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.

### HOUSING DEMAND

<table>
<thead>
<tr>
<th>Percent of Median Family Income</th>
<th>Affordable Monthly Rental or Mortgage Payment*</th>
<th>Shortage Rental Units Needed</th>
<th>Affordable Housing Purchase Price*</th>
<th>Shortage Units for Purchase</th>
</tr>
</thead>
<tbody>
<tr>
<td>0% - 30%</td>
<td>$0-$623</td>
<td>621</td>
<td>$0-$96,465</td>
<td>576</td>
</tr>
<tr>
<td>31% - 50%</td>
<td>$623-$1,039</td>
<td>520</td>
<td>$96,465-$160,877</td>
<td>224</td>
</tr>
<tr>
<td>51% - 80%</td>
<td>$1,039-$1,662</td>
<td>225</td>
<td>$160,877-$257,342</td>
<td>296</td>
</tr>
<tr>
<td>81% - 95%</td>
<td>$1,662-$1,973</td>
<td>14</td>
<td>$257,342-$305,497</td>
<td>97</td>
</tr>
<tr>
<td>96% - 115%</td>
<td>$1,973-$2,389</td>
<td>40</td>
<td>$305,497-$369,910</td>
<td>127</td>
</tr>
<tr>
<td>115%</td>
<td>$2,389</td>
<td>31</td>
<td>$369,910</td>
<td>97</td>
</tr>
</tbody>
</table>

*Estimations by the Wyoming Business Council

Commuting

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**

1. MINING
   - 4,532 Employees
   - $8,271 Monthly Wage

2. LEISURE & HOSPITALITY
   - 2,341 Employees
   - $1,357 Monthly Wage

3. RETAIL TRADE
   - 2,273 Employees
   - $2,409 Monthly Wage

4. EDUCATIONAL SERVICES
   - 2,171 Employees
   - $3,239 Monthly Wage

5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES
   - 2,051 Employees
   - $5,645 Monthly Wage

**How affordable is rental housing?**

<table>
<thead>
<tr>
<th>Studio</th>
<th>1 Bed</th>
<th>2 Bed</th>
<th>3 Bed</th>
<th>4 Bed</th>
<th>5 Bed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Cost</td>
<td>Cost</td>
<td>Cost</td>
<td>Cost</td>
<td>Cost</td>
<td>Cost</td>
</tr>
<tr>
<td>$163</td>
<td>$488</td>
<td>$813</td>
<td>$1,138</td>
<td>$1,463</td>
<td>$1,788</td>
</tr>
</tbody>
</table>

*No cost figure represents unavailable data.

**How affordable is it to own your own home?**

- $0-$50,000: 2,220 (Units) $163 (Payment)
- $50-$100,000: 788 (Units) $488 (Payment)
- $100-$150,000: 1,254 (Units) $813 (Payment)
- $150-$200,000: 2,137 (Units) $1,138 (Payment)
- $200-$250,000: 2,305 (Units) $1,463 (Payment)
- $250-$300,000: 1,356 (Units) $1,788 (Payment)

Housing Stock

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

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

**Sweetwater County**

**Average Housing Age**

- Sweetwater County: 39
- Wyoming: 42

**53.1% of housing in Sweetwater County was built before 1980. Pre-1980 housing may not meet current construction standards.**

**How does Sweetwater County’s housing mix compare to other counties?**

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

**Housing Costs as a Percent of Household Income, 2016**

- Sweetwater County: 14.6%
- Wyoming: 23.9%
- United States: 36.0%
- Average: 30.6%

**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.

<table>
<thead>
<tr>
<th>Max Monthly Payment</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-313</td>
<td>1,254</td>
</tr>
<tr>
<td>$314-563</td>
<td>1,390</td>
</tr>
<tr>
<td>$564-813</td>
<td>1,365</td>
</tr>
<tr>
<td>$814-1,063</td>
<td>1,223</td>
</tr>
<tr>
<td>$1,064-1,375</td>
<td>1,937</td>
</tr>
<tr>
<td>$1,376-2,188</td>
<td>4,402</td>
</tr>
<tr>
<td>$2,189-3,438</td>
<td>3,345</td>
</tr>
<tr>
<td>$3,439-5,000</td>
<td>1,617</td>
</tr>
</tbody>
</table>

**How much can households afford?**

- Mortgage cost >30% of household income
- Rent >30% of household income

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

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(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?**

- **ONE ADULT**
  - $1,708
- **TWO ADULTS, 1 CHILD**
  - $4,206

How much monthly income does a family need to **LIVE WITHOUT ASSISTANCE?**

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

**26% OF CHILDREN ARE IN SINGLE-PARENT FAMILIES**

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

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VULNERABLE POPULATIONS

- **SUPPLEMENTAL SECURITY INCOME (DISABILITY)**
  - 2%
- **CASH PUBLIC ASSISTANCE INCOME**
  - 1%
- **FOOD STAMP/SNAP**
  - 4.5%
- **POPULATION OVER 65**
  - 4,963
- **LOW INCOME TAX CREDIT UNITS**
  - 313
  - Sweetwater County has the 5th most units per capita.
- **ASSISTED LIVING BEDS**
  - 89
  - Sweetwater County has the 11th most assisted living beds per capita.
- **NURSING HOME BEDS**
  - 141
  - Sweetwater County has the 18th most nursing home beds per capita.

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

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