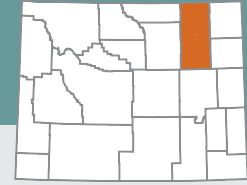




2018



# CAMPBELL COUNTY HOUSING REPORT



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

Campbell County has the most net commuters coming into the county at 4,408, suggesting additional housing is needed beyond the chart below.

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>**  
**30.2%**

Campbell County has the 12th highest percentage of renters in Wyoming.

**POVERTY RATE<sup>[2]</sup>**  
**8.4%**  
Wyoming 11.1%

Campbell County has the 20th highest poverty rate in Wyoming.

**HOUSEHOLD INCOME<sup>[2]</sup>**  
**\$6,735/MO.**  
Wyoming Average: \$4,930

Campbell County has the highest household income in Wyoming.

**UNEMPLOYMENT<sup>[3]</sup>**  
**4.9%**  
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-\$678	899	\$0-\$104,981	372
31% - 50%	\$678-\$1,130	651	\$104,981-\$174,968	539
51% - 80%	\$1,130-\$1,808	455	\$174,968-\$279,948	348
81% - 95%	\$1,808-\$2,147	12	\$279,948-\$332,439	362
96% - 115%	\$2,147-\$2,599	30	\$332,439-\$402,426	81
115%	\$2,599	22	\$402,426	258

\*Estimations by the Wyoming Business Council

[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



4,408

NET COMMUTER INFLOW

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

Inflow indicates there could be commuters who cannot find local housing to suit their needs.

### Commuting Out

to Natrona Cty., WY	65
to Park Cty., WY	59
to McKenzie Cty., ND	57
to Converse Cty., WY	56
to Sheridan Cty., WY	35

### Commuting In

from Weston Cty., WY	940
from Crook Cty., WY	898
from Converse Cty., WY	744
from Johnson Cty., WY	330
from Natrona Cty., WY	215

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



MINING

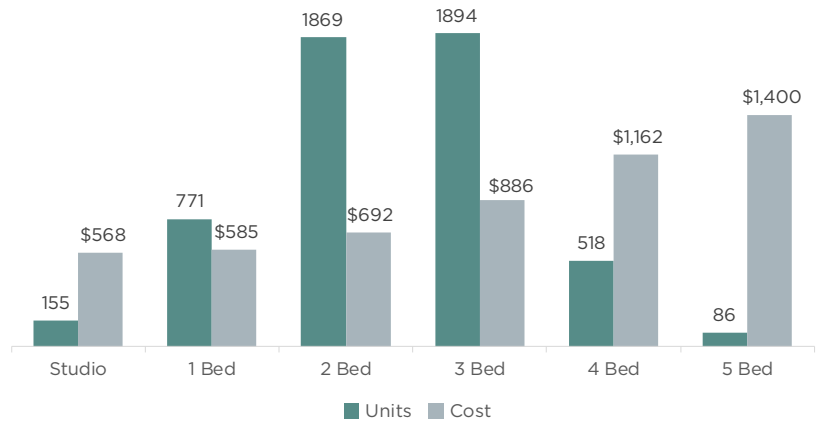
5,814  
EMPLOYEES

\$7,033  
MONTHLY WAGE

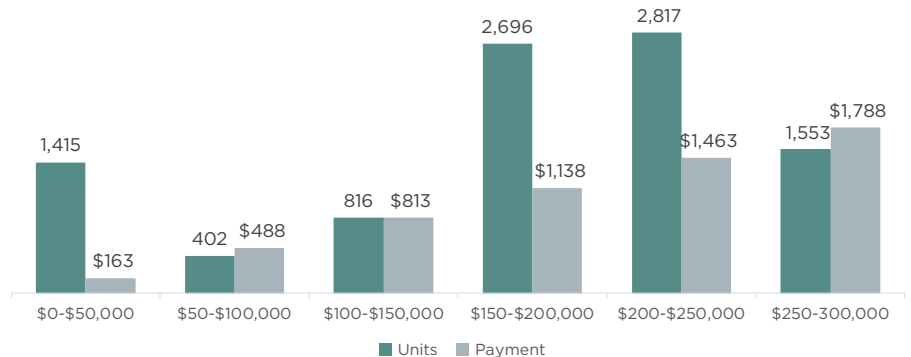
### EMPLOYEES MONTHLY WAGE

2. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	2,475	\$5,905
3. RETAIL TRADE	2,306	\$2,483
4. LEISURE & HOSPITALITY	2,251	\$1,424
5. PUBLIC ADMINISTRATION	2,177	\$3,534

## HOW AFFORDABLE IS RENTAL HOUSING? <sup>[7]</sup>



## HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? <sup>[8]</sup>



# Housing Stock



CAMPBELL COUNTY  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**28**

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

**26.4%** of housing in Campbell County was built before 1980

*Pre-1980 housing may not meet current construction standards.*

**Campbell County ranks first in the state for age of housing stock.** Older housing stock sometimes brings with it maintenance and aesthetic challenges.

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

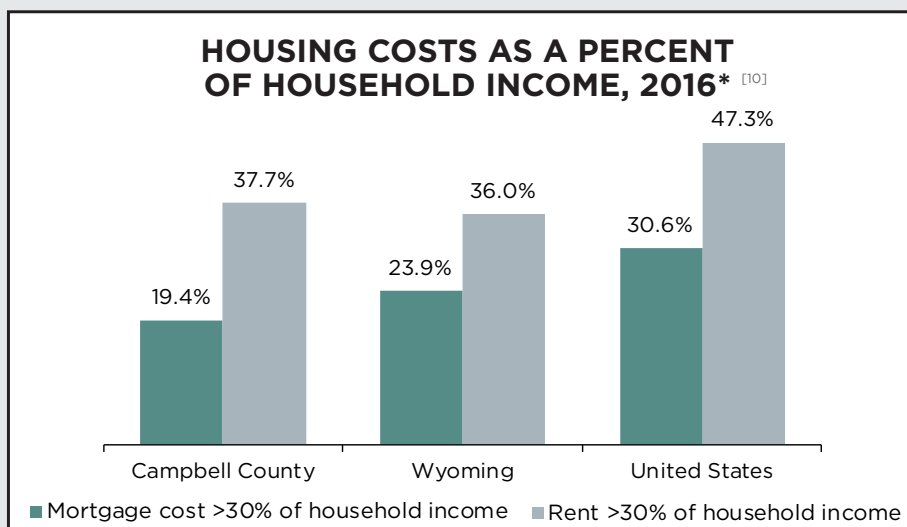
Unit Type	Number of Units	Percent of Mix
Single Family	11,097	63.3%, (20)
Duplex	270	1.5%, (17)
Tri or Four Plex	618	3.5%, (8)
Apartment	2,014	11.5%, (3)
Trailer/Other	3,535	20.2%, (5)

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

Year Built	Value*	Percent of Mix
<1939	216,700	1.0%
1940-49	182,700	1.3%
1950-59	172,800	2.5%
1960-69	192,100	3.6%
1970-79	202,000	18.6%
1980-89	220,400	21.0%
1990-99	205,800	15.5%
2000-09	221,200	30.3%
2010-Present	254,050	6.1%

# Careers and Cost Burden

**Campbell County is No. 13 in the state** for people spending more than half their income on housing (9%) and 13th for those spending 31-50% of income on housing (14%). Campbell County ranks 13th 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	1,198
\$314-563	1,137
\$564-813	1,217
\$814-1,063	1,012
\$1,064-1,375	1,673
\$1,376-2,188	4,890
\$2,189-3,438	4,296
\$3,439-5,000	2,111

[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  
**\$1,714**



TWO ADULTS,  
1 CHILD  
**\$3,861**



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



**25%**

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

Campbell County has the 12th highest amount of children in single-parent families.

## VULNERABLE POPULATIONS

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

**3.1%**

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

**1.5%**

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

**3.2%**



**POPULATION OVER 65<sup>[15]</sup>**  
**4,301**

9.3% of Campbell County's population is over 65.

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

**710**

Campbell County has the most units per capita.

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

**45**

Campbell County has the 17th most assisted living beds per capita.

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

**160**

Campbell County has the 17th most nursing home beds per capita.