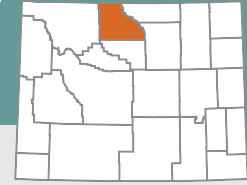




2018



# BIG HORN COUNTY HOUSING REPORT



**Big Horn County's housing report** is a tool to help the community understand its current housing picture.

Big Horn County has no low income tax credit housing, but the data shows 330 low income rental units are needed.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



**Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.**

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

**RENTER RATE**<sup>[1]</sup>  
**26.5%**

Big Horn County has the 16th highest percentage of renters in Wyoming.

**POVERTY RATE**<sup>[2]</sup>  
**11.4%**  
Wyoming 11.1%

Big Horn County has the 9th highest poverty rate in Wyoming.

**HOUSEHOLD INCOME**<sup>[2]</sup>  
**\$4,235/MO.**  
Wyoming Average: \$4,930

Big Horn County has the 17th highest household income in Wyoming.

**UNEMPLOYMENT**<sup>[3]</sup>  
**4.1%**  
Wyoming unemployment rate: 4.2%

**Want to know more?**  
Check out the full report at  
[wyomingcda.com/demographics](http://wyomingcda.com/demographics)

## HOUSING DEMAND<sup>[4]</sup>

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed**	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$446	217	\$0-\$69,058	195
31% - 50%	\$446-\$744	87	\$69,058-\$115,200	170
51% - 80%	\$744-\$1,190	26	\$115,200-\$184,258	150
81% - 95%	\$1,190-\$1,413	—	\$184,258-\$218,942	10
96% - 115%	\$1,413-\$1,711	—	\$218,942-\$264,929	29
115%	\$1,711	4	\$264,929	29

\*Estimations by the Wyoming Business Council  
\*\* No figures indicates no data available.

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



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NET COMMUTER OUTFLOW

## Commuting<sup>[6]</sup>

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out	
to Park Cty., WY	505
to Washakie Cty., WY	188
to Natrona Cty., WY	40
to Sublette Cty., WY	21
to Kimball Cty., NE	18

Commuting In	
from Park Cty., WY	370
from Washakie Cty., WY	137
from Sheridan Cty., WY	30
from Clark Cty., NV	24
from Morgan Cty., CO	13

## TOP 5 EMPLOYERS<sup>[5]</sup>



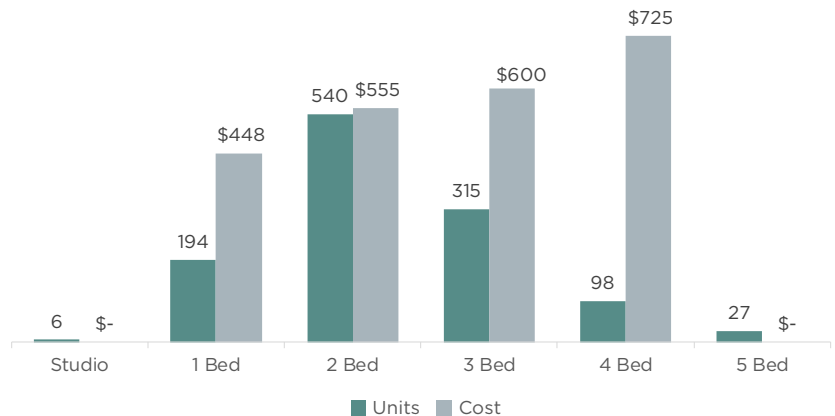
PUBLIC ADMINISTRATION

635  
EMPLOYEES

\$3,333  
MONTHLY WAGE

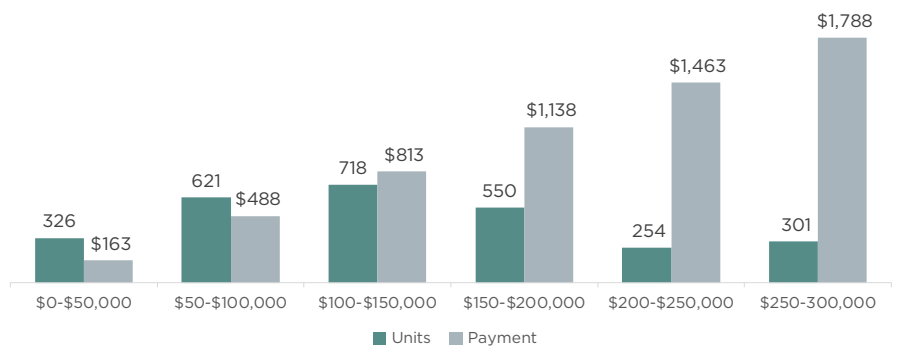
	EMPLOYEES	MONTHLY WAGE
1. PUBLIC ADMINISTRATION	635	\$3,333
2. EDUCATIONAL SERVICES	593	\$3,491
3. MINING	469	\$4,736
4. HEALTH CARE & SOCIAL ASSISTANCE	380	\$3,135
5. MANUFACTURING	311	\$4,120

### HOW AFFORDABLE IS RENTAL HOUSING?\*[7]



\*No cost figure represents unavailable data.

### HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? [8]



# Housing Stock



BIG HORN COUNTY  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**50**

WYOMING  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**42**

**59%** of housing in Big Horn County was built before 1980  
*Pre-1980 housing may not meet current construction standards.*

**Big Horn County ranks 22nd in the state for age of housing stock.** Older housing stock sometimes brings with it maintenance and aesthetic challenges.

## How does Big Horn County's housing mix compare to other counties? <sup>[9]</sup>

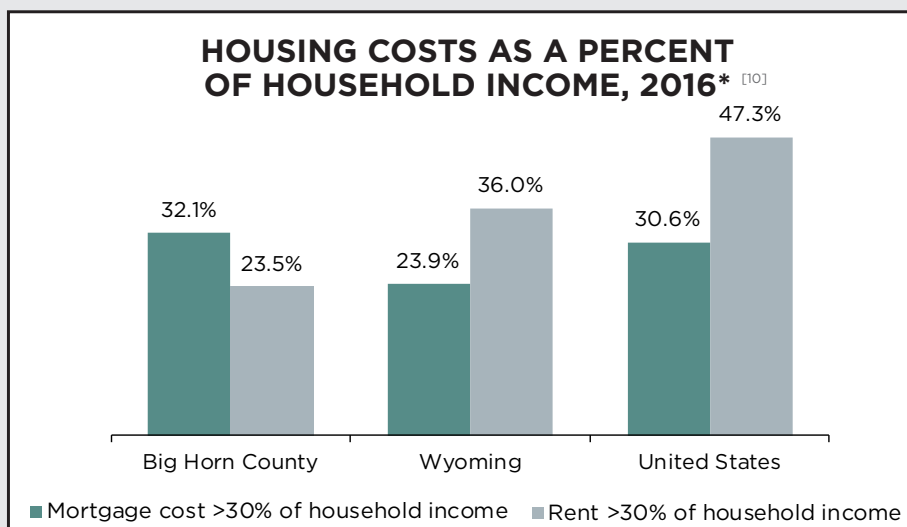
Unit Type	Number of Units	Percent of Mix
Single Family	3,557	79.8%, (6)
Duplex	90	2.0%, (10)
Tri or Four Plex	51	1.1%, (22)
Apartment	174	3.9%, (17)
Trailer/Other	587	13.2%, (9)

## Age of housing <sup>[9]</sup>

Year Built	Value*	Percent of Mix
<1939	116,500	19.2%
1940-49	131,500	10.0%
1950-59	137,700	11.1%
1960-69	132,800	10.0%
1970-79	153,100	18.8%
1980-89	161,500	10.2%
1990-99	169,900	8.9%
2000-09	255,800	10.7%
2010-Present	148,200	1.0%

# Careers and Cost Burden

**Big Horn County is No. 8 in the state** for people spending more than half their income on housing (10%) and 19th for those spending 31-50% of income on housing. Big Horn County ranks 6th in the state for access to affordable housing.



\* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

## How much can households afford? <sup>[11]</sup>

Max Monthly Payment	Number of Households
\$0-313	581
\$314-563	601
\$564-813	452
\$814-1,063	357
\$1,064-1,375	767
\$1,376-2,188	992
\$2,189-3,438	582
\$3,439-5,000	127

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

# Community Demographics

How much monthly income does a family need to

## LIVE WITHOUT ASSISTANCE?<sup>[12]</sup>



ONE ADULT  
**\$1,415**



TWO ADULTS,  
1 CHILD  
**\$3,228**



Calculate your situation at  
[wywf.org/self-sufficiency-calculator](http://wywf.org/self-sufficiency-calculator)



**22%**

**OF CHILDREN ARE IN SINGLE-PARENT FAMILIES<sup>[13]</sup>**

Big Horn County has the 17th highest amount of children in single-parent families.

## VULNERABLE POPULATIONS

**SUPPLEMENTAL SECURITY INCOME (DISABILITY)<sup>[14]</sup>**

**3.3%**

**CASH PUBLIC ASSISTANCE INCOME<sup>[14]</sup>**

**1.1%**

**FOOD STAMP/SNAP<sup>[14]</sup>**

**6.5%**



**POPULATION OVER 65<sup>[15]</sup>**  
**2,441**

20.5% of Big Horn County's population is over 65.

**LOW INCOME TAX CREDIT UNITS<sup>[14]</sup>**

**0**

Big Horn County has no units.

**ASSISTED LIVING BEDS<sup>[16]</sup>**

**9**

Big Horn County has the 18th most assisted living beds per capita.

**NURSING HOME BEDS<sup>[16]</sup>**

**212**

Big Horn County has the 1st most nursing home beds per capita.