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

Washakie County has no assisted living beds but 20.8% of the population is over age 65. This may be an area of housing to explore.

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.

<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-$1,472</td>
<td>141</td>
<td>$0-$73,084</td>
<td>223</td>
</tr>
<tr>
<td>31% - 50%</td>
<td>$472-$1,787</td>
<td>96</td>
<td>$73,084-$121,858</td>
<td>87</td>
</tr>
<tr>
<td>51% - 80%</td>
<td>$1,787-$1,260</td>
<td>16</td>
<td>$121,858-$195,097</td>
<td>196</td>
</tr>
<tr>
<td>81% - 95%</td>
<td>$1,260-$1,496</td>
<td>—</td>
<td>$195,097-$231,639</td>
<td>27</td>
</tr>
<tr>
<td>96% - 115%</td>
<td>$1,496-$1,811</td>
<td>—</td>
<td>$231,639-$280,413</td>
<td>0</td>
</tr>
<tr>
<td>115%</td>
<td>$1,811</td>
<td>—</td>
<td>$280,413</td>
<td>22</td>
</tr>
</tbody>
</table>

*Estimations by the Wyoming Business Council
** No figures indicates no data available.

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

Commuting Out
- to Big Horn Cty., WY: 137
- to Hot Springs Cty., WY: 34
- to Logan Cty., CO: 24
- to Fremont Cty., WY: 20
- to Campbell Cty., WY: 16

Commuting In
- from Big Horn Cty., WY: 188
- from Hot Springs Cty., WY: 135
- from Park Cty., WY: 33
- from Goshen Cty., WY: 32
- from Arapahoe Cty., CO: 19

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

Top 5 Employers
1. Health Care & Social Assistance: 519 employees, $3,230 monthly wage

How affordable is rental housing?
- Studio: 34 units, $375 cost
- 1 Bed: 102 units, $470 cost
- 2 Bed: 355 units, $538 cost
- 3 Bed: 257 units, $680 cost
- 4 Bed: 93 units, $675 cost
- 5 Bed: 48 units, $- cost

*No cost figure represents unavailable data.

How affordable is it to own your own home?
- $0-$50,000: 211 units, $163 payment
- $50-$100,000: 535 units, $488 payment
- $100-$150,000: 462 units, $813 payment
- $150-$200,000: 506 units, $1,138 payment
- $200-$250,000: 291 units, $1,463 payment
- $250-$500,000: 251 units, $1,788 payment

### Housing Stock

**WASHAKIE COUNTY AVERAGE HOUSING AGE**

47

**WYOMING AVERAGE HOUSING AGE**

42

69.9% of housing in Washakie County was built before 1980. Pre-1980 housing may not meet current construction standards.

Washakie County ranks 19th 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>107,000</td>
<td>7.9%</td>
</tr>
<tr>
<td>1940-49</td>
<td>117,600</td>
<td>6.3%</td>
</tr>
<tr>
<td>1950-59</td>
<td>128,300</td>
<td>20.2%</td>
</tr>
<tr>
<td>1960-69</td>
<td>121,400</td>
<td>11.7%</td>
</tr>
<tr>
<td>1970-79</td>
<td>168,900</td>
<td>23.8%</td>
</tr>
<tr>
<td>1980-89</td>
<td>220,700</td>
<td>9.6%</td>
</tr>
<tr>
<td>1990-99</td>
<td>269,600</td>
<td>8.9%</td>
</tr>
<tr>
<td>2000-09</td>
<td>254,800</td>
<td>9.9%</td>
</tr>
<tr>
<td>2010-Present</td>
<td>—</td>
<td>1.6%</td>
</tr>
</tbody>
</table>

**Age of housing**

*No figure represents unavailable data.

#### How does Washakie County’s housing mix compare to other counties? [9]

<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>2,749</td>
<td>78.7%, (8)</td>
</tr>
<tr>
<td>Duplex</td>
<td>55</td>
<td>1.6%, (14)</td>
</tr>
<tr>
<td>Tri or Four Plex</td>
<td>217</td>
<td>6.2%, (4)</td>
</tr>
<tr>
<td>Apartment</td>
<td>88</td>
<td>2.5%, (20)</td>
</tr>
<tr>
<td>Trailer/Other</td>
<td>384</td>
<td>11.0%, (14)</td>
</tr>
</tbody>
</table>

**Carbon County**

<table>
<thead>
<tr>
<th>Mortgage cost &gt;30% of household income</th>
<th>Rent &gt;30% of household income</th>
</tr>
</thead>
<tbody>
<tr>
<td>Washakie County</td>
<td>26.1%</td>
</tr>
<tr>
<td>Wyoming</td>
<td>30.3%</td>
</tr>
<tr>
<td>United States</td>
<td>30.6%</td>
</tr>
</tbody>
</table>

Housing Costs as a Percent of Household Income, 2016

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

### Careers and Cost Burden

**Washakie 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 (14%). Washakie County ranks 11th in the state for access to affordable housing.

#### How much can households afford? [10]

<table>
<thead>
<tr>
<th>Max Monthly Payment</th>
<th>Number of Households</th>
</tr>
</thead>
<tbody>
<tr>
<td>$0-313</td>
<td>395</td>
</tr>
<tr>
<td>$314-563</td>
<td>402</td>
</tr>
<tr>
<td>$564-813</td>
<td>472</td>
</tr>
<tr>
<td>$814-1,063</td>
<td>446</td>
</tr>
<tr>
<td>$1,064-1,375</td>
<td>433</td>
</tr>
<tr>
<td>$1,376-2,188</td>
<td>848</td>
</tr>
<tr>
<td>$2,189-3,438</td>
<td>208</td>
</tr>
<tr>
<td>$3,439-5,000</td>
<td>289</td>
</tr>
</tbody>
</table>

29% of children are in single-parent families.

Washakie County has the 6th highest amount of children in single-parent families.

How much monthly income does a family need to live without assistance?

**One Adult**
$1,520

**Two Adults, 1 Child**
$3,374

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

Community Demographics

Vulnerable Populations

**Supplemental Security Income (Disability)**
3.7%

**Cash Public Assistance Income**
2.5%

**Food Stamp/SNAP**
8.2%

**Population Over 65**
1,677

20.8% of Washakie County’s population is over 65.

**Low Income Tax Credit Units**
35

Washakie County has the 12th most units per capita.

**Assisted Living Beds**
0

Washakie County has no assisted living beds.

**Nursing Home Beds**
87

Washakie County has the 3rd most nursing home beds per capita.

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Wyoming Women’s Foundation, Self-Sufficiency Calculator; County Health Rankings; US Census Bureau, American Fact Finder; US Census Bureau, Quick Facts; Wyoming Department of Health