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

Weston County has no low-income tax credit units and low-income housing looks to be the greatest need. Weston County is no. 1 in the state for trailer units, an affordable housing option.

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-$585</td>
<td>120</td>
<td>$0-$90,581</td>
<td>223</td>
</tr>
<tr>
<td>31% - 50%</td>
<td>$585-$976</td>
<td>59</td>
<td>$90,581-$151,123</td>
<td>48</td>
</tr>
<tr>
<td>51% - 80%</td>
<td>$976-$1,561</td>
<td>45</td>
<td>$151,123-$241,703</td>
<td>36</td>
</tr>
<tr>
<td>81% - 95%</td>
<td>$1,561-$1,854</td>
<td>—</td>
<td>$241,703-$287,071</td>
<td>48</td>
</tr>
<tr>
<td>96% - 115%</td>
<td>$1,854-$2,244</td>
<td>—</td>
<td>$287,071-$347,458</td>
<td>37</td>
</tr>
<tr>
<td>115%</td>
<td>$2,244</td>
<td>—</td>
<td>$347,458</td>
<td>41</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

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

**NET COMMUTERS OUTFLOW**

813

**TOP 5 EMPLOYERS**

1. Health Care & Social Assistance
   - 377 Employees
   - $3,066 Monthly Wage

**How Affordable is Rental Housing?**

- Studio: 73 units at $0-$406
- 1 Bed: 90 units at $406-$561
- 2 Bed: 276 units at $561-$689
- 3 Bed: 250 units at $689-$950
- 4 Bed: 15 units at $-$1,550
- 5 Bed: 24 units at $1,550-$550

*No cost figure represents unavailable data.*

**How Affordable is It to Own Your Own Home?**

- $0-$50,000: 353 units, $163 payment
- $50-$100,000: 323 units, $488 payment
- $100-$150,000: 339 units, $813 payment
- $150-$200,000: 378 units, $1,138 payment
- $200-$250,000: 350 units, $1,463 payment
- $250-$300,000: 309 units, $1,788 payment

**Commuting Out**

- to Campbell Cty., WY: 940
- to Crook Cty., WY: 57
- to King Cty., WA: 17
- to Big Horn Cty., MT: 10
- to Custer Cty., SD: 10

**Commuting In**

- from Pennington Cty., SD: 70
- from Custer Cty., SD: 53
- from Niobrara Cty., WY: 30
- from Crook Cty., WY: 28
- from Mesa Cty., CO: 13

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**Housing Stock**

Weston County ranks 16th 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>87,400</td>
<td>11.8%</td>
</tr>
<tr>
<td>1940-49</td>
<td>103,800</td>
<td>6.8%</td>
</tr>
<tr>
<td>1950-59</td>
<td>160,600</td>
<td>17.4%</td>
</tr>
<tr>
<td>1960-69</td>
<td>258,700</td>
<td>2.4%</td>
</tr>
<tr>
<td>1970-79</td>
<td>111,800</td>
<td>18.9%</td>
</tr>
<tr>
<td>1980-89</td>
<td>168,600</td>
<td>14.4%</td>
</tr>
<tr>
<td>1990-99</td>
<td>179,400</td>
<td>12.0%</td>
</tr>
<tr>
<td>2000-09</td>
<td>289,900</td>
<td>12.8%</td>
</tr>
<tr>
<td>2010-Present</td>
<td>285,300</td>
<td>3.4%</td>
</tr>
</tbody>
</table>

**How much can households afford?**

**Max Monthly Payment**

- $0-313: 489 households
- $314-563: 355 households
- $564-813: 250 households
- $814-1,063: 222 households
- $1,064-1,375: 330 households
- $1,376-2,188: 816 households
- $2,189-3,438: 434 households
- $3,439-5,000: 238 households

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

- Weston County: Mortgage cost >30% of household income: 26.2%, Rent >30% of household income: 31.5%
- Wyoming: Mortgage cost >30% of household income: 23.9%, Rent >30% of household income: 36.0%
- United States: Mortgage cost >30% of household income: 30.6%, Rent >30% of household income: 47.3%

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

**Careers and Cost Burden**

**Weston County is No. 3 in the state** for people spending more than half their income on housing (12%) and 21st for those spending 31-50% of income on housing (10%). Weston County ranks 9th in the state for access to affordable housing.
How much monthly income does a family need to **LIVE WITHOUT ASSISTANCE?**

**ONE ADULT**
$1,630

**TWO ADULTS, 1 CHILD**
$3,585

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

25% OF CHILDREN ARE IN SINGLE-PARENT FAMILIES
Weston County has the 12th highest amount of children in single-parent families.

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**VULNERABLE POPULATIONS**

**SUPPLEMENTAL SECURITY INCOME (DISABILITY)** 3%

**CASH PUBLIC ASSISTANCE INCOME** 1.3%

**FOOD STAMP/SNAP** 7.1%

**LOW INCOME TAX CREDIT UNITS** 0
Weston County has no units.

**POPULATION OVER 65** 1,344
19.4% of Weston County's population is over 65.

**ASSISTED LIVING BEDS** 23
Weston County has the 8th most assisted living beds per capita.

**NURSING HOME BEDS** 58
Weston County has the 6th most nursing home beds per capita.

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(12) Wyoming Women’s Foundation, Self-Sufficiency Calculator; (13) County Health Rankings; (14) US Census Bureau, American Fact Finder; (15) US Census Bureau, Quick Facts; (16) Wyoming Department of Health