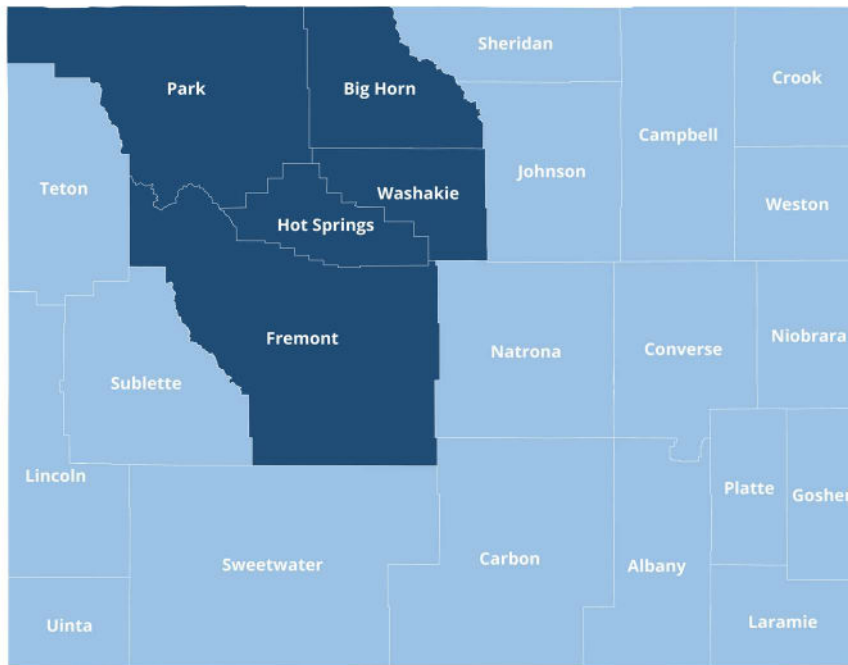


SECTION IV.

Northwest Region

This regional summary provides demographic, economic, and housing market data for the Northwest Region. Wyoming's Northwest Region is comprised of Big Horn county, Fremont county, Hot Springs county, Park county, and Washakie county.

Northwest Region



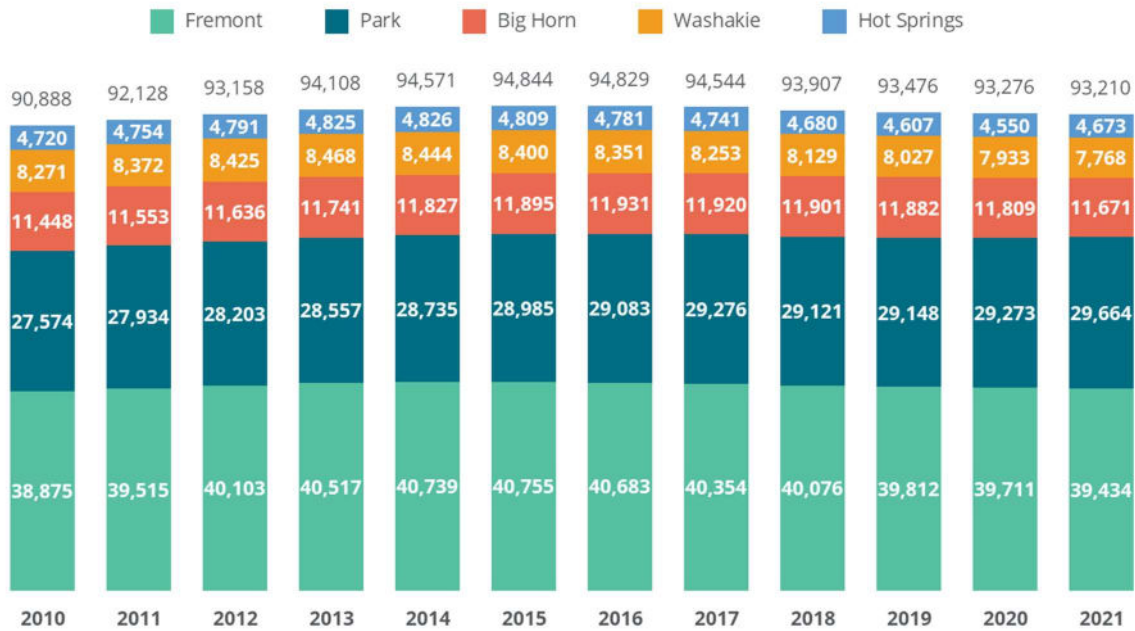
Demographic Trends

Population growth. The population of Wyoming's Northwest Region grew by around 2.6% from 2010 to 2021, while the State of Wyoming's population grew by around 5.7% over the same period. As shown in Figure IV-1, the Northwest Region's population increased each year from 90,888 residents in 2010 to nearly 95,000 residents in 2015 and decreased modestly each year from 2015 to 93,210 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 Fremont, Park, and Big Horn Counties, the three largest counties in the Region by population, increased overall from 2010 to 2021. Meanwhile, the populations of Washakie and Park Counties decreased overall.

All counties except for Park county, which experienced the largest total population growth at 7.6%, experienced positive annual population growth until entering periods of zero or negative annual population growth beginning in the mid-2010s.

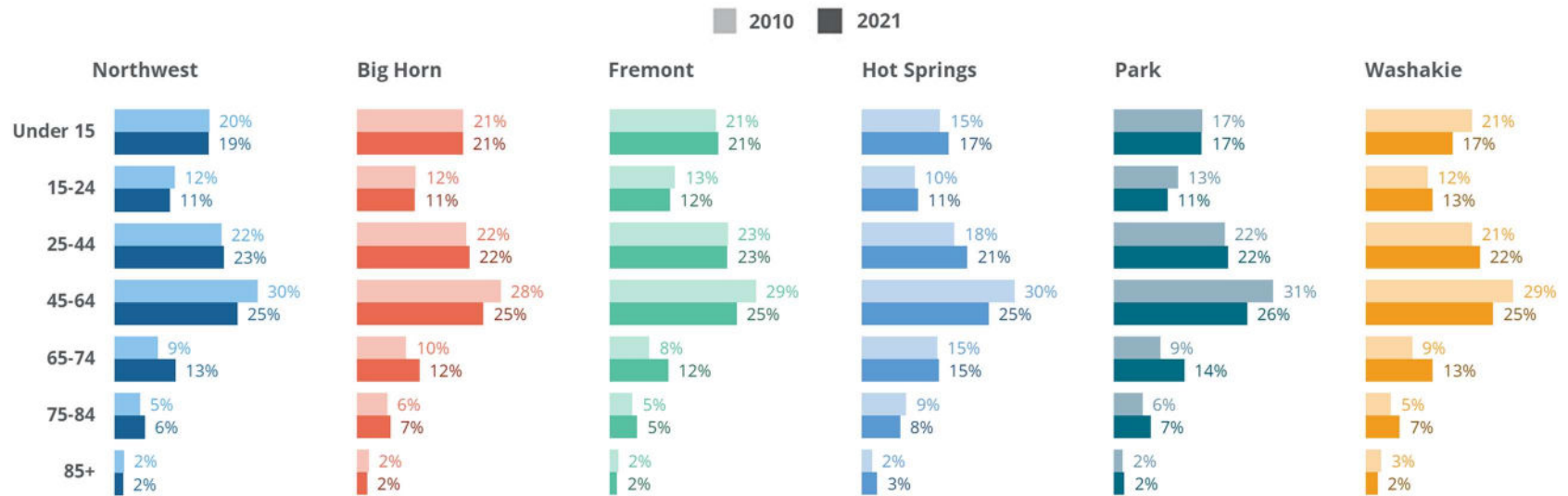
Figure IV-1.
Population, Northwest Region, 2010-2021



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

Age distribution. As shown in Figure IV-2, between 2010 and 2021, the Northwest Region’s share of residents aged 65 and older increased by around five percentage points from 16% to 21%. The share of residents aged 65 and older increased in each county in the Northwest Region except for Hot Springs county, where it remained stable. At the same time, the Region’s share of residents aged 25-64 decreased by around four percentage points from 52% to 48%. Each county within the Region experienced decreases in the share of residents aged 25-64. The Northwest Region’s growing senior population underscores the importance of aging-friendly housing options moving forward, while its shrinking share of working-aged individuals raises concerns about a shrinking workforce.

Figure IV-2.
Age Distribution, Northwest Region, 2010 and 2021

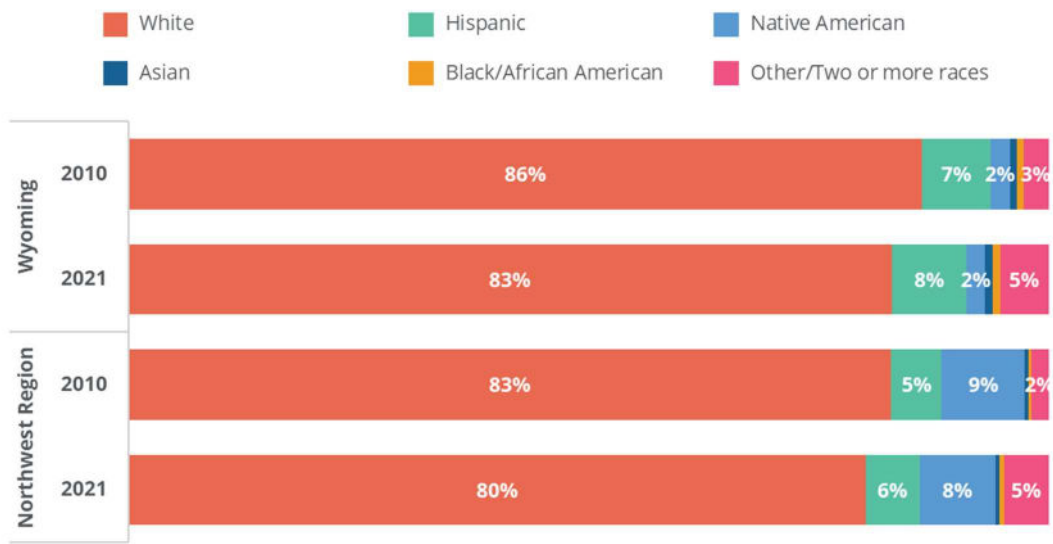


Source: 2010 and 2021 5-year ACS and Root Policy Research.

Racial and ethnic distribution. As shown in Figure IV-3, the Northwest Region’s racial and ethnic makeup differs from Wyoming’s racial and ethnic distribution. Home to the Wind River Reservation, 8% of the Northwest Region’s population identifies as Native American compared to 2% of Wyoming’s population. The share of the population identifying as Hispanic is two percentage points lower in the Northwest Region than it is in Wyoming and the share of the population identifying as White is three percentage points lower in the Northwest Region than it is in Wyoming.

The Northwest 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 have increased by one and three percentage points, respectively.

Figure IV-3.
Race and Ethnicity, Wyoming and Northwest Region, 2010 and 2021



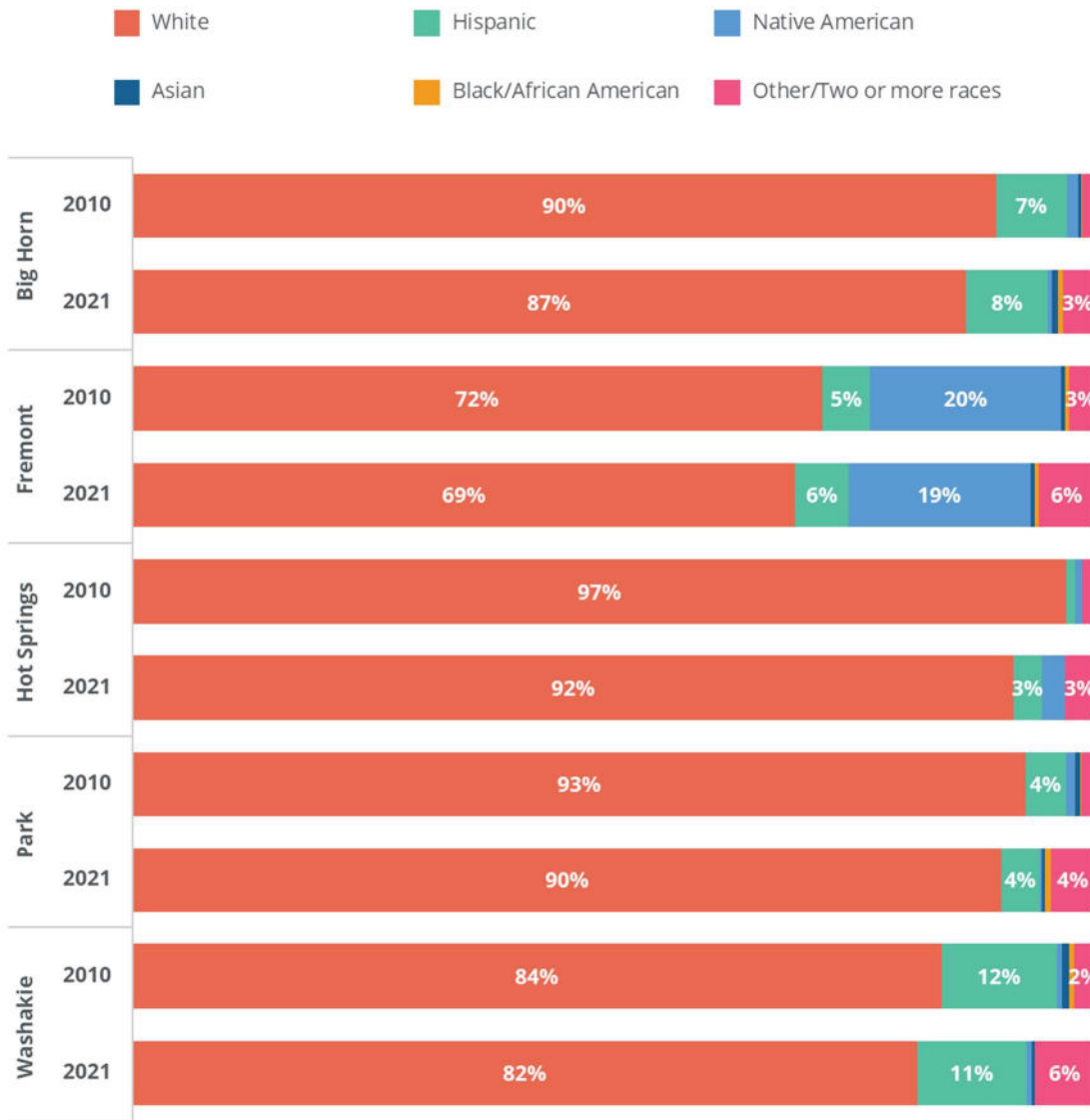
Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

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

Figure IV-4 shows racial and ethnic distributions for each county within the Northwest Region in 2010 and 2021. Fremont county is the most racially and ethnically diverse county within the Northwest Region (and one of the most diverse counties in Wyoming), followed by Washakie county.

Fremont county, home to the Wind River Reservation, has the largest share of Native American residents (nearly 20%) of all counties in Wyoming. Eleven percent of Washakie county’s population identifies as Hispanic—a share at least three percentage points higher than that of other counties in the Region.

Figure IV-4.
Race and Ethnicity, Northwest 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 IV-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 Northwest Region from 2012 to 2021. Net migration¹ in the Northwest Region was positive

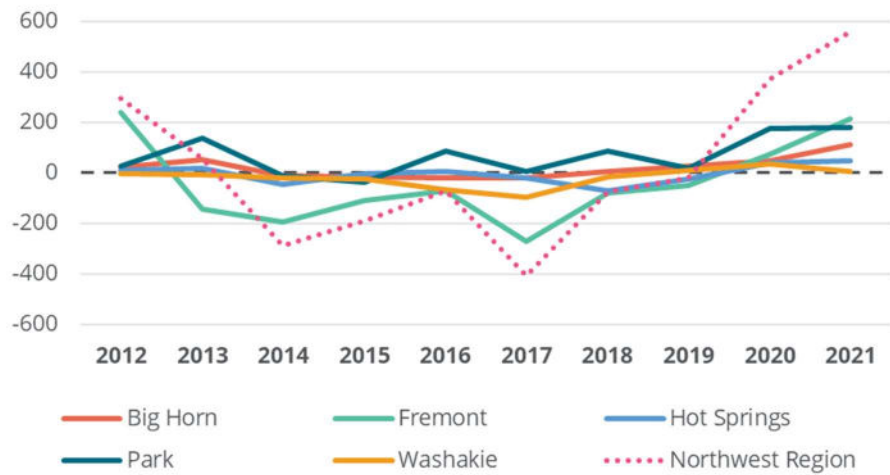
¹ Net migration is the difference between inflows and outflows, where inflows represent the number of new households who filed a return in the county and filed a return in a different county the previous year and outflows are

in 2012 and 2013 before becoming negative in 2014. Negative net migration continued in the Northwest Region until 2020 and remained positive in 2021. The Region's negative net migration was most substantial alongside the energy sector's contraction.

Total net migration from 2012 to 2021 was positive for Big Horn and Park Counties and negative for Fremont, Hot Springs, and Washakie Counties. Each county in the region experienced positive net migration in 2020 and 2021.

**Figure IV-5.
Net Migration,
Northwest
Region, Counties,
2012-2021**

Source:
Internal Revenue Service and
Root Policy Research.



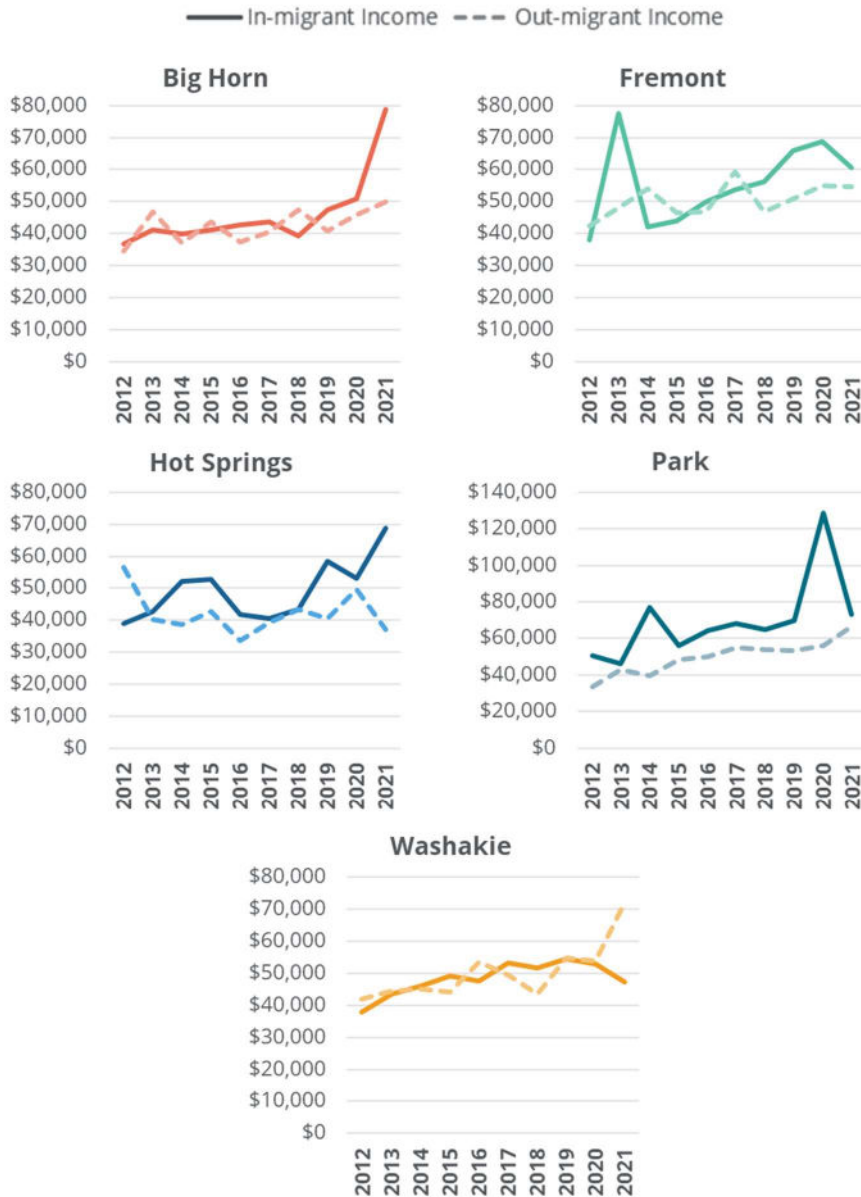
The data also provide the total adjusted gross income, which allows the estimation of the average adjusted gross income² for inflow and outflow returns each year. Figure IV-6 shows the difference between the average income of in-migrants and the average income of out-migrants for each county in the Northwest 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:

- Since 2019, in-migrants to Big Horn, Fremont, Hot Springs, and Park counties have had higher average incomes than out-migrants from these counties. Net migration in these counties has been positive or near-zero in each year since 2019.
- In Washakie county in-migrants and out-migrants had similar average incomes for most of the time period between 2012 and 2020. In 2021, the average income for out-migrants was higher than for in-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 IV-6.
Average Income of In-migrants and Out-migrants, Northwest Region, Counties 2012-2021

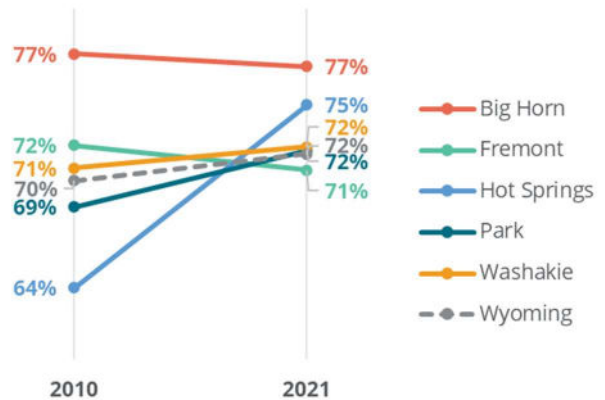


Source: Internal Revenue Service and Root Policy Research.

Homeownership. Homeownership rates for each county in the Northwest Region are shown in Figure IV-7. Between 2010 and 2021, homeownership decreased by one percentage point in Fremont county and by less than one percentage point in Big Horn county. Homeownership rates increased in Park county by three percentage points and in Washakie county by one percentage point.

Hot Springs county saw an 11% increase in homeownership, but there were significant margins of error in the estimated rates for 2010 and 2021. The decrease in population could explain the increase in homeownership, as in-migrants had higher incomes than out-migrants, for most years studied, suggesting that renters may be leaving Hot Springs county.

Figure IV-7.
Homeownership Rates,
Northwest Region, Counties
2010 and 2021



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

Income and poverty. Figure IV-8 shows median income for homeowners and renters in each county in Wyoming’s Northwest Region. Key trends in median income by tenure include:

- In 2021, median income for renters in the Northwest Region is around 60% of owner income. Between 2010 and 2021, renter income grew as a percentage of owner income in Big Horn, Fremont, and Hot Springs counties. Renter income remained stable as a percentage of owner income in Park county and decreased as a percentage of owner income in Washakie county.
- From 2010 to 2021, median incomes for both owners and renters increased in every county in the Northwest Region.
- Median incomes for homeowners in Park and Washakie counties increased at greater rates overall than median income for homeowners in Wyoming, while median incomes for owners in Big Horn and Fremont counties increased at lower rates than median income for owners in Wyoming.
- Renters in Big Horn, Fremont, Hot Springs, and Park counties saw their incomes increase at greater rates than renters in Wyoming, while renters in Washakie county saw their incomes increase at a lower rate overall than renters in Wyoming.
- In 2021, the median homeowner income for each county in the Northwest Region is lower than that of Wyoming, while renters in each constituent county except for Big Horn county have median incomes higher than that of Wyoming.

**Figure IV-8.
Median Income by
Tenure, Northwest
Region, Counties, 2010
and 2021**

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

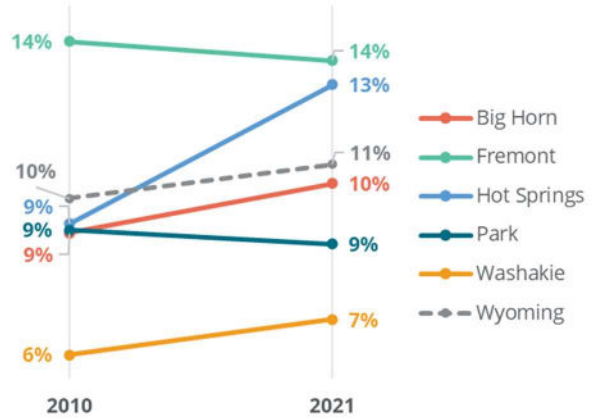
	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
Big Horn				
Owner	\$53,862	\$62,566	\$8,704	16%
Renter	\$28,592	\$38,143	\$9,551	33%
Fremont				
Owner	\$55,449	\$67,787	\$12,338	22%
Renter	\$31,061	\$41,326	\$10,265	33%
Hot Springs				
Owner	\$57,500	\$72,995	\$15,495	27%
Renter	\$24,150	\$45,385	\$21,235	88%
Park				
Owner	\$53,638	\$69,500	\$15,862	30%
Renter	\$32,376	\$41,917	\$9,541	29%
Washakie				
Owner	\$54,512	\$73,327	\$18,815	35%
Renter	\$37,868	\$39,622	\$1,754	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 Northwest Region are presented in Figure IV-9. Between 2010 and 2021, poverty rates increased by nearly four percentage points in Hot Springs county, by one percentage point in Big Horn county, and by one percentage point in Washakie county. Despite its slight increase, Washakie county’s poverty rate is the lowest of any county in Wyoming. Poverty decreased by less than one percentage point in each of Fremont and Park counties, the Region’s two largest counties by population.

In 2021, Big Horn, Park, and Washakie counties had poverty rates lower than that of Wyoming (11 percent). Fremont and Hot Springs counties had poverty rates within three percentage points above the state poverty rate in 2021.

Figure IV-9.
Poverty Rate, Northwest
Region, Counties, 2010 and
2021

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

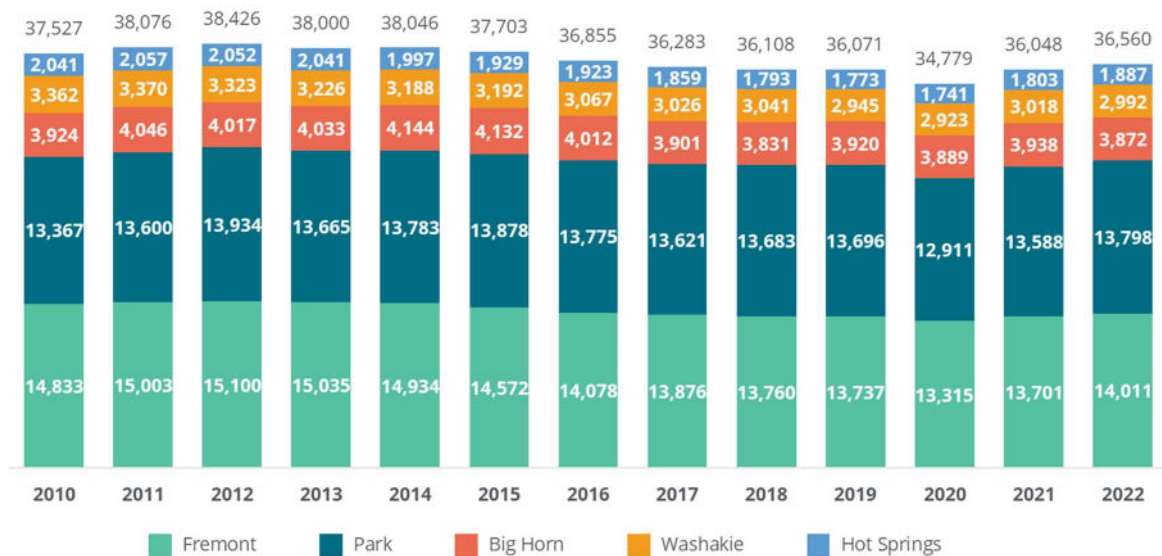


Economic Trends

Employment. Total employment in the Northwest Region increased from 2010 to 2012 before decreasing each year from 2015 to 2020. In the period shown in Figure IV-10 below, the largest single-year drop in employment was brought on by the COVID-19 pandemic between 2019 and 2020. Total employment in the Region recovered to pre-pandemic levels by 2022.

Total employment increased overall in only Park county. All other counties saw total employment decrease over time. Home to most of Yellowstone National Park’s land, Park county’s relatively strong employment is likely due to its status as a tourist destination.

Figure IV-10.
Total Employment by County, Northwest Region, Counties, 2010 to 2022



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

The three largest industries in the Northwest Region by employment are Education & Health Services (28% of total jobs); Trade, Transportation, & Utilities (18% of total jobs); and Leisure & Hospitality (15% of total jobs).

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

As shown in Figure IV-11, total employment in Fremont county fell by 6% (-822 jobs) between 2010 and 2022. The county’s substantial negative net migration is likely the result of this job loss. In 2022 as in 2010, Fremont county’s two largest sectors by employment are Education & Health Services (4,793 jobs) and Trade, Transportation, & Utilities (2,666 jobs). Between 2010 and 2022, Leisure & Hospitality surpassed Public Administration to become Fremont county’s third largest sector by employment with 1,659 jobs. Employment within the Education & Health Services industry experienced the largest total growth (+290 jobs), followed by Manufacturing (+127 jobs). Natural Resources & Mining (-318 jobs) and Public Administration (-274 jobs) experienced the largest losses.

Figure IV-11.
Employment by Industry, Fremont County, 2010 and 2022

Fremont County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	2,095	1,765	-330	-16%
Natural Resources & Mining	859	541	-318	-37%
Construction	976	837	-139	-14%
Manufacturing	260	387	127	49%
Service Providing	12,738	12,246	-492	-4%
Trade, Transportation, & Utilities	2,840	2,666	-174	-6%
Information	233	121	-112	-48%
Financial Activities	692	487	-205	-30%
Professional & Business Services	685	697	12	2%
Education & Health Services	4,503	4,793	290	6%
Leisure & Hospitality	1,540	1,659	119	8%
Other Services	501	353	-148	-30%
Public Administration	1,744	1,470	-274	-16%
All Industries	14,833	14,011	-822	-6%

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

Figure IV-12 below shows employment in Park county. As noted earlier, Park county is the only county in the Northwest Region that experienced growth in total employment between 2010 and 2022. Employment grew by 431 jobs, or 3%.

In both 2010 and 2022, Park county's three largest sectors by employment are Education & Health Services (3,353 jobs), Leisure & Hospitality (3,041 jobs), and Trade, Transportation, & Utilities (2,483 jobs). Employment within the Professional & Business Services industry experienced the largest total growth (+197 jobs), followed by Leisure & Hospitality (+181 jobs). The greatest job loss took place in the Natural Resources & Mining industry (-179 jobs).

Figure IV-12.
Employment by Industry, Park County, 2010 and 2022

Park County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	2,275	2,111	-164	-7%
Natural Resources & Mining	877	698	-179	-20%
Construction	919	955	36	4%
Manufacturing	479	457	-22	-5%
Service Providing	11,092	11,687	595	5%
Trade, Transportation, & Utilities	2,505	2,483	-22	-1%
Information	232	229	-3	-1%
Financial Activities	471	548	77	16%
Professional & Business Services	705	902	197	28%
Education & Health Services	3,187	3,353	166	5%
Leisure & Hospitality	2,860	3,041	181	6%
Other Services	264	277	13	5%
Public Administration	868	854	-14	-2%
All Industries	13,367	13,798	431	3%

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

Figure IV-13 below shows employment details for Big Horn county. Across the time studied, total employment in the county decreased by 1%, or 52 jobs. In both 2010 and 2022, Big Horn county's three largest sectors by employment are Education & Health Services (1,078 jobs), Natural Resources & Mining (570 jobs), and Trade, Transportation, & Utilities (485 jobs). Between 2010 and 2022, the Manufacturing industry added the most jobs (+92) in the county. The Natural Resources & Mining industry lost the most jobs between 2010 and 2022 (-126 jobs).

Figure IV-13.
Employment by Industry, Big Horn County, 2010 and 2022

Big Horn County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	1,217	1,188	-29	-2%
Natural Resources & Mining	696	570	-126	-18%
Construction	290	296	6	2%
Manufacturing	231	323	92	40%
Service Providing	2,707	2,684	-23	-1%
Trade, Transportation, & Utilities	550	485	-65	-12%
Information	112	62	-50	-45%
Financial Activities	103	135	32	31%
Professional & Business Services	267	290	23	9%
Education & Health Services	1,047	1,078	31	3%
Leisure & Hospitality	252	301	49	19%
Other Services	65	34	-31	-48%
Public Administration	311	299	-12	-4%
All Industries	3,924	3,872	-52	-1%

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

As shown in Figure IV-14, total employment in Washakie county fell by 11% (370 jobs) between 2010 and 2022. In 2022 and in 2010, Washakie county's three largest industries by employment are Trade, Transportation, & Utilities (652 jobs), Education & Health Services (542 jobs), and Manufacturing (466 jobs). The largest total job growth took place in the Education & Health Services industry, though this growth was small at 13 jobs. Seven of the eleven industries experienced job loss over the time studied, with the most significant losses taking place in the Professional & Business Services industry (-115 jobs or -50%) and the Financial Activities industry (-73 jobs or -37%).

Figure IV-14.
Employment by Industry, Washakie County, 2010 and 2022

Washakie County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	985	880	-105	-11%
Natural Resources & Mining	256	209	-47	-18%
Construction	272	204	-68	-25%
Manufacturing	457	466	9	2%
Service Providing	2,377	2,112	-265	-11%
Trade, Transportation, & Utilities	652	652	0	0%
Information	80	46	-34	-43%
Financial Activities	196	123	-73	-37%
Professional & Business Services	229	114	-115	-50%
Education & Health Services	529	542	13	2%
Leisure & Hospitality	316	290	-26	-8%
Other Services	99	109	10	10%
Public Administration	276	236	-40	-14%
All Industries	3,362	2,992	-370	-11%

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

As shown in Figure IV-15 below, total employment in Hot Springs county decreased by 154 jobs, or 8%. In both 2010 and 2022, the three largest sectors of the economy are Education & Health Services (566 jobs), Leisure & Hospitality (339 jobs), and Trade, Transportation, & Utilities (241 jobs). The largest total job growth took place in the Professional & Business Services Industry (+44 jobs) and the greatest job losses took place in two of the county's largest industries: Education & Health Services (-116 jobs) and Trade, Transportation, & Utilities (-70 jobs).

Figure IV-15.
Employment by Industry, Hot Springs County, 2010 and 2022

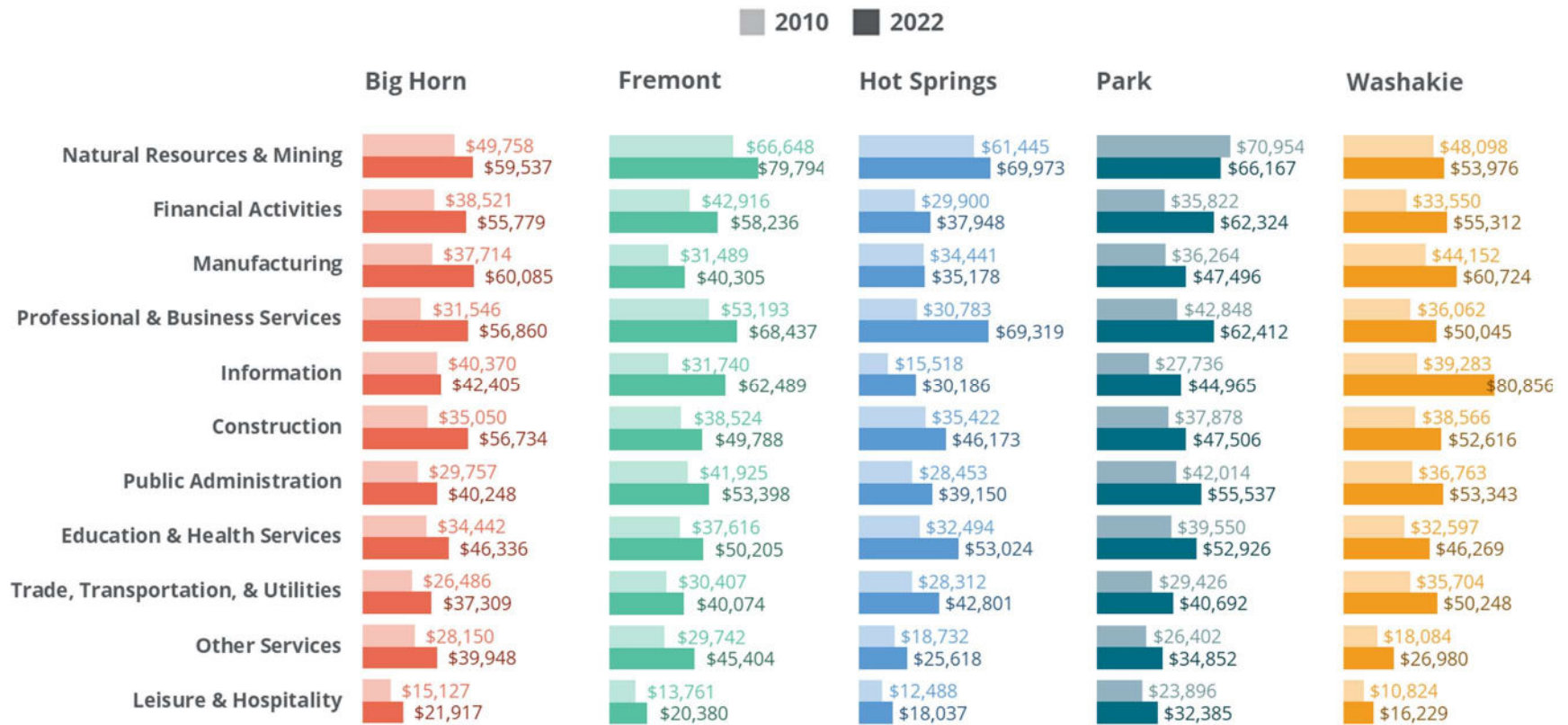
Hot Springs County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
Goods Producing	382	400	18	5%
Natural Resources & Mining	240	208	-32	-13%
Construction	81	90	9	11%
Manufacturing	62	102	40	65%
Service Providing	1,659	1,487	-172	-10%
Trade, Transportation, & Utilities	311	241	-70	-23%
Information	40	15	-25	-63%
Financial Activities	55	68	13	24%
Professional & Business Services	63	107	44	70%
Education & Health Services	682	566	-116	-17%
Leisure & Hospitality	333	339	6	2%
Other Services	56	57	1	2%
Public Administration	119	94	-25	-21%
All Industries	2,041	1,887	-154	-8%

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

Wages. Figure IV-16 shows average annual wages by industry for each county in Wyoming’s Northwest Region. Between 2010 and 2022, average annual wages grew for each industry in each county of the Region except for Park county’s Natural Resources & Mining industry.

The Natural Resources & Mining industry has the highest average annual wages of any industry in Fremont, Hot Springs, and Park counties. The Manufacturing industry has the highest average annual wages of any industry in Big Horn county, followed closely by the Natural Resources & Mining industry. In Washakie county, the highest average annual wages are found in the Information industry, a relatively small industry with only 43 jobs in 2022. Washakie county’s second highest average annual wages are found in the Manufacturing industry.

Figure IV-16.
Average Annual Wages by Industry, Northwest Region, Counties, 2010 and 2022



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

Housing Market Trends

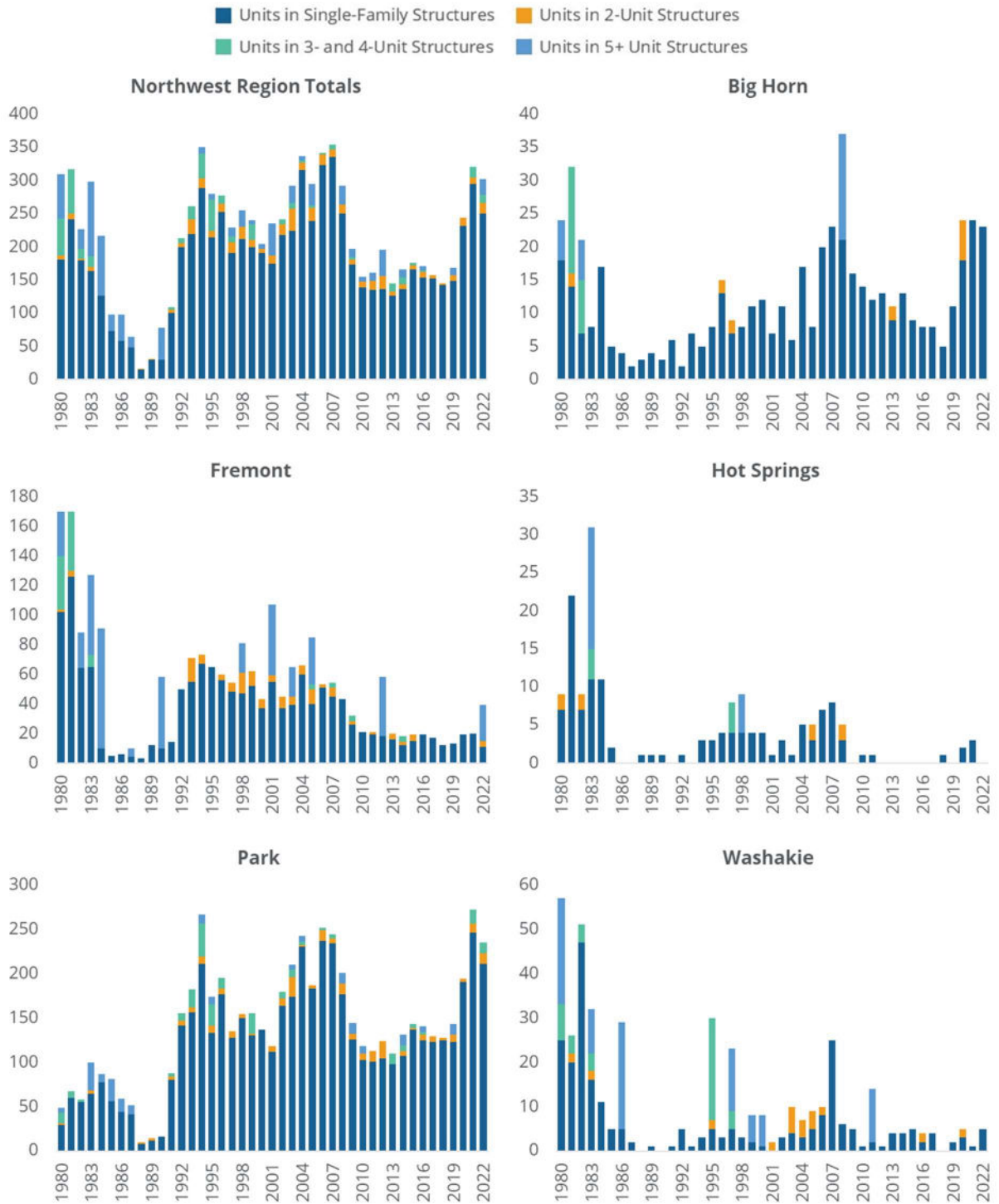
Residential building permits. Residential building permits in Wyoming's Northwest Region have been dominated by units in single-family structures. Around 83% of units permitted in the Northwest Region since 1980 were units in single-family structures and around 8% were units in multifamily structures of 5 units or more. Units in 2-unit structures accounted for 4% of units permitted, as did units in 3- and 4-unit structures.

Figure IV-17 below shows trends in residential building permits for the Northwest Region and each of its constituent counties. Please note that scale differs in each geography's section of the figure based on total permits issued. Park and Fremont counties make up the largest volumes of permits issued.

The Northwest 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 Northwest Region and each of its counties saw a fall in permitting with the 2008 recession. Issuance of building permits remained low in the region before increasing significantly in 2020 and reaching pre-recession levels in 2021.

Park County has issued a greater number of permits as compared to Fremont County, despite the latter having a historically larger population. This difference can be attributed to Park County's status as a tourist destination.

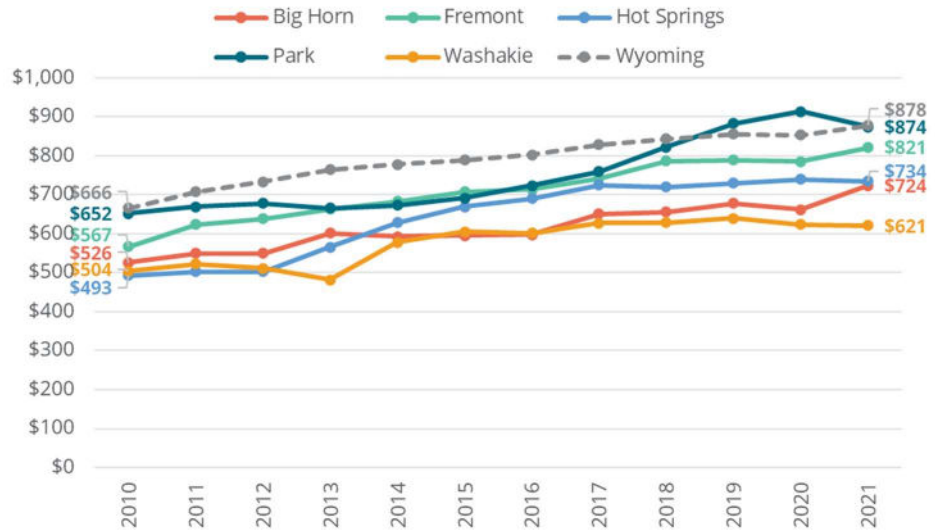
Figure IV-17.
Building Permits by Units in Structure, Northwest Region, Counties, 1980-2022



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

Median rent. Figure IV-18 shows trends in median gross rent for the state of Wyoming and the Northwest Region counties. Wyoming and each Northwest Region county experienced a growth in median gross rents between 2010 and 2021. In each year studied, median gross rent in Big Horn, Fremont, Hot Springs, and Washakie counties was lower than it was in Wyoming. Park county’s median gross rent exceeded that of Wyoming in 2019 and 2020. As of 2021, Park county has the highest median gross rent in the Northwest Region (\$874), while Washakie county has the lowest (\$621). Washakie county’s median gross rent is also the lowest of any county in Wyoming.

Figure IV-18.
Median Gross Rent, Wyoming and Northwest 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 IV-19.
Multifamily Median Rent, Northwest Region, Counties, 2023 YTD

Note:
Multifamily units are defined as units in buildings of 5+ units.

Source:
CoStar and Root Policy Research.

	Median Rent	Units Included
Big Horn	\$729	20
Fremont	\$820	270
Hot Springs	\$604	4
Park	\$724	55
Washakie	\$1,105	36

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 considered to be cost burdened.

Figures IV-20 and IV-21 below illustrate housing affordability for the Northwest 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 IV-20, median rent is affordable to individuals earning average wages for all industries in all Northwest Region counties except for Leisure & Hospitality in all counties and Other Services in Hot Springs county. Notably, Leisure & Hospitality accounts for 15% of jobs in the Northwest Region, making it the third largest sector by employment in the region.

Figure IV-20.
Rental Affordability by Industry, Northwest Region, Counties, 2021/22



Note: Affordability estimates assume families spend no more than 30% of their income on housing. 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.

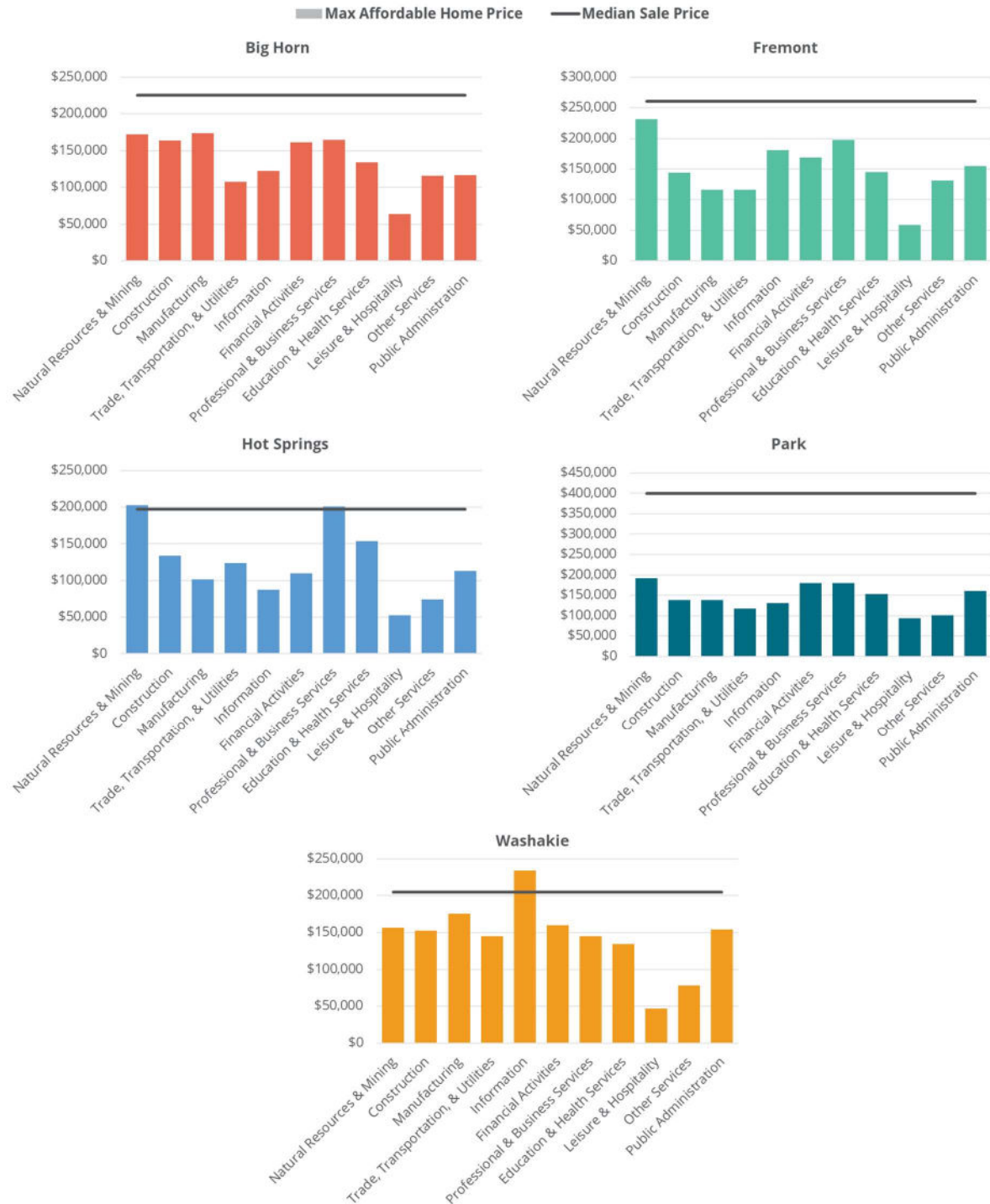
Figure IV-21 below shows home purchase affordability by industry. Homeownership is significantly less affordable for each industry's workforce than renting. Individuals earning the average wage for any industry in Big Horn, Fremont, and Park counties cannot afford to buy a home at their counties' median home sales price.

In Hot Springs county, individuals earning the average wage in the Natural Resources & Mining and Professional & Business Services industries can afford to buy a median-priced home, while average wage earners in all other industries cannot afford to buy a median-priced home. Hot Springs county's Natural Resources & Mining and Professional & Business Services industries account for only 10% of its total workforce.

Average wage earners in Washakie county's Information industry, which accounts for under 2% of the county's workforce, can afford to purchase a median-priced home. Average wage earners in all other industries in Washakie county cannot afford to buy a median-priced home.

Altogether, if all employees earn the average wage for their industry in their county, only 0.3% of the Northwest Region's workforce can afford to purchase a median-priced home in their county.

Figure IV-21.
Purchase Affordability by Industry, Northwest 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.

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

Rental vacancy. Figure IV-22 below shows 2023 rental vacancy rates for counties in Wyoming’s Northwest 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, Fremont and Park counties have rental vacancy rates well below the 5% vacancy rate considered healthy for the rental market. Hot Springs has a rental vacancy rate close to the 5% vacancy rate considered healthy while Big Horn and Washakie have slightly higher rates.

**Figure IV-22.
Multifamily Rental Vacancy
Rate, Northwest Region,
Counties, 2023 YTD**

	Multifamily Vacancy Rate	Units Included
Big Horn	7.3%	119
Fremont	2.5%	652
Hot Springs	4.8%	145
Park	0.3%	1,788
Washakie	6.4%	115

Note:

Rates for Fremont and Park come from the Wyoming Rental Vacancy Survey. CoStar Multifamily units are defined as units in buildings of 5+ units.

Source:

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

Mortgage loan activity. Home Mortgage Disclosure Act (HMDA) data indicate 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 the total volume of home purchases.

Figure IV-23 shows the volume of home loan originations by county in the Northwest Region from 2018 to 2022. The Northwest 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 below pre-pandemic 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.

**Figure IV-23.
Home Loan
Originations,
Northwest Region,
Counties, 2018-
2022**

Note:
Includes first lien loan
originations only.

Source:
HMDA and Root Policy Research.

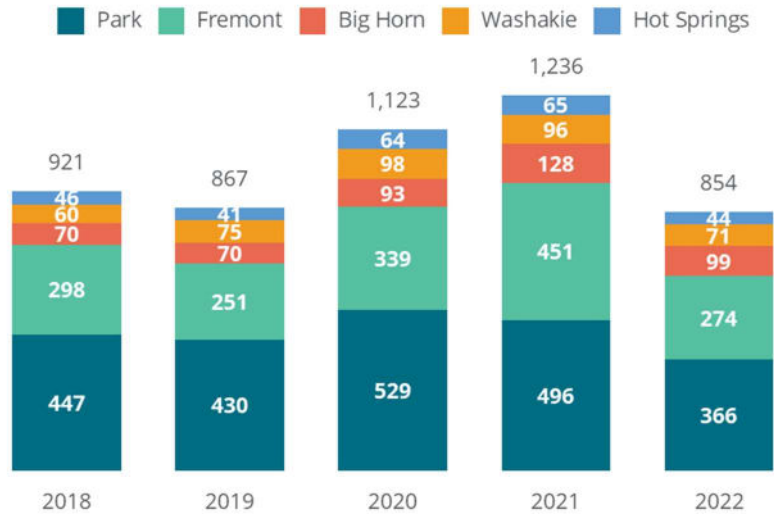


Figure IV-24 shows trends in the median home value for originated home purchase loans for each county in the Northwest Region and for Wyoming. The median home value for originated home purchase loans has increased overall since 2018 in each county of the Northwest Region. Park county is the only county in the Region for which the median home value for originated home purchase loans is greater than that of Wyoming. Park county also experienced the largest growth in median home value for originated loans.

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

Note:
Includes first lien loan
originations only.

Source:
HMDA and Root Policy
Research.

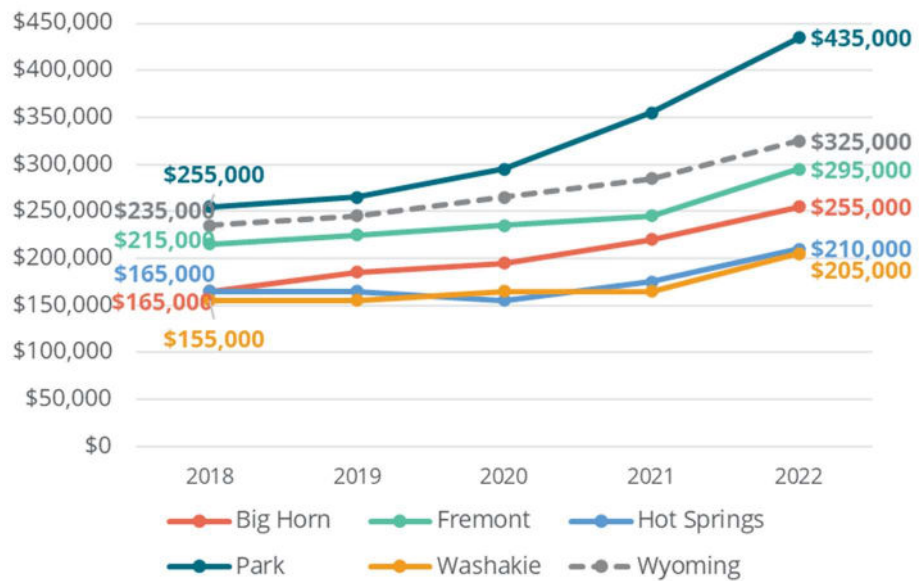


Figure IV-25 shows trends in property values for originated home purchase loans by occupancy type between 2018 and 2022. In the Northwest Region overall, second residences had the highest median value (\$395,000), followed by principal residences (\$335,000) and investment properties (\$315,000).

Holding with this trend, investment properties had the lowest median value in Park county, followed by principal residences and second homes. Median values for each occupancy type are higher in Park county than they are in the Northwest Region overall. Data are not available for second residences and investment properties in Big Horn, Fremont, Hot Springs, and Washakie counties due to too few loan originations for these occupancy categories.

In the Northwest Region, the percent increase in median values of investment properties was significantly larger than that of principal residences and second residences, 91% compared to 49% and 55%. Second residences saw the greatest percent increase in median values in Park county (+138%), followed by investment properties (+100%) and principal residences (+71%). Notably, the median values of homes in Park county appreciated at significantly greater rates than those in the Northwest Region for all occupancy types. This is consistent with Park county's status as a tourist destination. Property values for principal residences in Fremont, Hot Springs, and Washakie Counties appreciated at slower rates than those in the Northwest Region, while the median property value for principal residences in Big Horn county appreciated at a slightly higher rate than that for principal residences in the Northwest Region.

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

	Median Property Value		2018-2022 Change	
	2018	2022	Amount	Percent
Big Horn				
Principal residence	\$165,000	\$255,000	\$90,000	55%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
Fremont				
Principal residence	\$215,000	\$295,000	\$80,000	37%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
Hot Springs				
Principal residence	\$165,000	\$225,000	\$60,000	36%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
Park				
Principal residence	\$255,000	\$435,000	\$180,000	71%
Second residence	\$280,000	\$665,000	\$385,000	138%
Investment property	\$175,000	\$350,000	\$175,000	100%
Washakie				
Principal residence	\$165,000	\$205,000	\$40,000	24%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
Northwest Region				
Principal residence	\$225,000	\$335,000	\$110,000	49%
Second residence	\$255,000	\$395,000	\$140,000	55%
Investment property	\$165,000	\$315,000	\$150,000	91%

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 Northwest Region are further illustrated in Figure IV-26. Between 2018 and 2022, principal residences saw the largest rise in median

value (\$150,000), followed closely by investment properties (\$140,000). Because around 90% of home loan originations in the Northwest Region are for principal residences, median values for home loan originations overall are equal to median values for principal residences.

Figure IV-26.
Median Home Value by Occupancy Type, Northwest Region, 2018-2022

Note:
 Includes first lien loan originations only.

Source:
 HMDA and Root Policy Research.

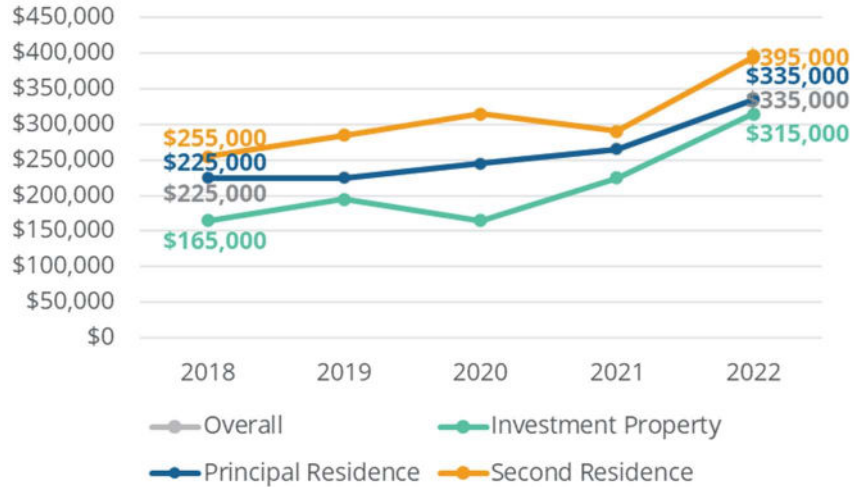
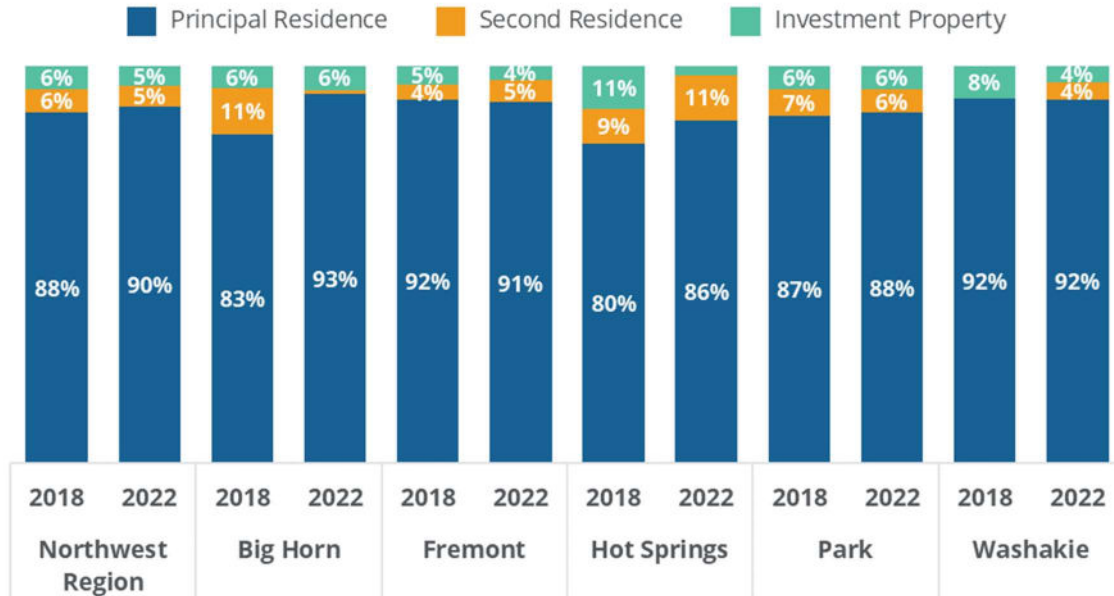


Figure IV-27 shows the composition of total loan originations by occupancy type for the Northwest Region and each of its counties between 2018 and 2022. In Hot Springs and Fremont counties, second residences accounted for the second largest share of loan originations as of 2022. In Big Horn county, investment properties had the second largest share of loan originations. In 2022, Washakie and Park counties, as well as the Northwest Region as a whole, had an equal share of total loan originations for investment properties and second homes.

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



Note: Includes first lien originations only.

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 IV-28 shows the median sales price for housing units sold in Wyoming’s Northwest Region in 2022. The median price for all housing units in the Region was \$275,000. Hot Springs, Washakie, Big Horn, and Fremont counties had median sales prices below the regional median. Hot Springs county had the lowest median sales price in the region at \$197,000. Park county was the only county with a median sales price higher than that of the Region at \$400,000.

In the Northwest Region, single family homes had the highest median price of any home type at \$285,000. Duplexes and modular and mobile homes had the second and third highest median prices at \$280,000 and \$250,000, respectively. Townhomes and condos had the lowest median price at \$210,000. Single family homes were more expensive at the median than modular and mobile homes in Fremont county and townhomes and condos in Park county, but data has been omitted for all other counties due to insufficient sales.

Figure IV-28.
Median Home Sales Price by Structure Type, Northwest Region, Counties, 2022

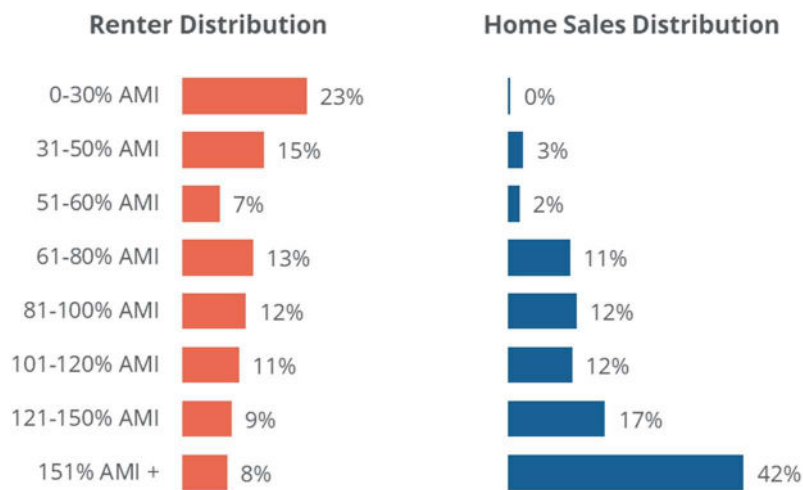
	Median Sales Price				
	All Units	Single Family	Duplex	Townhome/ Condo	Modular/ Mobile Home
Northwest Region	\$275,000	\$285,000	\$280,000	\$210,000	\$250,000
Big Horn	\$225,000	\$225,000	N/A	N/A	N/A
Fremont	\$261,000	\$269,950	N/A	N/A	\$241,250
Hot Springs	\$197,000	\$193,500	N/A	N/A	N/A
Park	\$400,000	\$420,000	N/A	\$220,000	N/A
Washakie	\$205,000	\$202,000	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 IV-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. The majority of the Northwest Region’s renters have incomes below 80% AMI, while 84% of homes sold in 2022 were unaffordable to earners below 80% AMI.

Figure IV-29.
Renter and Affordable Home Sales Distribution by AMI, Northwest Region

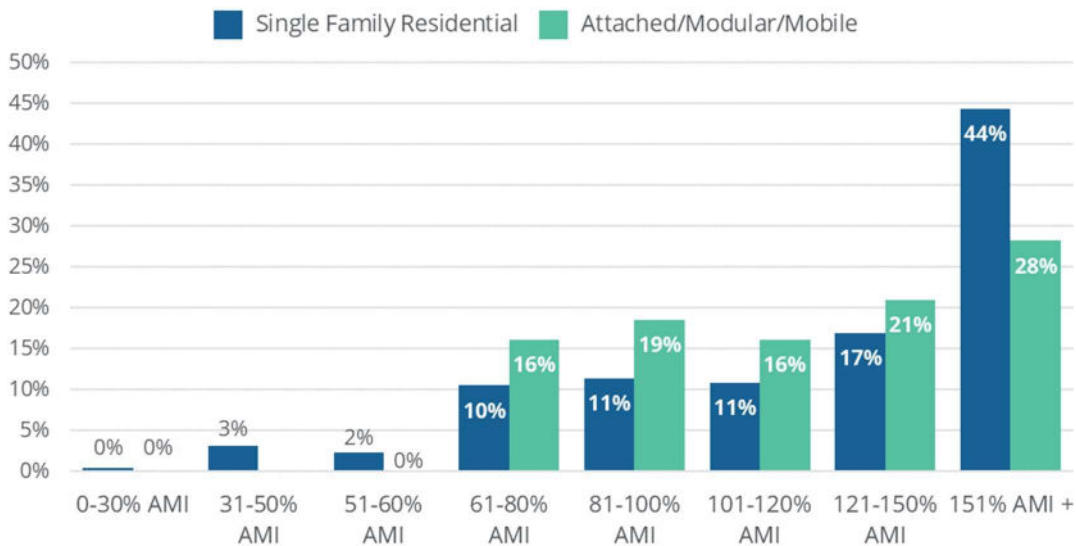


Note: Affordability estimates assume that a household spends 30% of their income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance.

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

Figure IV-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 highest affordability range, a greater share of attached, modular, and mobile homes are affordable to moderate income households. It is important to note that the region’s housing stock is dominated by single family homes, so moderate income buyers interested in purchasing attached, modular, or mobile homes in their price ranges face significant supply constraints.

Figure IV-30.
Home Sales Distribution by AMI and Unit Type, Northwest 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 IV-31 shows the shares of renters and owners in Wyoming, the Northwest Region, and each Northwest Region county who experienced cost burden in 2010 and 2021. For

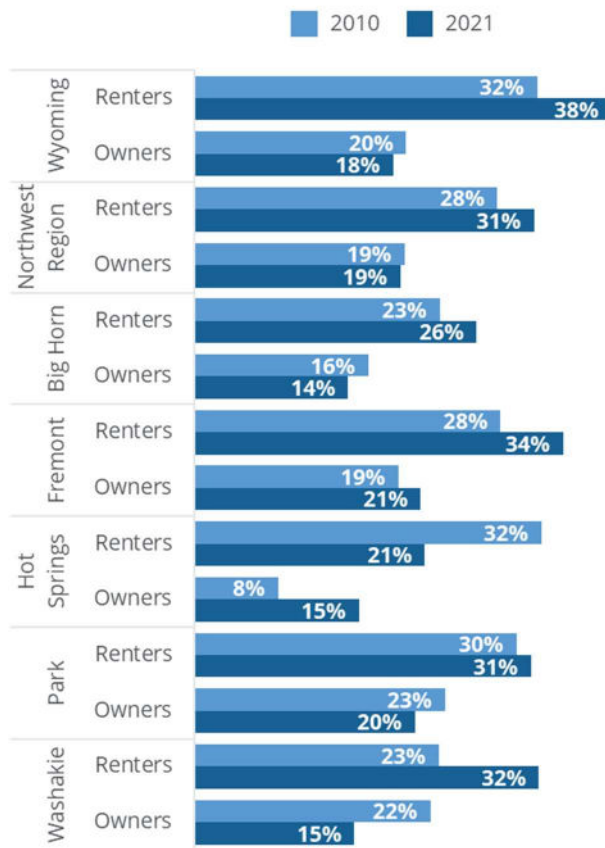
each year studied in each area studied, renters face cost burden at higher rates than homeowners do.

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 Northwest Region renters experiencing cost burden increased by three percentage points from 28% to 31%, while the share of the Region’s homeowners experiencing cost burden decreased by less than one percentage point. As of 2021, renters in the Northwest Region experience cost burden at a lower rate than renters in Wyoming, while homeowners in the Northwest Region experience cost burden at a slightly higher rate than homeowners in Wyoming.

As of 2021, renters in Hot Springs county experience cost burden at the lowest rate for renters in the region (21%), while renters in Fremont county experience the highest rate of cost burden (34%). Homeowners in Big Horn county have the lowest rate of cost burden for owners in the region (14%), while homeowners in Fremont county have the highest rate of cost burden in the region (21%).

Figure IV-31.
Cost Burden by Tenure,
Wyoming, Northwest
Region, Counties, 2010
and 2021

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



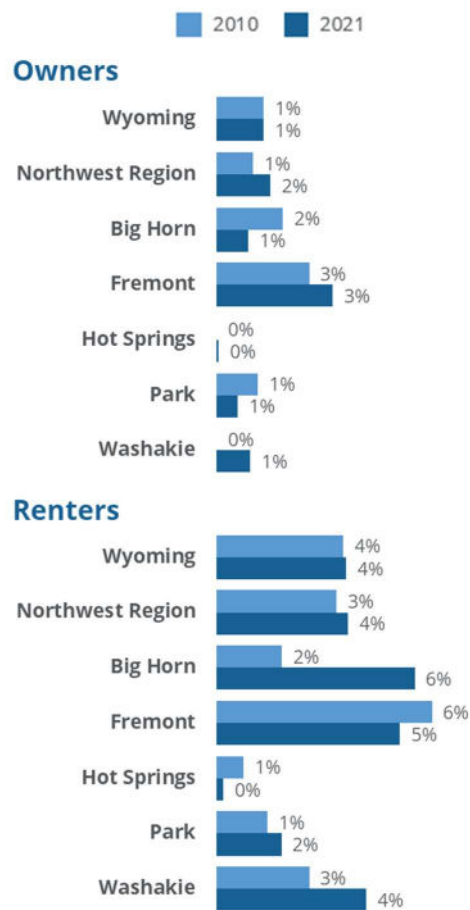
Overcrowding. Housing units are considered overcrowded when they are occupied by more than one person per room. Figure IV-32 illustrates the rate of overcrowding by tenure for Wyoming, the Northwest Region, and the counties of the Northwest Region.

Overcrowding has been stable overall for Wyoming’s owner and renter households between 2010 and 2021, but it has increased for both owners and renters in the Northwest Region. Over the time studied, overcrowding increased for owners in Fremont, Hot Springs, and Washakie counties, as well as for renters in Big Horn, Park, and Washakie counties.

Renter households experience overcrowding at four times the rate of owner households in Wyoming and at greater rates than owner households in the Northwest Region and each of its counties.

Figure IV-32.
Overcrowding by Tenure,
Wyoming, Northwest
Region, Counties, 2010 and
2021

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

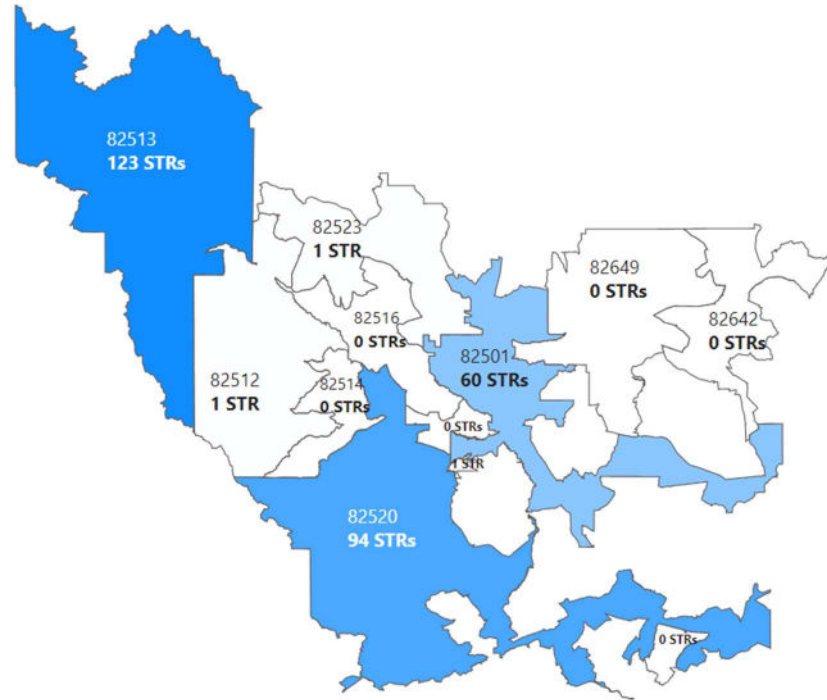


Short Term Rental Market

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.

Fremont County, Lander, and Dubois. Home to the towns of Lander and Dubois, Fremont county is a popular tourist destination. According to data from AirDNA.com (a market analytics website for short term rentals), there are 279 homes listed as short-term rentals (STRs) in Fremont county⁴. As shown in Figure IV-33 below, 123 of these STRs are in Dubois, while 94 are in Lander⁵. STR units, which may be active or inactive at the time of reporting, account for 1.7% of total housing stock in Lander and 8.7% of total housing stock in Dubois⁶. This suggests that in Dubois, STRs likely constrict housing supply and increase rents and home purchase prices.

Figure IV-33.
Short Term Rental
Units by ZIP Code,
Fremont County,
Dubois, and Lander,
2023



Note:

Fremont county as presented in this section consists of the following ZIP Codes: 82310, 82501, 82510, 82512, 82513, 82514, 82515, 82516, 82520, 82523, 82524, 82642, and 82649.

Dubois is represented by ZIP Code 82513. Lander is represented by ZIP Code 82520.

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 IV-34 below demonstrates the increase in the number of active STRs in Fremont county in November of each year, 2020-2023. Note that STR activity is seasonal, with higher activity typically observed in the summer months.

⁴ AirDNA.com provides market analytics for STRs by ZIP Code. Because some ZIP Codes cross county lines, it is not possible to provide an exact picture of the STR market in Fremont county. In this section, Fremont county consists of the following ZIP codes: 82310, 82501, 82510, 82512, 82513, 82514, 82515, 82516, 82520, 82523, 82524, 82642, and 82649.

⁵ In this section, Dubois is represented by ZIP Code 82513. Lander is represented by ZIP Code 82520.

⁶ According to 2022 5-year ACS estimates, there are 1,419 housing units in the 82513 (Dubois) ZIP Code Tabulation Area and 5,640 housing units in the 82520 (Lander) ZIP Code Tabulation Area.

**Figure IV-34.
Active Short Term
Rental Units,
Fremont County,
2020-2023**

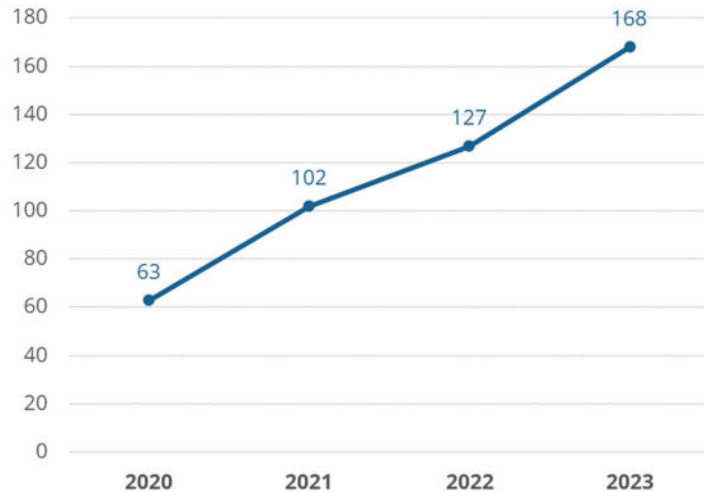
Note:

Counts reflect units available in November of each year.

Fremont county as presented in this section consists of the following ZIP Codes: 82310, 82501, 82510, 82512, 82513, 82514, 82515, 82516, 82520, 82523, 82524, 82642, and 82649.

Source:

AirDNA.com



As shown in Figure IV-35, 62% of short term rentals in Fremont 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.

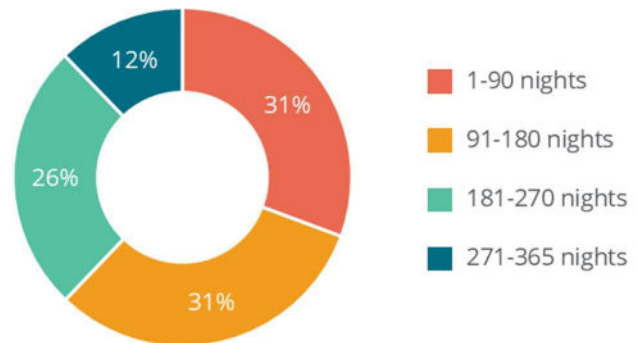
**Figure IV-35.
Short Term Rental
Units by Annual
Availability, Fremont
County, 2023**

Note:

Fremont county as presented in this section consists of the following ZIP Codes: 82310, 82501, 82510, 82512, 82513, 82514, 82515, 82516, 82520, 82523, 82524, 82642, and 82649.

Source:

AirDNA.com



According to AirDNA.com, 88% of STRs in Fremont county are entire homes and 11% are private rooms. Less than 1% are shared rooms. Figure IV-36 below shows the distribution of the county's STRs by number of bedrooms. 36% of STRs in the county have 1 bedroom, 34% have 2 bedrooms, and 22% have 3 bedrooms.

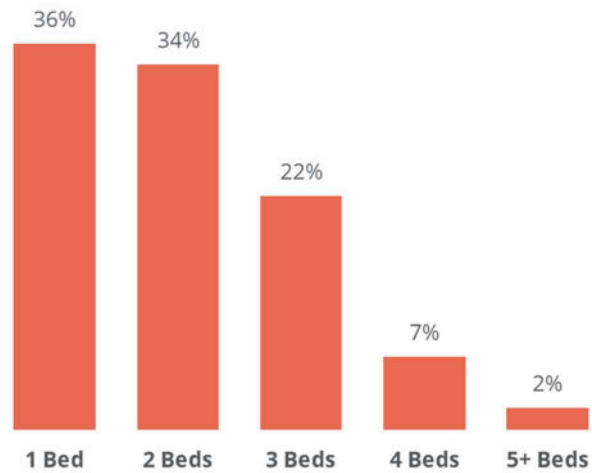
Figure IV-36.
Short Term Rental
Units by Number of
Bedrooms, Fremont
County, 2023

Note:

Fremont county as presented in this section consists of the following ZIP Codes: 82310, 82501, 82510, 82512, 82513, 82514, 82515, 82516, 82520, 82523, 82524, 82642, and 82649.

Source:

AirDNA.com



Park County and Cody. Park County is home to the city of Cody and much of Yellowstone National Park. According to data from AirDNA.com (a market analytics website for short term rentals), there are 499 homes listed as short-term rentals (STRs) in Cody⁷ and 634 STRs in Park county⁸. Cody’s STRs, which may be active or inactive at the time of reporting, account for 6.2% of its total housing stock⁹.

Figure IV-37 below maps the volume of STRs in Park county’s ZIP Codes. Most STRs in Park county are located within Cody’s ZIP Code, 82834, though there is also a relatively high concentration of STRs in 82435, the ZIP Code of Powell, WY.

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, Cody is represented by its main ZIP Code, 82414.

⁸ AirDNA.com provides market analytics of short term rentals (STRs) by ZIP Code. Because some ZIP Codes cross county lines, it is not possible to provide an exact picture of the STR market in Park county. Park county as presented in this section consists of the following ZIP Codes: 82414, 82435, 82433, 82190, 82421, 82423, 82440, and 82450.

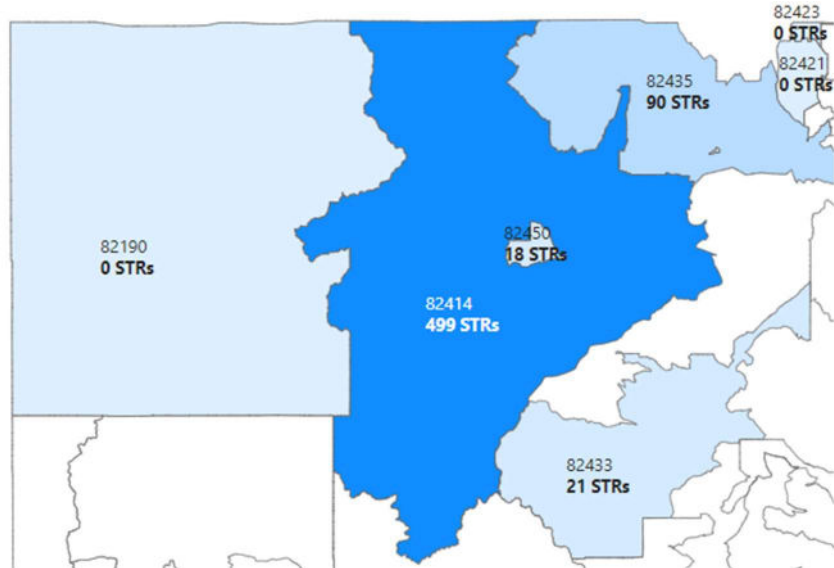
⁹ According to 2022 5-year ACS estimates, there are 8,023 total housing units in the 82414 ZIP Code Tabulation Area.

**Figure IV-37.
Short Term Rental
Units by ZIP Code,
Park County and
Cody, 2023**

Note:
Park county as presented in this section consists of the following ZIP Codes: 82414, 82435, 82433, 82190, 82421, 82423, 82440, and 82450.

The city of Cody is defined as the ZIP Code 82414.

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.



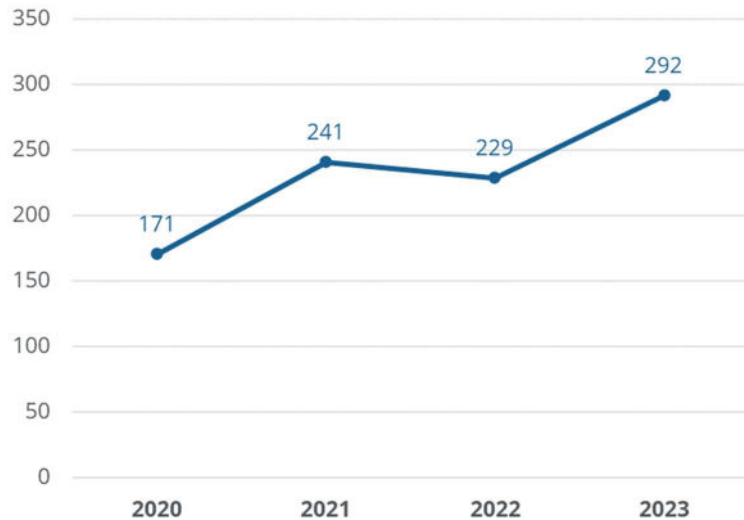
Source:
AirDNA.com

Figure IV-38 below demonstrates the overall increase in the number of active STRs in November from 2020 to 2023. Note that STR activity is seasonal, with higher activity typically observed in the summer months.

**Figure IV-38.
Active Short Term
Rental Units, Park
County, 2020-2023**

Note:
Counts reflect units available in November of each year.
Park county as presented in this section consists of the following ZIP Codes: 82414, 82435, 82433, 82190, 82421, 82423, 82440, and 82450.

Source:
AirDNA.com



As shown in Figure IV-39, 72% of short term rentals in Park 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.

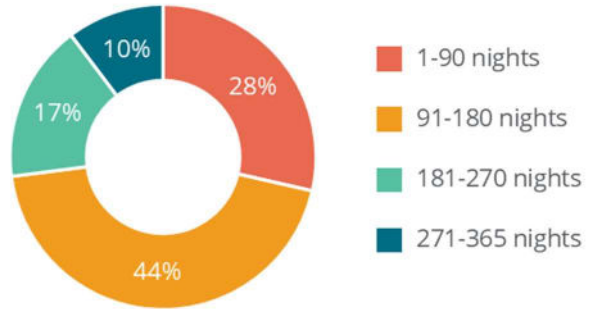
Figure IV-39.
Short Term Rental
Units by Annual
Availability, Park
County, 2023

Note:

Park county as presented in this section consists of the following ZIP Codes: 82414, 82435, 82433, 82190, 82421, 82423, 82440, and 82450.

Source:

AirDNA.com



According to AirDNA.com, 92% of STRs in Park county are entire homes and 8% are private rooms. Figure IV-40 below shows the distribution of STRs by number of bedrooms. 31% of STRs in the county have 1 bedroom, 33% have 2 bedrooms, 18% have 3 bedrooms, and 10% have 4 bedrooms.

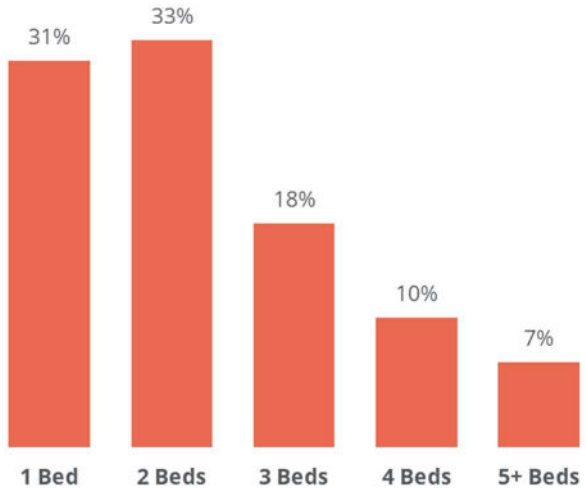
Figure IV-40.
Short Term Rental
Units by Number of
Bedrooms, Park
County, 2023

Note:

Park county as presented in this section consists of the following ZIP Codes: 82414, 82435, 82433, 82190, 82421, 82423, 82440, and 82450.

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 IV-41 shows two estimates of the number of housing units each county in the Northwest 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 791 and 1,740 total housing units will be needed to accommodate Park county households, between 465 and 1,613 units will be needed to accommodate Fremont county households, and between 394 and 745 units will be needed to accommodate Big Horn county households. To keep up with population growth, Washakie county must add 113 to 365 units, while Hot Springs county must add 40 to 206 units.

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 IV-41.
Projected Housing Units Needed Between 2021 and 2030 by Tenure and
AMI, Northwest Region, Counties

	Renters		Homeowners		Total	
	Estimate 1	Estimate 2	Estimate 1	Estimate 2	Estimate 1	Estimate 2
Big Horn	100	189	294	555	394	745
0%-30% AMI	19	35	24	46	43	81
31%-50% AMI	29	56	40	76	70	132
51%-80% AMI	21	40	71	133	92	173
81%-100% AMI	12	23	41	77	53	100
100% + AMI	19	35	118	224	137	259
Fremont	140	484	326	1,129	465	1,613
0%-30% AMI	32	110	33	116	65	226
31%-50% AMI	27	92	30	103	56	195
51%-80% AMI	39	135	67	231	106	366
81%-100% AMI	12	40	41	142	53	182
100% + AMI	31	106	155	538	186	644
Hot Springs	12	60	29	147	40	206
0%-30% AMI	3	17	2	12	6	29
31%-50% AMI	2	9	4	19	6	28
51%-80% AMI	2	12	5	25	7	37
81%-100% AMI	2	13	2	11	5	24
100% + AMI	2	9	15	79	17	88
Park	209	460	581	1,279	791	1,740
0%-30% AMI	26	57	34	75	60	133
31%-50% AMI	43	95	60	133	103	228
51%-80% AMI	42	93	99	218	141	311
81%-100% AMI	26	58	87	191	113	249
100% + AMI	71	156	301	662	372	818
Washakie	30	98	82	266	113	365
0%-30% AMI	5	16	7	21	12	38
31%-50% AMI	6	20	7	24	13	44
51%-80% AMI	10	34	17	55	27	89
81%-100% AMI	4	12	12	38	15	50
100% + AMI	5	16	40	128	45	144

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 2015 Town of Greybull Housing Study and Master Plan¹¹ provided specific land use recommendations designed to inform how community and housing needs can be accommodated to the greatest benefit of the community with focus on one particular development site. To address needs, the concept calls for a mix of uses including single and multiple family residential as well as a commercial component taking advantage of site assets such as accessibility and visibility along the highway frontage while leaving the remaining land that holds development restrictions as open/ recreational space.

The 2010 Park County Housing Assessment¹² analyses housing needs in the City of Cody, the City of Powell, the Town of Meeteetse, and the unincorporated area of Park County. A summary of recommended strategies to address housing needs in the report includes:

- Encouraging real estate developers to invest in future residential development projects and expand residential expansion opportunities in Meeteetse.
- Encourage the development of more affordable housing by:
 - Identifying mobile home rental areas in Cody and Powell and discussing incentives with landowners. These incentives should encourage replacing older rentals with new residential apartments, new manufactured homes, or new self-help housing.
 - Relax subdivision requirements and revise zoning ordinances to facilitate project approvals.
 - Seek opportunities for participation in the U.S. Department of Agriculture Section 502 and 523 Mutual Self-Help Housing Programs. Expand program capacity by clarifying and discussing program responsibilities and opportunities with representatives of USDA, Rural Development and Rural Community Assistance Corporation, which provides technical assistance to program grantees in the western United States.
 - Prepare and sponsor infrastructure grant requests for the construction of additional infrastructure.
- Monitor senior housing capacities and encourage potential investors to develop new senior housing complexes in areas with readily available and accessible medical services when facilities reach capacity.

¹¹ <https://drive.google.com/file/d/1A9gC2RvupUf1UDs7AVxWjal7lyj9l4Va/view?usp=sharing>

¹² <https://www.codywy.gov/DocumentCenter/View/292/Final-Report-2010-Housing-Assessment-Park-County?bidId=>

- Privatize student housing at Northwest College and monitor enrollment trends and prepare RFPs for new housing when necessary. Negotiate terms with selected developer and monitor construction.
- Encourage real estate development in City of Powell by removing unnecessary regulatory barriers. Consider Introducing a mixed residential and commercial zoning district for the downtown area that will enable landowners to develop residential housing on the second floor of commercial buildings, which will generate additional income from a small upstairs apartment and ground floor retail. Upstairs apartments can also serve as accommodation for commercial lessees or employees, keeping investments financially viable for landowners.

Appendix

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

Figure IV-42.
AMI Limits, Northwest Region, Counties, 2021

2021 2-person AMI	Big Horn	Fremont	Hot Springs	Park	Washakie
30% AMI	\$19,440	\$19,440	\$19,440	\$19,440	\$19,440
50% AMI	\$32,400	\$32,400	\$32,400	\$32,400	\$32,400
80% AMI	\$25,920	\$25,920	\$25,920	\$25,920	\$25,920
100% AMI	\$64,800	\$64,800	\$64,800	\$64,800	\$64,800
120% AMI	\$77,760	\$77,760	\$77,760	\$77,760	\$77,760

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

Figure IV-43.
AMI Limits, Northwest Region, Counties, 2022

2022 2-person AMI	Big Horn	Fremont	Hot Springs	Park	Washakie
30% AMI	\$21,030	\$21,030	\$21,030	\$21,030	\$21,030
50% AMI	\$35,050	\$35,050	\$35,050	\$35,050	\$35,050
80% AMI	\$28,040	\$28,040	\$28,040	\$28,040	\$28,040
100% AMI	\$70,100	\$70,100	\$70,100	\$70,100	\$70,100
120% AMI	\$84,120	\$84,120	\$84,120	\$84,120	\$84,120

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

Figure IV-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 IV-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 IV-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.