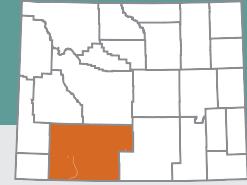




SWEETWATER COUNTY HOUSING REPORT



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

Sweetwater County ranks 3rd in the state for families having affordable housing. Sweetwater has more people with affordable housing than Wyoming and the U.S.

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^[1]
27.5%

Sweetwater County has the 9th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
9.8%
Wyoming 11.1%

Sweetwater County has the 15th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$5,686/MO.
Wyoming Average: \$4,930

Sweetwater County has the 4th highest household income in Wyoming.

UNEMPLOYMENT^[3]
4.6%
Wyoming unemployment rate: 4.2%

Want to know more?
Check out the full report at
wyomingcda.com/demographics

HOUSING DEMAND^[4]

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-\$623	621	\$0-\$96,465	576
31% - 50%	\$623-\$1,039	520	\$96,465-\$160,877	224
51% - 80%	\$1,039-\$1,662	225	\$160,877-\$257,342	296
81% - 95%	\$1,662-\$1,973	14	\$257,342-\$305,497	97
96% - 115%	\$1,973-\$2,389	40	\$305,497-\$369,910	127
115%	\$2,389	31	\$369,910	97

*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



1,974

NET COMMUTER INFLOW

Commuting ^[6]

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

Commuting Out	
to Sublette Cty., WY	283
to Uinta Cty., WY	119
to Lincoln Cty., WY	87
to Fremont Cty., WY	66
to Weld Cty., CO	55

Commuting In	
from Uinta Cty., WY	751
from Carbon Cty., WY	608
from Laramie Cty., WY	172
from Fremont Cty., WY	79
from Lincoln Cty., WY	79

TOP 5 EMPLOYERS ^[5]



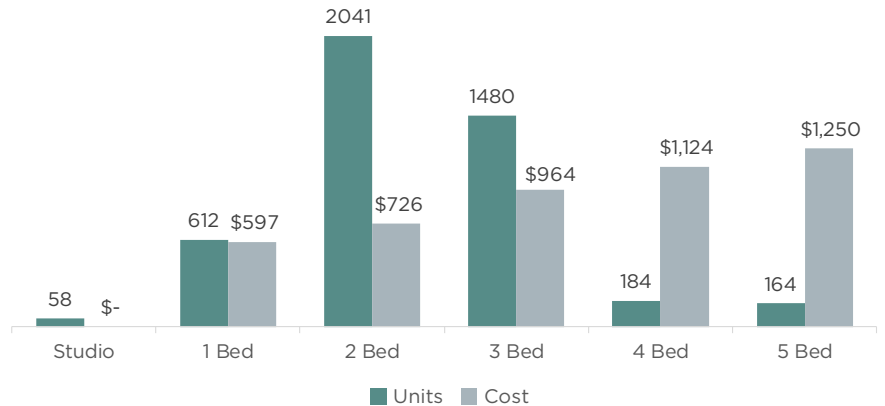
MINING

4,532
EMPLOYEES

\$8,271
MONTHLY WAGE

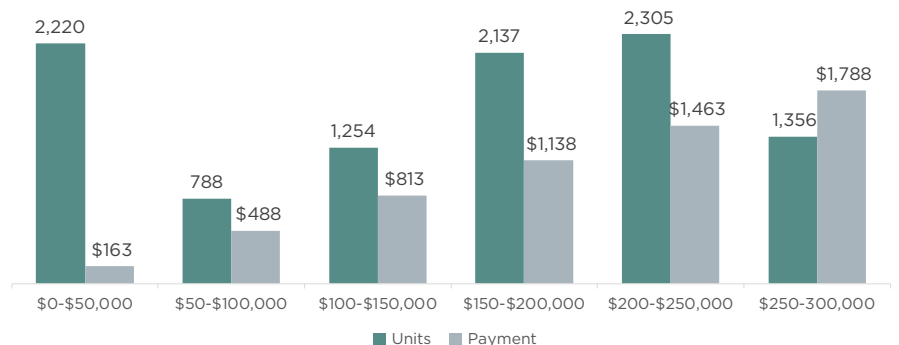
	EMPLOYEES	MONTHLY WAGE
1. MINING	4,532	\$8,271
2. LEISURE & HOSPITALITY	2,341	\$1,357
3. RETAIL TRADE	2,273	\$2,409
4. EDUCATIONAL SERVICES	2,171	\$3,239
5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	2,051	\$5,645

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



*No cost figure represents unavailable data.

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



Housing Stock



SWEETWATER COUNTY
AVERAGE HOUSING AGE ^[9]
39

WYOMING
AVERAGE HOUSING AGE ^[9]
42

53.1% of housing in Sweetwater County was built before 1980

Pre-1980 housing may not meet current construction standards.

Sweetwater County ranks 6th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Sweetwater County's housing mix compare to other counties? ^[9]

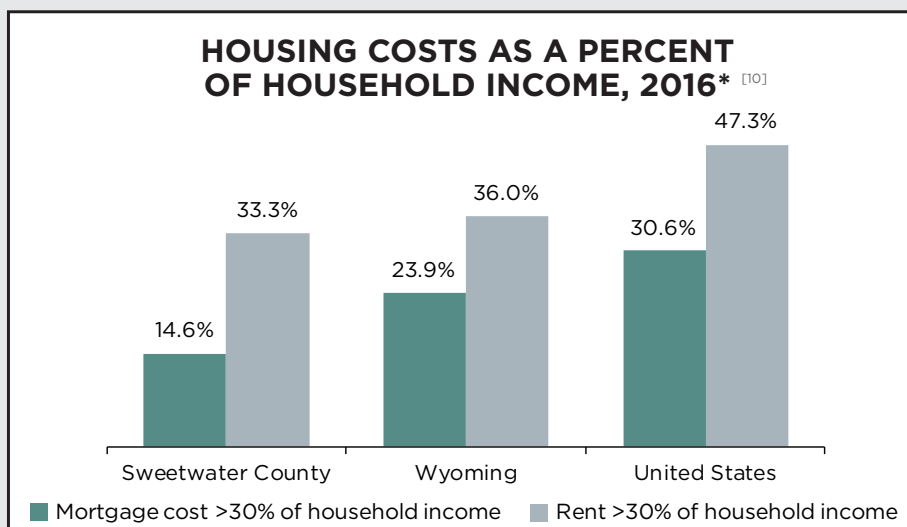
Unit Type	Number of Units	Percent of Mix
Single Family	10,801	65.3%, (20)
Duplex	467	2.8%, (3)
Tri or Four Plex	478	2.9%, (11)
Apartment	1,361	8.2%, (8)
Trailer/Other	3,426	20.7%, (4)

Age of housing ^[9]

Year Built	Value*	Percent of Mix
<1939	136,300	10.9%
1940-49	145,200	3.5%
1950-59	163,400	4.6%
1960-69	185,500	7.1%
1970-79	197,400	27.0%
1980-89	205,200	16.4%
1990-99	250,700	10.7%
2000-09	195,200	15.4%
2010-Present	330,550	4.4%

Careers and Cost Burden

Sweetwater County is No. 19 in the state for people spending more than half their income on housing (7%) and 19th for those spending 31-50% of income on housing (10%). Sweetwater County ranks 3rd 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? ^[11]

Max Monthly Payment	Number of Households
\$0-313	1,254
\$314-563	1,390
\$564-813	1,365
\$814-1,063	1,223
\$1,064-1,375	1,937
\$1,376-2,188	4,402
\$2,189-3,438	3,345
\$3,439-5,000	1,617

[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?

^[12]

ONE ADULT
\$1,708



TWO ADULTS,
1 CHILD
\$4,206



Calculate your situation at
wywf.org/self-sufficiency-calculator



26%

**OF CHILDREN
ARE IN SINGLE-
PARENT FAMILIES**

^[13]

Sweetwater County has the 9th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

**SUPPLEMENTAL
SECURITY INCOME
(DISABILITY)**

^[14]

2%

**CASH PUBLIC
ASSISTANCE INCOME**

^[14]

1%

FOOD STAMP/SNAP

^[14]

4.5%



**POPULATION
OVER 65**

^[15]
4,963

11.4% of Sweetwater County's population is over 65.

**LOW INCOME TAX
CREDIT UNITS**

^[14]

313

Sweetwater County has the 5th most units per capita.

**ASSISTED
LIVING BEDS**

^[16]

89

Sweetwater County has the 11th most assisted living beds per capita.

NURSING HOME BEDS

^[16]

141

Sweetwater County has the 18th most nursing home beds per capita.