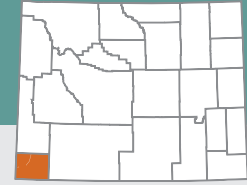




UINTA COUNTY HOUSING REPORT



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

Uinta County has 663 more people commuting out, which may ease the housing burden for this county.

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]
29.7%

Uinta County has the 13th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
10.6%
Wyoming 11.1%

Uinta County has the 12th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$4,444/MO.
Wyoming Average: \$4,930

Uinta County has the 16th highest household income in Wyoming.

UNEMPLOYMENT^[3]
4.5%
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-\$455	409	\$0-\$70,452	393
31% - 50%	\$455-\$758	261	\$70,452-\$117,368	142
51% - 80%	\$758-\$1,213	69	\$117,368-\$187,819	270
81% - 95%	\$1,213-\$1,441	20	\$187,819-\$223,123	88
96% - 115%	\$1,441-\$1,744	15	\$223,123-\$270,039	25
115%	\$1,744	25	\$270,039	118

*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



663

NET COMMUTER OUTFLOW

Commuting^[6]

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

Commuting Out	
to Sweetwater Cty., WY	751
to Lincoln Cty., WY	172
to Salt Lake Cty., UT	68
to Converse Cty., WY	68
to Summit Cty., UT	59

Commuting In	
from Sweetwater Cty., WY	119
from Rich Cty., UT	94
from Salt Lake Cty., WY	82
from Summit Cty., UT	63
from Delaware Cty., OK	58

TOP 5 EMPLOYERS^[5]



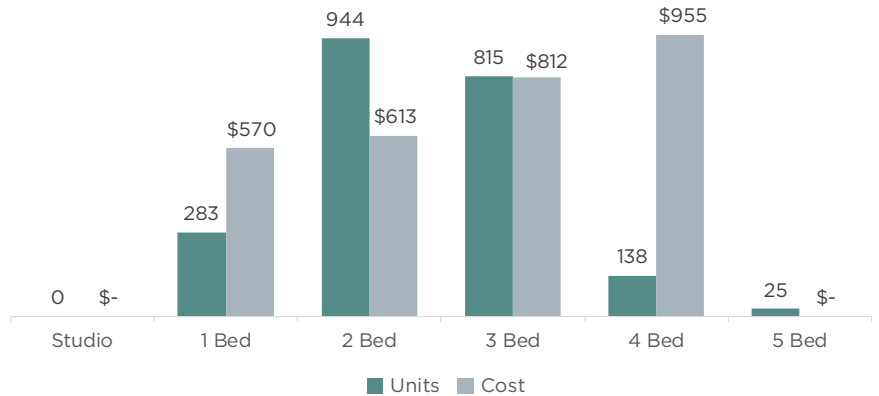
PUBLIC ADMINISTRATION

1,149
EMPLOYEES

\$3,055
MONTHLY WAGE

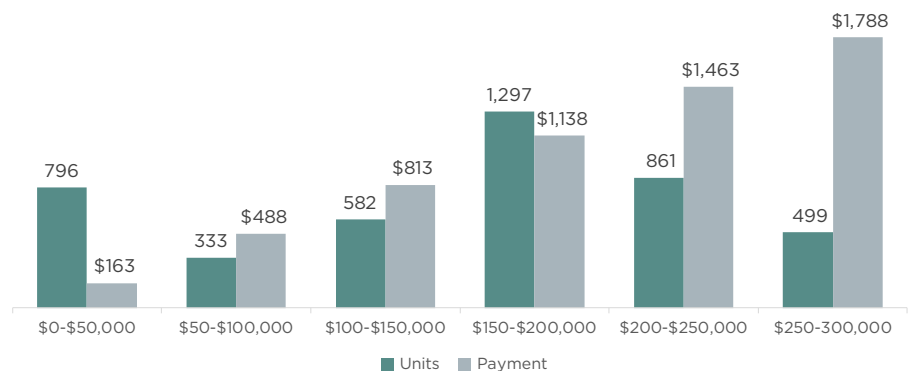
	EMPLOYEES	MONTHLY WAGE
1. PUBLIC ADMINISTRATION	1,149	\$3,055
2. HEALTH CARE & SOCIAL ASSISTANCE	1,137	\$2,841
3. RETAIL TRADE	1,120	\$1,955
4. EDUCATIONAL SERVICES	1,022	\$3,161
5. LEISURE & HOSPITALITY	850	\$1,199

HOW AFFORDABLE IS RENTAL HOUSING?*[7]



*No cost figure represents unavailable data.

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



Housing Stock



UINTA COUNTY
AVERAGE HOUSING AGE ^[9]
39

WYOMING
AVERAGE HOUSING AGE ^[9]
42

41.9% of housing in Uinta County was built before 1980

Pre-1980 housing may not meet current construction standards.

Uinta County ranks 7th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

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

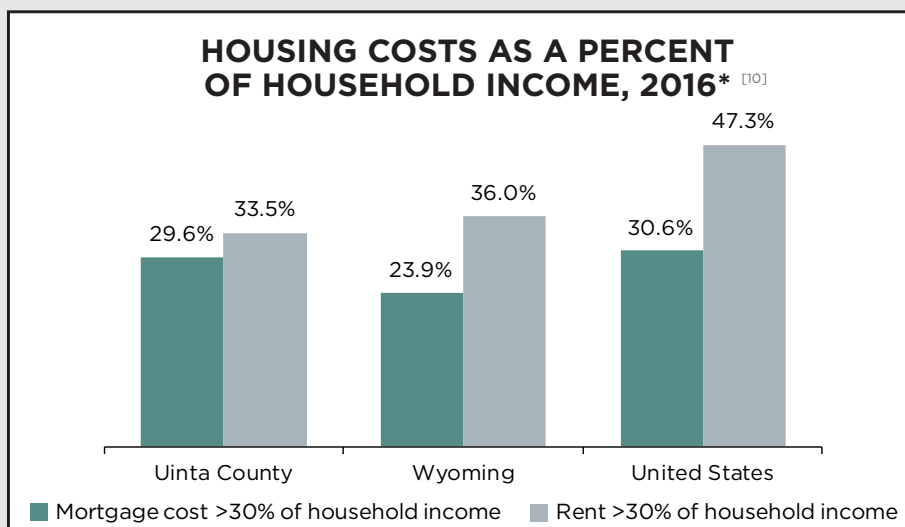
Unit Type	Number of Units	Percent of Mix
Single Family	4,708	63.3%, (20)
Duplex	27	0.4%, (22)
Tri or Four Plex	232	3.1%, (10)
Apartment	716	9.6%, (5)
Trailer/Other	1,749	23.5%, (2)

Age of housing** ^[9]		
Year Built	Value*	Percent of Mix
<1939	161,600	11.0%
1940-49	116,600	2.0%
1950-59	206,600	3.4%
1960-69	—	4.1%
1970-79	153,100	21.4%
1980-89	182,800	32.8%
1990-99	179,400	11.7%
2000-09	290,000	12.0%
2010-Present	294,000	1.6%

***No figure represents unavailable data.*

Careers and Cost Burden

Uinta County is No. 15 in the state for people spending more than half their income on housing (8%) and 5th for those spending 31-50% of income on housing (16%). Uinta County ranks 16th 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	892
\$314-563	874
\$564-813	604
\$814-1,063	741
\$1,064-1,375	1,004
\$1,376-2,188	1,642
\$2,189-3,438	1,176
\$3,439-5,000	499

[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
\$1,460



TWO ADULTS,
1 CHILD
\$3,766



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



22%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

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

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

4.9%

CASH PUBLIC ASSISTANCE INCOME^[14]

1.8%

FOOD STAMP/SNAP^[14]

8.2%



POPULATION OVER 65^[15]
2,705

13.2% of Uinta County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

119

Uinta County has the 8th most units per capita.

ASSISTED LIVING BEDS^[16]

32

Uinta County has the 14th most assisted living beds per capita.

NURSING HOME BEDS^[16]

60

Uinta County has the 19th most nursing home beds per capita.