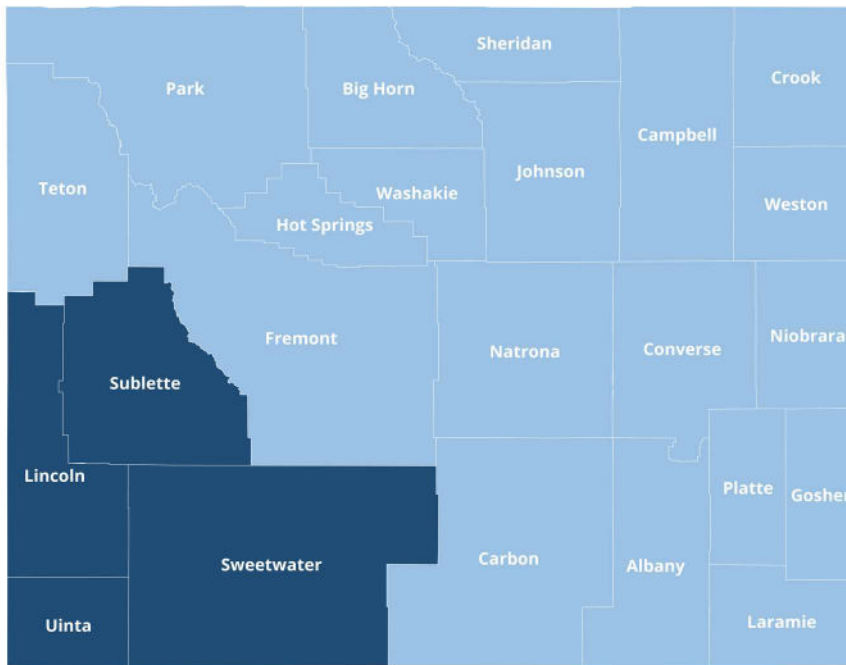


## SECTION VI.

# Southwest Region

This regional summary provides demographic, economic, and housing market data for the Southwest Region. Wyoming's Southwest Region is comprised of Lincoln county, Sublette county, Sweetwater county, and Uinta county.

### Southwest Region



### Demographic Trends

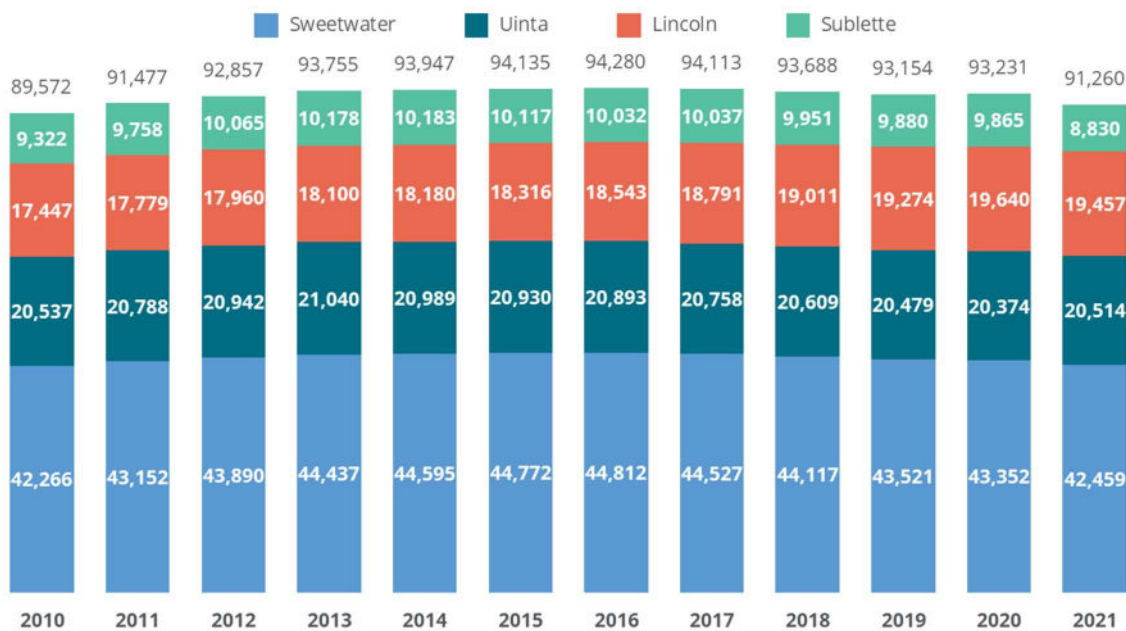
**Population growth.** The population of Wyoming's Southwest Region grew by around 2% from 2010 to 2021, while the State of Wyoming's population grew by around 5.7% over the same period. As shown in Figure VI-1, the Southwest Region's population increased each year from 91,582 residents in 2010 to over 96,200 residents in 2016 and decreased modestly each year from 2017 to 95,173 residents in 2019. The population grew slightly in 2020 before falling to 93,281 residents in 2021. This pattern resembles recent changes in the State of Wyoming's population, which grew each year from 2010 to 2017 and has modestly decreased since.

In 2021, Sweetwater county is the most populous county in the Region with over 40,000 residents, accounting for 47% of the Region's population. Uinta and Lincoln counties have populations of around 20,000 residents each and account for 22% and 21% of the Region's

population respectively. Sublette county is the smallest in the Region with a population of less than 9,000 residents (10% of the regional population).

Over the time studied, Sweetwater county saw its population increase by less than 200 residents overall from 2010 to 2021. The population of Lincoln county experienced the largest growth, gaining over 2,000 residents (11.5% of its 2010 population) over the time studied. Sublette county lost nearly 500 residents (5.3% of its 2010 population), and Uinta county saw its population decrease by 23 residents overall.

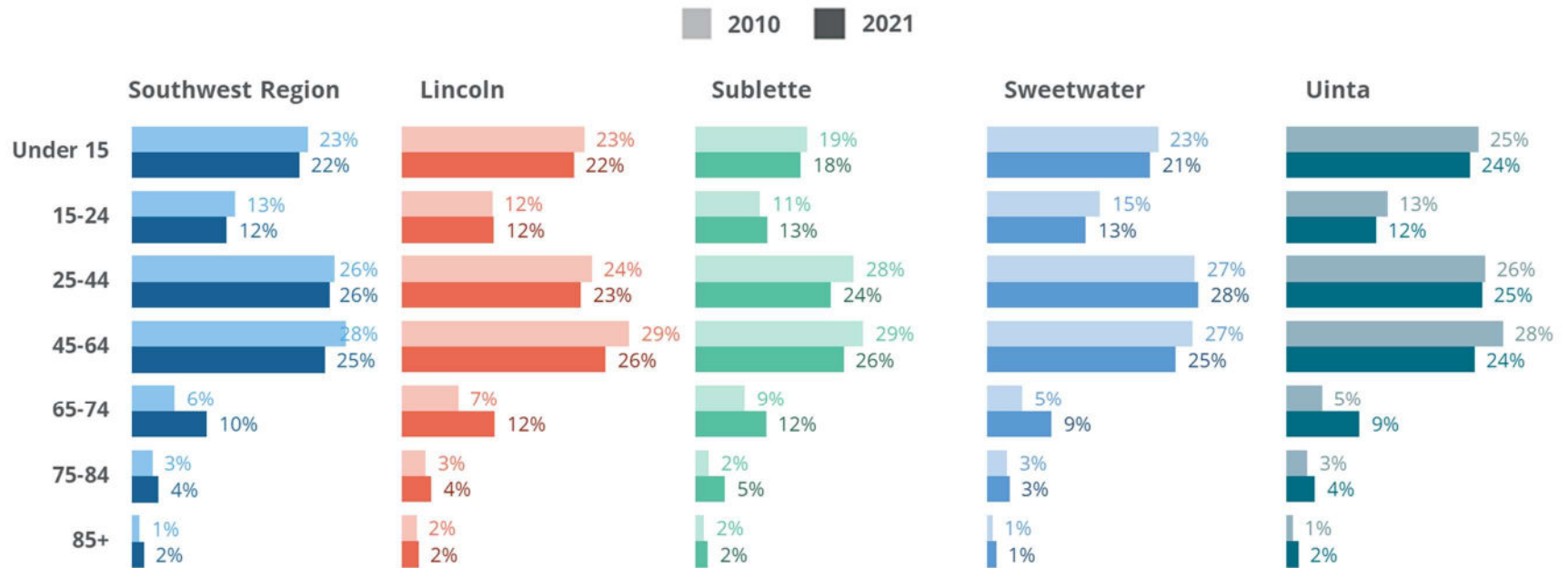
**Figure VI-1.**  
**Population, Southwest Region, 2010-2021**



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

**Age distribution.** As shown in Figure VI-2, between 2010 and 2021, the Southwest Region’s share of residents aged 65 and older increased by around six percentage points from 9% to 15%. At the same time, the Region’s share of residents aged 25-64, who are most likely to be in the workforce, decreased by around three percentage points from 54% to 51%. This aging pattern was present in each county in the Southwest Region, but most pronounced in Sublette county where there was an eight percentage point increase in the share of the population aged 65+ and a seven percentage point decrease in the share of the population aged 25-64. The Southwest Region’s growing senior population underscores the importance of aging-friendly housing options moving forward, while the Region’s shrinking share of working-aged individuals raises concerns about a shrinking workforce.

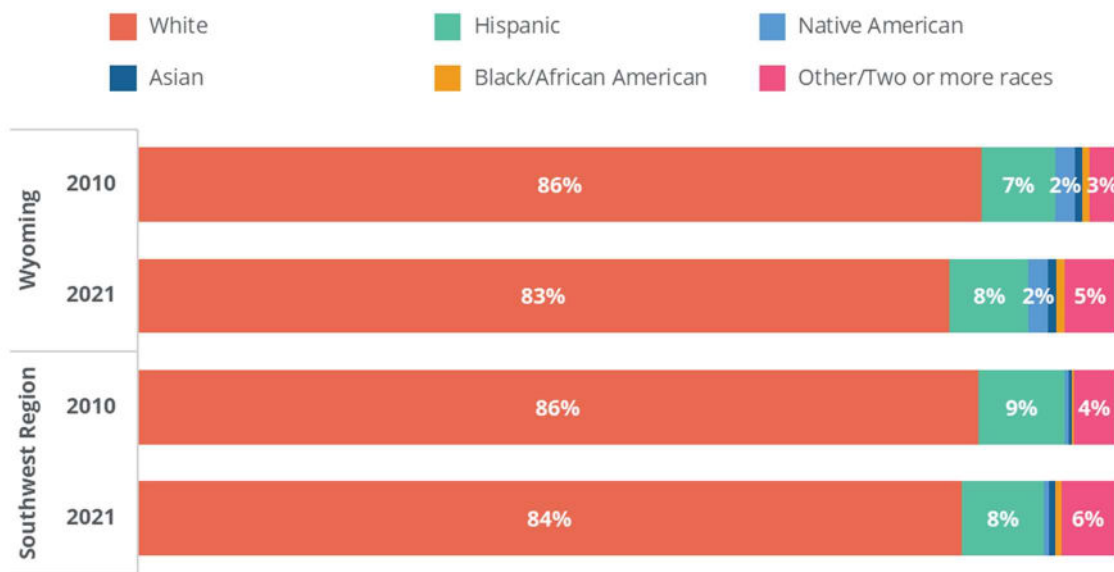
**Figure VI-2.**  
**Age Distribution, Southwest Region, 2010 and 2021**



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

**Racial and ethnic distribution.** As shown in Figure VI-3, the Southwest Region’s racial and ethnic makeup closely resembles Wyoming’s racial and ethnic distribution. In 2021, the share of Southwest Region residents identifying as Native American is one percentage point smaller than that of Wyoming’s population. The shares of Southwest Region residents identifying as non-Hispanic White and Other/Two or more races are one percentage point higher than those of Wyoming’s population. The Southwest Region’s population has become slightly more diverse since 2010, primarily due to an increase in the share of residents identifying as Other/Two or more races.

**Figure VI-3.**  
**Race and Ethnicity, Wyoming and Southwest Region, 2010 and 2021**

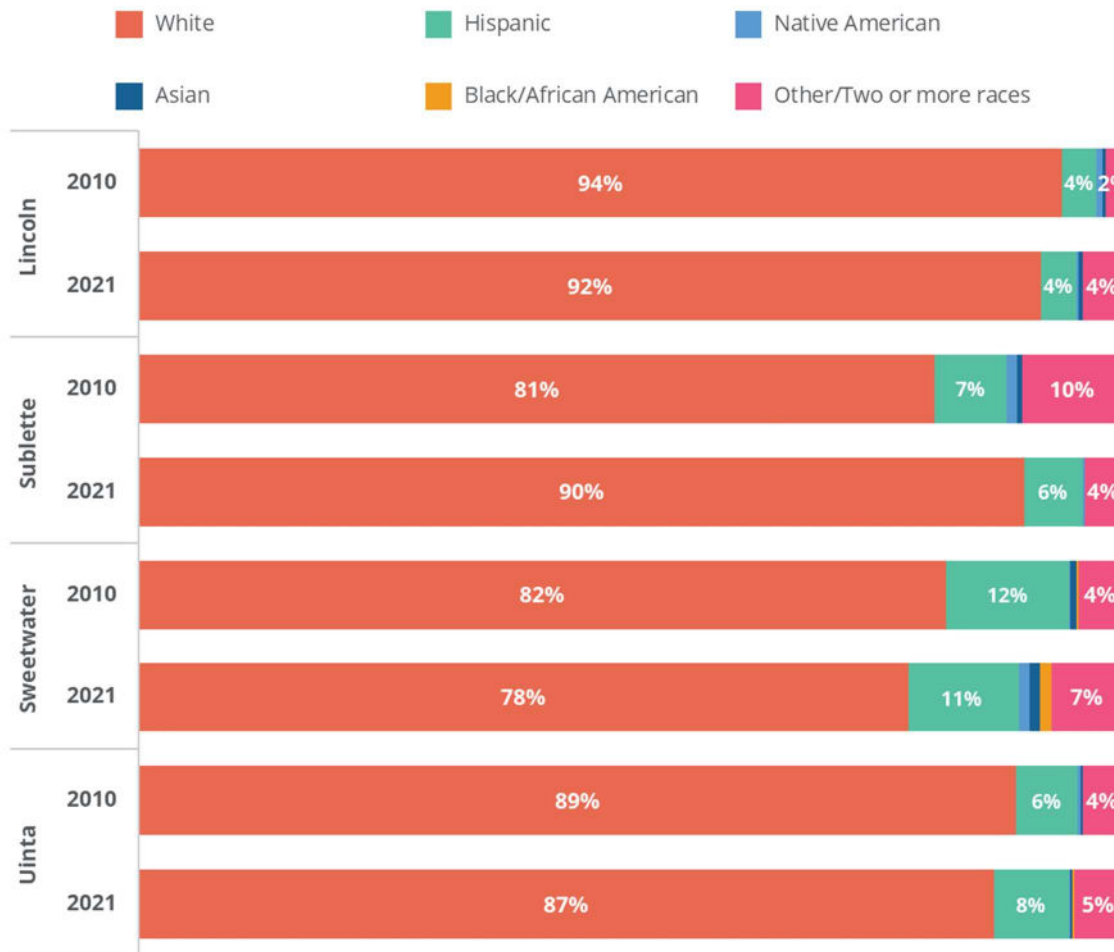


Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

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

Figure VI-4 shows racial and ethnic distributions for each county within the Southwest Region in 2010 and 2021. The Southwest Region and each of its constituent counties except for Sublette county have become more racially and ethnically diverse since 2010. Sweetwater county is the most racially and ethnically diverse county within the Southwest Region. Of the counties in the Southwest Region, Sweetwater county has the largest shares of residents identifying as Hispanic or Other/Two or more races. The share of residents in Sublette county identifying as non-Hispanic White has increased by nine percentage points since 2010. This is primarily due to a decrease in the share of residents identifying as Other/Two or more races but is also due to decreases in the shares of Hispanic, Native American, and Asian residents.

**Figure VI-4.**  
**Race and Ethnicity, Southwest Region, Counties 2010 and 2021**



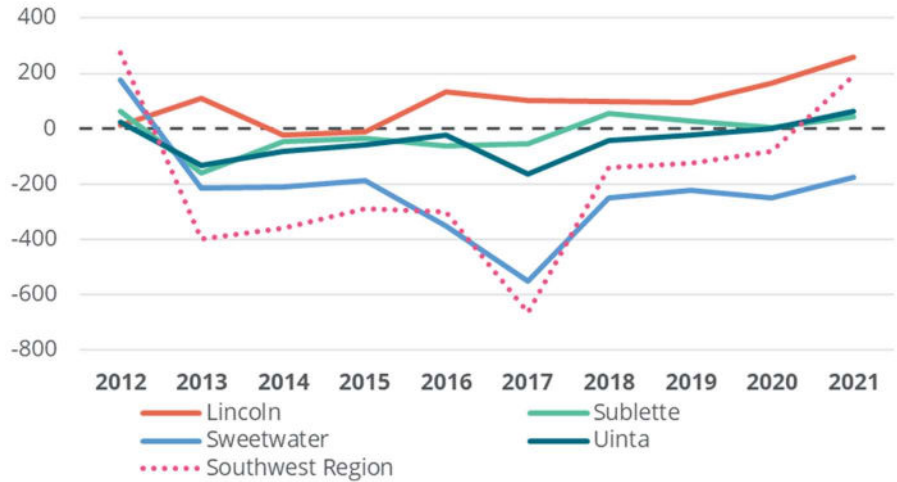
Note: The categories White, Native American, Asian, Black/African American, and Other/Two or more races include only non-Hispanic. The Hispanic category refers to Hispanics of any race. 0% and 1% labels are not shown.

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

**Migration.** Figure VI-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 Southwest Region from 2012 to 2021. Net migration in the Southwest Region was positive in 2012 before becoming negative in 2013. Negative net migration continued in the Southwest Region, peaking in 2017 with the energy sector’s contraction, until becoming positive in 2021. Because migration-driven population change was most significant in Sweetwater county, the Region’s net migration trends mirrored those of Sweetwater county. Lincoln county is the only county in the Region for which total net migration was generally positive during this period.

**Figure VI-5.  
Net Migration,  
Southwest  
Region, Counties,  
2012-2021**

Source:  
Internal Revenue Service and  
Root Policy Research.

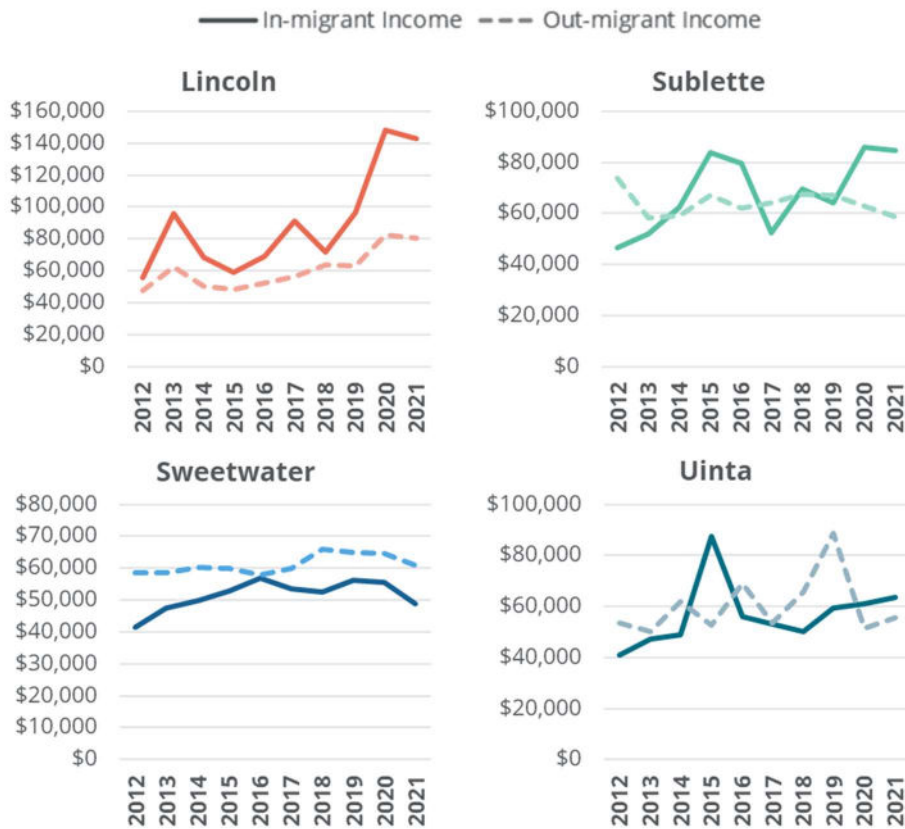


IRS data also provide the total adjusted gross income, which allows the estimation of the average adjusted gross income<sup>1</sup> for inflow and outflow returns each year. Figure VI-6 shows the difference between the average income of in-migrants and the average income of out-migrants for each county in the Southwest 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 Sweetwater county out-migrants from the county had higher average incomes than in-migrants to the county for each year studied. Net migration has been negative for almost the entire time studied, indicating that higher income households are leaving Sweetwater county at higher rates than lower income households are moving to the county.
- In-migrants to Lincoln county have consistently had higher average incomes than out-migrants from Lincoln county since 2012.

<sup>1</sup> 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 VI-6.**  
**Average Income of In-migrants and Out-migrants, Southwest Region, Counties 2012-2021**



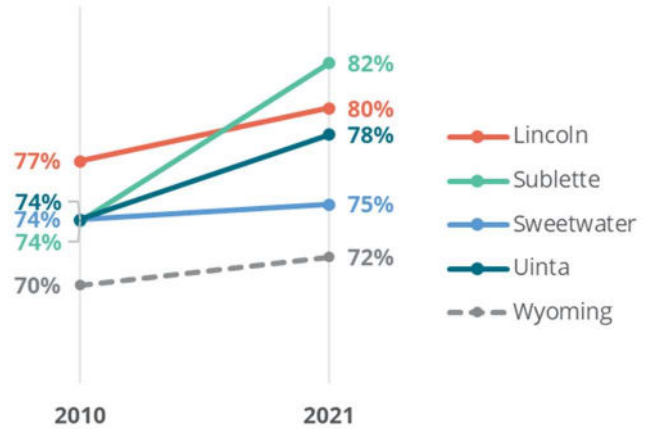
Source: Internal Revenue Service and Root Policy Research.

**Homeownership.** Homeownership rates for each county in the Southwest Region are shown in Figure VI-7. In 2021, each county in the Region has a homeownership rate higher than that of Wyoming. Homeownership is highest in Sublette county (82%) and Lincoln county (80%). Between 2010 and 2021, homeownership rates increased in each county in the Region.

While it is estimated that Sublette county saw the greatest 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. The populations of all counties in the region have aged since 2010, but Sublette county saw the greatest increase in the share of the population aged 65+ (+8 percentage points). As individuals aged 65 and older are more likely to be homeowners, this could result in an increased homeownership rate for Sublette county.

**Figure VI-7.  
Homeownership Rates,  
Southwest Region, Counties  
2010 and 2021**

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



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

- In 2021, median income for renters in the Southwest Region is around 50-60% of owner income. Between 2010 and 2021, renter income decreased as a percentage of owner income in Lincoln, Sublette, and Sweetwater counties. Renter income grew as a share of owner income in Uinta county.
- From 2010 to 2021, median income for both owners and renters increased in Uinta county. Median owner incomes increased as median renter incomes decreased in Lincoln, Sublette, and Sweetwater counties.
- In 2021, each Southwest Region county’s median renter income is higher than Wyoming’s median renter income. Every county in the Southwest Region except for Uinta county has a higher median homeowner income than Wyoming.



**Figure VI-8.  
Median Income by  
Tenure, Southwest  
Region, Counties, 2010  
and 2021**

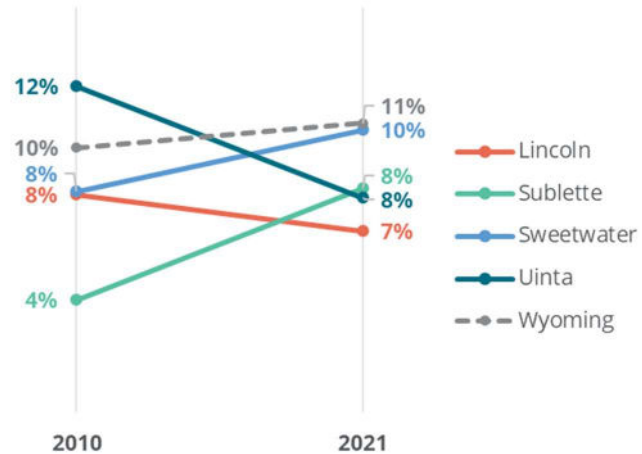
Source:  
2010 and 2021 5-year ACS and Root Policy  
Research.

	Median Income		2010-2021 Change	
	2010	2021	Amount	Percent
<b>Lincoln</b>				
<b>Owner</b>	\$63,002	\$82,000	\$18,998	30%
<b>Renter</b>	\$44,625	\$42,340	-\$2,285	-5%
<b>Sublette</b>				
<b>Owner</b>	\$78,688	\$90,532	\$11,844	15%
<b>Renter</b>	\$56,827	\$55,515	-\$1,312	-2%
<b>Sweetwater</b>				
<b>Owner</b>	\$77,186	\$87,644	\$10,458	14%
<b>Renter</b>	\$52,024	\$49,024	-\$3,000	-6%
<b>Uinta</b>				
<b>Owner</b>	\$72,040	\$80,522	\$8,482	12%
<b>Renter</b>	\$28,241	\$40,012	\$11,771	42%
<b>Wyoming</b>				
<b>Owner</b>	\$64,489	\$81,875	\$17,386	27%
<b>Renter</b>	\$33,550	\$39,506	\$5,956	18%

Poverty rates for each county in Wyoming's Southwest Region are presented in Figure VI-9. As of 2021, every county in the Region has a lower poverty rate than Wyoming's 11%. Between 2010 and 2021, poverty rates increased by four percentage points in Sublette county and by two percentage points in Sweetwater county. Uinta county's poverty rate saw the largest decrease at four percentage points, while Lincoln county's poverty rate decreased by one percentage point between 2010 and 2021.

**Figure VI-9.  
Poverty Rate, Southwest  
Region, Counties, 2010 and  
2021**

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

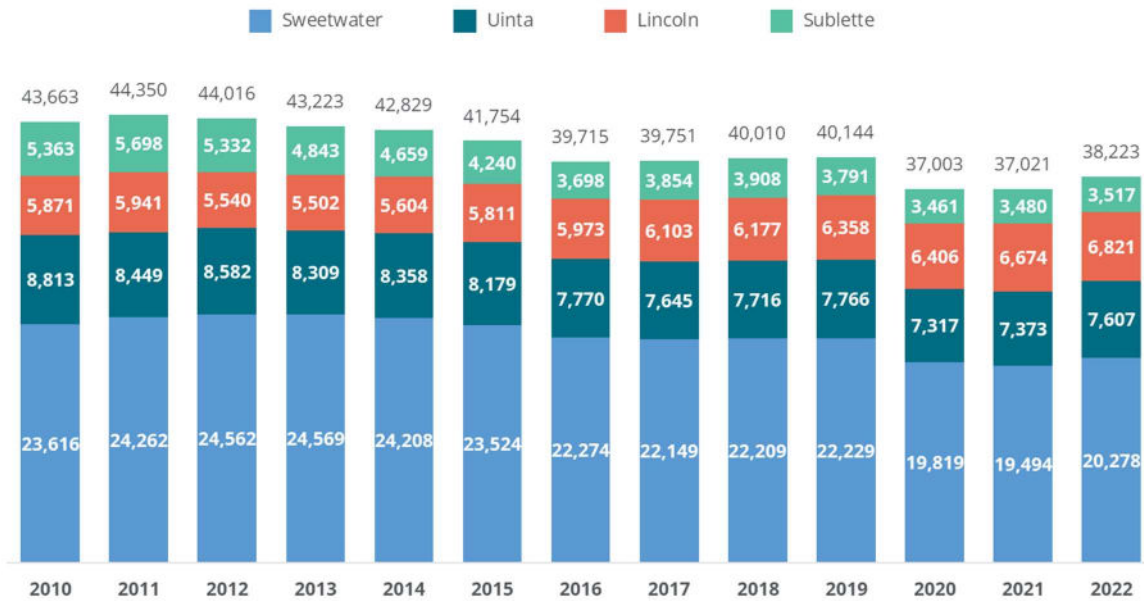


## Economic Trends

**Employment.** As shown in Figure VI-10 below, the Southwest Region lost over 5,000 jobs between 2010 and 2022. Total employment in the Southwest Region increased from 43,663 jobs to 44,350 jobs in 2011 and gradually declined from 2011 to 39,715 jobs in 2016. Employment slowly rose from 2016 to 40,144 jobs in 2019 before the Region’s employment contracted during the COVID-19 pandemic. Total employment in the Region has gradually increased since 2020 but has not yet risen to pre-pandemic levels.

In addition to being the county with the greatest population growth in the Region, Lincoln county is the only county for which employment increased over the time studied. As of 2022, Sweetwater county is home to 47% of the Region’s population and accounts for 53% of regional employment. Uinta and Lincoln counties are home to 22% and 21% of Southwest Region residents and account for 20% and 18% of regional employment respectively. Sublette county’s population is 10% of the regional population while its employment represents 9% of regional employment.

**Figure VI-10.**  
**Total Employment by County, Southwest Region, Counties, 2010 to 2022**



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

The three largest industries in the Southwest Region by employment are Education & Health Services (22% of total jobs); Trade, Transportation, & Utilities (21% of total jobs); and Natural Resources & Mining (12% of total jobs).

Figures VI-11 to VI-14 provide a detailed overview of employment within each county of Wyoming’s Southwest Region. Figures are presented in the order of highest to lowest total employment.

As shown in Figure VI-11, total employment in Sweetwater county fell by 14% (-3,338 jobs) between 2010 and 2022. In 2022, Sweetwater county’s three largest sectors by employment are Trade, Transportation, & Utilities (4,291 jobs), Education & Health Services (3,892 jobs), and Natural Resources & Mining (3,208 jobs). Natural Resources & Mining accounted for over 5,300 jobs in 2010, making it the Region’s largest industry by employment in 2010, but has since experienced a 40% reduction in total employment. The decline of the Natural Resources & Mining industry in Sweetwater county underlies the region’s negative migration. Only three of Sweetwater county’s industries experienced growth in employment since 2010, and none of these exceeded 4% employment growth.

**Figure VI-11.**  
**Employment by Industry, Sweetwater County, 2010 and 2022**

Sweetwater County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>8,396</b>	<b>6,228</b>	<b>-2,168</b>	<b>-26%</b>
<b>Natural Resources &amp; Mining</b>	5,329	3,208	-2,121	-40%
<b>Construction</b>	1,768	1,698	-70	-4%
<b>Manufacturing</b>	1,299	1,322	23	2%
<b>Service Providing</b>	<b>15,220</b>	<b>14,050</b>	<b>-1,170</b>	<b>-8%</b>
<b>Trade, Transportation, &amp; Utilities</b>	4,824	4,291	-533	-11%
<b>Information</b>	279	181	-98	-35%
<b>Financial Activities</b>	852	558	-294	-35%
<b>Professional &amp; Business Services</b>	1,142	1,143	1	0%
<b>Education &amp; Health Services</b>	3,785	3,892	107	3%
<b>Leisure &amp; Hospitality</b>	2,262	2,350	88	4%
<b>Other Services</b>	597	416	-181	-30%
<b>Public Administration</b>	1,479	1,219	-260	-18%
<b>All Industries</b>	<b>23,616</b>	<b>20,278</b>	<b>-3,338</b>	<b>-14%</b>

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

Figure VI-12 below shows employment in Uinta county. Between 2010 and 2022, employment in Uinta county decreased by 1,206 jobs or 14%. In both 2010 and 2022, Uinta county's three largest sectors by employment are Education & Health Services (2,048 jobs), Trade, Transportation, & Utilities (1,792 jobs), and Construction (834 jobs). The Natural Resources & Mining industry lost more jobs than any other industry in the county (-625 jobs or -81% of its 2010 jobs). The Information industry experienced the largest job growth, gaining 76 jobs between 2010 and 2022.

**Figure VI-12.**  
**Employment by Industry, Uinta County, 2010 and 2022**

Uinta County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>2,391</b>	<b>1,266</b>	<b>-1,125</b>	<b>-47%</b>
<b>Natural Resources &amp; Mining</b>	771	146	-625	-81%
<b>Construction</b>	1,360	834	-526	-39%
<b>Manufacturing</b>	260	286	26	10%
<b>Service Providing</b>	<b>6,422</b>	<b>6,341</b>	<b>-81</b>	<b>-1%</b>
<b>Trade, Transportation, &amp; Utilities</b>	1,777	1,792	15	1%
<b>Information</b>	232	308	76	33%
<b>Financial Activities</b>	351	293	-58	-17%
<b>Professional &amp; Business Services</b>	480	382	-98	-20%
<b>Education &amp; Health Services</b>	2,099	2,048	-51	-2%
<b>Leisure &amp; Hospitality</b>	772	822	50	6%
<b>Other Services</b>	137	112	-25	-18%
<b>Public Administration</b>	574	584	10	2%
<b>All Industries</b>	<b>8,813</b>	<b>7,607</b>	<b>-1,206</b>	<b>-14%</b>

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

Figure VI-13 below shows employment detail for Lincoln county. Gaining 950 total jobs between 2010 and 2022, Lincoln county is the only county in the Region for which employment increased over the time studied. In 2022, Education & Health Services is the county's largest industry by employment with 1,716 jobs, followed by Trade, Transportation, & Utilities with 1,357 jobs and Construction with 1,037 jobs. The Construction industry added more jobs since 2010 (+334 jobs) than any other industry in the county, while Natural Resources & Mining lost more jobs than any other industry (-82 jobs).

**Figure VI-13.**  
**Employment by Industry, Lincoln County, 2010 and 2022**

Lincoln County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>1,567</b>	<b>1,835</b>	<b>268</b>	<b>17%</b>
<b>Natural Resources &amp; Mining</b>	712	630	-82	-12%
<b>Construction</b>	703	1,037	334	48%
<b>Manufacturing</b>	152	168	16	11%
<b>Service Providing</b>	<b>4,304</b>	<b>4,986</b>	<b>682</b>	<b>16%</b>
<b>Trade, Transportation, &amp; Utilities</b>	1,140	1,357	217	19%
<b>Information</b>	160	158	-2	-1%
<b>Financial Activities</b>	163	229	66	40%
<b>Professional &amp; Business Services</b>	339	434	95	28%
<b>Education &amp; Health Services</b>	1,479	1,716	237	16%
<b>Leisure &amp; Hospitality</b>	507	606	99	20%
<b>Other Services</b>	110	136	26	24%
<b>Public Administration</b>	406	350	-56	-14%
<b>All Industries</b>	<b>5,871</b>	<b>6,821</b>	<b>950</b>	<b>16%</b>

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

As shown in Figure VI-14, total employment in Sublette county fell by 34% (-1,846 jobs) between 2010 and 2022. Nine of the eleven industries in the county have decreased in employment since 2010. Natural Resources & Mining is the county's largest industry by employment in 2022 with 627 jobs, despite having sustained the most significant job losses in the county (-1,039 jobs, or a loss of 62% of its 2010 employment). Education & Health Services (599 jobs) and Trade, Transportation, & Utilities (555 jobs) are the county's second and third largest industries by employment. The Financial Activities industry saw the largest increase in employment, adding 38 jobs since 2010.

**Figure VI-14.**  
**Employment by Industry, Sublette County, 2010 and 2022**

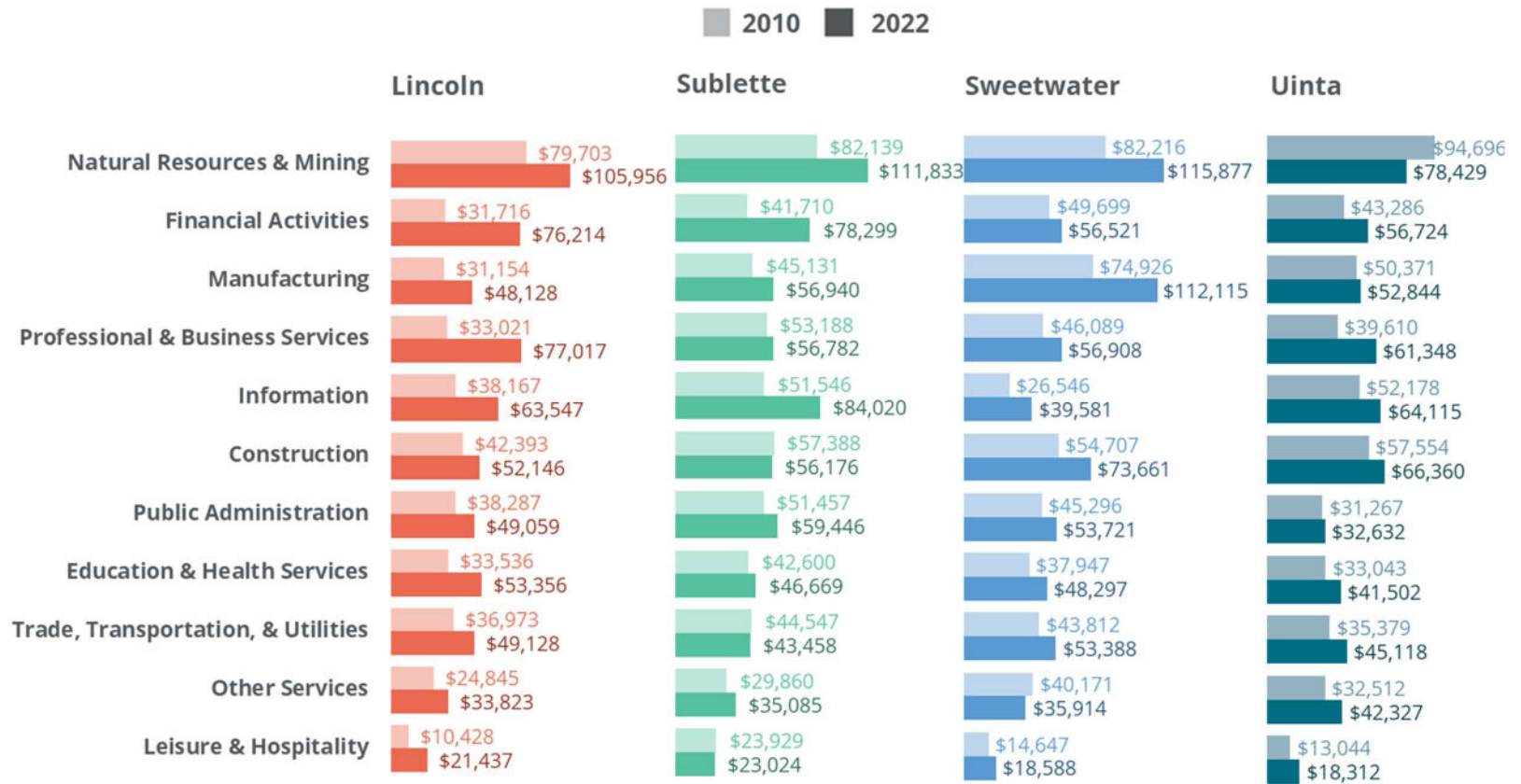
Sublette County	Total Employment		2010-2022 Change	
	2010	2022	Amount	Percent
<b>Goods Producing</b>	<b>2,512</b>	<b>1,076</b>	<b>-1,436</b>	<b>-57%</b>
<b>Natural Resources &amp; Mining</b>	1,666	627	-1,039	-62%
<b>Construction</b>	794	399	-395	-50%
<b>Manufacturing</b>	52	50	-2	-4%
<b>Service Providing</b>	<b>2,851</b>	<b>2,441</b>	<b>-410</b>	<b>-14%</b>
<b>Trade, Transportation, &amp; Utilities</b>	720	555	-165	-23%
<b>Information</b>	33	17	-16	-48%
<b>Financial Activities</b>	107	145	38	36%
<b>Professional &amp; Business Services</b>	357	260	-97	-27%
<b>Education &amp; Health Services</b>	652	599	-53	-8%
<b>Leisure &amp; Hospitality</b>	484	388	-96	-20%
<b>Other Services</b>	126	101	-25	-20%
<b>Public Administration</b>	372	376	4	1%
<b>All Industries</b>	<b>5,363</b>	<b>3,517</b>	<b>-1,846</b>	<b>-34%</b>

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

**Wages.** Figure VI-15 shows average annual wages by industry for each county in Wyoming’s Southwest Region. Between 2010 and 2022, average annual wages grew for each industry in Lincoln, Sweetwater, and Uinta counties. Average annual wages increased for each industry in Sublette county except for Construction, Leisure & Hospitality, and Trade, Transportation, & Utilities, where average annual wages decreased over the time studied.

The Natural Resources & Mining industry has the highest average annual wages of any industry in each county of the Southwest Region. Notably, employment in this industry has decreased since 2010 in every county in the Region. In Sweetwater county, the industry with the second highest average annual wages is Manufacturing. Sublette county’s second highest paying industry is Information, while Lincoln county’s is Professional & Business Services. In Uinta county, Construction has the second highest average annual wages.

**Figure VI-15.**  
**Average Annual Wages by Industry, Southwest Region, Counties, 2010 and 2022**



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



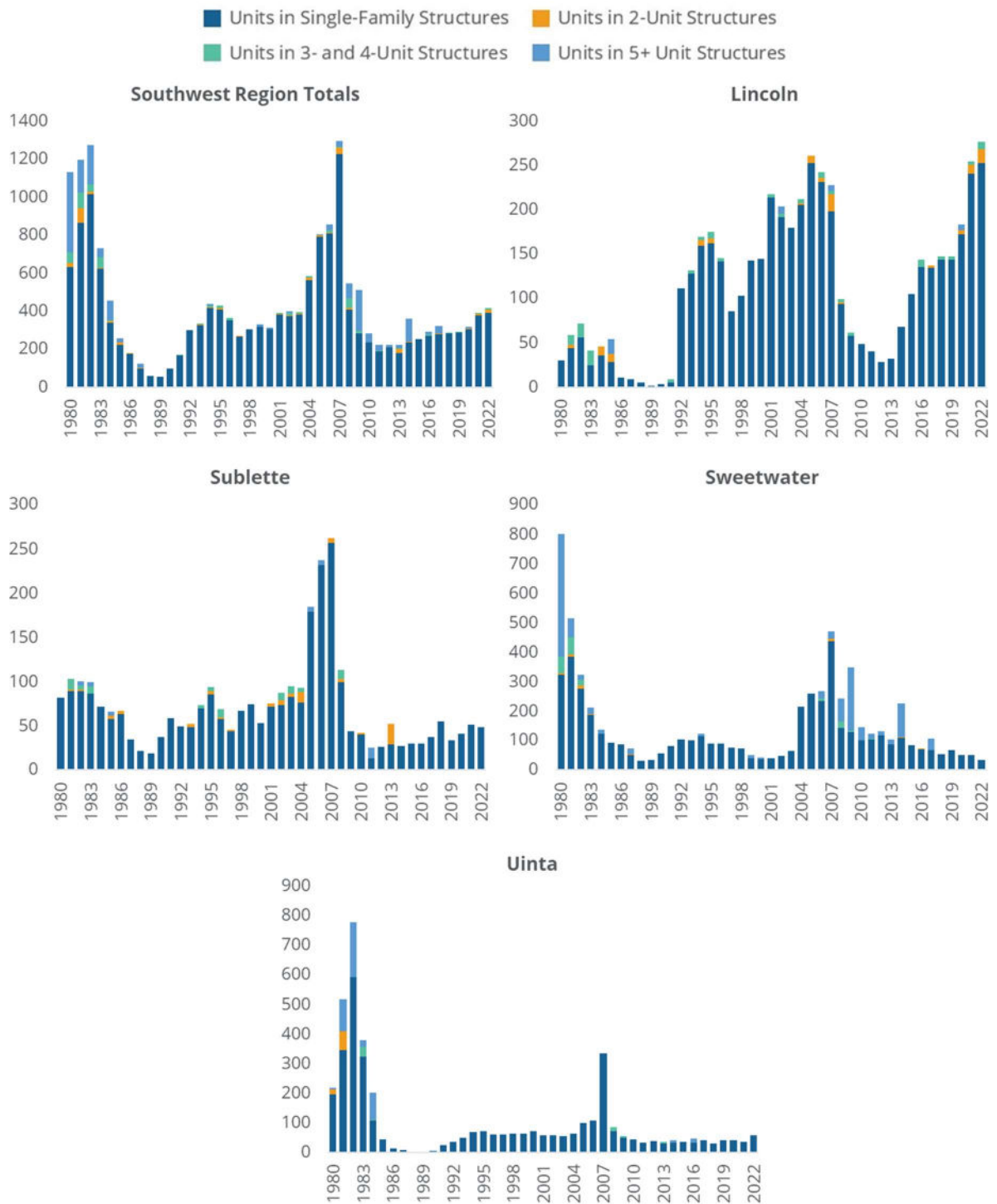
## Housing Market Trends

**Residential building permits.** Residential building permits in Wyoming's Southwest Region have been dominated by units in single-family structures. Around 87% of units permitted in the Southwest Region since 1980 were units in single-family structures and around 9% were units in multifamily structures of 5 units or more. Units in 2-unit structures accounted for 2% of units permitted, as did units in 3- and 4-unit structures. Permitting for multifamily structures has been strongest in Sweetwater county.

Figure VI-16 below shows trends in residential building permits for the Southwest 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.

Overall, the Southwest Region saw high volumes of building permits in the early 1980s due to high levels of permitting in Uinta and Sweetwater counties. The 1980s recession brought a significant drop in building permits issued. Nearly 1,300 permits were issued in 1982, but this figure dropped each year to a low of 55 permits issued in 1989. Permitting activity contracted again with the 2008 recession. Issuance of building permits has returned to pre-recession levels in Lincoln county but has remained low for the Southwest Region and each of its other counties.

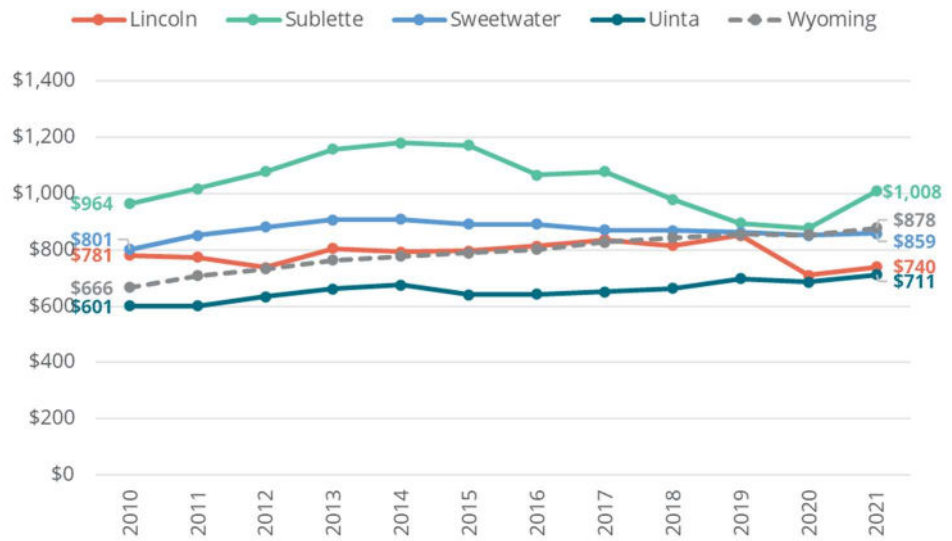
**Figure VI-16.**  
**Building Permits by Units in Structure, Southwest Region, Counties, 1980-2022**



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

**Median rent.** Figure VI-17 shows trends in median gross rent for the state of Wyoming and the constituent counties of the Southwest Region. Wyoming and Sublette, Sweetwater, and Uinta counties experienced growth in median gross rents between 2010 and 2021, while Lincoln county was the only county in the state to see its median gross rent decrease over the same period. As of 2021, Sublette county has the Region’s highest median gross rent at just over \$1,000 and is the only county in the Region for which median gross rent is higher than that of the state. Sweetwater county’s median gross rent falls just below Wyoming’s \$878, while Lincoln county and Uinta county have the lowest median gross rents in the Region at \$740 and \$711 respectively.

**Figure VI-17.**  
**Median Gross Rent, Wyoming and Southwest 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 VI-18.**  
**Multifamily Median Rent, Southwest 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
Lincoln	\$1,147	210
Sublette	\$525	12
Sweetwater	\$1,007	1,043
Uinta	\$796	370

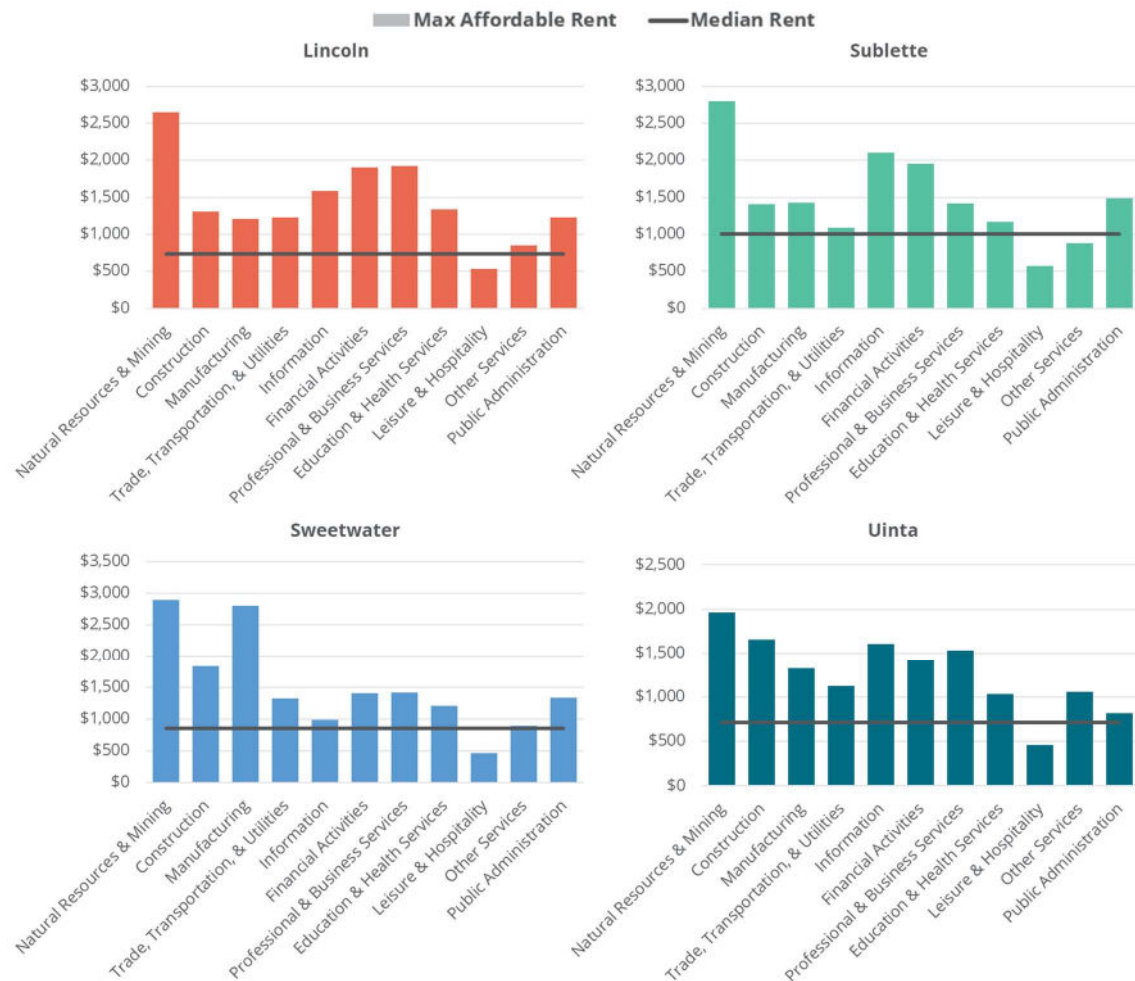
**Housing affordability by industry.** The federal government considers housing to be affordable when housing cost—the rent or mortgage payment plus taxes, utilities,

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 VI-19 and VI-20 below show housing affordability for the Southwest 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 VI-19, median rent is affordable to individuals earning average wages for all industries in each county except for Leisure & Hospitality in all counties and Other Services in Sublette county. Notably, Leisure & Hospitality accounts for 11% of jobs in the Southwest Region, making it the fourth largest sector by employment in the region.

**Figure VI-19.**  
**Rental Affordability by Industry, Southwest Region, Counties, 2021/22**

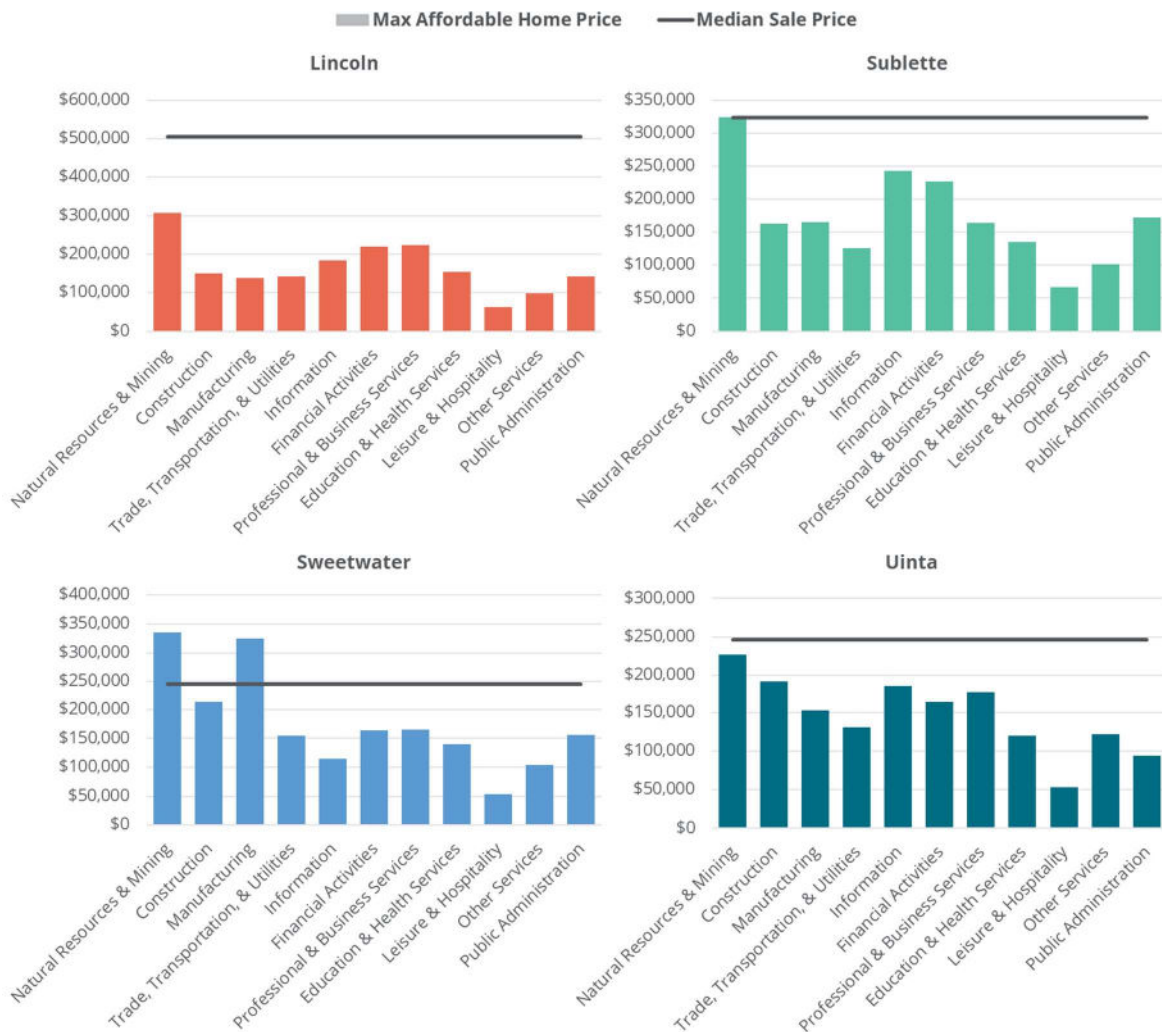


Note: Affordability estimates assume families spend no more than 30% of their income on housing. Max affordable rent estimates are based on 2022 average wage data, while median rent estimates are 2021 data.

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

Figure VI-20 below shows home purchase affordability by industry. Entering homeownership is significantly less affordable for each industry's workforce than renting is. Individuals earning the average wage for any industry in Lincoln and Uinta counties cannot afford to buy a home at their county's median home sales price. Average wage earners in Sublette and Sweetwater counties' Natural Resources & Mining industries and in Sweetwater county's Manufacturing industry can afford to purchase median-priced homes, but median-priced homes are unaffordable to average wage earners in all other industries in these counties. Supposing all employees earn the average wage for their industry in their county, only 13.5% of the Southwest Region's workers can afford to purchase a median-priced home in their county.

**Figure VI-20.**  
**Purchase Affordability by Industry, Southwest 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 VI-21 below shows 2023 rental vacancy rates for counties in Wyoming’s Southwest Region.<sup>2</sup> 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, each county in the Southwest Region has a rental vacancy rate higher than the 5% considered healthy for the rental market. Uinta county has the highest rental vacancy rate of any county in Wyoming.

**Figure VI-21.  
Multifamily Rental Vacancy  
Rate, Southwest Region,  
Counties, 2023 YTD**

	Multifamily Vacancy Rate	Units Included
Lincoln	6.5%	399
Sublette	9.0%	89
Sweetwater	6.2%	3,113
Uinta	17.9%	989

Note:

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 both the total volume of home purchases.

Figure VI-22 shows the volume of home loan originations by county in the Southwest Region from 2018 to 2022. The Southwest 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.

In 2022, Sweetwater county accounts for the greatest share of the Southwest Region’s home purchase loan originations. Its share of the Region’s home purchase loan originations matches its share of the regional population at 47%. Lincoln county’s population is slightly smaller than that of Uinta county, but Lincoln county accounts for a

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<sup>2</sup> 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.

larger share of the Region’s loan originations (24%) than Uinta county (17%). This is consistent with Lincoln county’s positive net migration. Sublette county accounts for the smallest shares of the Region’s population and loan originations.

**Figure VI-22.**  
**Home Loan**  
**Originations,**  
**Southwest**  
**Region,**  
**Counties, 2018-**  
**2022**

Note:  
 Includes first lien loan  
 originations only.

Source:  
 HMDA and Root Policy  
 Research.

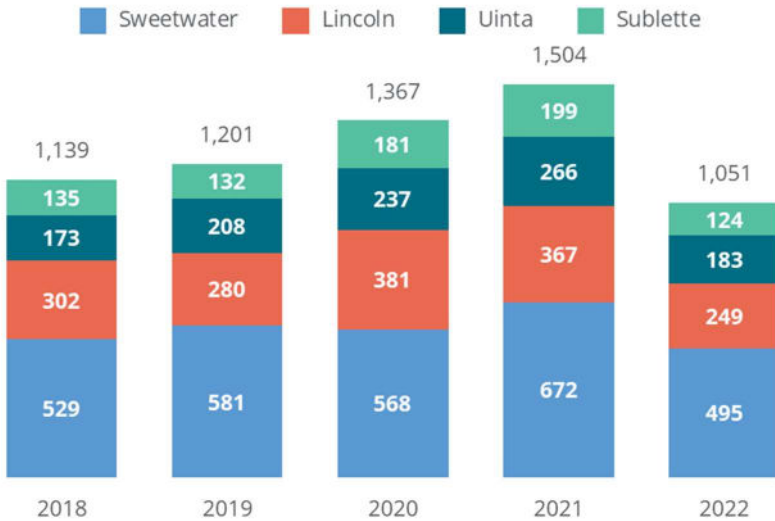
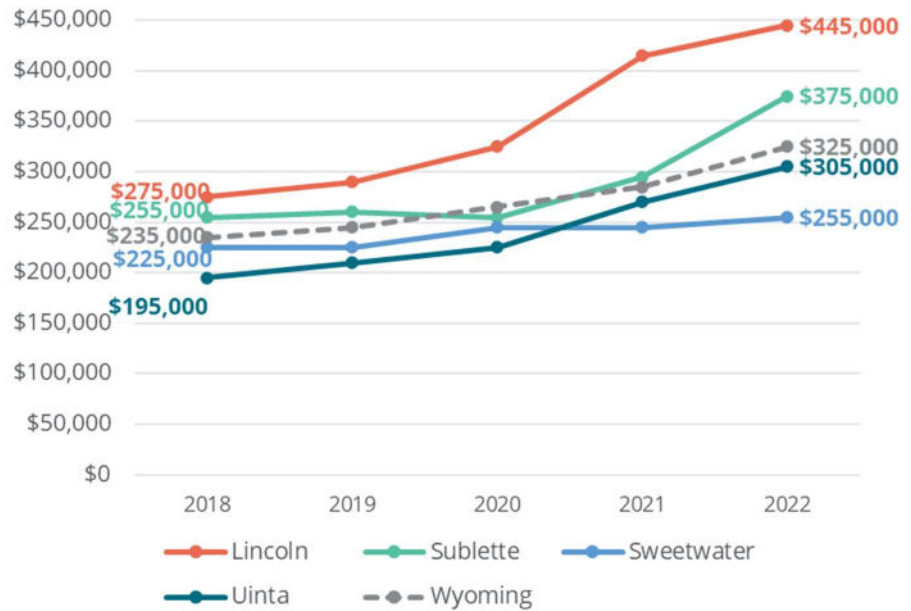


Figure VI-23 shows trends in the median home value for originated home purchase loans for each county in the Southwest Region and for Wyoming. The median home value for originated home purchase loans has increased overall since 2018 in each county of the Southwest Region. In Lincoln and Sublette counties, the median home value for originated home purchase loans is greater than that of Wyoming. Lincoln county witnessed the largest growth in median home value for originated loans.



**Figure VI-23.  
Median Home Value for Originated Home Purchase Loans, Southwest Region, Counties, 2018-2022**



Note:  
Includes first lien loan originations only.

Source:  
HMDA and Root Policy Research.

Figure VI-24 shows trends in property values for originated home purchase loans by occupancy type between 2018 and 2022. In the Southwest Region overall, second residences had the highest median value (\$335,000), followed by principal residences (\$235,000) and investment properties (\$155,000). Holding with this trend, investment properties had the lowest median values in the counties for which data are available for investment properties. In Lincoln county, principal residences had the second highest median value, while second residences had the highest median value. The median value of second residences in Lincoln county has more than doubled since 2018, and as of 2022, second residences in Lincoln county have a median value \$220,000 greater than second residences in the Region as a whole. This is explained by Lincoln county's proximity to Jackson and Grand Teton National Park, a popular tourist destination.

Median home values for each occupancy type for which data are available are higher in Lincoln county and in Sublette county than they are in the Region. Principal residences in Sweetwater county have a lower median value than principal residences in the Region, while the median value of principal residences in Uinta county matches that of the Region. Median values of principal residences in Lincoln, Sublette, and Uinta counties appreciated at a higher rate between 2018 and 2022 than principal residences in the Region, while the median value of principal residences in Sweetwater county appreciated at a slower rate than the Region's principal residences.



**Figure VI-24.**  
**Median Home Value for Originated Home Purchase Loans by Occupancy Type, Southwest Region, Counties, 2018-2022**

	Median Property Value		2018-2022 Change	
	2018	2022	Amount	Percent
<b>Lincoln</b>				
Principal residence	\$270,000	\$445,000	\$175,000	65%
Second residence	\$355,000	\$745,000	\$390,000	110%
Investment property	N/A	\$310,000	N/A	N/A
<b>Sublette</b>				
Principal residence	\$255,000	\$365,000	\$110,000	43%
Second residence	\$295,000	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
<b>Sweetwater</b>				
Principal residence	\$235,000	\$265,000	\$30,000	13%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	\$175,000	N/A	N/A
<b>Uinta</b>				
Principal residence	\$195,000	\$305,000	\$110,000	56%
Second residence	N/A	N/A	N/A	N/A
Investment property	N/A	N/A	N/A	N/A
<b>Southwest Region</b>				
Principal residence	\$235,000	\$305,000	\$70,000	30%
Second residence	\$335,000	\$525,000	\$190,000	57%
Investment property	\$155,000	\$200,000	\$45,000	29%

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 Southwest Region are further illustrated in Figure VI-25. Between 2018 and 2022, principal residences saw by far the largest rise in median value (+\$190,000), though all types of residences increased in value at similar rates until 2021. Because just under 90% of home loan originations in the Southwest Region are for principal residences, median values for home loan originations overall are equal to median values for principal residences.

**Figure VI-25.  
Median Home  
Value by  
Occupancy Type,  
Southwest  
Region, 2018-2022**

Note:  
Includes first lien loan  
originations only.

Source:  
HMDA and Root Policy  
Research.

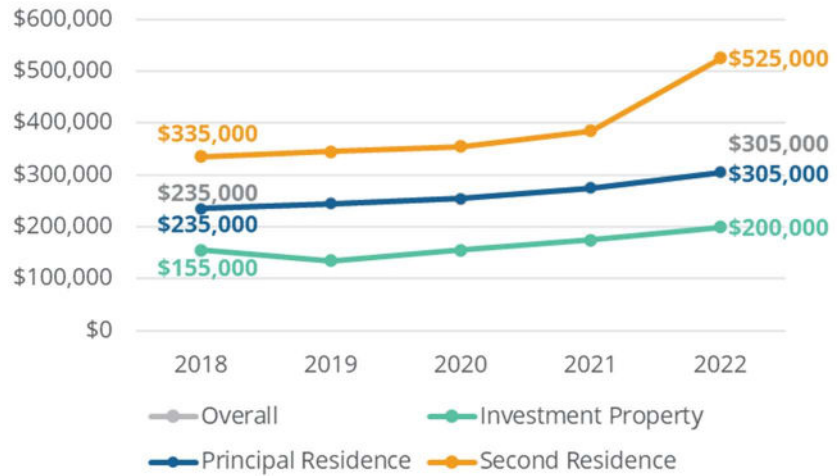
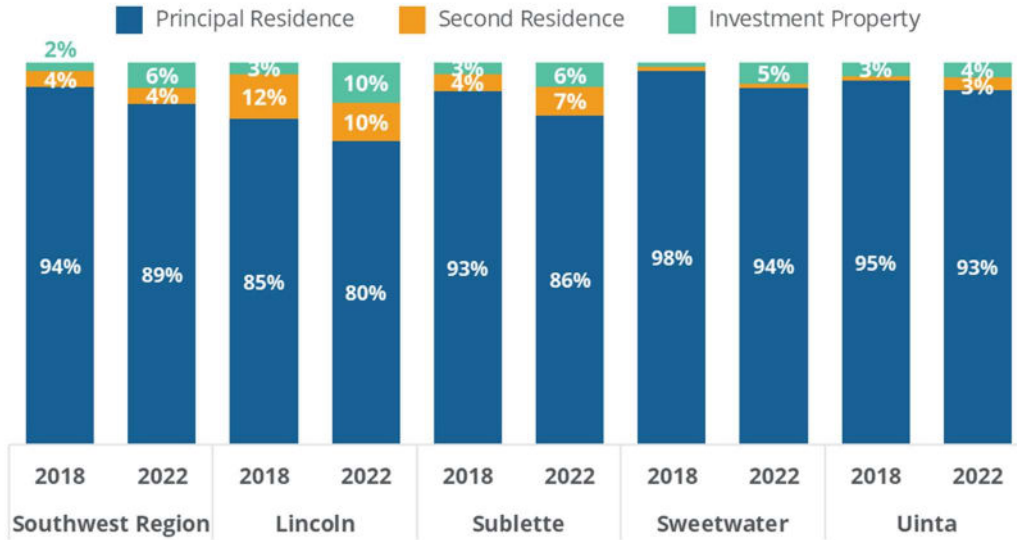


Figure VI-26 shows the composition of total loan originations by occupancy type for the Southwest Region and each of its counties between 2018 and 2022. In 2018, principal residences accounted for at least 85% of total loan originations in each county. Between 2018 and 2022, the Southwest Region saw a five percentage point decrease in the share of loan originations for principal residences, accompanied by a commensurate increase in the share of loan originations for investment properties. In 2022, principal residences account for at least 80% of total home loan originations in each county. Second residences account for the second largest shares of loan originations in Lincoln and Sublette counties, while investment properties account for the second largest shares of loan originations in Sweetwater and Uinta counties.

**Figure VI-26.**  
**Distribution of Home Purchase Loan Originations by Occupancy Type and County, 2018 and 2022**



Note: Includes first lien originations only. 1% 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 VI-27 shows the median sales price for housing units sold in Wyoming’s Southwest Region in 2022. The median price for all housing units in the Region was around \$276,000. Lincoln and Sublette counties had overall median sales prices above that of the Region at \$505,000 and \$323,000 respectively, while Sweetwater and Uinta counties had median sales prices below that of the Region at \$245,000 and \$246,000 respectively.

In the Southwest Region, single family homes had the highest median price of any home type at \$300,000. Modular/mobile homes and duplexes had the second and third highest median prices at \$261,000 and \$203,000 respectively. Townhomes and condos had the lowest median price at \$151,000. In all counties in the region, single family homes were more expensive at the median than all other types of homes for which data are available.

**Figure VI-27.**  
**Median Home Sales Price by Structure Type, Southwest Region, Counties, 2022**

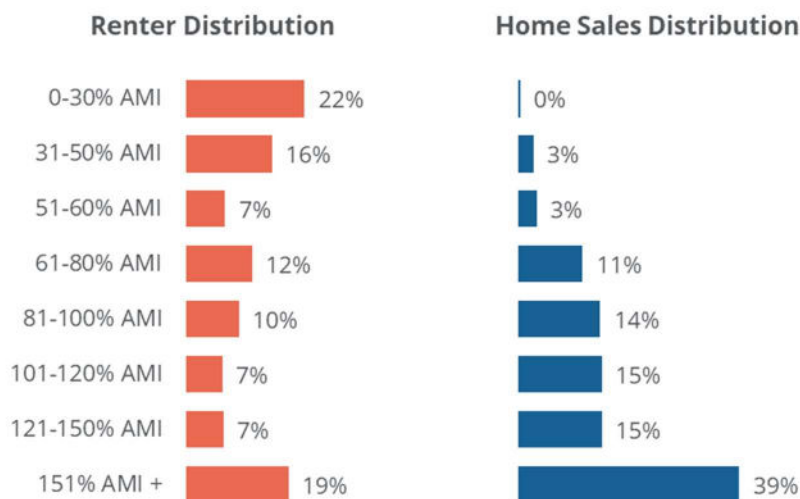
	Median Sales Price				
	All Units	Single Family	Duplex	Townhome/ Condo	Modular/ Mobile Home
<b>Southwest</b>	\$275,948	\$300,000	\$203,750	\$151,500	\$261,000
<b>Lincoln</b>	\$504,838	\$519,966	N/A	N/A	N/A
<b>Sublette</b>	\$323,250	\$372,000	N/A	N/A	N/A
<b>Sweetwater</b>	\$245,000	\$260,000	\$206,500	\$155,000	N/A
<b>Uinta</b>	\$246,000	\$289,900	N/A	\$147,500	\$199,500

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

Source: Assessor data by the Wyoming Department of Revenue.

Figure VI-28 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. Around 38% of the Southwest Region’s renters have incomes below 50% AMI, while only 3% of homes sold in the Region in 2022 were affordable to these renters. Two thirds of the Region’s renters have incomes lower than 100% AMI, but only around one third of homes sold in the Region were affordable to households in this income range.

**Figure VI-28.**  
**Renter and Affordable Home Sales Distribution by AMI, Southwest Region**

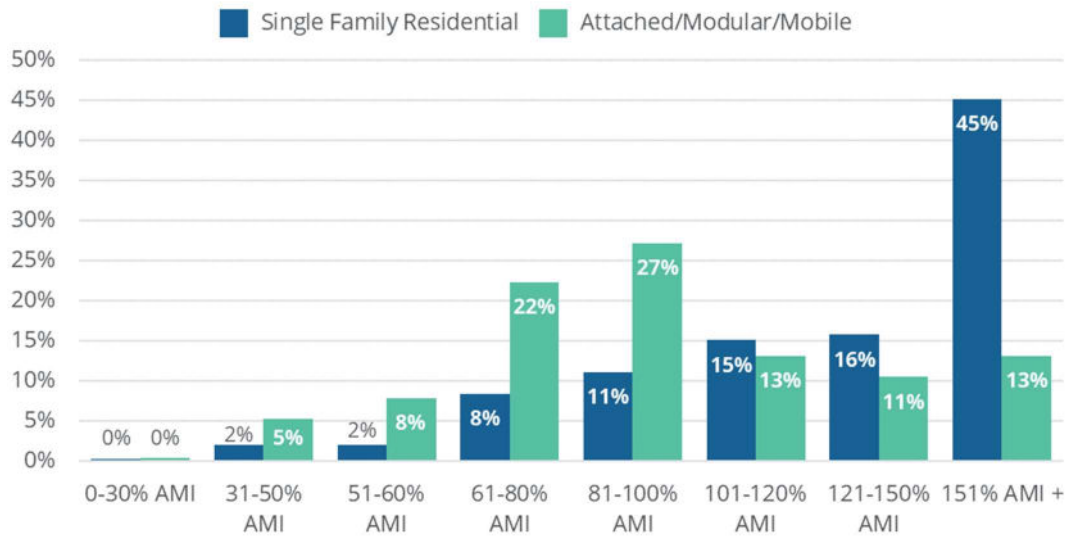


Note: Affordability estimates assume that a household spends 30% of their income on housing and assume a 30-year mortgage with a 7% interest rate, a 10% down payment, and 30% of monthly payment to property taxes, utilities, and insurance.

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

Figure VI-29 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 far 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 VI-29.**  
**Home Sales Distribution by AMI and Unit Type, Southwest 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 VI-30 shows the shares of renters and owners in Wyoming, the Southwest Region, and each Southwest Region county who experienced cost burden in 2010 and 2021. For

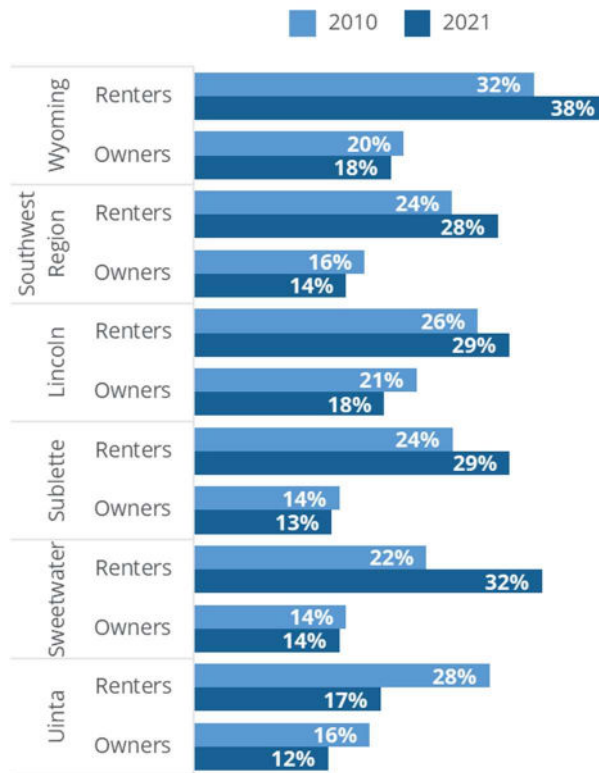
each year studied in each area studied, renters face cost burden at higher rates than homeowners do.

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 Southwest Region renters experiencing cost burden increased by four percentage points from 24% to 28%, while the share of the Region’s homeowners experiencing cost burden decreased by two percentage points. Renters and owners in the Southwest Region experience cost burden at lower rates than renters and owners in Wyoming.

As of 2021, renters in Uinta county experience cost burden at the lowest rate for renters in the region (17%), while renters in Sweetwater county experience the highest rate of cost burden for renters in the region (32%). Homeowners in Uinta county have the lowest rate of cost burden for homeowners in the region (12%), while homeowners in Lincoln county have the highest rate of cost burden in the region (18%).

**Figure VI-30.**  
**Cost Burden by Tenure,**  
**Wyoming, Southwest**  
**Region, Counties, 2010**  
**and 2021**

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



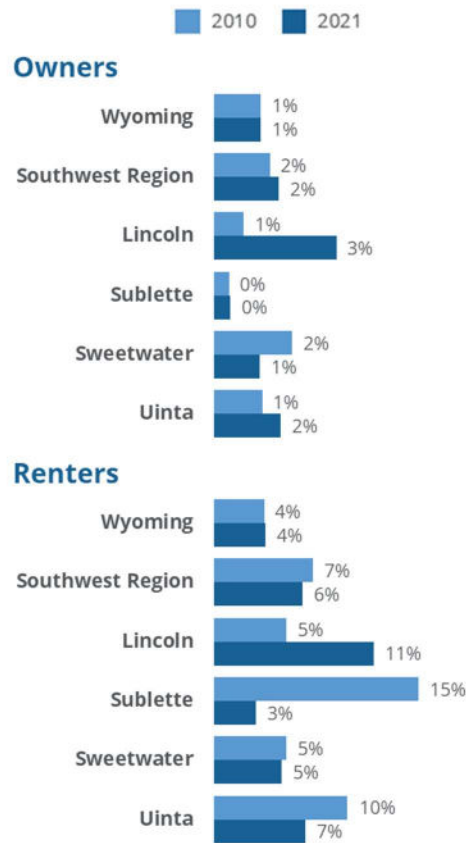
**Overcrowding.** Housing units are considered overcrowded when they are occupied by more than one person per room. Figure IV-31 illustrates the rate of overcrowding by tenure for Wyoming, the Southwest Region, and the counties of the Southwest Region.

Overcrowding has been stable overall for Wyoming’s owner and renter households between 2010 and 2021. Over the same time, overcrowding in the Southwest Region has increased by less than one percentage point for owner households and decreased by one percentage point for renter households. Over the time studied, overcrowding increased for owners in Lincoln and Uinta counties, as well as for renters in Lincoln county.

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

**Figure VI-31.**  
**Overcrowding by Tenure,**  
**Wyoming, Southwest**  
**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.

**Pinedale, Sublette County.** According to data from AirDNA (a market analytics website for short term rentals), there are 144 homes listed as short-term rentals (STRs) in

Sublette county, 74 of which are in Pinedale<sup>3</sup>. Pinedale’s STRs, which may be active or inactive at the time of reporting, account for less than 3% of its total housing stock<sup>4</sup>. Figure VI-32 below maps the volume of STRs in Sublette county’s ZIP codes.

**Figure VI-32.**  
**Short Term Rental**  
**Units by ZIP Code,**  
**Sublette County**  
**and Pinedale, 2023**

Note:  
Sublette county as presented in this section consists of the following ZIP Codes: 82941, 83113, 82923, 82925, 83115, and 82922.

Pinedale is defined as the ZIP Code 82941.

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

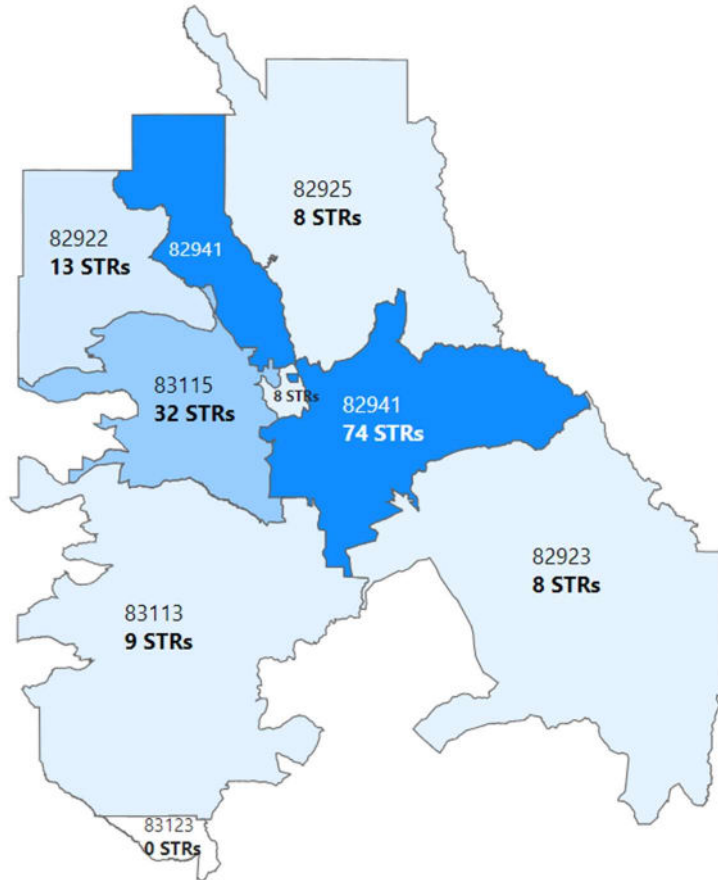


Figure VI-33 demonstrates the change in the number of active STRs in Sublette county in November of each year, 2020-2023. Note that STR activity is seasonal, with higher activity typically observed in the summer months.

<sup>3</sup> AirDNA.com provides market analytics of short term rentals (STRs) by ZIP Code. Sublette county as presented in this section consists of the following ZIP Codes: 82941, 83113, 82923, 82925, 83115, and 82922. The town of Pinedale is represented by its main ZIP Code, 82941.

<sup>4</sup> According to 2022 5-year ACS estimates, there are 2,558 total housing units in the 82941 ZIP Code Tabulation Area.



**Figure VI-33.  
Active Short Term  
Rental Units,  
Sublette County,  
2020-2023**

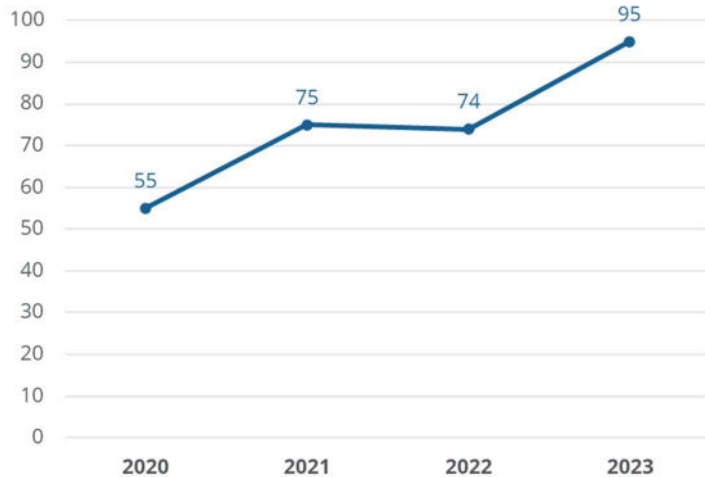
Note:

Counts reflect units available in November of each year.

Sublette county as presented in this section consists of the following ZIP Codes: 82941, 83113, 82923, 82925, 83115, and 82922.

Source:

AirDNA.com



As shown in Figure VI-34, 59% of short term rentals in Sublette 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 STRs, active and inactive, account for less than 3% of the total housing stock in Pinedale, this indicates that STRs likely do not affect the supply of housing in Sublette county.

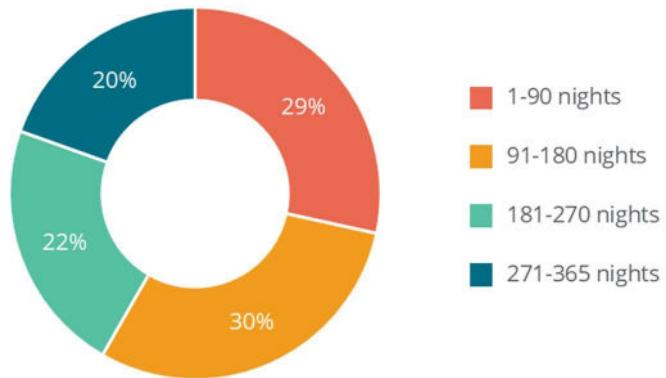
**Figure VI-34.  
Short Term Rental  
Units by Annual  
Availability,  
Sublette County,  
2023**

Note:

Sublette county as presented in this section consists of the following ZIP Codes: 82941, 83113, 82923, 82925, 83115, and 82922.

Source:

AirDNA.com



According to AirDNA, 90% of STRs in Sublette county are entire homes, 9% are private rooms, and 1% are shared rooms. Figure VI-35 below shows the distribution of STRs by number of bedrooms. 36% of STRs in the county have 1 bedroom, 31% have 2 bedrooms, 19% have 3 bedrooms, 8% have 4 bedrooms, and 7% have 5 or more bedrooms.

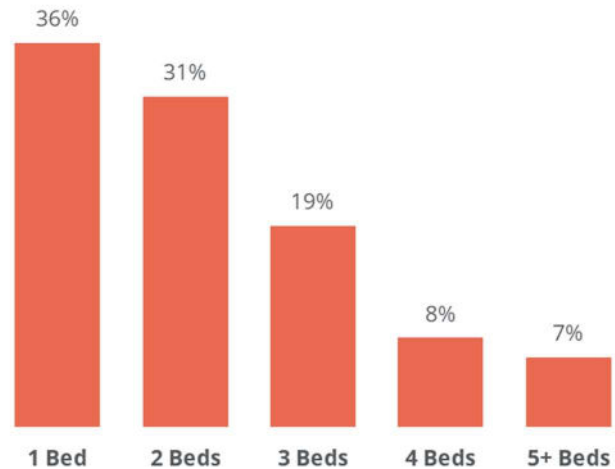
**Figure VI-35.  
Short Term Rental  
Units by Number of  
Bedrooms, Sublette  
County, 2023**

Note:

Sublette county as presented in this section consists of the following ZIP Codes: 82941, 83113, 82923, 82925, 83115, and 82922.

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 VI-36 shows two estimates of the number of housing units each county in the Southwest 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.<sup>5</sup> 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 1,011 and 2,270 total housing units will be needed to accommodate Sweetwater county households, between 969 and 1,588 units will be needed to accommodate Lincoln county households, and between 763 and 1,107 units will be needed to accommodate Sublette county households. Uinta county must add between 434 and 1,103 housing units by 2030 to accommodate its 2030 population.

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<sup>5</sup> 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](https://www.brookings.edu/articles/unpacking-the-housing-shortage-puzzle/#:-:text=Churn%20is%20the%20sum%20of,built%20homes%20and%20no%20demolitions).)).

**Figure VI-36.**  
**Projected Housing Units Needed Between 2021 and 2030 by Tenure and**  
**AMI, Southwest Region, Counties**

	Renters		Homeowners		Total	
	Estimate 1	Estimate 2	Estimate 1	Estimate 2	Estimate 1	Estimate 2
<b>Lincoln</b>	<b>191</b>	<b>312</b>	<b>779</b>	<b>1,277</b>	<b>969</b>	<b>1,588</b>
0%-30% AMI	27	44	40	65	67	109
31%-50% AMI	40	65	79	130	119	195
51%-80% AMI	61	101	115	189	177	290
81%-100% AMI	20	32	103	169	123	201
100% + AMI	43	70	442	725	485	795
<b>Sublette</b>	<b>130</b>	<b>188</b>	<b>634</b>	<b>920</b>	<b>763</b>	<b>1,107</b>
0%-30% AMI	29	42	41	60	70	102
31%-50% AMI	14	20	106	154	120	174
51%-80% AMI	18	27	36	52	54	79
81%-100% AMI	11	16	82	119	93	135
100% + AMI	57	83	369	535	426	619
<b>Sweetwater</b>	<b>249</b>	<b>559</b>	<b>762</b>	<b>1,711</b>	<b>1,011</b>	<b>2,270</b>
0%-30% AMI	59	132	72	161	131	293
31%-50% AMI	38	84	71	159	108	243
51%-80% AMI	59	131	109	244	167	375
81%-100% AMI	24	55	79	178	104	232
100% + AMI	70	157	432	970	502	1,127
<b>Uinta</b>	<b>100</b>	<b>233</b>	<b>334</b>	<b>779</b>	<b>434</b>	<b>1,013</b>
0%-30% AMI	18	41	16	38	34	79
31%-50% AMI	20	46	35	81	55	127
51%-80% AMI	26	60	55	128	81	188
81%-100% AMI	8	18	40	93	48	111
100% + AMI	29	68	188	439	217	507

Note: Holds latest CHAS tenure and income distribution constant.

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

## Appendix

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

**Figure VI-37.**  
**AMI Limits,**  
**Southwest Region,**  
**Counties, 2021**

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

2021 2-person AMI	Lincoln	Sublette	Sweetwater	Uinta
30% AMI	\$19,920	\$22,410	\$21,300	\$19,440
50% AMI	\$33,200	\$37,350	\$35,500	\$32,400
80% AMI	\$26,560	\$29,880	\$28,400	\$25,920
100% AMI	\$66,400	\$74,700	\$71,000	\$64,800
120% AMI	\$79,680	\$89,640	\$85,200	\$77,760

**Figure VI-38.**  
**AMI Limits,**  
**Southwest Region,**  
**Counties, 2022**

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

2022 2-person AMI	Lincoln	Sublette	Sweetwater	Uinta
30% AMI	\$21,840	\$21,750	\$23,460	\$21,030
50% AMI	\$36,400	\$36,250	\$39,100	\$35,050
80% AMI	\$29,120	\$29,000	\$31,280	\$28,040
100% AMI	\$72,800	\$72,500	\$78,200	\$70,100
120% AMI	\$87,360	\$87,000	\$93,840	\$84,120

**Figure VI-39.**  
**QCEW Establishment Examples by Industry**

<b>Establishment Examples</b>	
<b>Goods Producing</b>	
<b>Natural Resources &amp; Mining</b>	Farms, ranches, dairies, greenhouses, nurseries, orchards, hatcheries, mine operation and mining support activities.
<b>Construction</b>	General contractors, design-builders, construction managers, turnkey contractors.
<b>Manufacturing</b>	Plants, factories, mills.
<b>Service Providing</b>	
<b>Trade, Transportation, &amp; Utilities</b>	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.
<b>Information</b>	Software publishing, broadcasting and content providers, telecommunications, computing infrastructure providers, data processing, Web hosting.
<b>Financial Activities</b>	Commercial banks, credit unions, rental and leasing services.
<b>Professional &amp; Business Services</b>	Legal advice and representation, accounting, bookkeeping, payroll services, architectural, engineering, consulting services.
<b>Education &amp; Health Services</b>	Schools, colleges, universities, hospitals, nursing care facilities.
<b>Leisure &amp; Hospitality</b>	Hotels, restaurants, gambling establishments.
<b>Other Services</b>	Equipment and machinery repairing, grantmaking, advocacy, and providing drycleaning and laundry services, personal care services.
<b>Public Administration</b>	Federal, state, and local government agencies.

Source: BLS Quarterly Census of Employment and Wages.

**Figure VI-40.**  
**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
<b>One person (unrelated individual)</b>	\$11,139									
<b>Under 65 years</b>	\$11,344	\$11,344								
<b>65 years and over</b>	\$10,458	\$10,458								
<b>Two people</b>	\$14,218									
<b>Householder under 65 years</b>	\$14,676	\$14,602	\$15,030							
<b>Householder 65 years and over</b>	\$13,194	\$13,180	\$14,973							
<b>Three people</b>	\$17,374	\$17,057	\$17,552	\$17,568						
<b>Four people</b>	\$22,314	\$22,491	\$22,859	\$22,113	\$22,190					
<b>Five people</b>	\$26,439	\$27,123	\$27,518	\$26,675	\$26,023	\$25,625				
<b>Six people</b>	\$29,897	\$31,197	\$31,320	\$30,675	\$30,056	\$29,137	\$28,591			
<b>Seven people</b>	\$34,009	\$35,896	\$36,120	\$35,347	\$34,809	\$33,805	\$32,635	\$31,351		
<b>Eight people</b>	\$37,934	\$40,146	\$40,501	\$39,772	\$39,133	\$38,227	\$37,076	\$35,879	\$35,575	
<b>Nine people or more</b>	\$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 VI-41.**  
**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
<b>One person (unrelated individual)</b>	\$13,788									
<b>Under 65 years</b>	\$14,097	\$14,097								
<b>65 years and over</b>	\$12,996	\$12,996								
<b>Two people</b>	\$17,529									
<b>Householder under 65 years</b>	\$18,231	\$18,145	\$18,677							
<b>Householder 65 years and over</b>	\$16,400	\$16,379	\$18,606							
<b>Three people</b>	\$21,559	\$21,196	\$21,811	\$21,831						
<b>Four people</b>	\$27,740	\$27,949	\$28,406	\$27,479	\$27,575					
<b>Five people</b>	\$32,865	\$33,705	\$34,195	\$33,148	\$32,338	\$31,843				
<b>Six people</b>	\$37,161	\$38,767	\$38,921	\$38,119	\$37,350	\$36,207	\$35,529			
<b>Seven people</b>	\$42,156	\$44,606	\$44,885	\$43,925	\$43,255	\$42,009	\$40,554	\$38,958		
<b>Eight people</b>	\$47,093	\$49,888	\$50,329	\$49,423	\$48,629	\$47,503	\$46,073	\$44,585	\$44,207	
<b>Nine people or more</b>	\$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.