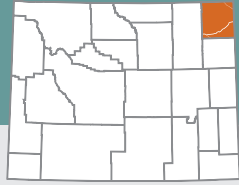




2018



# CROOK COUNTY HOUSING REPORT



**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.

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

Crook County has no low income tax credit units, yet the majority of housing needed falls into that low-income bracket.

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.



*Photo courtesy of Wyoming Office of Tourism*

**RENTER RATE**<sup>[1]</sup>  
**21.1%**

Crook County has the 22nd highest percentage of renters in Wyoming.

**POVERTY RATE**<sup>[2]</sup>  
**8.3%**  
Wyoming 11.1%

Crook County has the 21st highest poverty rate in Wyoming.

**HOUSEHOLD INCOME**<sup>[2]</sup>  
**\$5,026/MO.**  
Wyoming Average: \$4,930

Crook County has the 5th highest household income in Wyoming.

**UNEMPLOYMENT**<sup>[3]</sup>  
**3.5%**  
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-\$528	14	\$0-\$81,755	105
31% - 50%	\$510-\$880	29	\$81,755-\$136,258	50
51% - 80%	\$880-\$1,408	30	\$136,258-\$218,013	59
81% - 95%	\$1,408-\$1,672	—	\$218,013-\$258,890	10
96% - 115%	\$1,672-\$2,024	—	\$258,890-\$313,394	45
115%	\$2,024	—	\$313,394	45

\*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



814

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 Campbell Cty., WY	898
to Lawrence Cty., SD	206
to Weston Cty., WY	28
to Butte Cty., SD	26
to Natrona Cty., WY	12

Commuting In	
from Butte Cty., SD	156
from Lawrence Cty., SD	116
from Weston Cty., WY	57
from Campbell Cty., WY	29
from Pennington Cty., SD	15

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



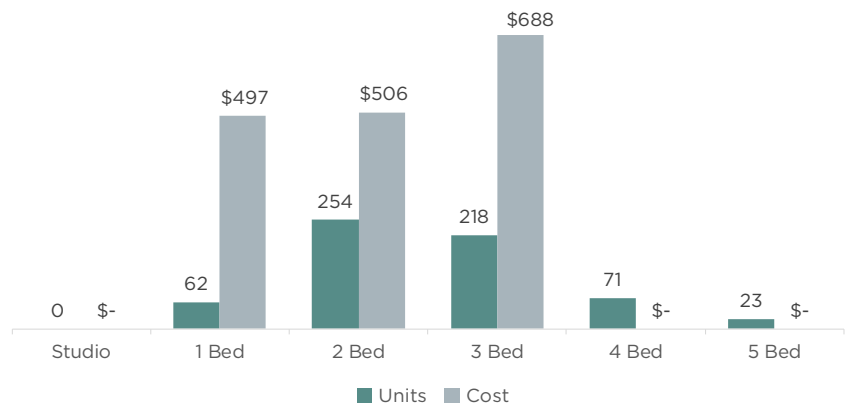
EDUCATIONAL SERVICES

306  
EMPLOYEES

\$3,130  
MONTHLY WAGE

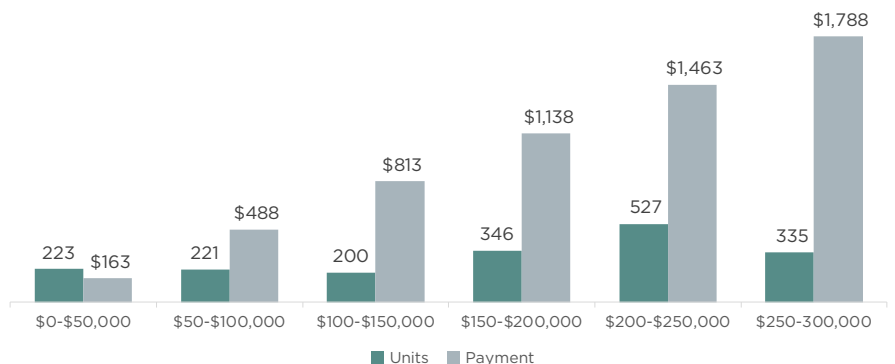
	EMPLOYEES	MONTHLY WAGE
1. EDUCATIONAL SERVICES	306	\$3,130
2. PUBLIC ADMINISTRATION	305	\$3,720
3. LEISURE & HOSPITALITY	278	\$1,252
4. MINING	251	\$4,592
5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	215	\$4,787

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



\*No cost figure represents unavailable data.

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



# Housing Stock



CROOK COUNTY  
**AVERAGE HOUSING AGE** <sup>[9]</sup>  
**36**

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

**42.2%** of housing in Crook County was built before 1980

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

**Crook County ranks 4th in the state for age of housing stock.** Older housing stock sometimes brings with it maintenance and aesthetic challenges.

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

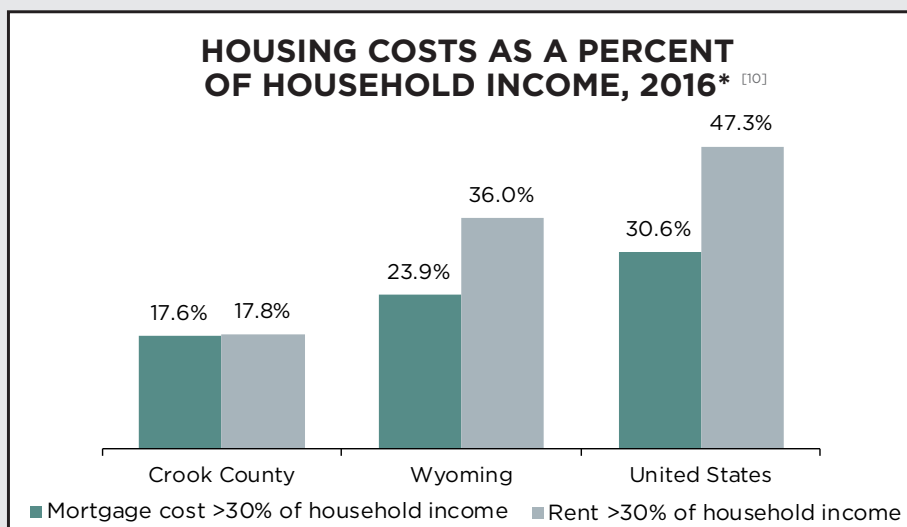
Unit Type	Number of Units	Percent of Mix
Single Family	2,151	72.3%, (13)
Duplex	12	0.4%, (22)
Tri or Four Plex	80	2.7%, (12)
Apartment	35	1.2%, (23)
Trailer/Other	698	23.5%, (2)

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

Year Built	Value*	Percent of Mix
<1939	221,400	10.0%
1940-49	147,500	3.8%
1950-59	152,600	5.3%
1960-69	167,500	4.9%
1970-79	163,800	18.2%
1980-89	218,400	13.4%
1990-99	215,200	17.3%
2000-09	242,300	21.1%
2010-Present	260,000	5.9%

# Careers and Cost Burden

**Crook County is No. 20 in the state** for people spending more than half their income on housing (7%) and 23rd for those spending 31-50% of income on housing (7%). Crook County ranks 2nd 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	252
\$314-563	171
\$564-813	264
\$814-1,063	278
\$1,064-1,375	516
\$1,376-2,188	798
\$2,189-3,438	458
\$3,439-5,000	239

[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  
**\$1,587**



TWO ADULTS,  
1 CHILD  
**\$3,524**



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



**18%**

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

Crook County has the 22nd highest amount of children in single-parent families.

## VULNERABLE POPULATIONS

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

**2.2%**

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

**1%**

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

**1.6%**



**POPULATION OVER 65<sup>[15]</sup>**

**1,460**

19.7% of Crook County's population is over 65.

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

**0**

Crook County has no units.

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

**15**

Crook County has the 13th most assisted living beds per capita.

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

**32**

Crook County has the 15th most nursing home beds per capita.