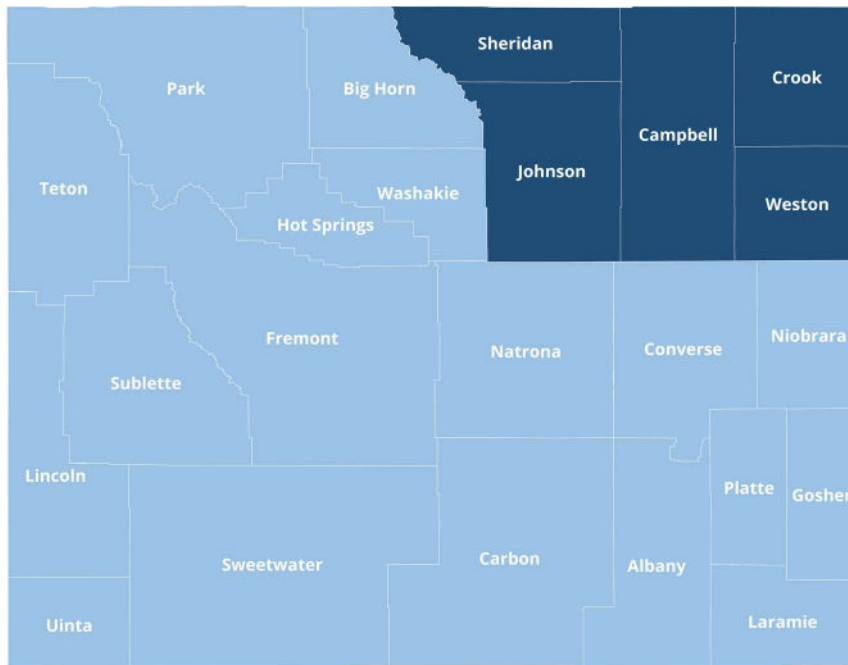


SECTION III.

Northeast Region

This regional summary provides demographic, economic, and housing market data for the Northeast Region. Wyoming’s Northeast Region is comprised of Campbell county, Crook county, Johnson county, Sheridan county, and Weston county.

Northeast Region



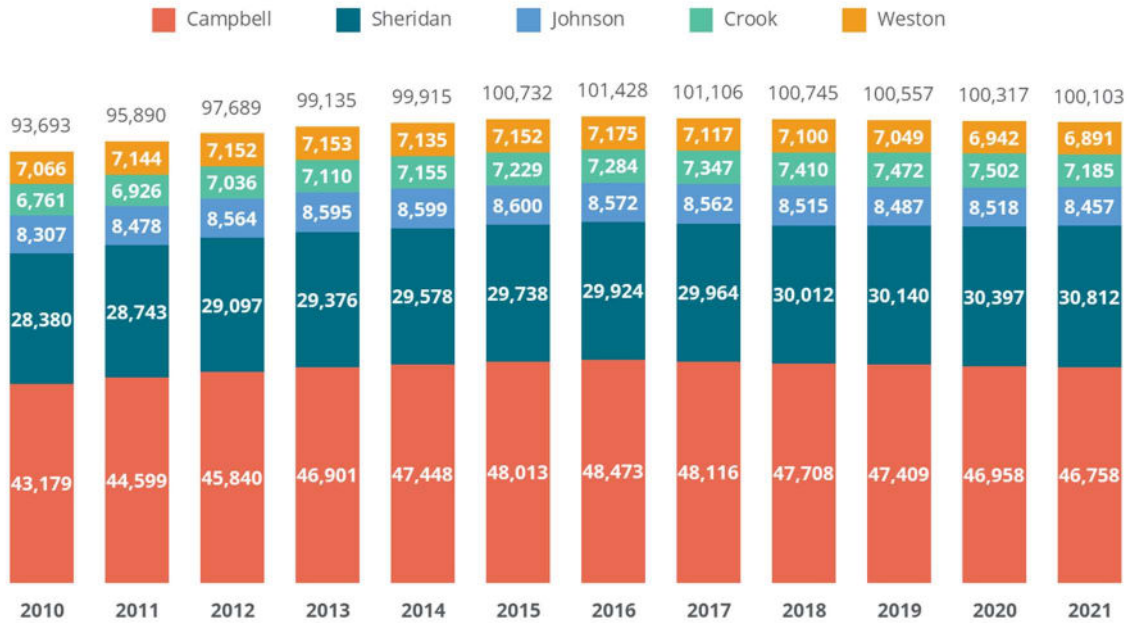
Demographic Trends

Population growth. The population of Wyoming’s Northeast Region grew by around 6.8% from 2010 to 2021 as the State of Wyoming’s population grew by around 5.7%. As shown in Figure III-1, the Northeast Region’s population increased each year from 93,693 residents in 2010 to 101,428 residents in 2016 and decreased modestly each year from 2016 to 100,103 residents in 2021. This trend mirrors trends in the State of Wyoming’s population, which grew each year from 2010 to 2017 and has modestly decreased since.

The populations of the four largest counties in the Region (Campbell, Sheridan, Johnson, and Crook counties) increased overall between 2010 and 2021, while Weston county’s population decreased by 2.5%. The highest rates of population growth occurred in Sheridan (8.6%) and Campbell (8.3%) counties, the two largest counties in the region.

Campbell and Sheridan counties make up 47% and 31% of the region's population, respectively. Campbell, Johnson and Weston counties experienced zero or positive annual population growth until the mid-to-late 2010s when they entered prolonged periods of zero or negative growth. Sheridan county had positive or zero annual population growth throughout. Crook county had negative annual population growth only in 2021.

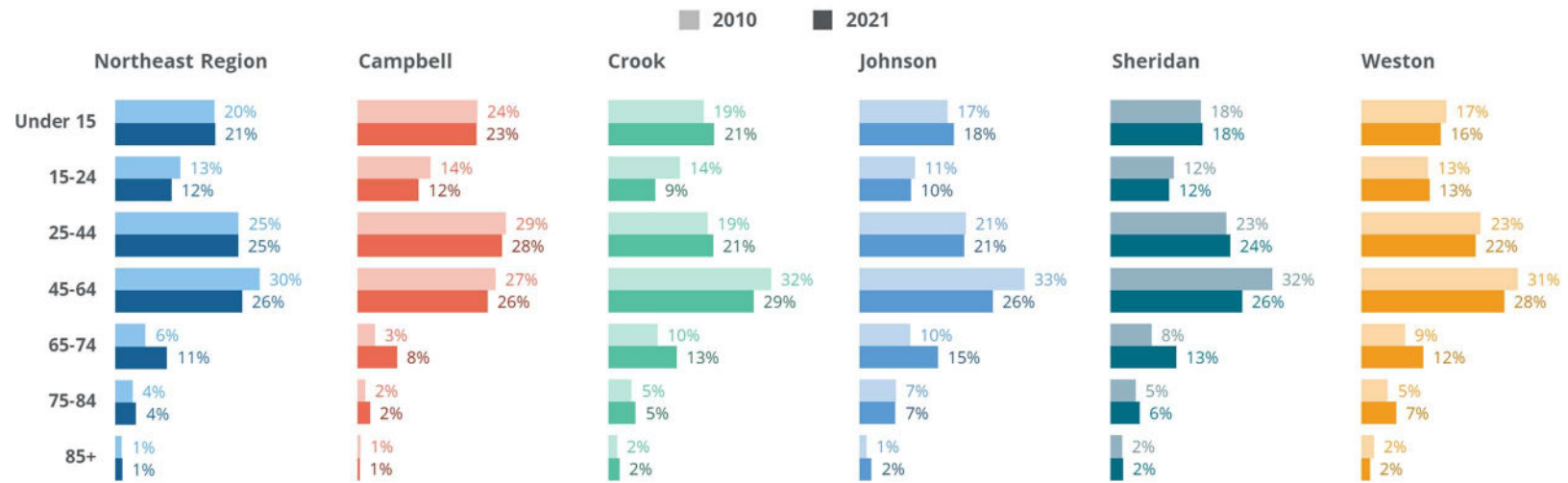
Figure III-1.
Population, Northeast Region, 2010-2021



Source: 2010-2021 5-year ACS and Root Policy Research.

Age distribution. As shown in Figure III-2, between 2010 and 2021, the Northeast Region's share of residents aged 65 and older increased by around five percentage points from 11% to 16%. The share of residents aged 65 and older increased in each county in the Northeast Region. At the same time, the Region's share of residents aged 25-64 decreased by around four percentage points from 55% to 51%. Each county within the Region experienced decreases in the share of residents aged 25-64. The Northeast Region's growing senior population underscores the importance of providing aging-friendly housing options moving forward, while the Region's shrinking share of working-aged individuals raises concerns about a shrinking workforce.

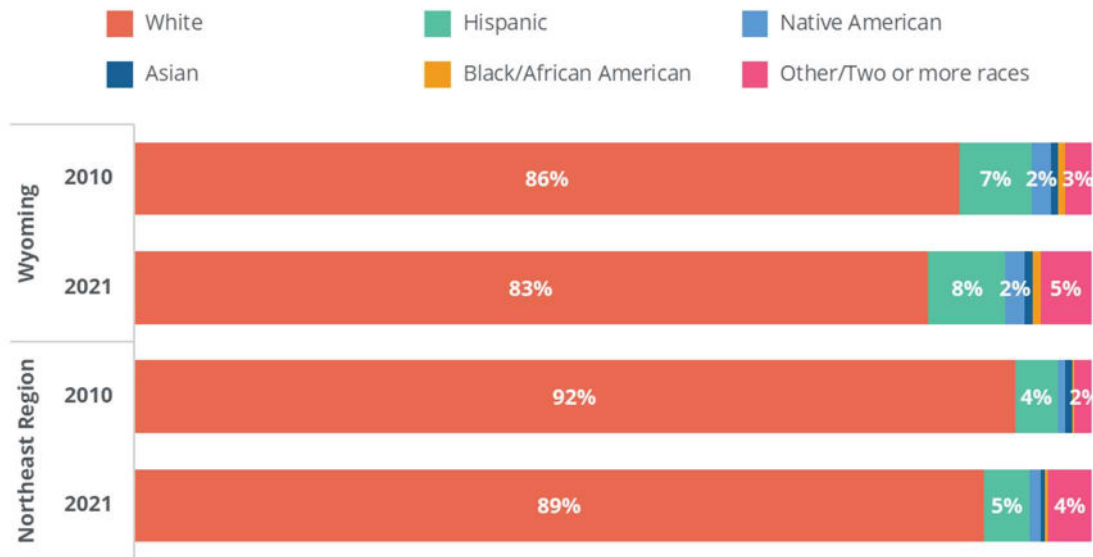
Figure III-2.
Age Distribution, Northeast Region, 2010 and 2021



Source: 2010 and 2021 5-year ACS and Root Policy Research.

Racial and ethnic distribution. As shown in Figure III-3, the Northeast Region is less diverse than the state; the share of the population identifying as non-Hispanic White is six percentage points higher in the Northeast Region than in Wyoming. However, the Northeast Region’s population has become more racially and ethnically diverse since 2010. The share of non-Hispanic White residents has decreased by three percentage points, while the shares of the population identifying as Hispanic and other/two or more races increased by one and two percentage points, respectively.

Figure III-3.
Race and Ethnicity, Wyoming and Northeast Region, 2010 and 2021

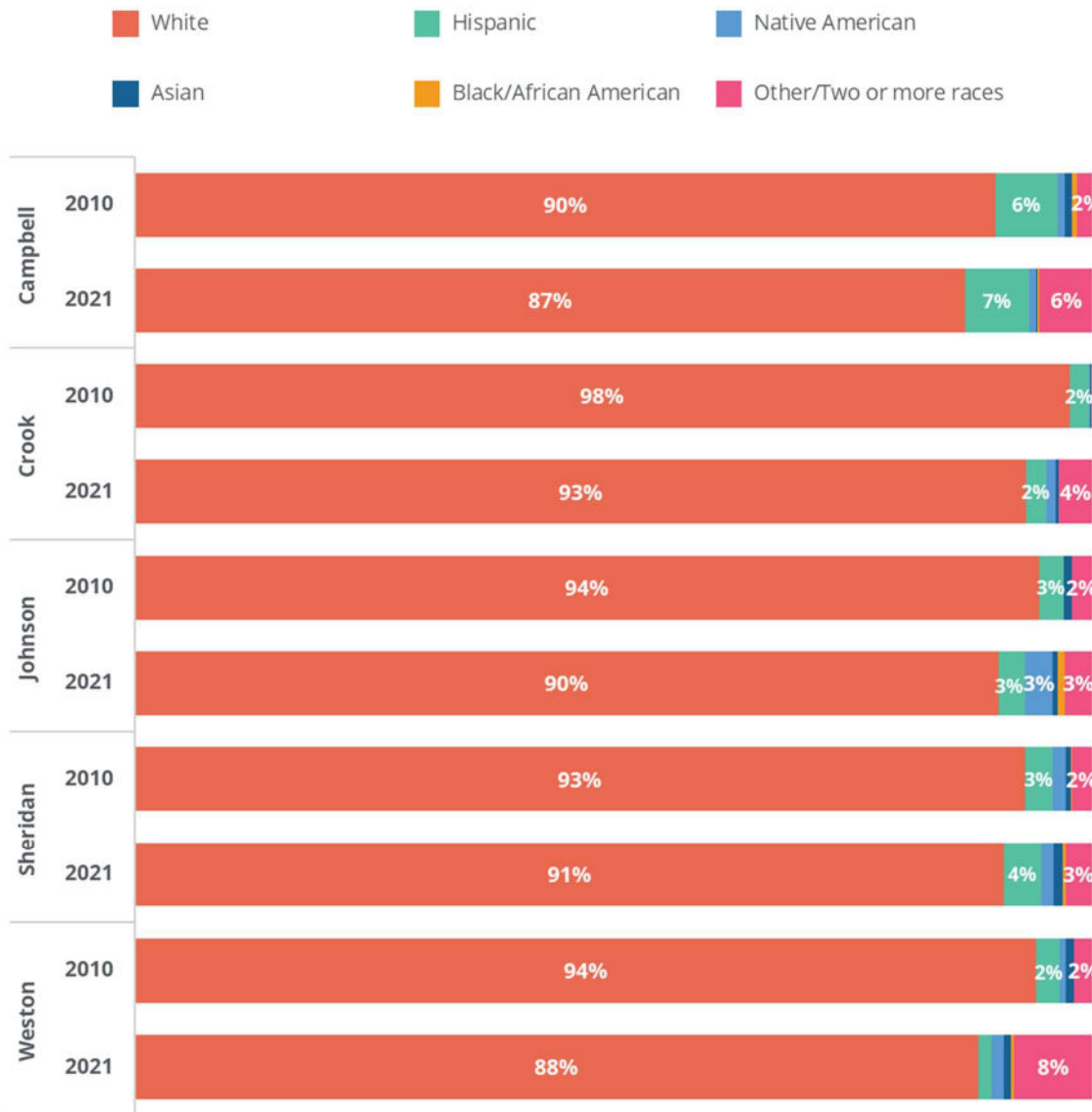


Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

Source: 2010 and 2021 5-year ACS and Root Policy Research.

Figure III-4 shows racial and ethnic distributions for each county within the Northeast Region in 2010 and 2021. Campbell county is the most racially and ethnically diverse county within the Northeast Region, followed by Weston county. Crook county is the least racially and ethnically diverse county in the Region. Campbell county has the largest share of Hispanic residents and is home to 65% of the Northeast Region’s Hispanic population. Weston county’s population identifying as other/two or more races quadrupled as a share of its total population between 2010 and 2021.

Figure III-4.
Race and Ethnicity, Northeast Region, Counties 2010 and 2021



Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

Source: 2010 and 2021 5-year ACS and Root Policy Research.

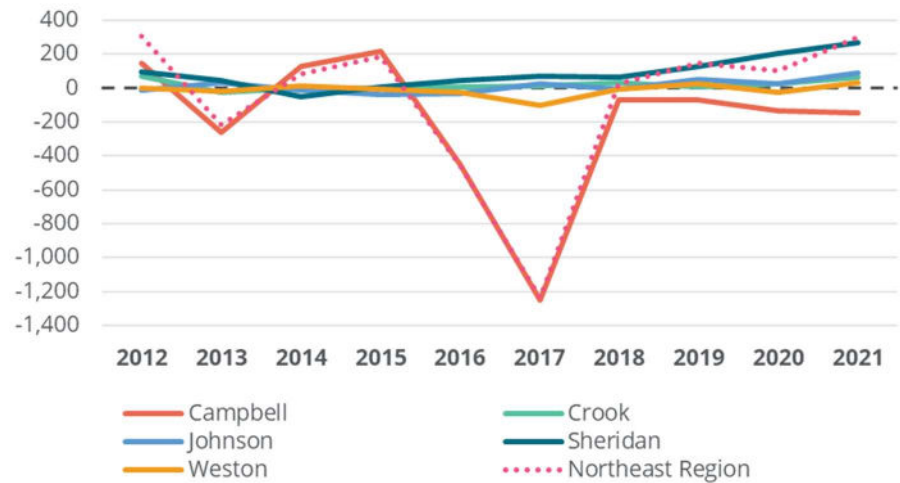
Migration. Figure III-5 shows net migration data based on year-to-year address changes reported on individual income tax returns filed with the IRS for each county in Wyoming’s Northeast Region from 2012 to 2021. Net migration¹ in the Northeast Region was positive

¹ Net migration is the difference between inflows and outflows, where inflows represent the number of new households who filed a return in the county and filed a return in a different county the previous year and outflows are

in 2012, negative in 2013, and positive in 2014 and 2015 before becoming negative in 2016 and 2017, tracking Campbell county's significant negative net migration alongside the energy sector's contraction. As Campbell county's negative net migration recovered to near-zero negative numbers in 2018, the Region's net migration became positive. Regional net migration remained positive through 2021.

**Figure III-5.
Net Migration,
Northeast
Region, Counties,
2012-2021**

Source:
Internal Revenue Service and
Root Policy Research.



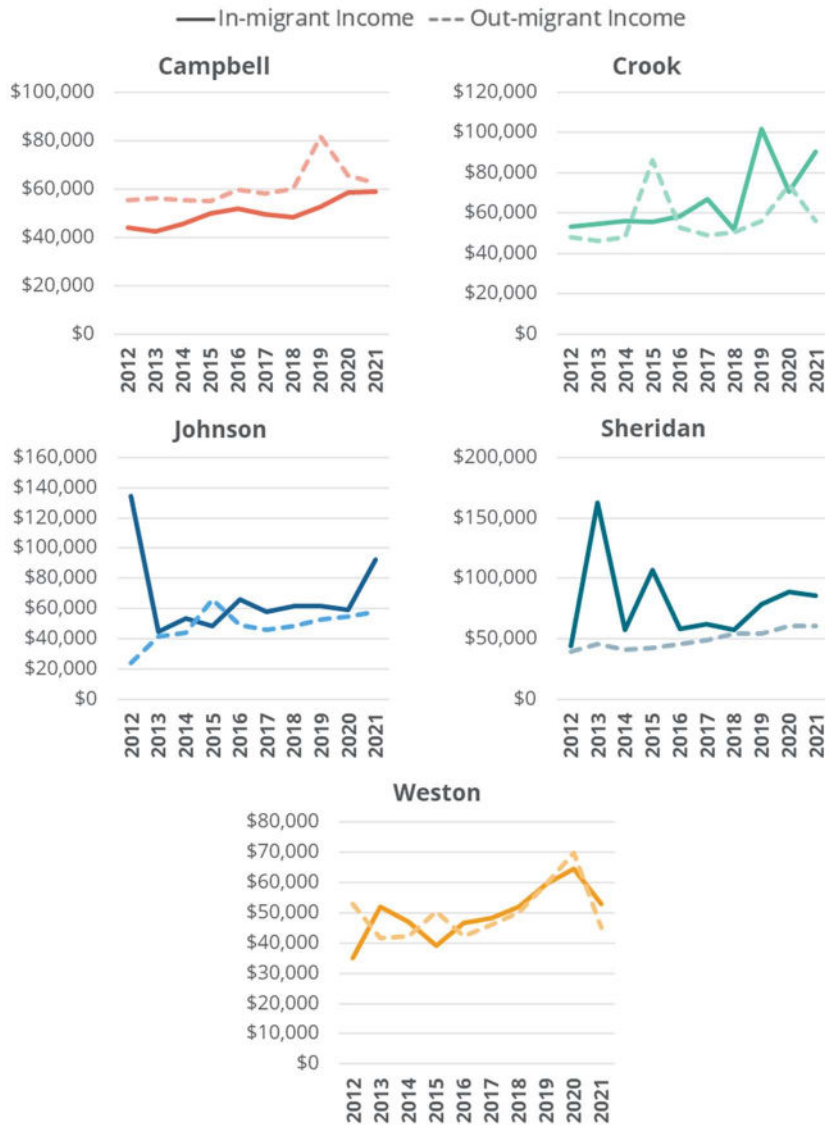
IRS data also provide the total adjusted gross income, which allows the estimation of the average adjusted gross income² for inflow and outflow returns each year. Figure III-6 shows the difference between the average income of in-migrants and the average income of out-migrants for each county in the Northeast Region from 2012 to 2021 to identify migration-driven trends in income. It should be noted that these are averages and can be skewed by a small number of very high income households in some of the years. Key trends are outlined here:

- In Johnson and Sheridan counties in-migrants tended to have higher average incomes than out-migrants. In Weston county, the average income of in-migrants has been similar to the average income of out-migrants.
- Households moving out of Campbell county have had higher average incomes than households moving into the county.
- In Crook county, since 2016, in-migrants tended to have higher average incomes than out-migrants.

the number of households who filed a return in a county other than the specified county and had filed a return in the specified county the previous year.

² Adjusted Gross Income (AGI) is defined as gross income minus adjustments to income. Gross income includes your wages, dividends, capital gains, business income, retirement distributions as well as other income. Adjustments to Income include such items as Educator expenses, Student loan interest, Alimony payments or contributions to a retirement account.

Figure III-6.
Average Income of In-migrants and Out-migrants, Northeast Region, Counties 2012-2021



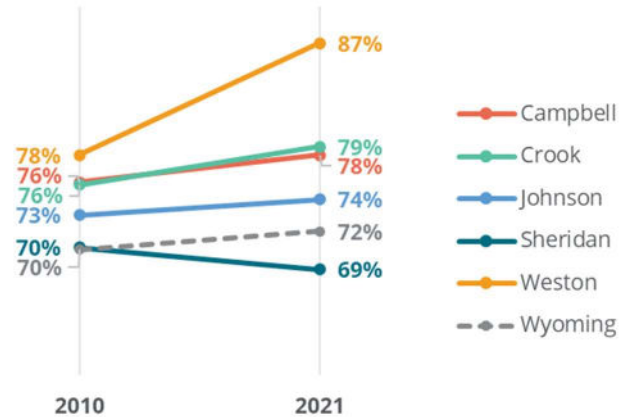
Source: Internal Revenue Service and Root Policy Research.

Homeownership. Estimates of homeownership rates for each county in the Northeast Region are shown in Figure III-7. As of 2021, all counties in the Northeast Region have homeownership rates higher than that of Wyoming as a whole. Weston county has the highest homeownership rate of any county in the Northeast Region and in Wyoming.

Between 2010 and 2021, homeownership decreased only in Sheridan county (by one percentage point). Homeownership increased in Crook county by three percentage points, in Campbell county by two percentage points, and in Johnson county by one percentage point.

While it is estimated that Weston county saw a nine percentage point increase in homeownership over the time studied, it should be noted that this county's estimated homeownership rate had substantial margins of error in both 2010 and 2021. There are several possible explanations for this county's large increase in homeownership. First, in line with regional trends, the share of Weston county's population aged 65 and older, an age group more likely to own their homes, has increased significantly since 2010. Second, total employment in Weston county increased by 4% over the time studied while regional employment fell by 6%.

Figure III-7.
Homeownership Rates,
Northeast Region, Counties
2010 and 2021



Source:
 2010 and 2021 5-year ACS and Root Policy
 Research.

Income and poverty. Figure III-8 shows median income for homeowners and renters in each county in Wyoming's Northeast Region. Key trends in median income by tenure are outlined here.

- In 2021, median income for renters in the Northeast Region is around 40-45% of median owner income in Campbell, Johnson, Sheridan, and Weston counties and around 68% of median owner income in Crook county.
- From 2010 to 2021, median income for both owners and renters increased for both owners and renters in Crook and Sheridan counties. This trend may be partially migration-driven in Crook county as in-migrants have had higher average incomes than out-migrants in most years studied.
- Median income increased for homeowners and decreased for renters in Campbell, Johnson, and Weston counties.
- In 2021, the median homeowner income for each county in the Northeast Region except for Campbell county is lower than that of Wyoming. The median renter income for each county in the Region except for Crook county is lower than that of Wyoming.

**Figure III-8.
Median Income by
Tenure, Northeast
Region, Counties, 2010
and 2021**

Source:
2010 and 2021 5-year ACS and Root Policy
Research.

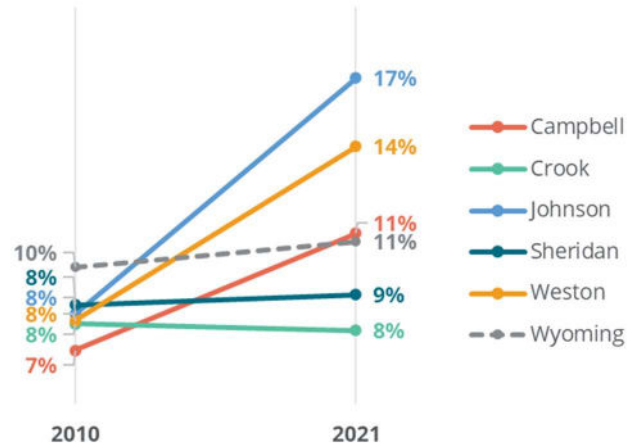
	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
Campbell				
Owner	\$86,445	\$94,857	\$8,412	10%
Renter	\$48,008	\$38,333	-\$9,675	-20%
Crook				
Owner	\$55,663	\$70,625	\$14,962	27%
Renter	\$38,203	\$48,281	\$10,078	26%
Johnson				
Owner	\$50,814	\$67,256	\$16,442	32%
Renter	\$38,125	\$27,120	-\$11,005	-29%
Sheridan				
Owner	\$57,683	\$81,519	\$23,836	41%
Renter	\$31,618	\$35,634	\$4,016	13%
Weston				
Owner	\$60,333	\$74,032	\$13,699	23%
Renter	\$35,601	\$33,646	-\$1,955	-5%
Wyoming				
Owner	\$64,489	\$81,875	\$17,386	27%
Renter	\$33,550	\$39,506	\$5,956	18%

Poverty rates for each county in Wyoming’s Northeast Region are presented in Figure III-9. In 2021, Sheridan and Crook counties had poverty rates lower than that of Wyoming (11 percent). Johnson, Weston, and Campbell counties had poverty rates higher than that of the state in 2021.

Between 2010 and 2021, poverty rates increased by around eight percentage points in Johnson county, by six percentage points in Weston county, by four percentage points in Campbell county, and by less than one percentage point in Sheridan county. Crook county’s poverty rate remained constant.

**Figure III-9.
Poverty Rate, Northeast
Region, Counties, 2010 and
2021**

Source:
2010 and 2021 5-year ACS and Root Policy Research.

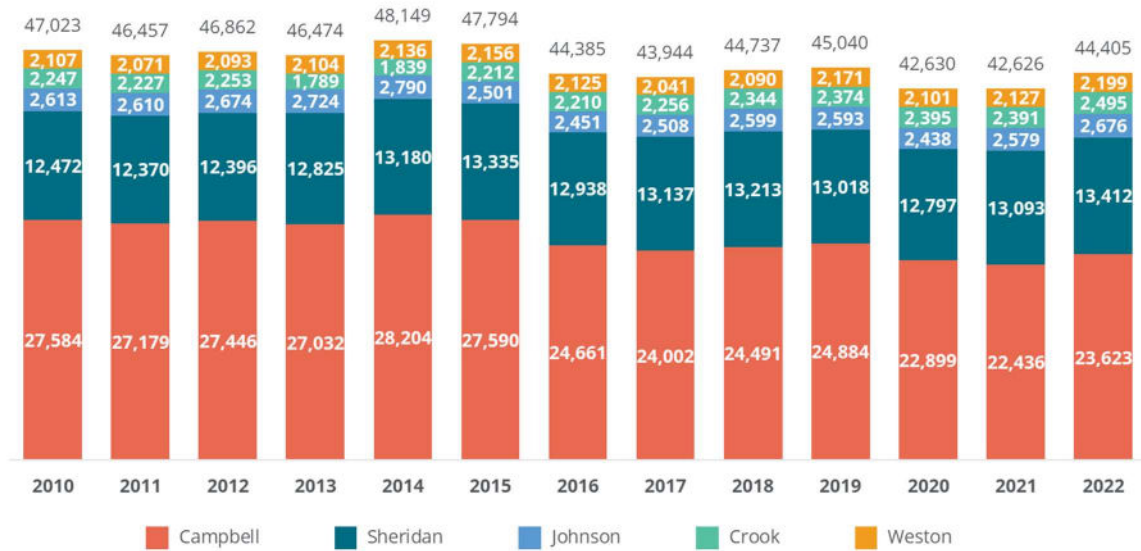


Economic Trends

Employment. As shown in Figure III-10 below, total employment in the Northeast Region decreased by nearly 6% between 2010 and 2022. Total employment hovered around 47,000 jobs until 2015; in 2016 employment dropped by over 3,000 jobs and losses were concentrated in Campbell and Sheridan counties. The Region saw positive employment growth in 2018 and 2019 before reaching a low of around 42,630 jobs with the pandemic in 2020 and 2021. In 2022 regional employment recovered to pre-pandemic levels.

For each year studied, as expected the two most populous counties accounted for the two largest shares of regional employment. In 2021, Campbell county was the only county for which the county's share of regional employment (53%) was larger than its share of the regional population (47%). For the other counties, the share of regional employment was 1% to 2% smaller than its share of the regional population.

Figure III-10.
Total Employment by County, Northeast Region, Counties, 2010 to 2022



Source: Quarterly Census of Employment and Wages and Root Policy Research.

The three largest industries in the Northeast Region by employment are Education & Health Services (21% of total jobs); Trade, Transportation, & Utilities (20% of total jobs); and Natural Resources & Mining (15% of total jobs).

Figures III-11 to III-15 provide a detailed overview of employment within each county of Wyoming’s Northeast Region. Figures are presented in the order of highest to lowest total employment.

As shown in Figure III-11, total employment in Campbell county fell by 14% (-3,691 jobs) between 2010 and 2022. In 2022 as in 2010, Campbell county’s two largest industries by employment are Natural Resources & Mining (5,540 jobs) and Trade, Transportation, & Utilities (4,875 jobs). Between 2010 and 2022, Education & Health Services surpassed Construction to become the county’s third largest sector by employment.

Employment within the Education & Health Services industry experienced the largest total growth (+604 jobs), followed by Leisure & Hospitality (+438 jobs). Natural Resources & Mining (-2,420 jobs) and Construction (-1,665 jobs) experienced the greatest job losses. Taken together, these changes indicate that the economy of Campbell county, the largest county in the region by employment and by population, has become less goods-oriented and more service-oriented. Recalling Figures III-5 and III-6, Campbell county drove a negative net migration for the Region in 2016 and 2017 and experienced migration-driven income decreases likely due to the Natural Resources & Mining industry’s reaction to falling energy prices in these years.

Figure III-11.
Employment by Industry, Campbell County, 2010 and 2022

Campbell County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	12,029	7,897	-4,132	-34%
Natural Resources & Mining	7,924	5,504	-2,420	-31%
Construction	3,593	1,928	-1,665	-46%
Manufacturing	512	465	-47	-9%
Service Providing	15,555	15,726	171	1%
Trade, Transportation, & Utilities	5,125	4,875	-250	-5%
Information	210	244	34	16%
Financial Activities	697	699	2	0%
Professional & Business Services	1,744	1,568	-176	-10%
Education & Health Services	3,496	4,100	604	17%
Leisure & Hospitality	2,016	2,454	438	22%
Other Services	878	694	-184	-21%
Public Administration	1,389	1,092	-297	-21%
All Industries	27,584	23,623	-3,961	-14%

Source: Quarterly Census of Employment and Wages and Root Policy Research.

Figure III-12 below shows employment in Sheridan county, the second largest county in the Northeast Region in terms of population and employment. Total employment in Sheridan county grew by 940 jobs, or 8%, between 2010 and 2022.

In both 2010 and 2022, Sheridan county's three largest sectors by employment are Education & Health Services (3,905 jobs), Trade, Transportation, & Utilities (2,448 jobs), and Leisure & Hospitality (1,618 jobs). Employment within the Manufacturing industry experienced the largest total growth (+585 jobs, a 230% growth), followed by Construction (+240 jobs). The greatest job losses took place in the Natural Resources & Mining industry (-331 jobs). The 25% growth in the Goods Producing sector of Sheridan county's economy is due to growth in Construction and Manufacturing which outweighed the contraction of the Natural Resources & Mining industry.

Figure III-12.
Employment by Industry, Sheridan County, 2010 and 2022

Sheridan County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	1,953	2,446	493	25%
Natural Resources & Mining	615	284	-331	-54%
Construction	1,084	1,324	240	22%
Manufacturing	254	839	585	230%
Service Providing	10,519	10,966	447	4%
Trade, Transportation, & Utilities	2,456	2,448	-8	0%
Information	182	161	-21	-12%
Financial Activities	575	695	120	21%
Professional & Business Services	916	1,147	231	25%
Education & Health Services	3,689	3,905	216	6%
Leisure & Hospitality	1,655	1,618	-37	-2%
Other Services	434	451	17	4%
Public Administration	612	541	-71	-12%
All Industries	12,472	13,412	940	8%

Source: Quarterly Census of Employment and Wages and Root Policy Research.

Figure III-13 below shows employment details for Johnson county. Across the time studied, total employment in the county increased by 2%, or 63 jobs. Alongside this job growth, the county saw a positive net migration of around 5% between 2011 and 2021.

In both 2010 and 2022, Johnson county's three largest sectors by employment were Leisure & Hospitality (561 jobs); Trade, Transportation, & Utilities (517 jobs); and Public Administration (320 jobs). Over the time studied, the Professional & Business Services industry and the Manufacturing industry added the most jobs, at +58 and +40 new jobs, respectively. The greatest jobs losses were experienced by the Construction industry (-75 jobs).

Figure III-13.
Employment by Industry, Johnson County, 2010 and 2022

Johnson County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	563	558	-5	-1%
Natural Resources & Mining	214	243	29	14%
Construction	305	230	-75	-25%
Manufacturing	45	85	40	89%
Service Providing	2,050	2,118	68	3%
Trade, Transportation, & Utilities	538	517	-21	-4%
Information	37	40	3	8%
Financial Activities	157	125	-32	-20%
Professional & Business Services	154	212	58	38%
Education & Health Services	195	224	29	15%
Leisure & Hospitality	530	561	31	6%
Other Services	109	119	10	9%
Public Administration	330	320	-10	-3%
All Industries	2,613	2,676	63	2%

Source: Quarterly Census of Employment and Wages and Root Policy Research.

As shown in Figure III-14 below, total employment in Crook county grew by 11% (+248 jobs) between 2010 and 2022, explaining the county's positive net migration across the time studied. In 2022 and in 2010, Crook county's three largest industries by employment are Education & Health Services (545 jobs), Natural Resources & Mining (400 jobs) and Trade, Transportation, & Utilities (396 jobs). The largest total job growth took place in the Natural Resources & Mining industry (+98 jobs) and the Professional and Business Services industry (+69 jobs). The most significant job loss took place in the Public Administration industry (-18 jobs).

Figure III-14.
Employment by Industry, Crook County, 2010 and 2022

Crook County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	666	863	197	30%
Natural Resources & Mining	302	400	98	32%
Construction	200	245	45	23%
Manufacturing	164	217	53	32%
Service Providing	1,581	1,632	51	3%
Trade, Transportation, & Utilities	396	396	0	0%
Information	15	N/A	N/A	N/A
Financial Activities	61	63	2	3%
Professional & Business Services	68	137	69	101%
Education & Health Services	554	545	-9	-2%
Leisure & Hospitality	271	299	28	10%
Other Services	36	30	-6	-17%
Public Administration	180	162	-18	-10%
All Industries	2,247	2,495	248	11%

Note: Data are unavailable for categories marked "N/A". In accordance with BLS policy, data are reported under a promise of confidentiality and are published in a way so as to protect the identifiable information of reporters. BLS withholds the publication employment and wage data for any industry level when necessary to protect the identity of employers.

Source: Quarterly Census of Employment and Wages and Root Policy Research.

As shown in Figure III-15 below, total employment in Weston county increased by 92 jobs, or 4%. In both 2010 and 2022, the three largest sectors of the economy are Education & Health Services (644 jobs), Trade, Transportation, & Utilities (461 jobs), and Natural Resources & Mining (241 jobs). The largest total job growth took place in the Natural Resources & Mining industry (+66 jobs), while the most significant job loss took place in the Leisure & Hospitality Industry (-36 jobs).

Figure III-15.
Employment by Industry, Weston County, 2010 and 2022

Weston County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	468	547	79	17%
Natural Resources & Mining	175	241	66	38%
Construction	173	N/A	N/A	N/A
Manufacturing	120	N/A	N/A	N/A
Service Providing	1,639	1,652	13	1%
Trade, Transportation, & Utilities	413	461	48	12%
Information	36	25	-11	-31%
Financial Activities	79	66	-13	-16%
Professional & Business Services	58	74	16	28%
Education & Health Services	635	644	9	1%
Leisure & Hospitality	219	183	-36	-16%
Other Services	36	44	8	22%
Public Administration	163	155	-8	-5%
All Industries	2,107	2,199	92	4%

Note: Data are unavailable for categories marked "N/A." In accordance with BLS policy, data are reported under a promise of confidentiality and are published in a way so as to protect the identifiable information of reporters. BLS withholds the publication employment and wage data for any industry level when necessary to protect the identity of employers.

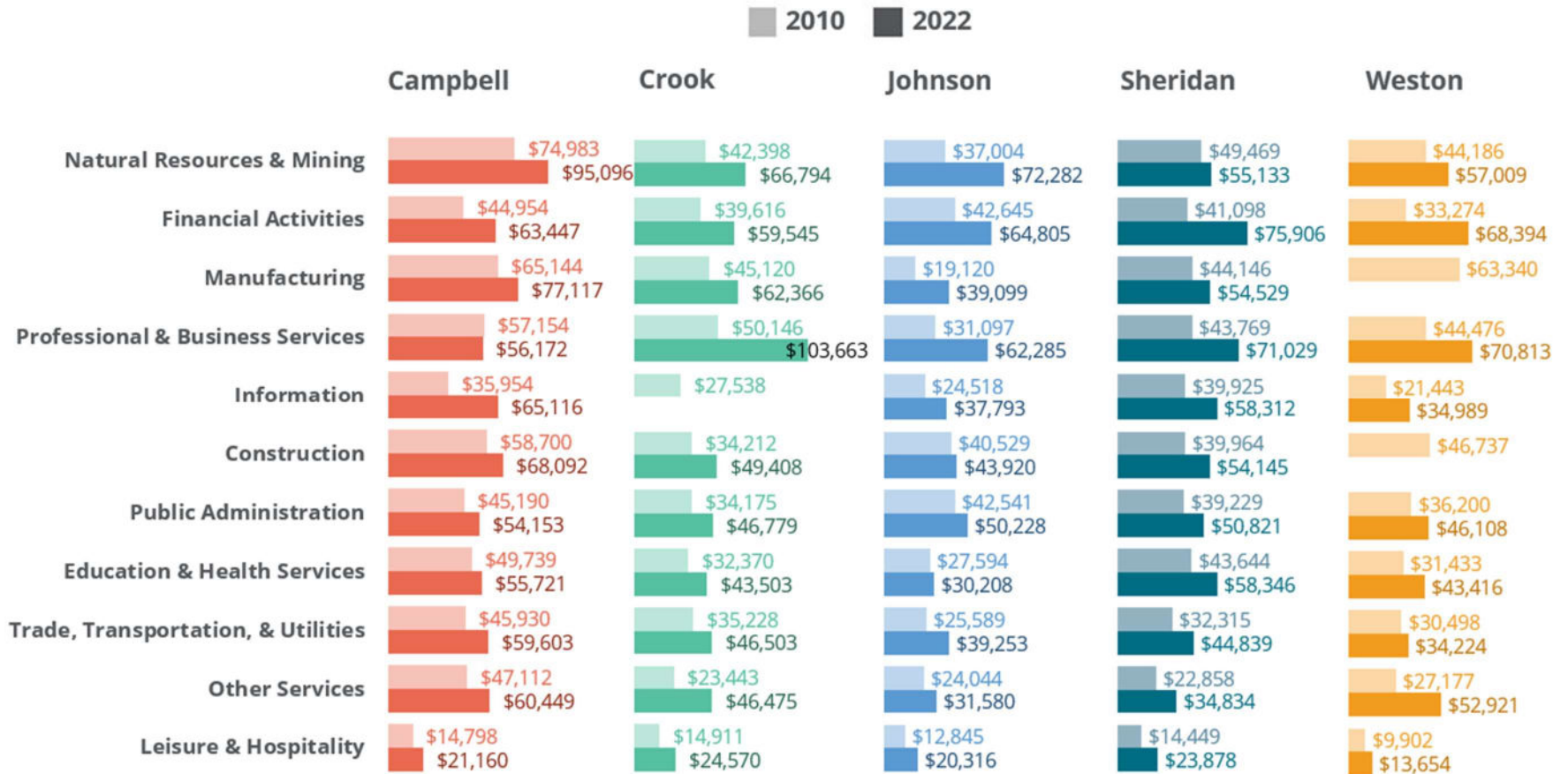
Source: Quarterly Census of Employment and Wages and Root Policy Research.

Collectively, the Northeast Region saw a 750-job increase in Service Providing jobs and a 3,368-job decrease in Goods Producing jobs, indicating that the Region's decline in employment since 2010 results from a decline in employment in Goods Producing industries.

Wages. Figure III-16 shows average annual wages by industry for each county in Wyoming's Northeast Region. Between 2010 and 2022, average annual wages grew for each industry where data are available in each county of the Region except for Campbell county's Professional & Business Services industry. The Natural Resources & Mining industry has the highest average annual wages of any industry in Campbell and Johnson counties. The Professional & Business Services industry has the highest average annual wages of any industry in Crook and Weston counties. In Sheridan county, the Financial Activities industry had the highest average annual wages.

Figure III-16.

Average Annual Wages by Industry, Northeast Region, Counties, 2010 and 2022



Note: Data are unavailable for categories without bars shown.

Source: Quarterly Census of Employment and Wages and Root Policy Research.

Housing Market Trends

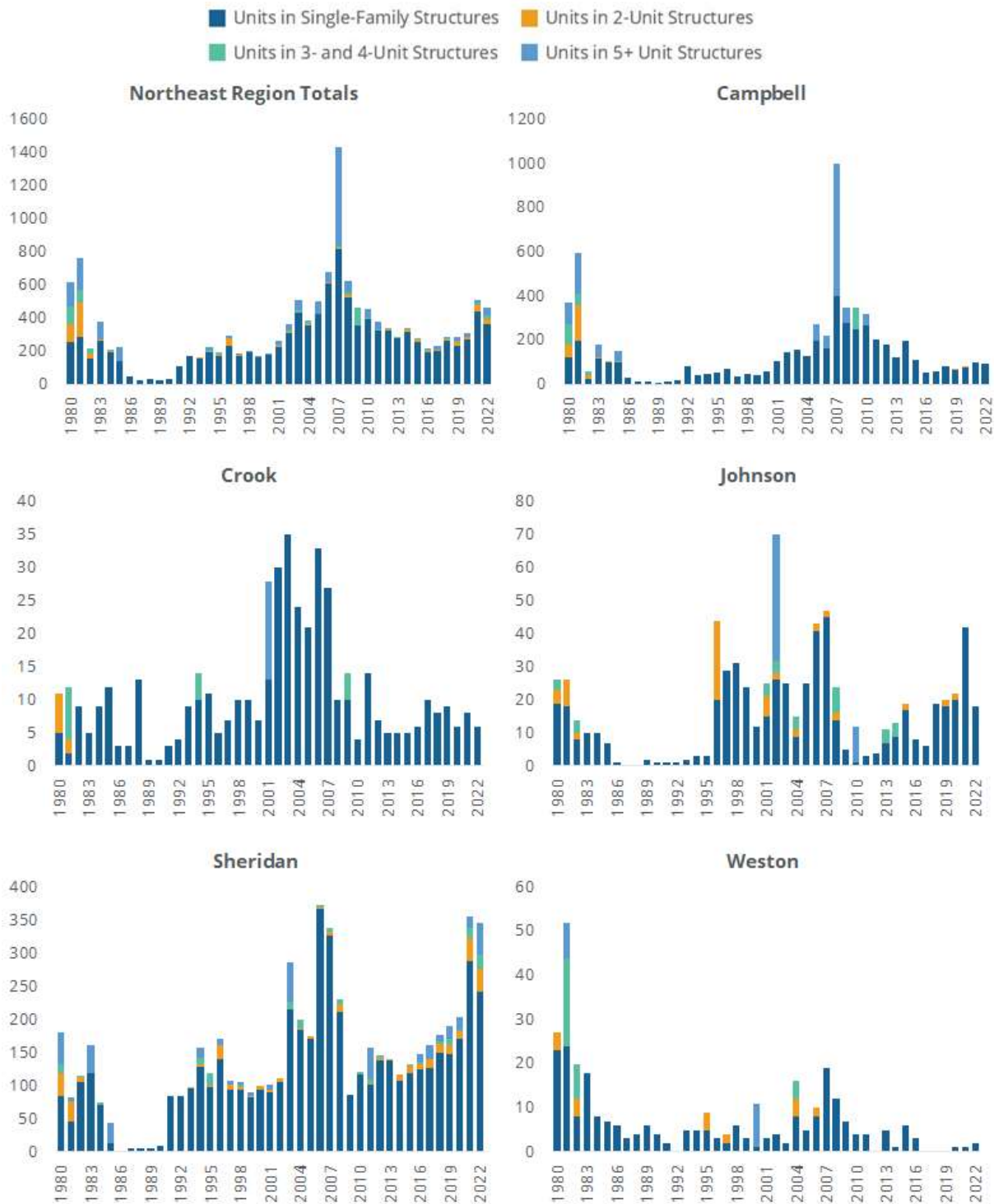
Residential building permits. Residential building permits in Wyoming's Northeast Region have been dominated by units in single-family structures. Around 79% of units permitted in the Northeast Region since 1980 are units in single-family structures and around 12% are units in multifamily structures of 5 units or more. Units in 2-unit structures account for 5% of units permitted, and units in 3- and 4-unit structures account for 4% of units permitted.

Figure III-17 below shows trends in residential building permits for the Northeast Region and each of its counties. Please note that scale differs in each geography's section of the figure based on total permits issued.

The Northeast Region and each of its counties saw relatively high volumes of building permits issued in the early 1980s before experiencing a significant drop in permits issued with the 1980s recession. The 2008 recession caused another significant drop in permits issued. Permitting levels continued to decline until the mid-2010s before gradually increasing through the early 2020s.

The highest volume of multifamily development (as indicated by building permits issued) over this period took place in Campbell county, the region's largest county, and was concentrated in the mid-2000s before the 2008 recession.

Figure III-17.
Building Permits by Units in Structure, Northeast Region, Counties, 1980-2022

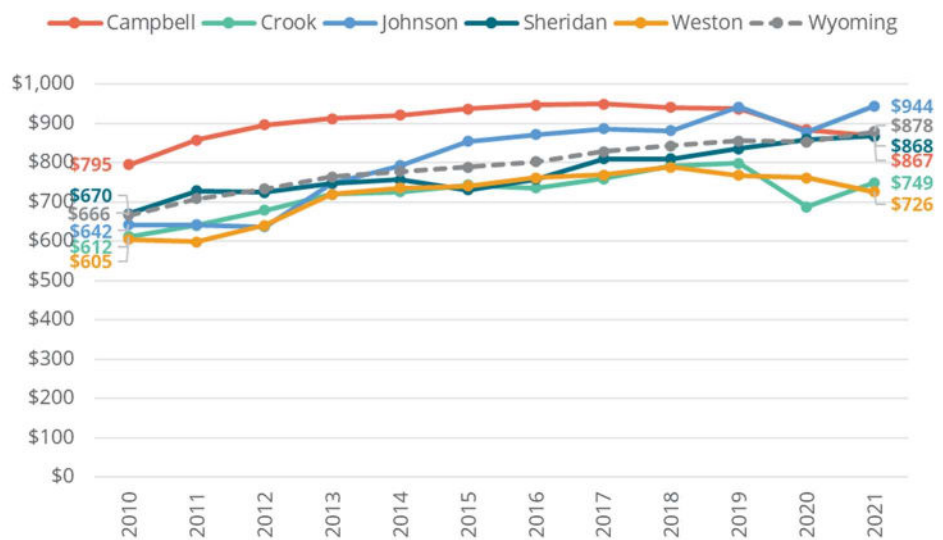


Source: U.S. Census Building Permits Survey and Root Policy Research.

Median rent. Figure III-18 shows trends in median gross rent for the state of Wyoming and counties in the Northeast Region. Wyoming and each Northeast Region county experienced a growth in median gross rents between 2010 and 2021. Johnson county saw the most significant rise in median rent (+\$302, or +47%) over the time studied. As of 2021, Johnson county has the highest median gross rent in the Northeast Region (\$944), while Weston county has the lowest (\$726).

In each year studied, median gross rent in Weston and Crook counties was lower than median gross rent for Wyoming. Sheridan county's median gross rent closely tracked that of Wyoming and exceeded it only in 2010, 2011, and 2022. Johnson and Campbell counties' median gross rents exceeded that of Wyoming for most years studied.

Figure III-18.
Median Gross Rent, Wyoming and Northeast Region, Counties, 2010-2021



Source:
 2010-2021 5-year ACS and
 Root Policy Research.

The median rent data shown above reflects rents for all rental units until 2021 according to ACS estimates. Additional detail for 2023 year-to-date median rents in units in structures containing five or more housing units is available in the table below. As data are not available for all multifamily units in each county, the final column in the table specifies the number of units reflected in the median rent estimate.

Figure III-19.
Multifamily Median Rent, Northeast Region, Counties, 2023 YTD

Note:
 Multifamily units are defined as units in buildings of 5+ units. No data are available for multifamily units in Crook county.

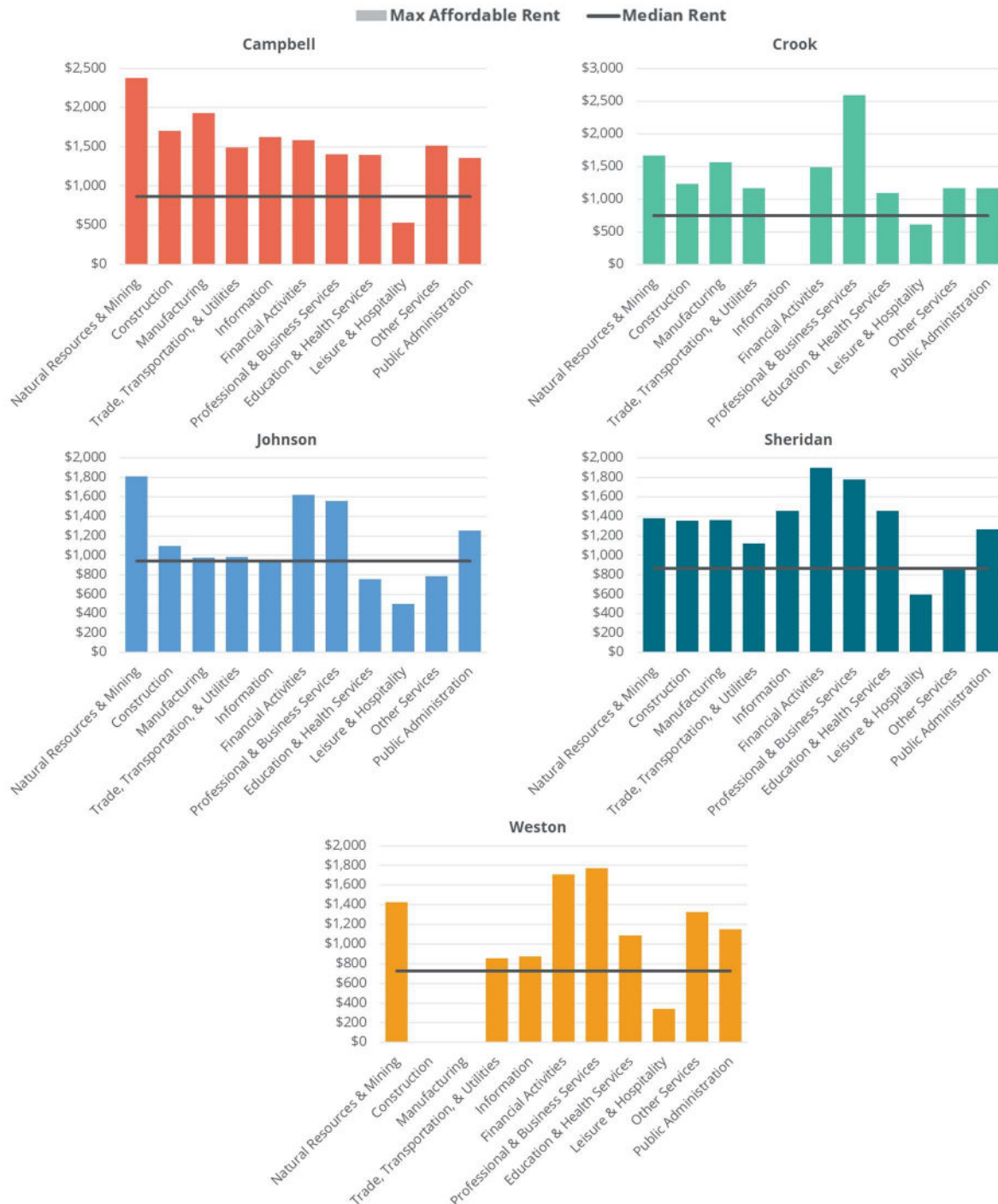
Source:
 CoStar and Root Policy Research.

	Median Rent	Units Included
Campbell	\$931	1,610
Crook	N/A	0
Johnson	\$405	30
Sheridan	\$677	400
Weston	\$1,088	24

Housing affordability by industry. The federal government considers housing to be affordable when housing cost—the rent or mortgage payment plus taxes, utilities, mortgage, insurance, and HOA fees—consumes 30% or less of a household’s gross income. Households spending more than 30% of their gross income are cost burdened.

Figures III-20 and III-21 below show housing affordability for the Northeast Region’s workforce by comparing median rent and median home sales prices with rental and ownership affordability thresholds for individuals earning the average annual wages of industries in each county. As shown in Figure III-20, median rent is affordable to individuals earning average wages for most industries with data available. Median rent is not affordable to average wage earners in the Leisure & Hospitality industry in all Northeast Region counties (which accounts for 12% of the Region’s employment) and Education & Health Services and Other Services in Johnson county.

Figure III-20
Rental Affordability by Industry, Northeast Region, Counties, 2021/22



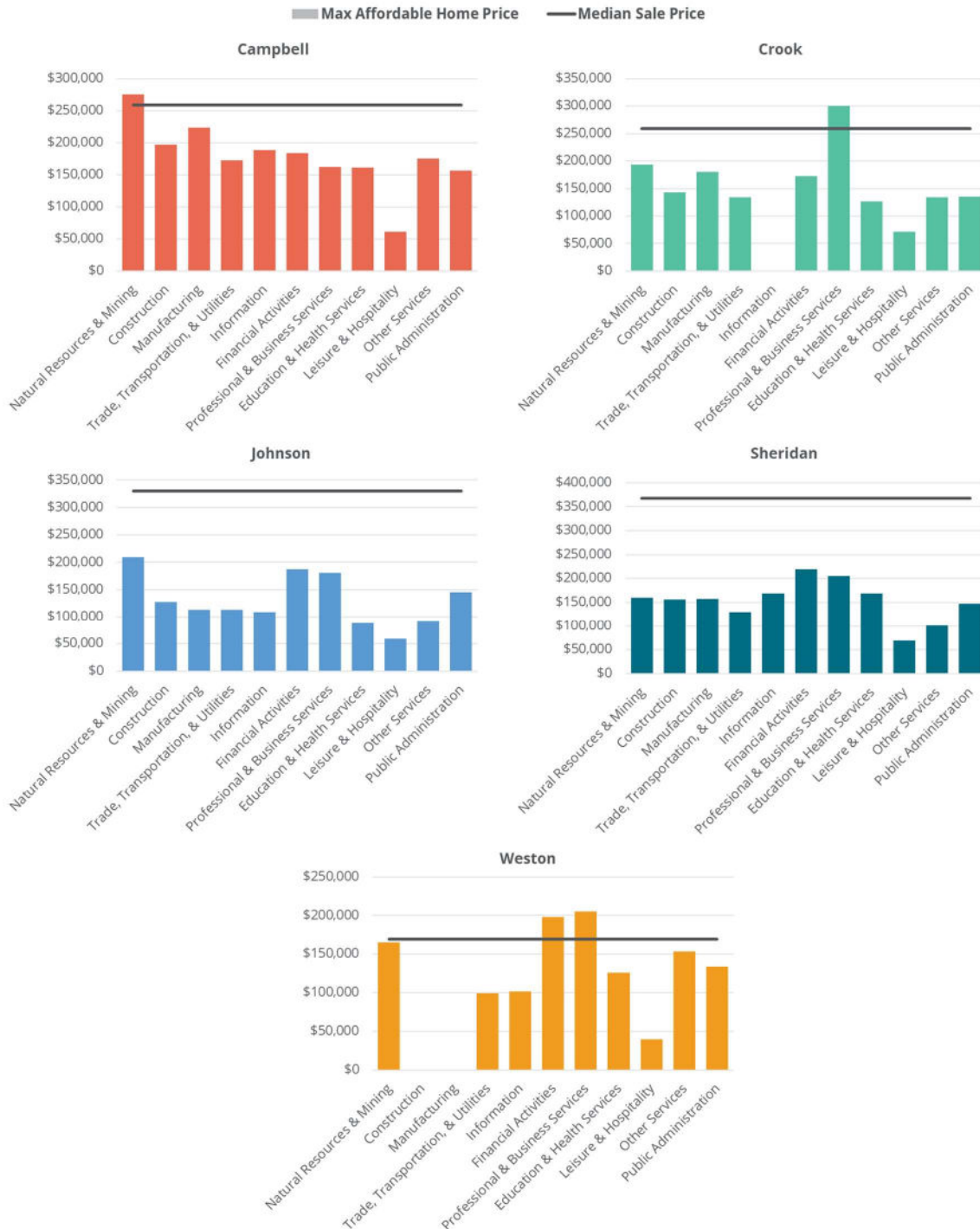
Note: Affordability estimates assume families spend no more than 30% of their income on housing. Data are unavailable for categories without bars shown. Max affordable rent estimates are based on 2022 average wage data, while median rent estimates are based on 2021 data.

Source: Quarterly Census of Employment and Wages, 2021 5-year ACS, and Root Policy Research.

Figure III-21 below shows home purchase affordability by industry. Homeownership is significantly less affordable for each industry's workforce than home rental is. Individuals earning the average wage for any industry in Johnson and Sheridan counties cannot afford to buy a home at their counties' median home sales price. Median priced homes are affordable to average wage earners in Campbell county's Natural Resources & Mining industry, Weston county's Financial Activities industry, and Crook and Weston Counties' Professional & Business Services industries.

Altogether, supposing that all employees earn the average wage for their industry in their county, 13% of the Northeast Region's workforce can afford to purchase a median-priced home in their county. Campbell county's Natural Resources & Mining industry accounts for over 95% of the population for whom median-priced homes are affordable to average wage earners, but this industry lost over 30% of its total employment between 2010 and 2021.

**Figure III-21.
Purchase Affordability by Industry, Northeast Region, Counties, 2022**



Note: Affordability estimates assume a household spends 30% of its income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance. Data are unavailable for categories without bars shown.

Source: Quarterly Census of Employment and Wages, Assessor data by the Wyoming Department of Revenue, and Root Policy Research.

Rental vacancy. Figure III-22 below shows 2023 rental vacancy rates for counties in Wyoming’s Northeast Region.³ As data are not available for all multifamily units in each county, the final column in the table specifies the number of units reflected in the vacancy rate estimate. According to 2023 estimates, Campbell and Sheridan counties have rental vacancy rates below the 5% considered healthy for the rental market, while Crook, Weston and Johnson counties have rental vacancy rates higher than the ideal 5% rate.

**Figure III-22.
Multifamily Rental Vacancy Rate,
Northeast Region, Counties, 2023
YTD**

	Multifamily Vacancy Rate	Units Included
Campbell	3.0%	2,898
Crook	7.7%	52
Johnson	8.3%	146
Sheridan	3.5%	900
Weston	7.2%	34

Note:

Rate for Crook comes from the Wyoming Rental Vacancy Survey. CoStar Multifamily units are defined as units in buildings of 5+ units. No data are available for multifamily units in Crook county.

Source:

CoStar, C&P Advisors Wyoming Rental Vacancy Survey, and Root Policy Research.

Mortgage loan activity. Home Mortgage Disclosure Act (HMDA) data include information about loan originations and can be analyzed to understand shifts in home purchase activity by location, home value, occupancy type, and other factors. HMDA data only include home purchases that made use of a mortgage; home purchases made in cash, without a mortgage, are not included in the data. Therefore, the following estimates undercount both the total volume of home purchases and the number of homes that were purchased as second homes or investment properties.

Figure III-23 shows the volume of home loan originations by county in the Northeast Region from 2018 to 2022. The Northeast Region experienced a relatively low volume of home purchase loan originations in 2018 and 2019. Mortgage originations rose with low interest rates during the COVID-19 pandemic in 2020 and 2021. Mortgage originations fell nearly to pandemic-era levels alongside steep increases in interest rates in 2022.

³ Vacancy data come from two sources: 1. Commercial real estate market analytics firm CoStar provides rental vacancy rates. CoStar collects data on vacancy rates for multifamily rental developments containing five or more units at the development level and aggregates these data to provide estimates at different geographic levels. 2. The Wyoming Rental Vacancy Survey (WRVS) which was undertaken on behalf of the Wyoming Community Development Authority, beginning in July 2023. The survey was designed to collect information regarding rentals throughout the State of Wyoming. Data were collected through systematic online data collection and telephone survey. In places where the coverage of this survey was higher than CoStar coverage, data from this survey were used instead.

As of 2022, Campbell and Sheridan counties, the two largest counties in the Region by population, account for the largest shares of the Region's home purchase loan originations at 50% and 33% respectively.

Campbell county's share of the Region's total loan originations rose from 45% to 50% between 2018 and 2022. With a population accounting for 47% of the regional population, Campbell county's share of home loan originations is outsized relative to its population. Sheridan county's share of home loan originations (33%) is also outsized relative to its share of the regional population (31%).

Figure III-23.
Home Loan
Originations,
Northeast Region,
Counties, 2018-
2022

Note:
 Includes first lien loan
 originations only.

Source:
 HMDA and Root Policy
 Research.

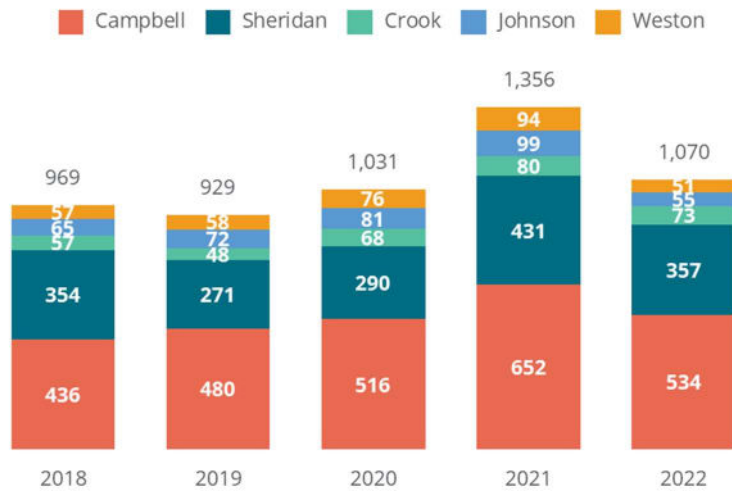


Figure III-24 shows trends in the median home value for originated home purchase loans for each county in the Northeast Region and for Wyoming. The median home value for originated home purchase loans has increased overall since 2018 in each county of the Region. As of 2022, the median home value for originated home purchase loans is greater in Sheridan, Johnson, and Crook counties than in Wyoming. These three counties also experienced the largest growths in median home value for originated loans.

**Figure III-24.
Median Home
Value for
Originated Home
Purchase Loans,
Northeast
Region, Counties,
2018-2022**

Note:
Includes first lien loan
originations only.

Source:
HMDA and Root Policy
Research.

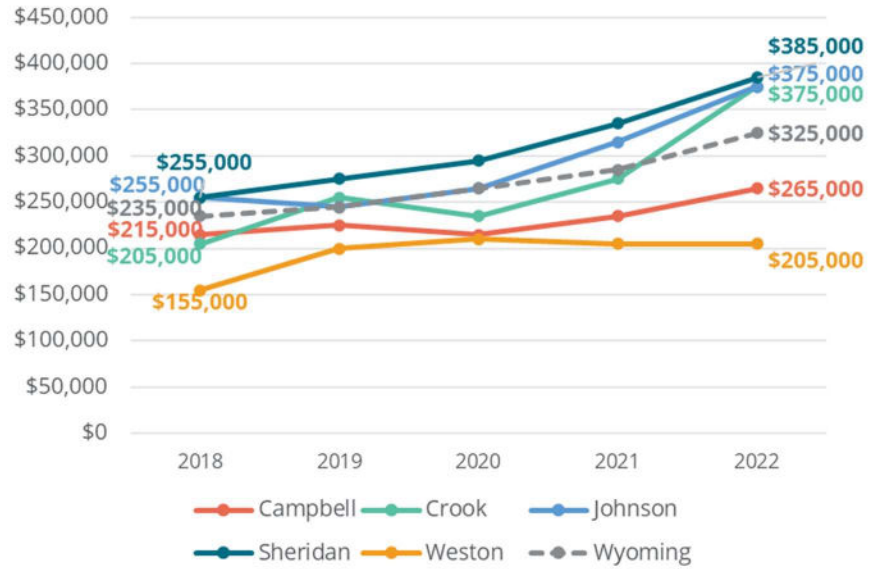


Figure III-25 shows trends in property values for originated home purchase loans by occupancy type between 2018 and 2022. In 2022, in the Northeast Region overall, investment properties had the lowest median value (\$195,000), followed by principal residences (\$315,000) and second residences (\$355,000). Investment properties had lower median values than principal residences in Campbell county in 2022 and in Sheridan county in 2018. Data are not available for second residences and investment properties in most counties due to too few loan originations for these occupancy categories.

Median values for principal residences in Crook, Johnson, and Sheridan counties were lower than those for principal residences in the Northeast Region in 2022, while median values for principal residences in Campbell and Weston counties were lower than those in the Region. Investment properties in Campbell county had a lower median value than those in the Northeast Region in 2022.

In the Northeast Region, values of principal residences appreciated at a higher rate (44%) than those for second residences (27%) and investment properties (5%). Principal residences appreciated in value at rates higher than those for the Region in Crook, Johnson, and Sheridan counties, while principal residences in Campbell and Weston counties appreciated at rates slower than those for the Region.

Figure III-25.
Median Home Value for Originated Home Purchase Loans by Occupancy Type, Northeast Region, Counties, 2018-2022

	Median Property Value		2018-2022 Change	
	2018	2022	Amount	Percent
Campbell				
Principal residence	\$215,000	\$265,000	\$50,000	23%
Second residence	-	-	-	-
Investment property	-	\$170,000	-	-
Crook				
Principal residence	\$205,000	\$385,000	\$180,000	88%
Second residence	-	-	-	-
Investment property	-	-	-	-
Johnson				
Principal residence	\$225,000	\$375,000	\$150,000	67%
Second residence	-	-	-	-
Investment property	-	-	-	-
Sheridan				
Principal residence	\$255,000	\$385,000	\$130,000	51%
Second residence	-	-	-	-
Investment property	\$195,000	-	-	-
Weston				
Principal residence	\$155,000	\$205,000	\$50,000	32%
Second residence	-	-	-	-
Investment property	-	-	-	-
Northeast Region				
Principal residence	\$225,000	\$315,000	\$90,000	40%
Second residence	\$280,000	\$355,000	\$75,000	27%
Investment property	\$185,000	\$195,000	\$10,000	5%

Note: Includes first lien loan originations only. Data are omitted for categories with fewer than 20 sales.

Source: HMDA and Root Policy Research.

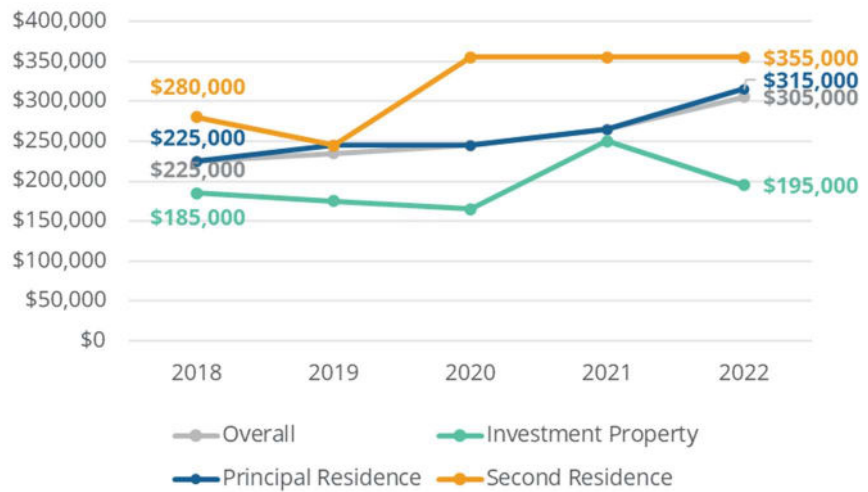
Trends in home value by occupancy type for the Northeast Region are further illustrated in Figure III-26. Between 2018 and 2022, principal residences saw the largest rise in median value (+\$90,000), followed by second residences (+\$75,000). Because over 90% of home

loan originations in the Northeast Region are for principal residences, median values for home loan originations overall closely track those for principal residences.

**Figure III-26.
Median Home Value by Occupancy Type, Northeast Region, 2018-2022**

Note:
Includes first lien loan originations only.

Source:
HMDA and Root Policy Research.

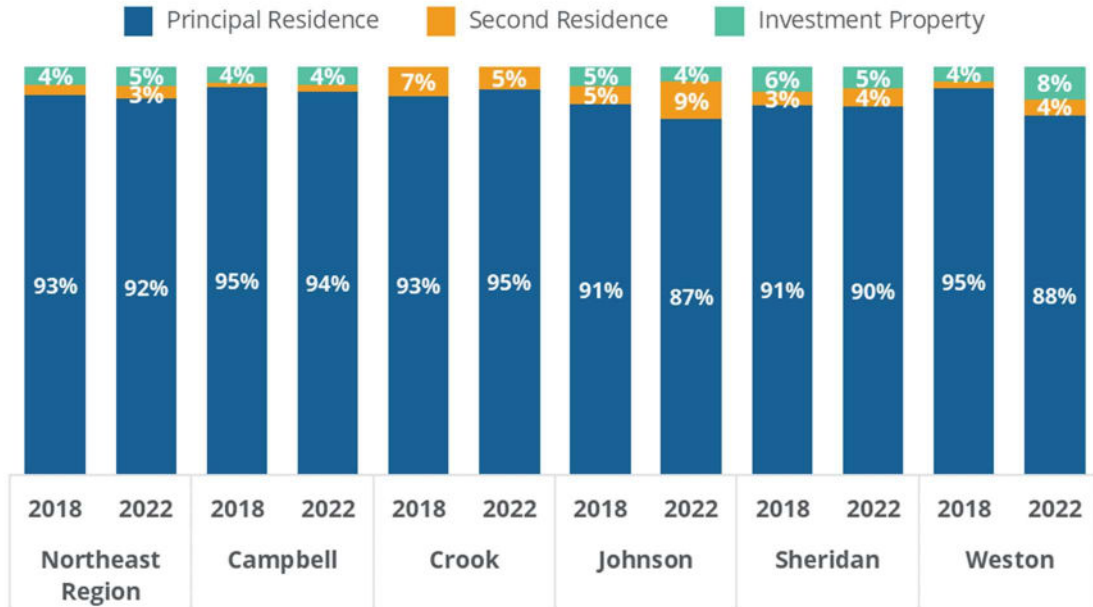


Sheridan county accounts for the second greatest share of total home loan originations (33%, down from 37% in 2018) and for the greatest share of the Northeast Region’s loan originations for second residences (44%, down from 50% in 2018).

Crook county accounts for 7% of the Region’s total home loan originations (up from 6% in 2018), while Johnson and Weston counties account for the Region’s smallest shares of home loan originations at 5% each.

Figure III-27 shows the composition of total loan originations by occupancy type for the Northeast Region and each of its counties between 2018 and 2022. In 2018, principal residences accounted for at least 91% of total loan originations in each county. Between 2018 and 2022, the Northeast Region saw a slight decrease in the share of loan originations for principal residences, accompanied by commensurate increases in the share of loan originations for second residences and investment properties. In 2022, principal residences accounted for at least 87% of total home loan originations in each county. As of 2022, investment properties account for the second largest shares of loan originations in the Northeast Region and in Campbell, Sheridan, and Weston counties. In Crook and Johnson counties, second residences account for the second largest shares of loan originations.

Figure III-27.
Distribution of Home Purchase Loan Originations by Occupancy Type and County, 2018 and 2022



Note: Includes first lien originations only. 1% and 2% values are not labeled.

Source: HMDA and Root Policy Research.

Home sales. Assessor data from Wyoming’s Department of Revenue details home sales for single-family homes on ten acres or less for each county in Wyoming.

Figure III-28 shows the median sales price for housing units sold in Wyoming’s Northeast Region in 2022. The median price for all housing units in the Region was \$285,000. Campbell, Crook, and Weston counties had median sales prices below the regional median. Weston county had the lowest median sales price in the Region at \$169,000. Johnson and Sheridan counties had median sales prices higher than that of the Region at \$330,000 and \$366,995, respectively.

In the Northeast Region, single family homes had the highest median price of any home type at \$312,000. Modular and mobile homes had the second highest median price at \$250,000, while duplexes had the third highest median price at \$189,900. Townhomes and condos had the lowest median price at \$170,000. Median sales prices for homes in Campbell county followed this pattern with lower median prices for single family homes and townhomes and condos.

Figure III-28.
Median Home Sales Price by Structure Type, Northeast Region, Counties, 2022

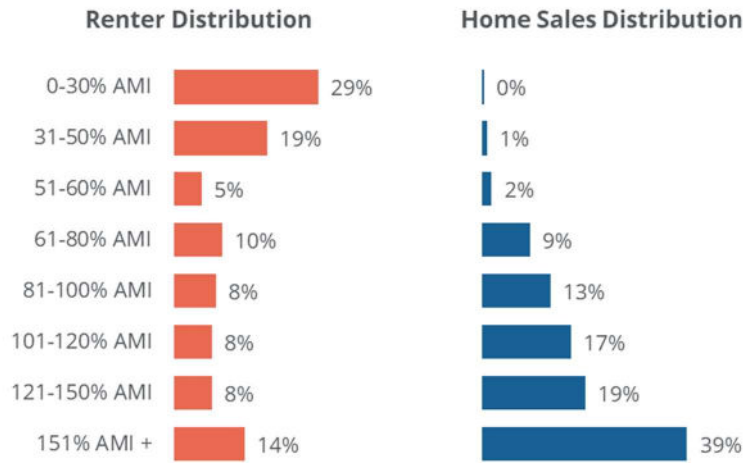
	Median Sales Price				
	All Units	Single Family	Duplex	Townhome/ Condo	Modular/ Mobile Home
Northeast	\$285,000	\$312,500	\$189,900	\$170,000	\$250,000
Campbell	\$259,000	\$279,900	\$189,900	\$160,450	\$250,000
Crook	\$259,000	\$259,000	N/A	N/A	N/A
Johnson	\$330,000	\$330,000	N/A	N/A	N/A
Sheridan	\$366,995	\$372,000	N/A	N/A	N/A
Weston	\$169,500	\$165,000	N/A	N/A	N/A

Note: Data are omitted for categories with fewer than 20 sales.

Source: Assessor data by the Wyoming Department of Revenue.

Figure III-29 below shows the distribution of renters and home sales by Area Median Income (AMI). The renter distribution presents the distribution of renter incomes by AMI range, while the home sales distribution presents the distribution of homes sold affordable to households with such income levels without being cost burdened. While around 48% of the Northeast Region’s renters have incomes below 50% AMI, 1% of the homes sold in 2022 were affordable to individuals in this price range. 71% of the Northeast Region’s renters have incomes below 100% AMI, while 75% of homes sold in 2022 were unaffordable to individuals earning less than 100% AMI.

Figure III-29.
Renter and Affordable Home Sales Distribution by AMI, Northeast Region

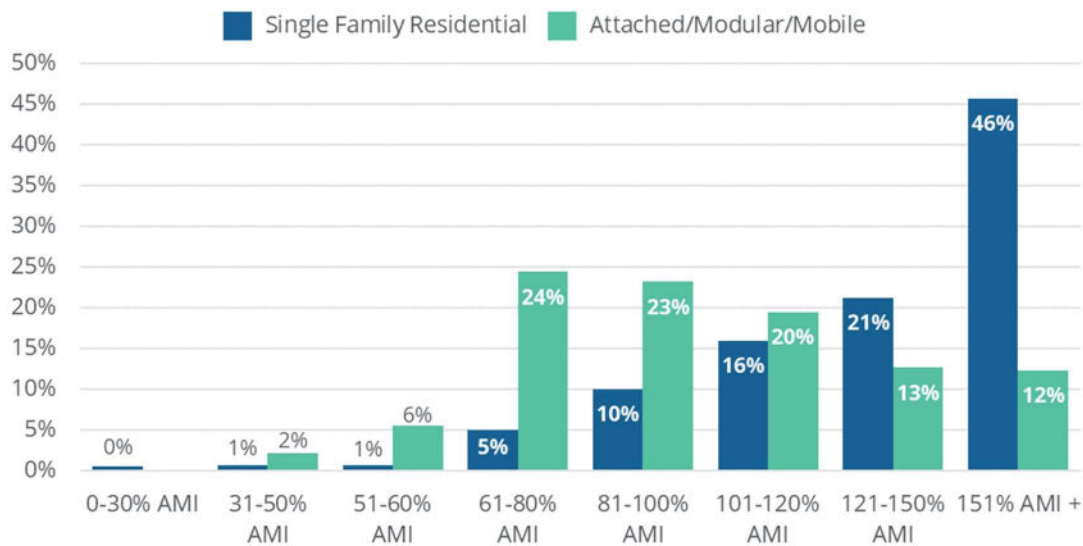


Note: Affordability estimates assume that a household spends 30% of their income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance.

Source: 2021 5-year ACS, Assessor data by the Wyoming Department of Revenue, and Root Policy Research.

Figure III-30 displays the shares of total single family homes and attached, modular, and mobile homes sold in 2022 that were affordable to buyers in each AMI range. While single family homes are concentrated in the higher affordability ranges, a greater share of attached, modular, and mobile homes are affordable to low to moderate income households. It is important to note that the region’s housing stock is dominated by single family homes, so low to moderate income buyers interested in purchasing attached, modular, or mobile homes in their price ranges face significant supply constraints.

Figure III-30.
Home Sales Distribution by AMI and Unit Type, Northeast Region, 2022



Note: Affordability estimates assume that a household spends 30% of their income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance.

Source: Assessor data by the Wyoming Department of Revenue and Root Policy Research.

Housing Problems

Cost burden. The federal government, and most housing programs, consider housing as affordable when the housing payment—the rent or mortgage payment, plus taxes and utilities—consumes 30% or less of a household’s gross income. Households who pay more than 30% are “cost burdened.” This standard is derived from historically typical mortgage lending requirements and is also applied to renters.

Households experiencing cost burden have less money to spend on other essentials like healthcare, education, groceries, and transportation—adversely affecting their household well-being, limiting their economic growth potential, and constraining local spending.

Figure III-31 shows the shares of renters and owners in Wyoming, the Northeast Region, and each Northeast Region county who experienced cost burden in 2010 and 2021. In 2021, in each area studied, renters face cost burden at higher rates than homeowners do.

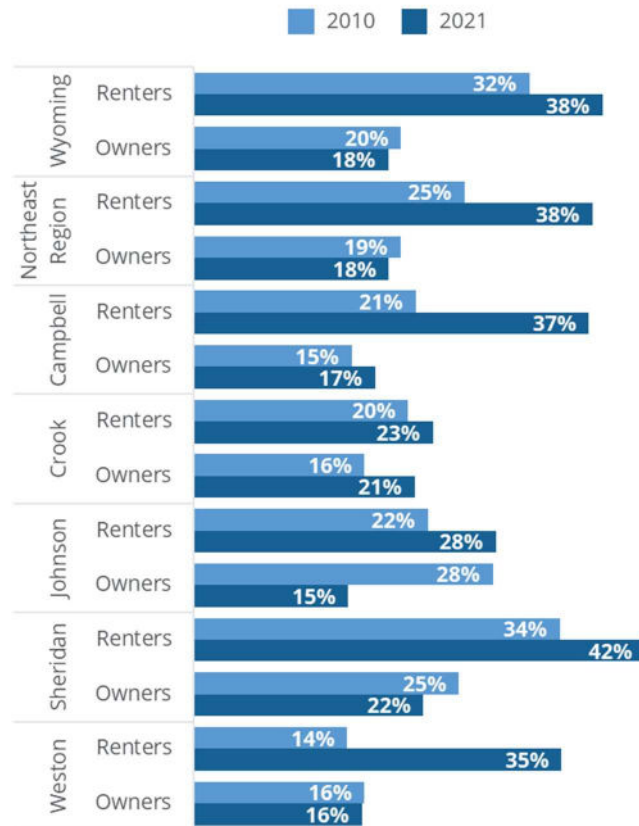
Between 2010 and 2021, the share of Wyoming renters experiencing cost burden rose by six percentage points from 32% to 38%, while the share of Wyoming homeowners experiencing cost burden decreased by two percentage points from 20% to 18%. At the same time, the share of Northeast Region renters experiencing cost burden increased by thirteen percentage points from 25% to 38%, while the share of the Region’s homeowners experiencing cost burden decreased by one percentage point. As of 2021, renters and

owners in the Northeast Region experience cost burden at the same rates as renters and owners in Wyoming.

As of 2021, renters in Sheridan county experience cost burden at the highest rate in the region (42%), while renters in Crook county face cost burden at the lowest rate in the region (23%). Homeowners in Sheridan county have the highest rate of cost burden in the region (22%), and homeowners in Johnson county have the lowest rate of cost burden in the region (15%).

Figure III-31.
Cost Burden by Tenure,
Wyoming, Northeast
Region, Counties, 2010
and 2021

Source:
 2010 and 2021 5-year ACS estimates and
 Root Policy Research.



Overcrowding. Housing units are considered overcrowded when they are occupied by more than one person per room. Figure III-32 illustrates the rate of overcrowding by tenure for Wyoming, the Northeast Region, and the counties of the Northeast Region.

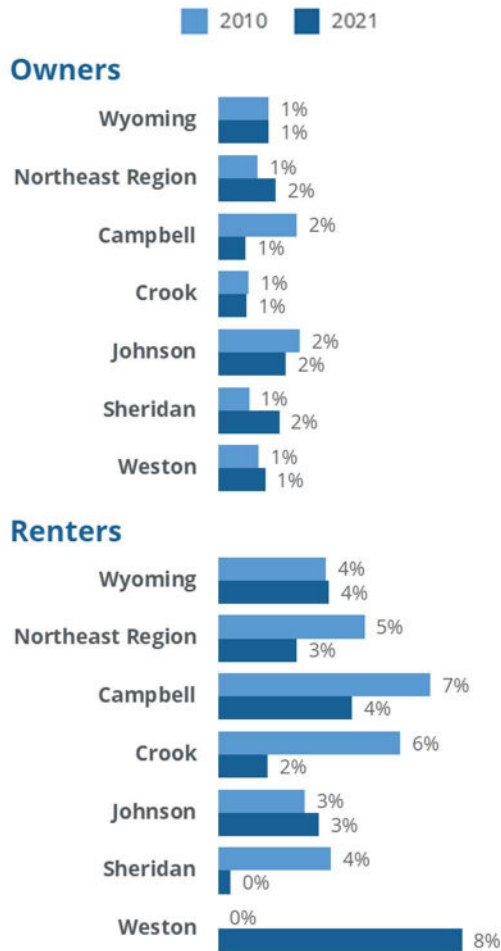
As of 2021, renter households experience overcrowding at four times the rate of owner households in Wyoming and at greater rates than owner households in Campbell, Crook, Johnson, and Weston counties. Only in Sheridan county do owner households experience overcrowding at higher rates than renter households.

Overcrowding has been stable overall for Wyoming’s owner and renter households between 2010 and 2021. Over the same time, overcrowding has increased slightly for

owner households in the Northeast Region and decreased for renter households in the Northeast Region. Over the time studied, overcrowding increased for owners in Sheridan and Weston counties and for renters in Johnson and Weston counties.

Figure III-32.
Overcrowding by Tenure,
Wyoming, Northeast
Region, Counties, 2010
and 2021

Source:
 ACS 2021 5-year estimates and Root Policy
 Research.



Short Term Rental Market

Short-term rentals, or STRs, play a unique role within housing markets, especially those with a large tourism industry, as they can provide economic benefit (to homeowners through rental revenue and the City through sales tax/tourism revenue) but may disrupt the long-term rental market if they account for a substantial portion of the total housing stock.

Johnson County and Buffalo. According to data from AirDNA (a market analytics website for short term rentals), there are 102 homes listed as short-term rentals (STRs) in

Buffalo⁴ and 107 STRs in Johnson county⁵. Buffalo's STR units, which may be active or inactive at the time of reporting, account for 2.6% of its total housing stock⁶. Figure III-33 below maps the volume of STRs in Johnson county's ZIP Codes. Almost all STRs in Johnson county are located within Buffalo's ZIP Code, 82834.

Figure III-33.
Short Term Rental
Units by ZIP Code,
Johnson County
and Buffalo, 2023

Note:

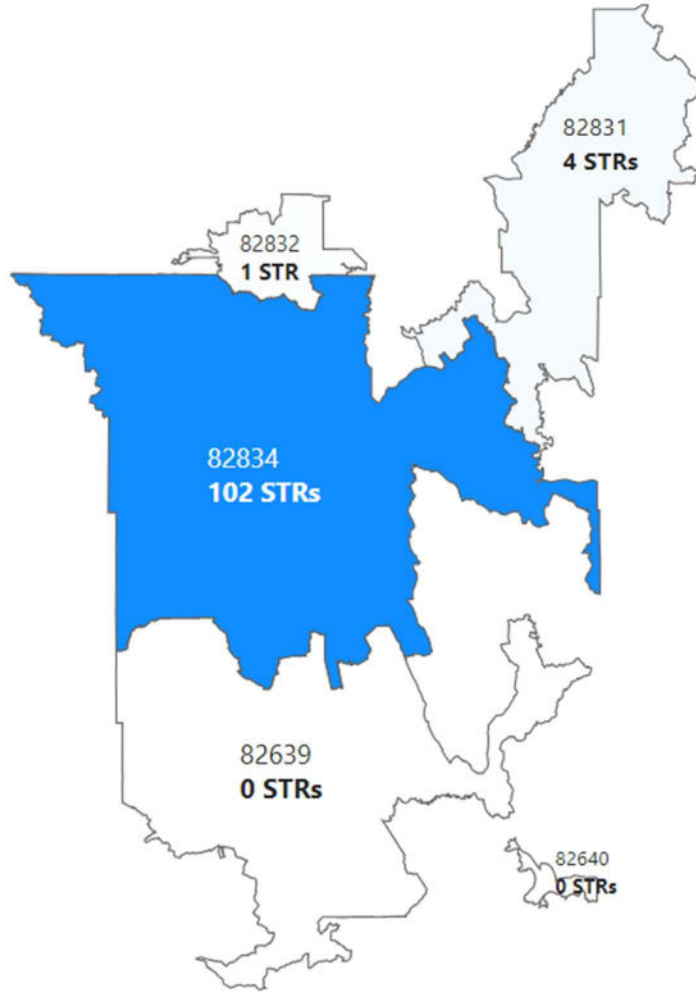
Johnson county as presented in this section consists of the following ZIP Codes: 82834, 82639, 82832, 82831, 82640, and 82840.

The city of Buffalo is defined as the ZIP Code 82834.

This map uses ZIP Code Tabulation Areas (ZCTAs) from the U.S. Census Bureau to approximate ZIP Code boundaries. ZCTAs do not exist for uninhabited areas or areas with very few addresses. ZIP Codes without corresponding ZCTAs have not been mapped.

Source:

AirDNA.com



⁴ AirDNA.com provides market analytics for STRs by ZIP Code. ZIP Code boundaries do not entirely align with city or county boundaries. In this section, Buffalo is represented by its main ZIP Code, 82834.

⁵ Because some ZIP Codes cross county lines, it is not possible to provide an exact picture of the STR market in Johnson county. The Johnson county presented in this section consists of the following ZIP Codes: 82834, 82639, 82832, 82831, 82640, and 82840.

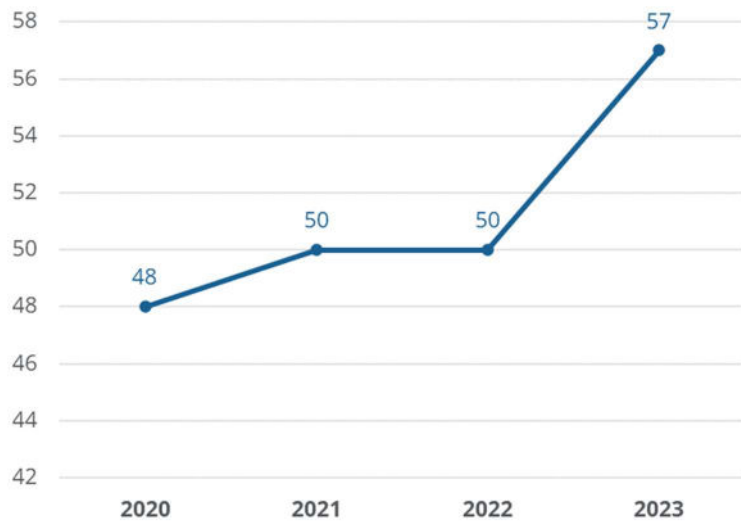
⁶ According to 2022 5-year ACS estimates, there are 3,928 housing units in the 82834 ZIP Code Tabulation Area.

Figure III-34 below demonstrates the overall increase in the number of active STRs in Johnson county in November, 2020-2023. Note that STR activity is seasonal, with higher activity typically observed in the summer months.

Figure III-34.
Active Short Term Rental Units, Johnson County, 2020-2023

Note:
 Counts reflect units available in November of each year.
 Johnson county as presented in this section consists of the following ZIP Codes: 82834, 82639, 82832, 82831, 82640, and 82840.

Source:
 AirDNA.com

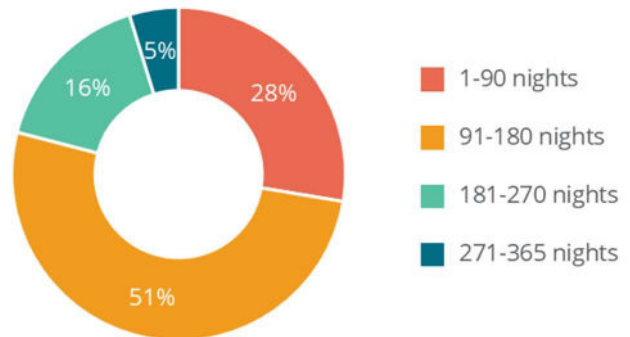


As shown in Figure III-35, 79% of short term rentals in Johnson county are available for fewer than 180 nights per year. These are considered part-time STRs, some of which may be permanently occupied and rented occasionally, and others of which may be rented consistently and otherwise vacant or used seasonally. Coupled with the fact that STR units, active and inactive, account for 2.6% of Buffalo’s total housing stock, this suggests that STR units are unlikely to meaningfully affect housing supply in Johnson county.

Figure III-35.
Short Term Rental Units by Annual Availability, Johnson County, 2023

Note:
 Johnson county as presented in this section consists of the following ZIP Codes: 82834, 82639, 82832, 82831, 82640, and 82840.

Source:
 AirDNA.com



According to AirDNA.com, 84% of STRs in Johnson county are entire homes and 16% are private rooms. Figure III-36 below shows the distribution of STRs by number of bedrooms. 41% of STRs in the county have 1 bedroom, 38% have 2 bedrooms, 10% have 3 bedrooms, 9% have 4 bedrooms, and 2% have 5 or more bedrooms.

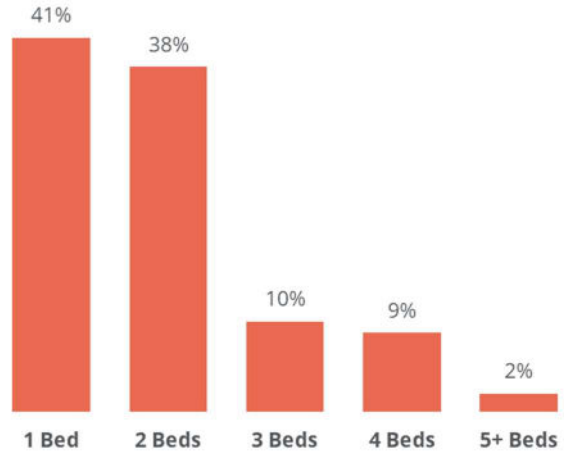
Figure III-36.
Short Term Rental
Units by Number of
Bedrooms, Johnson
County, 2023

Note:

Johnson county as presented in this section consists of the following ZIP Codes: 82834, 82639, 82832, 82831, 82640, and 82840.

Source:

AirDNA.com



Sheridan County and Sheridan. Sheridan county is home to Sheridan, a popular tourist destination. According to data from AirDNA.com (a market analytics website for short term rentals), there are 177 homes listed as short-term rentals (STRs) in Sheridan⁷ and 369 STRs in Sheridan county⁸. Sheridan’s STR units, which may be active or inactive at the time of reporting, account for only 1.5% of its total housing stock⁹.

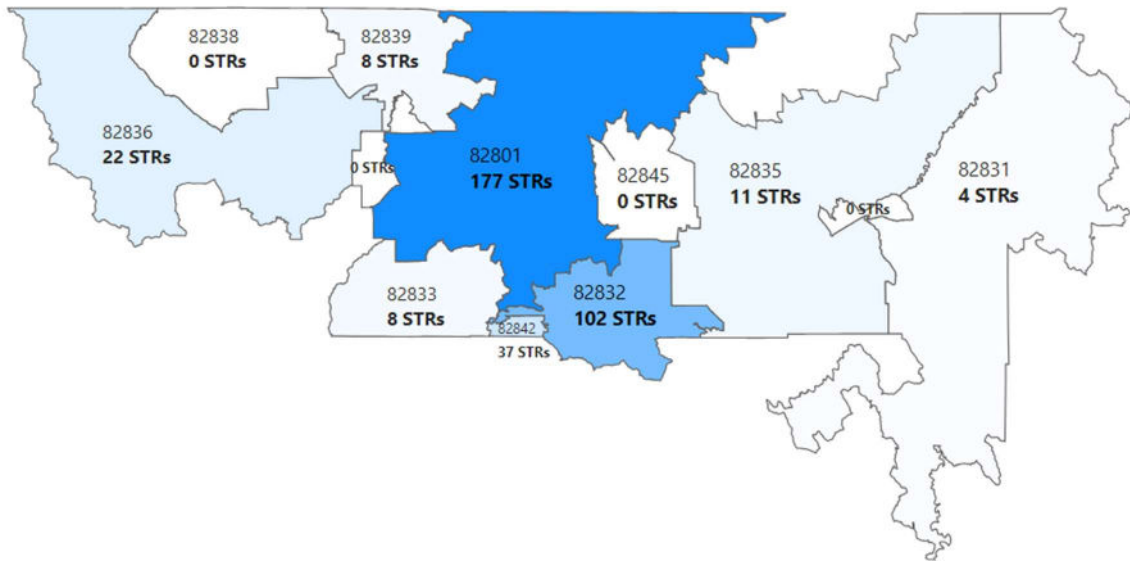
Figure III-37 below maps the volume of STRs in Sheridan county’s ZIP Codes. Most STRs in Sheridan county are located within Sheridan’s main ZIP Code, 82801, though there is also a significant concentration in 82832, the ZIP Code containing the town of Banner.

⁷ AirDNA.com provides market analytics for STRs by ZIP Code. ZIP Code boundaries do not entirely align with city or county boundaries. In this section, Sheridan is represented by its main ZIP Code, 82801.

⁸ Because some ZIP Codes cross county lines, it is not possible to provide an exact picture of the STR market in Sheridan county. The Sheridan county presented in this section consists of the following ZIP Codes: 82801, 82839, 82832, 82838, 82831, 82836, 82835, 82844, 82833, 82837, 82842, and 82845.

⁹ According to 2022 5-year ACS estimates, there are 11,840 housing units in the 82801 ZIP Code Tabulation Area.

Figure III-37.
Short Term Rental Units by ZIP Code, Sheridan County and Sheridan, 2023

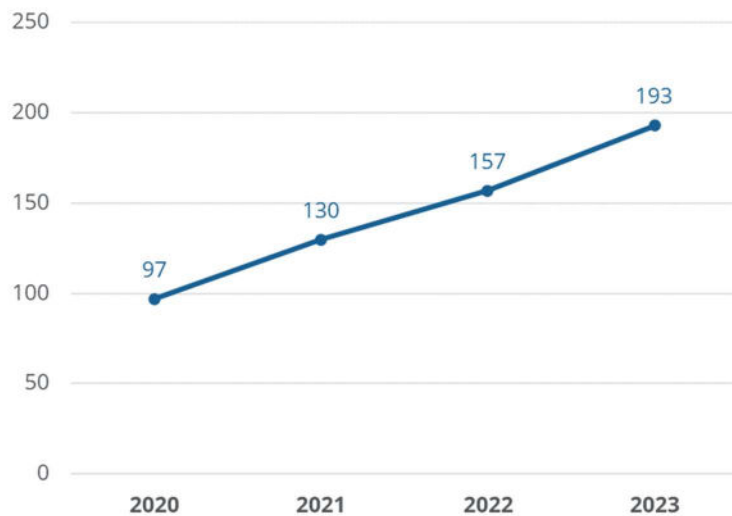


Note: Sheridan county as presented in this section consists of the following ZIP Codes: 82801, 82839, 82832, 82838, 82831, 82836, 82835, 82844, 82833, 82837, 82842, and 82845.
 The city of Sheridan is defined as the ZIP Code 82801.
 This map uses ZIP Code Tabulation Areas (ZCTAs) from the U.S. Census Bureau to approximate ZIP Code boundaries. ZCTAs do not exist for uninhabited areas or areas with very few addresses. ZIP Codes without corresponding ZCTAs have not been mapped.

Source: AirDNA.com

Figure III-38 below demonstrates the steady increase in the number of active STRs in Sheridan county in November for each year, 2020-2023. Note that STR activity is seasonal, with higher activity typically observed in the summer months.

Figure III-38.
Active Short Term Rental Units, Sheridan County, 2020-2023



Note: Counts reflect units available in November of each year.
 The Sheridan county presented in this section consists of the following ZIP Codes: 82801, 82839, 82832, 82838, 82831, 82836, 82835, 82844, 82833, 82837, 82842, and 82845.

Source: AirDNA.com

As shown in Figure III-39, 63% of short term rentals in Sheridan county are available for fewer than 180 nights per year. These are considered part-time STRs, some of which may be permanently occupied and rented occasionally, and others of which may be rented consistently and otherwise vacant or used seasonally. Coupled with the fact that STR units, active and inactive, account for only 1.5% of Sheridan’s total housing stock, this suggests that STR units are unlikely to affect housing supply in Sheridan county.

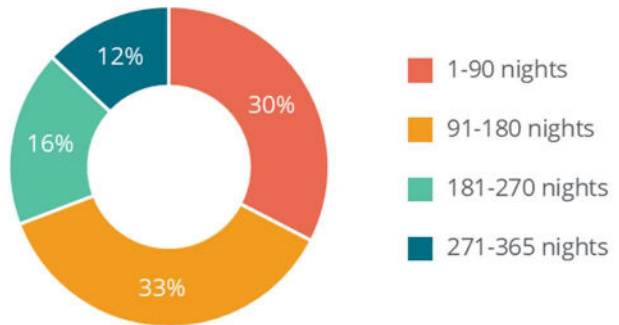
Figure III-39.
Short Term Rental
Units by Annual
Availability, Sheridan
County, 2023

Note:

The Sheridan county presented in this section consists of the following ZIP Codes: 82801, 82839, 82832, 82838, 82831, 82836, 82835, 82844, 82833, 82837, 82842, and 82845.

Source:

AirDNA.com



According to AirDNA.com, 84% of STRs in Sheridan county are entire homes and 16% are private rooms. Figure III-40 below shows the distribution of STRs by number of bedrooms. 34% of STRs in the county have 1 bedroom, 36% have 2 bedrooms, 21% have 3 bedrooms, 5% have 4 bedrooms, and 4% have 5 or more bedrooms.

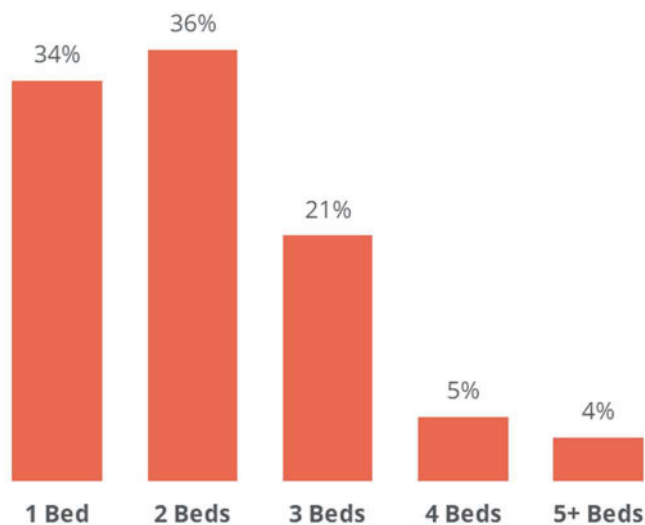
Figure III-40.
Short Term Rental
Units by Number of
Bedrooms, Sheridan
County, 2023

Note:

The Sheridan county presented in this section consists of the following ZIP Codes: 82801, 82839, 82832, 82838, 82831, 82836, 82835, 82844, 82833, 82837, 82842, and 82845.

Source:

AirDNA.com



Housing Needs Projections

This section estimates the number of housing units needed to accommodate household growth through 2030, using population projections prepared by the Wyoming Economic Analysis Division.

Figure III-41 shows two estimates of the number of housing units each county in the Northeast Region needs to add to accommodate household growth and replace the loss in the housing stock. The first estimate assumes a housing loss of 0.24% every two years, and the second estimate assumes a housing loss of 1.7% every two years.¹⁰ Estimates are shown as totals and by AMI, based on the state's AMI distribution provided by recent data from HUD's Comprehensive Housing Affordability Strategy (CHAS).

The estimates indicate that by 2030, between 1,683 and 2,986 total housing units will be needed to accommodate Campbell county households, between 1,181 and 2,154 units will be needed to accommodate Sheridan county households, between 440 and 742 units will be needed to accommodate Johnson county households, and between 340 and 580 units will be needed to accommodate Crook county households. Weston county's population decrease outpaces the loss of housing units assumed in Estimate 1, so under Estimate 1's assumptions, Weston county would not need to build additional housing units to accommodate its 2030 population. However, under Estimate 2's assumption of a higher rate of housing loss, Weston county would need to add 205 housing units to accommodate its 2030 population.

¹⁰ According to the last Components of Inventory Change Report produced by HUD in 2017, which used American Housing Survey data, it was estimated that between 2015 and 2017, about 0.24% of the national housing stock was lost through demolitions or disasters alone. According to a Brookings Institute report, the two-year housing loss over the period 1985-2013 was 1.7% in the West region of the country (https://www.brookings.edu/articles/unpacking-the-housing-shortage-puzzle/#:-:text=Churn%20is%20the%20sum%20of,built%20homes%20and%20no%20demolitions.)).

Figure III-41.
Projected Housing Units Needed Between 2021 and 2030 by Tenure and
AMI, Northeast Region, Counties

	Renters		Homeowners		Total	
	Estimate 1	Estimate 2	Estimate 1	Estimate 2	Estimate 1	Estimate 2
Campbell	428	759	1,255	2,226	1,683	2,986
0%-30% AMI	118	210	131	233	250	443
31%-50% AMI	94	167	82	146	176	313
51%-80% AMI	60	106	167	296	226	402
81%-100% AMI	31	55	126	224	157	279
100% + AMI	125	222	748	1,327	873	1,549
Crook	70	120	269	460	340	580
0%-30% AMI	12	21	26	45	38	66
31%-50% AMI	7	12	32	55	40	68
51%-80% AMI	16	28	46	78	62	106
81%-100% AMI	3	5	20	35	23	40
100% + AMI	32	54	144	246	176	301
Johnson	128	215	312	526	440	742
0%-30% AMI	51	86	29	50	80	136
31%-50% AMI	21	36	21	36	42	71
51%-80% AMI	20	34	46	78	66	111
81%-100% AMI	16	27	51	85	67	112
100% + AMI	19	33	165	278	184	310
Sheridan	382	697	799	1,456	1,181	2,154
0%-30% AMI	104	190	62	113	167	304
31%-50% AMI	60	109	63	114	122	223
51%-80% AMI	68	125	179	327	248	452
81%-100% AMI	31	57	83	151	114	207
100% + AMI	119	217	412	751	531	968
Weston	-	33	-	172	-	205
0%-30% AMI	-	11	-	25	-	35
31%-50% AMI	-	5	-	21	-	26
51%-80% AMI	-	6	-	33	-	39
81%-100% AMI	-	2	-	17	-	20
100% + AMI	-	9	-	76	-	84

Note: Holds latest CHAS tenure and income distribution constant.

Source: HUD CHAS 2020 estimates, American Housing Survey, and Root Policy Research.

Recommendations from Previous Studies

The 2023 Housing Needs Assessment and Strategic Policy Recommendations report for the City of Gillette¹¹ notes that the economy has begun to rebound, and the recruitment of labor increases demand for housing in Gillette, which has experienced low growth in the housing stock driven by the economic decline that began in 2015. The report notes that Gillette “does not have a land shortage per se but rather a shortage of finished or improved lots ready for housing units to be constructed. Gillette has a sufficient supply of land to accommodate forecast housing needs but will need the land to be improved with infrastructure and housing units.”

A summary of recommended strategies to address housing needs in the report includes:

- Encouraging the production of market rate housing, which can help alleviate price and rent pressure in lower tiers of the housing market.
- Develop a long-term financing plan for expanding public infrastructure to support the creation of developments capable of serving a variety of housing needs. To encourage economic development and diversification advance public infrastructure in locations in or near existing subdivisions. Explore public finance options for large-scale developments that have one-time public infrastructure costs such as public roadway or water/ sewer improvements and consider allocating capital improvement budget funds for smaller residential projects. Private development entities should demonstrate the financial need for funding.
- Identify and sell unused public properties to fund new housing or offer them for affordable housing development if suitable for residential use.
- Identify locations to increase residential densities per acre, which can be achieved by reducing minimum lot sizes. This will help bring down the costs of creating new housing units by approximately 24% for single-family units. Focus on locations where zoning code can permit 5,000-square-foot lots compared to the current minimum size of 6,000 square feet. Also, explore other policy actions that can make on-site infrastructure more efficient and reduce costs and time needed to permit and build projects.
- Provide economic development or zoning incentives to encourage employers in key sectors like manufacturing, education, and healthcare to provide employer-assisted housing for their employees.
- Encouraging the creation of Accessory Dwelling Units (ADUs) can increase affordable housing by providing smaller living units. ADUs can accommodate extended families, provide additional income, and help older homeowners age in place. To promote ADU

¹¹ <https://www.gillettewy.gov/home/showpublisheddocument/41969/638300419223070000>

construction, develop provisions and clear guidance for utility hook-ups. Consider refining design standards and off-street parking requirements. Hold informational workshops and prepare a guidebook for homeowners and builders.

- Local incentives can encourage the development of affordable and workforce housing. To make affordable housing projects financially feasible, incentives such as density bonuses, waiver of permit fees, dedication of public land, completion of off-site public infrastructure improvements, or local property tax abatements can be considered. New affordable rental housing developments in Wyoming are typically assisted by Low Income Housing Tax Credits (LIHTC). To increase the potential for approval, local contributions can improve the chances of being selected to receive Tax Credits.
- Consider building more manufactured housing near new or planned industrial parks. This would help align the local workforce, wages, and housing needs, as manufactured homes are quicker and cheaper to build than custom homes.
- As the population ages, there will be an increase in demand for a variety of senior housing services, including permits for home renovations, condo-style services, and multi-family developments. To cater to the needs of older adults, a range of facilities and housing options will be required, from active adult and independent living to assisted living and other supportive services.

Appendix

The following tables show AMI limits by county, examples of establishment types by industry, and federal poverty thresholds by household size.

Figure III-42.
AMI Limits, Northeast Region, Counties, 2021

2021 2-person AMI	Campbell	Crook	Johnson	Sheridan	Weston
30% AMI	\$21,720	\$19,440	\$20,070	\$19,470	\$19,530
50% AMI	\$36,200	\$32,400	\$33,450	\$32,450	\$32,550
80% AMI	\$28,960	\$25,920	\$26,760	\$25,960	\$26,040
100% AMI	\$72,400	\$64,800	\$66,900	\$64,900	\$65,100
120% AMI	\$86,880	\$77,760	\$80,280	\$77,880	\$78,120

Source: U.S. Department of Housing and Urban Development.

Figure III-43.
AMI Limits, Northeast Region, Counties, 2022

2022 2-person AMI	Campbell	Crook	Johnson	Sheridan	Weston
30% AMI	\$23,760	\$21,360	\$21,030	\$21,780	\$21,030
50% AMI	\$39,600	\$35,600	\$35,050	\$36,300	\$35,050
80% AMI	\$31,680	\$28,480	\$28,040	\$29,040	\$28,040
100% AMI	\$79,200	\$71,200	\$70,100	\$72,600	\$70,100
120% AMI	\$95,040	\$85,440	\$84,120	\$87,120	\$84,120

Source: U.S. Department of Housing and Urban Development.

Figure III-44.
QCEW Establishment Examples by Industry

Establishment Examples	
Goods Producing	
Natural Resources & Mining	Farms, ranches, dairies, greenhouses, nurseries, orchards, hatcheries, mine operation and mining support activities.
Construction	General contractors, design-builders, construction managers, turnkey contractors.
Manufacturing	Plants, factories, mills.
Service Providing	
Trade, Transportation, & Utilities	Wholesale merchants, distributors, shippers, import/export merchants, office supply retailers, computer and software retailers, building materials dealers, plumbing supply retailers, electrical supply retailers, electric power, natural gas, steam supply, water supply, and sewage removal.
Information	Software publishing, broadcasting and content providers, telecommunications, computing infrastructure providers, data processing, Web hosting.
Financial Activities	Commercial banks, credit unions, rental and leasing services.
Professional & Business Services	Legal advice and representation, accounting, bookkeeping, payroll services, architectural, engineering, consulting services.
Education & Health Services	Schools, colleges, universities, hospitals, nursing care facilities.
Leisure & Hospitality	Hotels, restaurants, gambling establishments.
Other Services	Equipment and machinery repairing, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services.
Public Administration	Federal, state, and local government agencies.

Source: BLS Quarterly Census of Employment and Wages.

Figure III-45.
Federal Poverty Thresholds by Household Size, 2010

Size of Family Unit	Weighted Average Thresholds	Related Children Under 18 Years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More
One person (unrelated individual)	\$11,139									
Under 65 years	\$11,344	\$11,344								
65 years and over	\$10,458	\$10,458								
Two people	\$14,218									
Householder under 65 years	\$14,676	\$14,602	\$15,030							
Householder 65 years and over	\$13,194	\$13,180	\$14,973							
Three people	\$17,374	\$17,057	\$17,552	\$17,568						
Four people	\$22,314	\$22,491	\$22,859	\$22,113	\$22,190					
Five people	\$26,439	\$27,123	\$27,518	\$26,675	\$26,023	\$25,625				
Six people	\$29,897	\$31,197	\$31,320	\$30,675	\$30,056	\$29,137	\$28,591			
Seven people	\$34,009	\$35,896	\$36,120	\$35,347	\$34,809	\$33,805	\$32,635	\$31,351		
Eight people	\$37,934	\$40,146	\$40,501	\$39,772	\$39,133	\$38,227	\$37,076	\$35,879	\$35,575	
Nine people or more	\$45,220	\$48,293	\$48,527	\$47,882	\$47,340	\$46,451	\$45,227	\$44,120	\$43,845	\$42,156

Source: U.S. Census Bureau.

Figure III-46.
Federal Poverty Thresholds by Household Size, 2021

Size of Family Unit	Weighted Average Thresholds	Related Children Under 18 Years								
		None	One	Two	Three	Four	Five	Six	Seven	Eight or More
One person (unrelated individual)	\$13,788									
Under 65 years	\$14,097	\$14,097								
65 years and over	\$12,996	\$12,996								
Two people	\$17,529									
Householder under 65 years	\$18,231	\$18,145	\$18,677							
Householder 65 years and over	\$16,400	\$16,379	\$18,606							
Three people	\$21,559	\$21,196	\$21,811	\$21,831						
Four people	\$27,740	\$27,949	\$28,406	\$27,479	\$27,575					
Five people	\$32,865	\$33,705	\$34,195	\$33,148	\$32,338	\$31,843				
Six people	\$37,161	\$38,767	\$38,921	\$38,119	\$37,350	\$36,207	\$35,529			
Seven people	\$42,156	\$44,606	\$44,885	\$43,925	\$43,255	\$42,009	\$40,554	\$38,958		
Eight people	\$47,093	\$49,888	\$50,329	\$49,423	\$48,629	\$47,503	\$46,073	\$44,585	\$44,207	
Nine people or more	\$56,325	\$60,012	\$60,303	\$59,501	\$58,828	\$57,722	\$56,201	\$54,826	\$54,485	\$52,386

Source: U.S. Census Bureau.