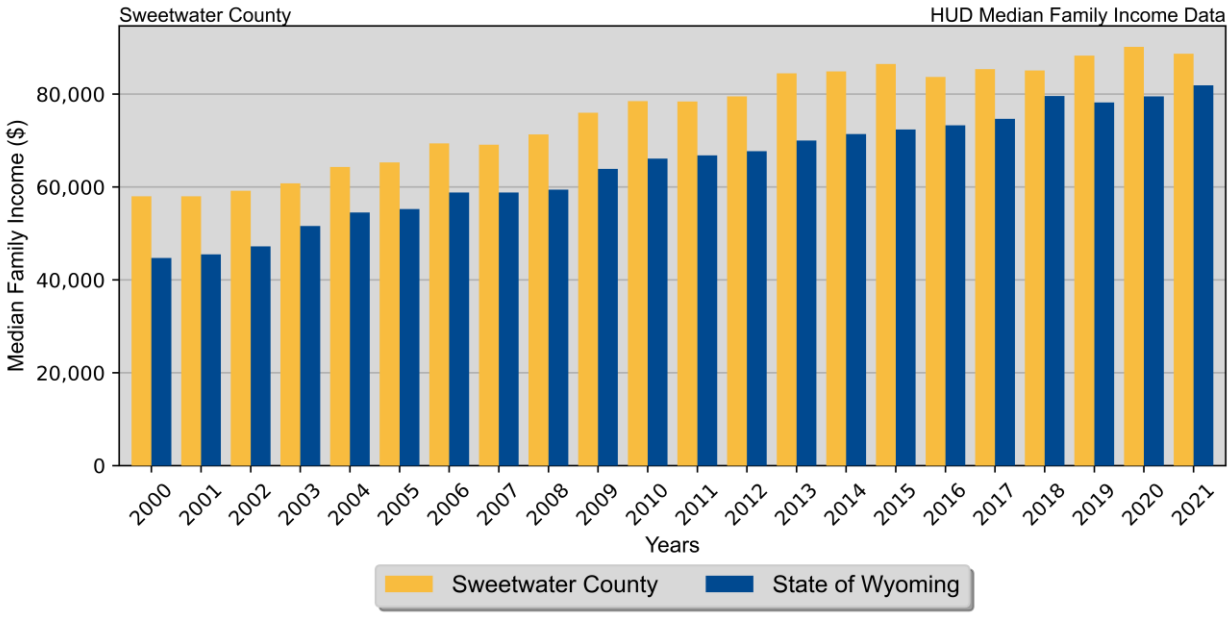
Household Income

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 396,019 dollars in 2019 to 286,500 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.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	109,217	106,894
1981	89	2	36	63	190	117,737	67,046
1982	114	0	15	0	129	102,741	0
1983	53	0	0	22	75	105,200	85,596
1984	30	0	0	16	46	100,868	71,001
1985	33	0	0	0	33	121,902	0
1986	21	0	0	0	21	155,128	0
1987	18	0	0	0	18	92,259	0
1988	14	0	0	0	14	132,301	0
1989	13	0	0	0	13	95,908	0
1990	23	0	0	0	23	136,745	0
1991	32	0	0	0	32	134,187	0
1992	29	0	0	0	29	155,092	0
1993	39	0	0	0	39	169,322	0
1994	38	0	0	8	46	218,250	75,739
1995	29	0	0	0	29	211,148	0
1996	33	0	0	0	33	180,289	0
1997	13	0	0	0	13	231,625	0
1998	18	0	0	0	18	255,163	0
1999	8	0	0	0	8	168,724	0
2000	6	0	0	0	6	178,752	0
2001	4	0	0	0	4	233,883	0
2002	4	0	0	0	4	192,951	0
2003	22	0	0	0	22	214,810	0
2004	26	0	0	0	26	204,318	0
2005	32	0	0	0	32	242,694	0
2006	28	0	8	24	60	249,554	46,696
2007	41	8	0	26	75	199,814	136,255
2008	12	0	4	7	23	203,191	155,987
2009	10	0	0	0	10	149,872	0
2010	7	0	0	0	7	191,009	0
2011	3	0	4	16	23	209,980	26,661
2012	3	0	0	0	3	304,927	0
2013	12	0	0	0	12	411,156	0
2014	18	2	0	5	25	333,014	129,725
2015	7	0	0	0	7	336,043	0
2016	24	2	0	0	26	283,559	0
2017	8	0	0	38	46	292,743	103,013
2018	8	0	0	0	8	270,520	0
2019	6	0	0	0	6	396,019	0
2020	4	0	0	0	4	286,500	0

Diagram III.8.13
Single-Family Permits

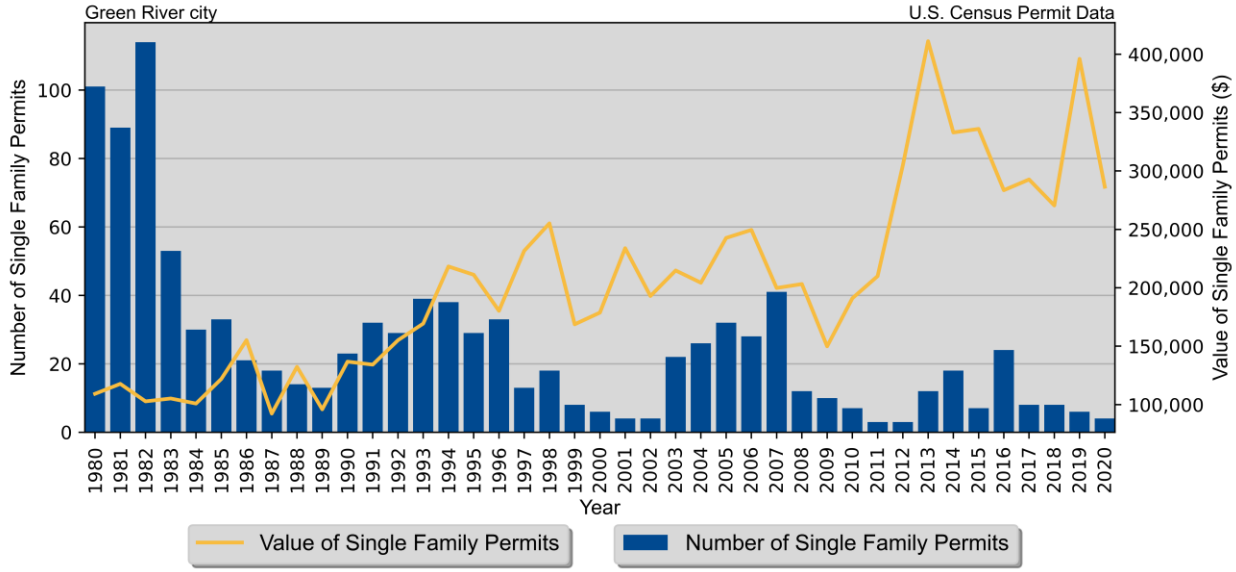
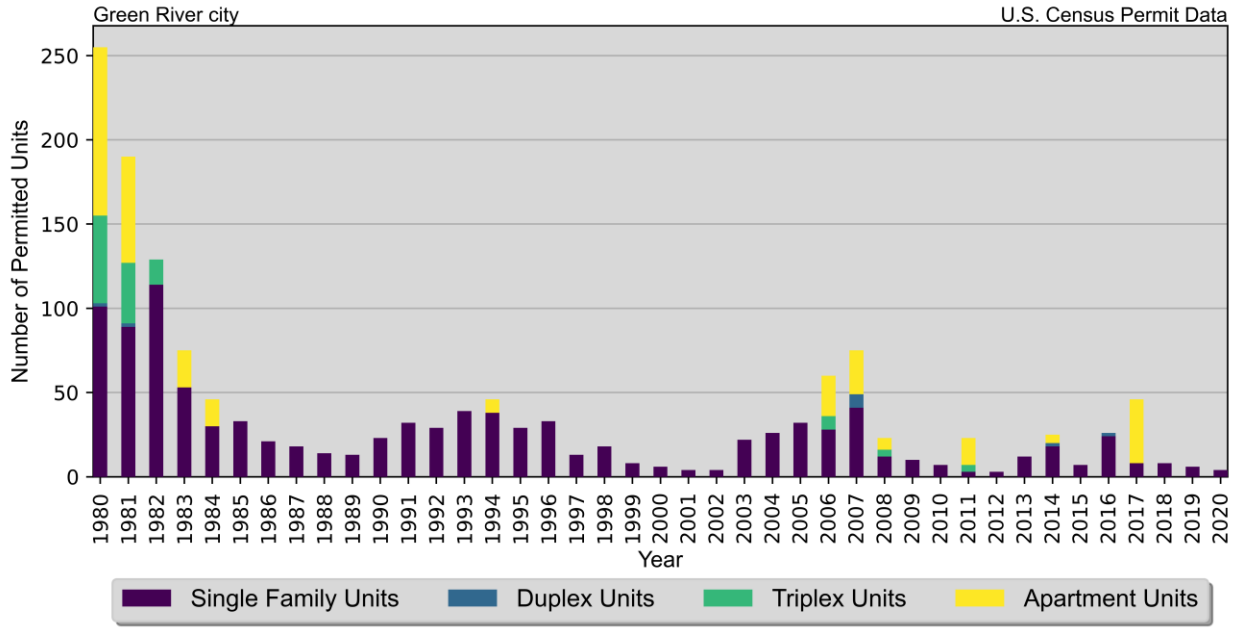


Diagram III.8.14
Total Permits by Unit Type



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 220 white homeowner households, 0 black homeowner households, 10 Asian homeowner households, and 120 Hispanic homeowner households.

Table III.8.44
Percent of Homeowner Households with Housing Problems by Income and Race
Green River 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 $26,610	29.6%	0%	100%	0%	0%	94.6%	54.8%
$26,611 to $44,350	33.3%	0%	0%	0%	0%	66.7%	38.9%
$44,351 to $70,960	18.2%	0%	0%	0%	0%	28.6%	20.2%
$70,961 to $88,700	4.5%	0%	0%	0%	0%	0%	3.6%
Above $88,700	2%	0%	0%	0%	0%	0%	1.8%
Total	**7.9**%	**0**%	**28.6**%	**0**%	**0**%	**24**%	**10.5**%
Without Housing Problems							
$0 to $26,610	70.4%	0%	0%	0%	0%	5.4%	45.2%
$26,611 to $44,350	66.7%	0%	0%	0%	0%	33.3%	61.1%
$44,351 to $70,960	81.8%	0%	0%	0%	0%	71.4%	79.8%
$70,961 to $88,700	95.5%	0%	0%	100%	0%	100%	96.4%
Above $88,700	98%	0%	100%	100%	0%	100%	98.2%
Total	**92.1**%	**0**%	**71.4**%	**100**%	**0**%	**76**%	**89.5**%

Table III.8.45
Homeowner Households with Housing Problems by Income and Race
Green River 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 $26,610	40	0	10	0	0	0	70	120
$26,611 to $44,350	50	0	0	0	0	0	20	70
$44,351 to $70,960	80	0	0	0	0	0	30	110
$70,961 to $88,700	15	0	0	0	0	0	0	15
Above $88,700	35	0	0	0	0	0	0	35
Total	**220**	**0**	**10**	**0**	**0**	**0**	**120**	**350**
Without Housing Problems								
$0 to $26,610	95	0	0	0	0	0	4	99
$26,611 to $44,350	100	0	0	0	0	0	10	110
$44,351 to $70,960	360	0	0	0	0	0	75	435
$70,961 to $88,700	320	0	0	4	0	0	80	404
Above $88,700	1,695	0	25	15	0	0	210	1,945
Total	**2,570**	**0**	**25**	**19**	**0**	**0**	**379**	**2,993**
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	135	0	10	0	0	0	74	219
$26,611 to $44,350	150	0	0	0	0	0	30	180
$44,351 to $70,960	440	0	0	0	0	0	105	545
$70,961 to $88,700	335	0	0	4	0	0	80	419
Above $88,700	1,730	0	25	15	0	0	210	1,980
Total	**2,790**	**0**	**35**	**19**	**0**	**0**	**499**	**3,343**

In total, some 325 renter households face housing problems in Green River city. Of these, some 175 white renter households, 0 black renter households, 0 Asian renter households, and 140 Hispanic renter households face housing problems.

Table III.8.46
Renter Households with Housing Problems by Income and Race
Green River 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 $26,610	100	0	0	0	0	0	140	240
$26,611 to $44,350	40	0	0	10	0	0	0	50
$44,351 to $70,960	15	0	0	0	0	0	0	15
$70,961 to $88,700	20	0	0	0	0	0	0	20
Above $88,700	0	0	0	0	0	0	0	0
Total	**175**	**0**	**0**	**10**	**0**	**0**	**140**	**325**
Without Housing Problems								
$0 to $26,610	100	0	0	0	0	0	0	100
$26,611 to $44,350	50	0	0	0	0	0	15	65
$44,351 to $70,960	130	0	0	35	20	0	0	185
$70,961 to $88,700	90	0	0	0	0	0	0	90
Above $88,700	205	0	0	0	0	0	20	225
Total	**575**	**0**	**0**	**35**	**20**	**0**	**35**	**665**
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	200	0	0	0	0	0	140	340
$26,611 to $44,350	90	0	0	10	0	0	15	115
$44,351 to $70,960	145	0	0	35	20	0	0	200
$70,961 to $88,700	110	0	0	0	0	0	0	110
Above $88,700	205	0	0	0	0	0	20	225
Total	**750**	**0**	**0**	**45**	**20**	**0**	**175**	**990**

Table III.8.47
Percent of Renter Households with Housing Problems by Income and Race
Green River 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 $26,610	50%	0%	0%	0%	0%	0%	100%	70.6%
$26,611 to $44,350	44.4%	0%	0%	100%	0%	0%	0%	43.5%
$44,351 to $70,960	10.3%	0%	0%	0%	0%	0%	0%	7.5%
$70,961 to $88,700	18.2%	0%	0%	0%	0%	0%	0%	18.2%
Above $88,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	**23.3%**	**0%**	**0%**	**22.2%**	**0%**	**0%**	**80%**	**32.8%**
Without Housing Problems								
$0 to $26,610	50%	0%	0%	0%	0%	0%	0%	29.4%
$26,611 to $44,350	55.6%	0%	0%	0%	0%	0%	100%	56.5%
$44,351 to $70,960	89.7%	0%	0%	100%	100%	0%	0%	92.5%
$70,961 to $88,700	81.8%	0%	0%	0%	0%	0%	0%	81.8%
Above $88,700	100%	0%	0%	0%	0%	0%	100%	100%
Total	**76.7%**	**0%**	**0%**	**77.8%**	**100%**	**0%**	**20%**	**67.2%**

Overall, there are 675 households, or 15.6 percent of households with housing problems in Green River city. This includes 395 white households, 0 black households, 10 Asian households, 10 American Indian, 0 Pacific Islander, and 0 "other" race households with housing problems. In addition, there are 260 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
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 $26,610	41.8%	0%	100%	0%	0%	0%	98.1%	64.4%
$26,611 to $44,350	37.5%	0%	0%	100%	0%	0%	44.4%	40.7%
$44,351 to $70,960	16.2%	0%	0%	0%	0%	0%	28.6%	16.8%
$70,961 to $88,700	7.9%	0%	0%	0%	0%	0%	0%	6.6%
Above $88,700	1.8%	0%	0%	0%	0%	0%	0%	1.6%
Total	**11.2%**	**0%**	**28.6%**	**15.6%**	**0%**	**0%**	**38.6%**	**15.6%**
Without Housing Problems								
$0 to $26,610	58.2%	0%	0%	0%	0%	0%	1.9%	35.6%
$26,611 to $44,350	62.5%	0%	0%	0%	0%	0%	55.6%	59.3%
$44,351 to $70,960	83.8%	0%	0%	100%	100%	0%	71.4%	83.2%
$70,961 to $88,700	92.1%	0%	0%	100%	0%	0%	100%	93.4%
Above $88,700	98.2%	0%	100%	100%	0%	0%	100%	98.4%
Total	**88.8%**	**0%**	**71.4%**	**84.4%**	**100%**	**0%**	**61.4%**	**84.4%**

Table III.8.49
Total Households with Housing Problems by Income and Race
Green River 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 $26,610	140	0	10	0	0	0	210	360
$26,611 to $44,350	90	0	0	10	0	0	20	120
$44,351 to $70,960	95	0	0	0	0	0	30	125
$70,961 to $88,700	35	0	0	0	0	0	0	35
Above $88,700	35	0	0	0	0	0	0	35
Total	**395**	**0**	**10**	**10**	**0**	**0**	**260**	**675**
Without Housing Problems								
$0 to $26,610	195	0	0	0	0	0	4	199
$26,611 to $44,350	150	0	0	0	0	0	25	175
$44,351 to $70,960	490	0	0	35	20	0	75	620
$70,961 to $88,700	410	0	0	4	0	0	80	494
Above $88,700	1,900	0	25	15	0	0	230	2,170
Total	**3,145**	**0**	**25**	**54**	**20**	**0**	**414**	**3,658**
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	335	0	10	0	0	0	214	559
$26,611 to $44,350	240	0	0	10	0	0	45	295
$44,351 to $70,960	585	0	0	35	20	0	105	745
$70,961 to $88,700	445	0	0	4	0	0	80	529
Above $88,700	1,935	0	25	15	0	0	230	2,205
Total	**3,540**	**0**	**35**	**64**	**20**	**0**	**674**	**4,333**

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 190 white households, 0 black households, 10 Asian households, as well as 184 Hispanic households.

Table III.8.50
Percent of Homeowner Households with Severe Housing Problems by Income and Race
Green River 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 $26,610	19.2%	0%	100%	0%	0%	0%	73.3%	41.9%
$26,611 to $44,350	20%	0%	0%	0%	0%	0%	13.8%	19%
$44,351 to $70,960	0%	0%	0%	0%	0%	0%	28.6%	5.5%
$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	**2%**	**0**	**28.6%**	**0%**	**0%**	**0%**	**17.8%**	**4.6%**
Without A Severe Housing Problems								
$0 to $26,610	80.8%	0%	0%	0%	0%	0%	26.7%	58.1%
$26,611 to $44,350	80%	0%	0%	0%	0%	0%	86.2%	81%
$44,351 to $70,960	100%	0%	0%	0%	0%	0%	71.4%	94.5%
$70,961 to $88,700	100%	0%	0%	100%	0%	0%	100%	100%
Above $88,700	100%	0%	100%	100%	0%	0%	100%	100%
Total	**98%**	**0%**	**71.4%**	**100%**	**0%**	**0%**	**82.2%**	**95.4%**

Table III.8.51
Percent of Renter Households with Severe Housing Problems by Income and Race
Green River 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 $26,610	42.5%	0%	0%	0%	0%	0%	67.9%	52.9%
$26,611 to $44,350	33.3%	0%	0%	0%	0%	0%	0%	26.1%
$44,351 to $70,960	0%	0%	0%	0%	0%	0%	0%	0%
$70,961 to $88,700	18.2%	0%	0%	0%	0%	0%	0%	18.2%
Above $88,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	**18%**	**0%**	**0%**	**0%**	**0%**	**0%**	**54.3%**	**23.2%**
Without A Severe Housing Problems								
$0 to $26,610	57.5%	0%	0%	0%	0%	0%	32.1%	47.1%
$26,611 to $44,350	66.7%	0%	0%	100%	0%	0%	100%	**73.9%**
$44,351 to $70,960	100%	0%	0%	100%	100%	0%	0%	**100%**
$70,961 to $88,700	81.8%	0%	0%	0%	0%	0%	0%	**81.8%**
Above $88,700	100%	0%	0%	0%	0%	0%	100%	**100%**
Total	**82%**	**0%**	**0%**	**100%**	**100%**	**0%**	**45.7%**	**76.8%**

Table III.8.52
Percent of Total Households with Severe Housing Problems by Income and Race
Green River 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 $26,610	33.3%	0%	100%	0%	0%	0%	69.8%	48.6%
$26,611 to $44,350	25%	0%	0%	0%	0%	0%	9.1%	21.8%
$44,351 to $70,960	0%	0%	0%	0%	0%	0%	28.6%	4%
$70,961 to $88,700	4.5%	0%	0%	0%	0%	0%	0%	3.8%
Above $88,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	**5.4**%	**0**%	**28.6**%	**0**%	**0**%	**0**%	**27.3**%	**8.9**%
Without A Severe Housing Problems								
$0 to $26,610	66.7%	0%	0%	0%	0%	0%	30.2%	51.4%
$26,611 to $44,350	75%	0%	0%	100%	0%	0%	90.9%	78.2%
$44,351 to $70,960	100%	0%	0%	100%	100%	0%	71.4%	96%
$70,961 to $88,700	95.5%	0%	0%	100%	0%	0%	100%	96.2%
Above $88,700	100%	0%	100%	100%	0%	0%	100%	100%
Total	**94.6**%	**0**%	**71.4**%	**100**%	**100**%	**0**%	**72.7**%	**91.1**%

Table III.8.53
Total Households with Severe Housing Problems by Income and Race
Green River 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 $26,610	110	0	10	0	0	0	150	270
$26,611 to $44,350	60	0	0	0	0	0	4	64
$44,351 to $70,960	0	0	0	0	0	0	30	30
$70,961 to $88,700	20	0	0	0	0	0	0	20
Above $88,700	0	0	0	0	0	0	0	0
Total	**190**	**0**	**10**	**0**	**0**	**0**	**184**	**384**
Without A Severe Housing Problems								
$0 to $26,610	220	0	0	0	0	0	65	285
$26,611 to $44,350	180	0	0	10	0	0	40	230
$44,351 to $70,960	585	0	0	35	20	0	75	715
$70,961 to $88,700	425	0	0	4	0	0	80	509
Above $88,700	1,935	0	25	15	0	0	230	2,205
Total	**3,345**	**0**	**25**	**64**	**20**	**0**	**490**	**3,944**
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	330	0	10	0	0	0	215	555
$26,611 to $44,350	240	0	0	10	0	0	44	294
$44,351 to $70,960	585	0	0	35	20	0	105	745
$70,961 to $88,700	445	0	0	4	0	0	80	529
Above $88,700	1,935	0	25	15	0	0	230	2,205
Total	**3,535**	**0**	**35**	**64**	**20**	**0**	**674**	**4,328**

Housing problems are explored by type and income in Table III.8.54 and Table III.8.55. More than 300 households have a cost burden and 310 have a severe cost burden. Some 110 renter households are impacted by cost burdens, and 165 are impacted by severe cost burdens. On the other hand, some 190 owner-occupied households have cost burdens, and 145 have severe cost burdens. Overall, there are 3,615 households without a housing problem.

Table III.8.54
Percent of Housing Problems by Income and Tenure
Green River city
2014-2018 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)	4.5%	2.2%	0%	0%	0%	0.4%
Housing cost burden greater that 50% of income (and none of the above problems)	38.6%	16.8%	5.5%	0%	0%	4.3%
Housing cost burden greater than 30% of income (and none of the above problems)	11.4%	19.6%	14.7%	3.6%	1.8%	5.7%
Zero/negative income (and none of the above problems)	4.5%	0%	0%	0%	0%	0.3%
Has none of the 4 housing problems	40.9%	61.5%	79.8%	96.4%	98.2%	89.3%
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)	11.6%	3.2%	0%	18.2%	0%	6.4%
Housing cost burden greater that 50% of income (and none of the above problems)	40.6%	20.2%	0%	0%	0%	16.4%
Housing cost burden greater than 30% of income (and none of the above problems)	18.8%	24.2%	7.5%	0%	0%	11%
Zero/negative income (and none of the above problems)	11.6%	0%	0%	0%	0%	4%
Has none of the 4 housing problems	17.4%	52.4%	92.5%	81.8%	100%	62.3%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table III.8.55
Housing Problems by Income and Tenure
Green River city
2014-2018 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)	10	4	0	0	0	14
Housing cost burden greater that 50% of income (and none of the above problems)	85	30	30	0	0	145
Housing cost burden greater than 30% of income (and none of the above problems)	25	35	80	15	35	190
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	90	110	435	405	1,950	2,990
Total	**220**	**179**	**545**	**420**	**1,985**	**3,349**
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)	40	4	0	20	0	64
Housing cost burden greater that 50% of income (and none of the above problems)	140	25	0	0	0	165
Housing cost burden greater than 30% of income (and none of the above problems)	65	30	15	0	0	110
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	60	65	185	90	225	625
Total	**345**	**124**	**200**	**110**	**225**	**1,004**
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)	50	8	0	20	0	78
Housing cost burden greater that 50% of income (and none of the above problems)	225	55	30	0	0	310
Housing cost burden greater than 30% of income (and none of the above problems)	90	65	95	15	35	300
Zero/negative income (and none of the above problems)	50	0	0	0	0	50
Has none of the 4 housing problems	150	175	620	495	2,175	3,615
Total	**565**	**303**	**745**	**530**	**2,210**	**4,353**

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 50 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 142 renter occupied households faced cost burdens, compared to 199 owner occupied households. Of these, there are 104 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
2014-2018 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $26,610	0	35	0	30	25	90
$26,611 to $44,350	25	20	10	35	20	110
$44,351 to $70,960	145	135	20	75	60	435
$70,961 to $88,700	60	185	25	85	45	400
Above $88,700	360	1,195	130	30	235	1,950
Total	590	1,570	185	255	385	2,985
Cost Burden						
$0 to $26,610	0	0	10	10	15	35
$26,611 to $44,350	0	15	15	0	10	40
$44,351 to $70,960	0	60	0	0	20	80
$70,961 to $88,700	0	15	0	0	0	15
Above $88,700	0	0	15	10	4	29
Total	0	90	40	20	49	199
Severe Cost Burden						
$0 to $26,610	20	45	0	20	0	85
$26,611 to $44,350	4	0	4	4	15	27
$44,351 to $70,960	0	0	30	0	0	30
$70,961 to $88,700	0	0	0	0	0	0
Above $88,700	0	0	0	0	0	0
Total	24	45	34	24	15	142
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	20	80	10	60	40	210
$26,611 to $44,350	29	35	29	39	45	177
$44,351 to $70,960	145	195	50	75	80	545
$70,961 to $88,700	60	200	25	85	45	415
Above $88,700	360	1,195	145	40	239	1,979
Total	**614**	**1,705**	**259**	**299**	**449**	**3,326**

Table III.8.57
Renter-Occupied Households by Income and Family Status and Cost Burden
Green River city
2014-2018 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
$0 to $26,610	0	0	0	40	20	60
$26,611 to $44,350	20	20	0	15	20	75
$44,351 to $70,960	0	125	20	20	20	185
$70,961 to $88,700	0	35	45	0	30	110
Above $88,700	15	110	45	0	50	220
Total	35	290	110	75	140	650
Cost Burden						
$0 to $26,610	0	70	0	4	30	104
$26,611 to $44,350	0	10	0	0	20	30
$44,351 to $70,960	4	0	0	0	4	8
$70,961 to $88,700	0	0	0	0	0	0
Above $88,700	0	0	0	0	0	0
Total	4	80	0	4	54	142
Severe Cost Burden						
$0 to $26,610	15	60	4	40	25	144
$26,611 to $44,350	0	10	0	0	10	20
$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	15	70	4	40	35	164
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	15	130	4	84	75	308
$26,611 to $44,350	20	40	0	15	50	125
$44,351 to $70,960	4	125	20	20	24	193
$70,961 to $88,700	0	35	45	0	30	110
Above $88,700	15	110	45	0	50	220
Total	**54**	**440**	**114**	**119**	**229**	**956**

In total, some 345 households face cost burdens, and 305 face severe cost burdens. This includes 200 owner households and 145 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
2014-2018 HUD CHAS Data

Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,560	165	50	10	2,785
Black	0	0	0	0	0
Asian	25	0	10	0	35
American Indian	20	0	0	0	20
Pacific Islander	0	0	0	0	0
Other Race	0	0	0	0	0
Hispanic	380	35	85	0	500
Total	**2,985**	**200**	**145**	**10**	**3,340**
Renter-Occupied					
White	560	40	105	40	745
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	35	10	0	0	45
Pacific Islander	20	0	0	0	20
Other Race	0	10	0	0	10
Hispanic	35	85	55	0	175
Total	**650**	**145**	**160**	**40**	**995**
Total					
White	3,120	205	155	50	3,530
Black	0	0	0	0	0
Asian	25	0	10	0	35
American Indian	55	10	0	0	65
Pacific Islander	20	0	0	0	20
Other Race	0	10	0	0	10
Hispanic	415	120	140	0	675
Total	**3,635**	**345**	**305**	**50**	**4,335**

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 335 households built between 1940 and 1979 with young children present, and 34 built prior to 1939.

Table III.8.59
Vintage of Households by Income and Presence of Young Children
Green River 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 $26,610	15	50	65
$26,611 to $44,350	0	30	30
$44,351 to $70,960	0	75	75
$70,961 to $88,700	4	10	14
Above $88,700	15	59	74
Total	34	224	258
Built 1940 to 1979			
$0 to $26,610	40	245	285
$26,611 to $44,350	15	135	150
$44,351 to $70,960	75	300	375
$70,961 to $88,700	85	270	355
Above $88,700	120	1,020	1,140
Total	335	1,970	2,305
Built 1980 or Later			
$0 to $26,610	40	175	215
$26,611 to $44,350	29	105	134
$44,351 to $70,960	65	230	295
$70,961 to $88,700	19	140	159
Above $88,700	185	805	990
Total	338	1,455	1,793
Total			
$0 to $26,610	95	470	565
$26,611 to $44,350	44	270	314
$44,351 to $70,960	140	605	745
$70,961 to $88,700	108	420	528
Above $88,700	320	1,884	2,204
Total	**707**	**3,649**	**4,356**

Elderly Housing Needs

Table III.8.60 shows the rate of housing problems for elderly households. Some 79 elderly and 79 extra-elderly households have housing problems. Of these, some 55 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.8.60
Households with Housing Problems by Income and Elderly Status
Green River city
2014-2018 HUD CHAS Data

Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
$0 to $26,610	55	60	250	365
$26,611 to $44,350	4	15	110	129
$44,351 to $70,960	10	4	104	118
$70,961 to $88,700	0	0	35	35
Above $88,700	10	0	20	30
Total	79	79	519	677
Without Housing Problems				
$0 to $26,610	50	15	80	145
$26,611 to $44,350	105	10	65	180
$44,351 to $70,960	160	120	335	615
$70,961 to $88,700	155	0	340	495
Above $88,700	405	70	1,700	2,175
Total	875	215	2,520	3,610
Not Computed				
$0 to $26,610	30	0	20	50
$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	30	0	20	50
Total				
$0 to $26,610	135	75	350	560
$26,611 to $44,350	109	25	175	309
$44,351 to $70,960	170	124	439	733
$70,961 to $88,700	155	0	375	530
Above $88,700	415	70	1,720	2,205
Total	984	294	3,059	4,337

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
2021b 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
2021b	11	153	8.5	13

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 4 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 3.8 percent for the State of Wyoming. There were 56 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 12.5 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across the state.

Table III.8.62
Rental Vacancy Survey by Type
Green River city
2021b Survey of Rental Properties

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	4	0	0%
Apartments	56	7	12.5%
Mobile Homes	0	0	0%
"Other" Units	0	0	0%
Don't Know	85	5	5.9%
Total	**153**	**13**	**8.5%**

Table III.8.63, reports units by bedroom size. As can be seen there were 30 two-bedroom apartment units and 24 three-bedroom units. Overall, the 34 two bedroom units accounted for 22.2 percent of all units, and the 29 three bedroom units accounted for 19 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 87 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
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	2	0	0	·	2
Two	0	30	0	0	·	34
Three	1	24	0	0	·	29
Four	1	0	0	0	·	1
Don't Know	2	0	0	0	85	87
Total	**4**	**56**	**0**	**0**	**85**	**153**

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 3.3 percent.

Table III.8.64
Single-Family Units by Bedroom Size
Green River city
2021b 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	2	0	0%
Total	**4**	**0**	**0%**

Table III.8.65
Apartment Units by Bedroom Size
Green River city
2021b Survey of Rental Properties

Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	2	0	0%
Two	30	1	3.3%
Three	24	6	25%
Four	0	0	0%
Don't know	0	0	0%
Total	**56**	**7**	**12.5%**

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
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	$650	$0	$0	$650
Two	$0	$700	$0	$0	$717
Three	$1,200	$1,250	$0	$0	$1,017
Four	$850	$0	$0	$0	$850
Total	**$1,037.5**	**$790**	**$850**	**$0**	**$915.3**

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
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	$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
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	0	0	0%
$750 to $999	1	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	2	0	0%
Total	**4**	**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 3.1 percent.

Table III.8.69 Apartment Market Rate Rents by Vacancy Status Green River city 2021b Survey of Rental Properties			
Average Rents	**Apartment Units**	**Available Apartment Units**	**Vacancy Rate**
Less Than $500	0	0	0%
$500 to $749	32	1	3.1%
$750 to $999	0	0	0%
$1,000 to $1,249	24	6	25%
$1,250 to $1,499	0	0	0%
Above $1,500	0	0	0%
Missing	0	0	0%
Total	**56**	**7**	**12.5%**

Respondents were asked if utilities are included in the rent and as shown in Table III.8.70, 5 respondents, or 62.5 percent, included some sort of utility in the rent.

Table III.8.70 Are there any utilities included with the rent? Green River city 2021b Survey of Rental Properties	
Period	**Respondent**
Yes	5
No	3
% Offering Utilities	**62.5%**

The type of utility included in the rent is shown in Table III.8.71. There were 20 respondents who included electricity, 15 respondents who included natural gas, 106 respondents who included water and sewer and 117 respondents included trash collection in the rent.

Table III.8.71 Which utilities are included with the rent? Green River city 2021b Survey of Rental Properties	
Type of Utility Provided	**Respondent**
Electricity	20
Natural Gas	15
Water/Sewer	106
Trash Collection	117

Perceived Need for Housing Units

Table III.8.72, 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.8.72
Do you keep a waiting list?
Green River city
2021b Survey of Rental Properties

Period	Respondent
Yes	0
No	8
Waitlist Size	**0**

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 41 units were in good condition, or 26.8 percent and 1 units, or 0.7 percent, being in average condition. Details by unit type and condition are displayed.

Table III.8.73
Condition by Unit Type
Green River city
2021b Survey of Rental Properties

Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	1	0.7%
Good	41	26.8%
Excellent	24	15.7%
Don't Know	0	0%
Total	**153**	**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, 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.8.74
If you had the opportunity to own/manage more units, how many would you prefer
Green River city
2021b Survey of Rental Properties

Unit Type	Respondents citing more units
Single family units	0
Duplex Units	1
Apartments	1
Mobile homes	0
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.8.75
Households with Housing Problems by Income
Green River city
2014-2018 HUD CHAS Data

Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	115	245	360
30.1-50% HAMFI	70	60	130
50.1-80% HAMFI	110	15	125
80.1-95% HAMFI	15	20	35
95 – 115% HAMFI	35	0	35
115.1% HAMFI or more	0	0	0
Total	345	340	685
Without Housing Problems			
30% HAMFI or less	90	60	150
30.1-50% HAMFI	110	65	175
50.1-80% HAMFI	430	185	615
80.1-95% HAMFI	360	85	445
95 – 115% HAMFI	285	19	304
115.1% HAMFI or more	1,705	210	1,915
Total	2,980	624	3,604
Not Computed			
30% HAMFI or less	10	40	50
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	40	50
Total			
30% HAMFI or less	215	345	560
30.1-50% HAMFI	180	125	305
50.1-80% HAMFI	540	200	740
80.1-95% HAMFI	375	105	480
95 – 115% HAMFI	320	19	339
115.1% HAMFI or more	1,705	210	1,915
Total	**3,335**	**1,004**	**4,339**

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 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

be seen there were a total of 345 owner occupied and 340 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 4,439 owner and 1,500 renter occupied households or a total of 5,939 households. By 2050 there are estimated to be 5,201 owner, 1,730 renter for a total of 6,931 households in Green River city.

Table III.8.76
Total Estimated Housing Forecast
Green River city
Strong Growth Scenario

Year	Owner	Renter	Total
2020	3,928	1,341	5,269
2025	4,227	1,434	5,661
2030	4,439	1,500	5,939
2035	4,642	1,562	6,204
2040	4,836	1,621	6,457
2045	5,020	1,676	6,696
2050	5,201	1,730	6,931

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 947 owner-occupied and 505 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 2,444 households, of which 363 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 423 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	47	61	74	87	99	110
%	0	40	51	62	73	82	92
%	0	119	153	186	218	247	277
%	0	83	106	129	151	172	192
5%	0	71	91	110	129	147	164
	0	376	484	588	687	781	874
	0	**735**	**947**	**1,150**	**1,344**	**1,528**	**1,709**
				Renter			
	0	151	174	195	215	234	253
%	0	55	63	71	78	85	92
%	0	87	101	113	125	136	146
%	0	46	53	59	65	71	77
5%	0	8	10	11	12	13	14
	0	92	106	119	131	142	154
	0	**439**	**505**	**567**	**626**	**681**	**735**
				Total			
	0	198	235	269	302	333	363
%	0	94	114	133	150	167	184
%	0	206	254	299	342	383	423
%	0	129	159	189	217	243	269
5%	0	79	100	121	141	160	178
	0	468	590	707	818	924	1,027
	0	**1,174**	**1,452**	**1,717**	**1,970**	**2,209**	**2,444**

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 1,477 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 2,070 owner and 1,072 renter occupied households for a total of 3,142 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%	149	168	181	195	207	219	231
30.1-50%	97	113	124	135	146	156	166
50.1-80%	186	234	269	301	333	363	392
80.1-95%	65	98	122	145	167	188	208
95.1-115%	78	107	128	147	166	183	201
115+%	223	376	484	588	687	781	874
Total	**797**	**1,096**	**1,308**	**1,511**	**1,705**	**1,889**	**2,070**
				Renter			
0-30%	362	394	416	438	458	477	495
30.1-50%	103	114	122	130	137	144	151
50.1-80%	84	102	115	128	140	151	161
80.1-95%	56	66	73	79	85	91	97
95.1-115%	7	8	10	11	12	13	14
115+%	72	92	106	119	131	142	154
Total	**681**	**776**	**842**	**904**	**963**	**1,018**	**1,072**
				Total			
0-30%	510	561	598	632	665	696	726
30.1-50%	199	227	247	265	283	300	317
50.1-80%	270	337	384	429	472	513	553
80.1-95%	121	164	195	224	252	279	305
95.1-115%	85	115	137	158	177	196	215
115+%	295	468	590	707	818	924	1,027
Total	**1,477**	**1,872**	**2,150**	**2,415**	**2,668**	**2,907**	**3,142**