

Worland city

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DEMOGRAPHICS

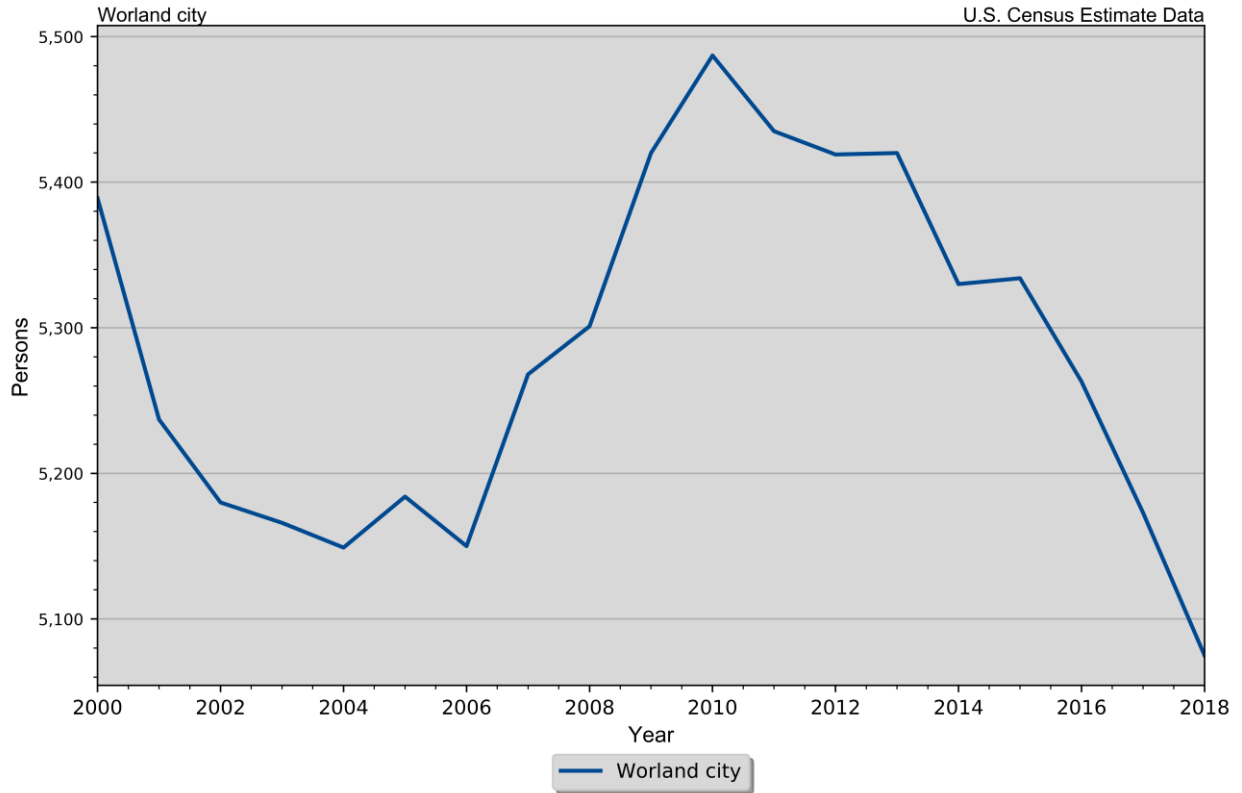
Population Estimates

Table III.26.1, at right shows the population for Worland city. As can be seen, the population in Worland city decreased from 5,487 persons in 2010 to 5,075 persons in 2018, or by -7.5 percent.

Several pieces of data presented in the profile are only available at the county level. A sub-set of the county level data are presented here to give a more complete view of Worland city. Although a city may span several counties, for the county level data pieces, Washakie County was selected.

Year	Population	Percent Yearly Change
2000	5,389	.
2001	5,237	-2.8%
2002	5,180	-1.1%
2003	5,166	-0.3%
2004	5,149	-0.3%
2005	5,184	0.7%
2006	5,150	-0.7%
2007	5,268	2.3%
2008	5,301	0.6%
2009	5,420	2.2%
2010	5,487	1.2%
2011	5,435	-0.9%
2012	5,419	-0.3%
2013	5,420	0%
2014	5,330	-1.7%
2015	5,334	0.1%
2016	5,263	-1.3%
2017	5,173	-1.7%
2018	5,075	-1.9%

**Diagram III.26.1
Population**



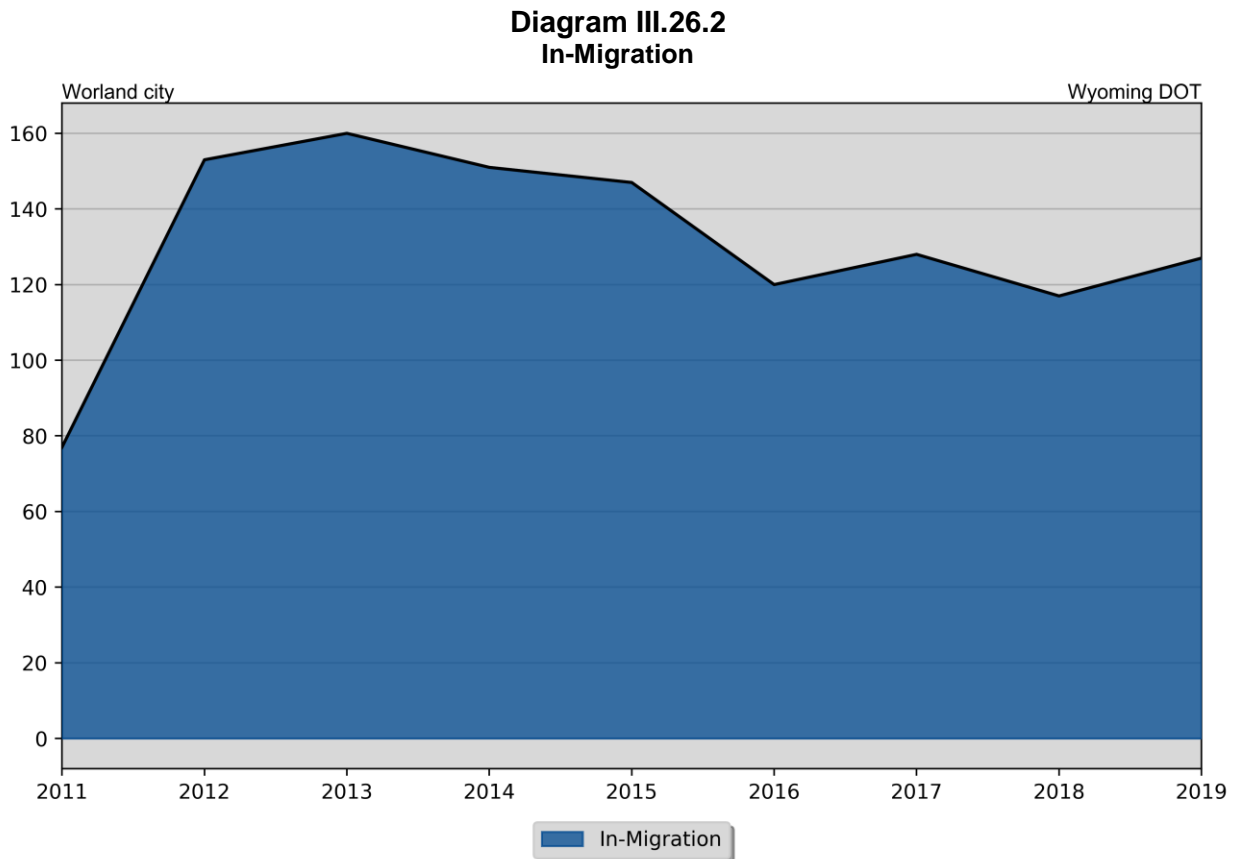
Population Migration Trends

The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver’s licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show only the net change in the number of driver’s licenses, but the data indicates the general direction of population movement.

Table III.26.2 shows in-migration between 2011 and 2019 for Worland city by age cohort, because out-migration is not tracked at the city level, we use county level data from Washakie County to display net- and out-migration.

Table III.26.2 In-Migration by Age Cohort Worland city Wyoming DOT Data									
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019
In									
14-17	0	4	2	3	2	1	1	2	4
18-22	6	12	9	14	11	10	5	13	9
23-25	6	21	12	17	15	6	11	14	8
26-35	21	57	60	50	38	29	41	36	31
36-45	22	28	34	38	31	32	27	23	27
46-55	10	15	18	19	24	18	24	10	17
56-65	7	12	16	6	17	13	12	10	21
66 +	5	4	9	4	9	11	7	9	10
Total	77	153	160	151	147	120	128	117	127

The shaded area in Diagram III.26.2 represents in-migration, as seen, the maximum net migration occurred in 2013 with 160 people entering Worland city.



The driver’s license total exchanges since 2000 for Washakie County are presented in Diagram III.26.3, and showed a net migration of 323 persons over the time period. In 2008, there were a total of 182 in-migrations and 140 out-migrations, for a net-migration of 42 people. In 2019, there were 155 in-migrants, 175 out-migrants for a net out-migration of -20 people. The maximum net migration occurred in 2010 with 89 people entering and the lowest net migration occurred in 2018 with 81 entering Washakie County.

Only one year of the most recent five years experienced a positive net-migration in Washakie County, with four years of negative or outward migration. Since 2015, a net 119 people have left Washakie County, creating an overall negative net-migration trend. Wyoming DOT data indicates that there was a net decrease of 20 people in the most recent year.

**Diagram III.26.3
Migration Trends**

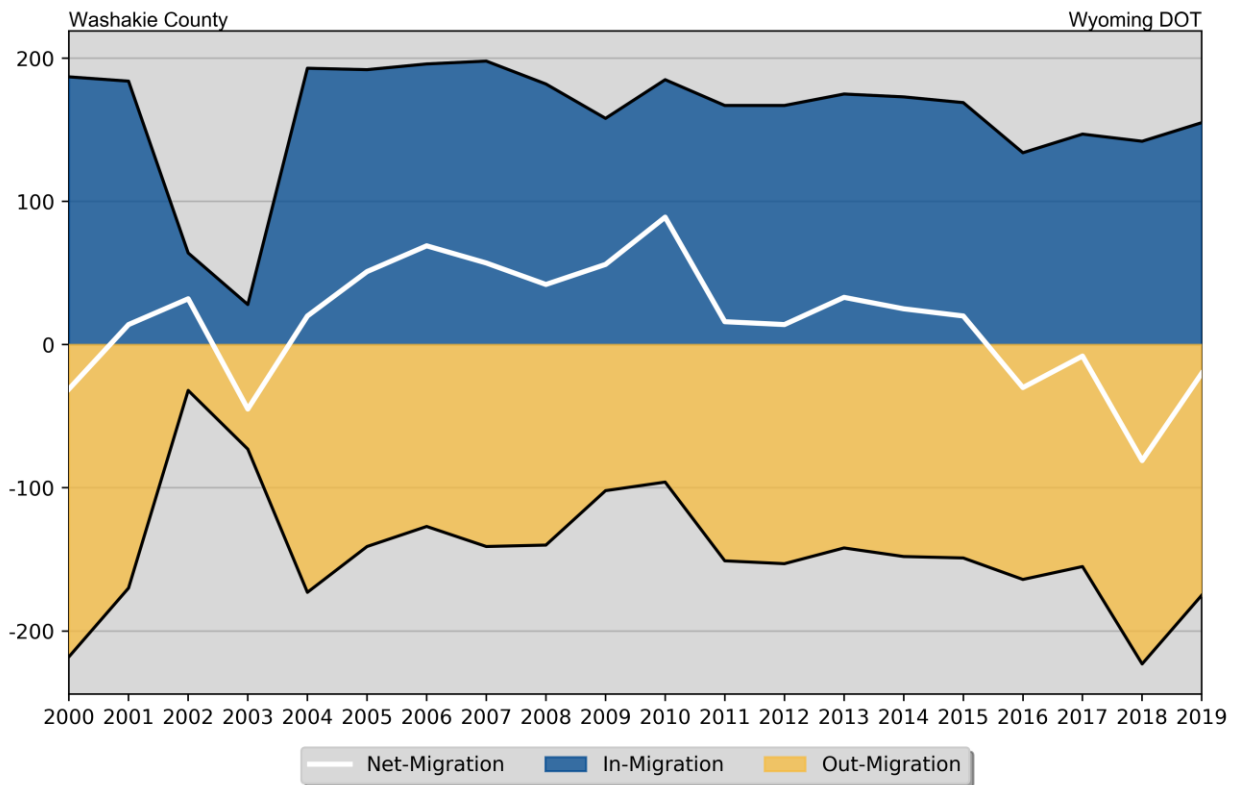


Table III.26.3, shows net-migration for Washakie County by age range. The largest age cohort in the most recent 2019 net migration data was those in the age range of 36 to 45, with 7 persons entering Washakie County. Those in the age range of 18 to 22 had the lowest levels of net migration, with 20 persons leaving Washakie County.

Table III.26.3												
Net-Migration by Age Range												
Washakie County												
Wyoming DOT Data												
Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
	Net											
14-17	-1	1	2	2	2	0	1	2	-2	-3	0	4
18-22	1	5	6	-3	-9	-10	2	-5	0	-5	-10	-20
23-25	-9	-1	5	1	2	0	4	0	-7	5	-15	-3
26-35	12	24	17	3	28	36	9	-1	-13	9	-16	5
36-45	19	9	24	17	4	3	24	9	-8	-6	-8	7
46-55	5	5	14	0	-7	5	7	10	3	9	-18	-5
56-65	12	7	17	5	-1	0	-5	3	-2	-10	-6	8
66 +	3	6	4	-9	-5	-1	-17	2	-1	-7	-8	-16
Total	42	56	89	16	14	33	25	20	-30	-8	-81	-20

Census Demographic Data

Census data is presented in one of four Summary Files (SF). In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released the full SF1 100 percent count data²⁶, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

To study these important housing and income concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population, then quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. The five-year estimates are more robust than the one or three year samples because they include more responses and can be tabulated down to the Census tract level.

The Census Bureau collects race data according to U.S. Office of Management and Budget guidelines, and these data are based on self-identification. Ancestry refers to one's ethnic origin or descent, "roots," or heritage, or the place of birth of the person or the person's parents or ancestors before their arrival in the United States. Ethnic identities may or may not represent geographic areas. People may choose to report more than one race group and people of any race may be of any ethnic origin. Hispanic origin can be viewed as the heritage, nationality, lineage, or country of birth of the person or the person's parents or ancestors before arriving in the United States. People who identify as Hispanic, Latino, or Spanish may be any race.

Population by race and ethnicity through 2018 is shown in Table III.26.4. In 2018 the white population represented 87.2 percent of the population, while the black population represented 0 percent of the population. The Hispanic population represented 19.4 percent of the population in 2018, compared to 16.6 percent in 2010.

Table III.26.4				
Population by Race and Ethnicity				
Worland city				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,931	89.9%	4,568	87.2%
Black	14	0.3%	0	0%
American Indian	71	1.3%	50	1%
Asian	34	0.6%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	292	5.3%	401	7.7%
Two or More Races	144	2.6%	217	4.1%
Total	5,487	100%	5,236	100%
Non-Hispanic	4,577	83.4%	4,219	80.6%
Hispanic	910	16.6%	1,017	19.4%

The change in race and ethnicity between 2010 and 2018 is shown in Table III.26.5. During this time, the total non-Hispanic population was 4,219 persons in 2018. The Hispanic population was 1,017.

Table III.26.5				
Population by Race and Ethnicity				
Worland city				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	4,437	96.9%	4,001	94.8%
Black	14	0.3%	0	0%
American Indian	31	0.7%	27	0.6%
Asian	32	0.7%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	0	0%	13	0.3%
Two or More Races	62	1.4%	178	4.2%
Total Non-Hispanic	4,577	100%	4,219	100%
Hispanic				
White	494	54.3%	567	55.8%
Black	0	0%	0	0%
American Indian	40	4.4%	23	2.3%
Asian	2	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	292	32.1%	388	38.2%
Two or More Races	82	9%	39	3.8%
Total Hispanic	910	100	1,017	100%
Total Population	5,487	100%	5,236	100%

The group quarters population includes the institutionalized population, who live in correctional institutions, juvenile facilities, nursing homes, and other institutions, and the non-institutionalized population, who live in college dormitories, military quarters, and other group living situations. As seen in Table III.26.6, between 2000 and 2010. The group quarters population was 83 in 2010, compared to 111 in 2000. Institutionalized populations experienced a -27.2 percent change between 2000 and 2010. Non-Institutionalized populations experienced a 0 percent change during this same time period.

Table III.26.6					
Group Quarters Population					
Worland city					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	32	31.1%	10	13.3%	-68.8%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	71	68.9%	65	86.7%	-8.5%
Other Institutions	0	0%	0	0%	0%
Total	103	100%	75	100%	-27.2%
Non-Institutionalized					
College Dormitories	0	0%	0	0%	0%
Military Quarters	0	0%	0	0%	0%
Other Non -Institutionalized	8	100%	8	100%	0%
Total	8	100%	8	100%	0%
Group Quarters Population	111	100%	83	100%	-25.2%

The number of foreign born persons is shown in Table III.26.7. An estimated 1.4 percent of the population was born in Mexico , some 0.3 percent were born in Canada , and another 0.3 percent were born in Moldova .

Table III.26.7 Place of Birth for the Foreign-Born Population Worland city 2018 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 country of origin	Mexico	73	1.4%
#2 country of origin	Canada	17	0.3%
#3 country of origin	Moldova	15	0.3%
#4 country of origin	Afghanistan	0	0%
#5 country of origin	Africa n.e.c	0	0%
#6 country of origin	Albania	0	0%
#7 country of origin	Argentina	0	0%
#8 country of origin	Armenia	0	0%
#9 country of origin	Asia n.e.c	0	0%
#10 country of origin	Australia	0	0%

Limited English Proficiency and the language spoken at home are shown in Table III.26.8. An estimated 1.9 percent of the population speaks Spanish at home, followed by 0 percent speaking Arabic .

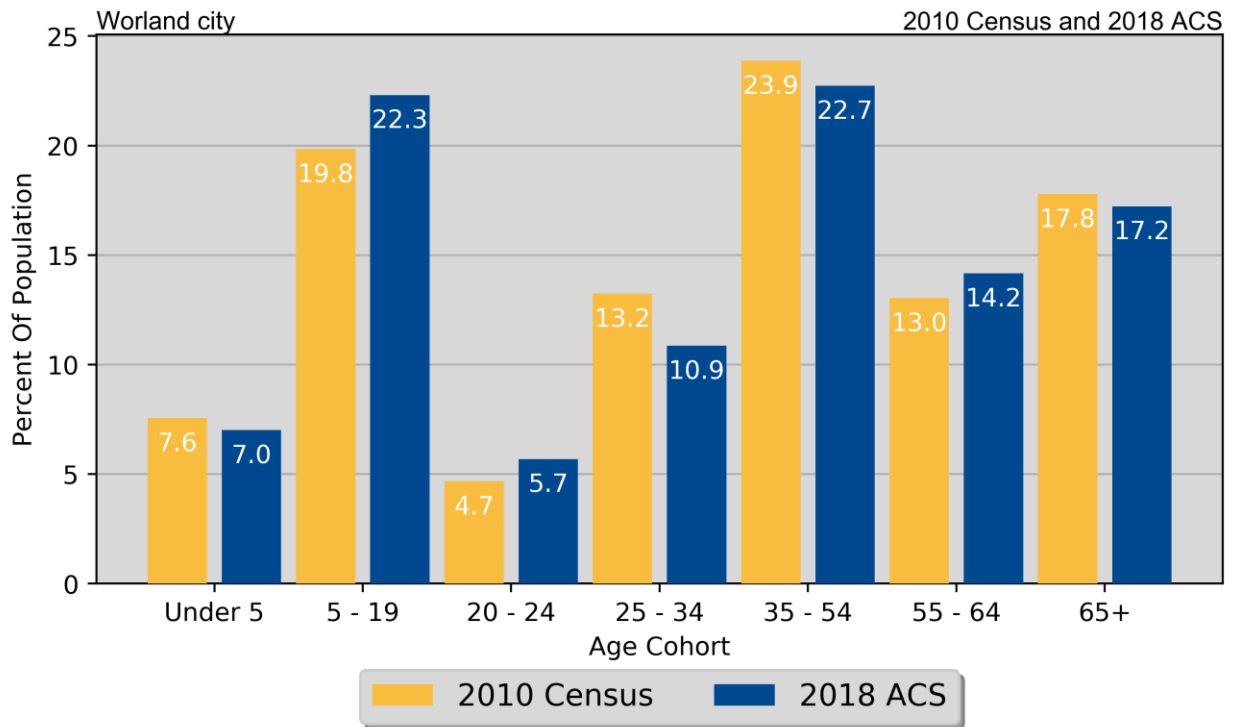
Table III.26.8 Limited English Proficiency and Language Spoken at Home Worland city 2018 Five-Year ACS			
Number	Country	Number of Persons	Percent of Total Population
#1 LEP Language	Spanish	91	1.9%
#2 LEP Language	Arabic	0	0%
#3 LEP Language	Chinese	0	0%
#4 LEP Language	French, Haitian, or Cajun	0	0%
#5 LEP Language	German or other West Germanic languages	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Age Cohorts

Table III.26.9 shows the population distribution in Worland city by age. In 2010, children under the age of 5 accounted for 7.6 percent of the total population, which compared to 7 percent in 2018.

Table III.26.9 Population Distribution by Age Worland city 2018 Five-Year ACS Data				
Age	2010 Census		2018 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	415	7.6	367	7
5 to 19	1,089	19.8	1,168	22.3
20 to 24	256	4.7	298	5.7
25 to 34	726	13.2	569	10.9
35 to 54	1,310	23.9	1,190	22.7
55 to 64	715	13	742	14.2
65 or Older	976	17.8	902	17.2
Total	5,487	100%	5,236	100%

Diagram III.26.4
Population Distribution by Age



Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table III.26.10. The disability rate for females was 16.1 percent, compared to 13.2 percent for males. The disability rate grew precipitously higher with age, with 39 percent of those over 75 experiencing a disability.

Table III.26.10						
Disability by Age						
Worland city						
2018 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	0	0%	0	0%
5 to 17	7	1.3%	67	12.3%	74	6.8%
18 to 34	20	4%	20	4.7%	40	4.3%
35 to 64	200	20%	132	14.4%	332	17.3%
65 to 74	104	42.1%	67	26.6%	171	34.3%
75 or Older	14	11.1%	121	55%	135	39%
Total	345	13.2%	407	16.1%	752	14.6%

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table III.26.11. Some 6.9 percent have an ambulatory disability, 3.2 percent have an independent living disability, and 1.9 percent have a self-care disability.

Table III.26.11		
Total Disabilities Tallied: Aged 5 and Older		
Worland city		
2018 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	271	5.3%
Vision disability	147	2.9%
Cognitive disability	287	6%
Ambulatory disability	328	6.9%
Self-Care disability	89	1.9%
Independent living disability	117	3.2%

Education

Education and employment data, as estimated by the 2018 ACS, is presented in Table III.26.12 through Table III.26.14. In 2018, some 2,701 people were in the Worland city labor force, with 2,476 persons employed and 225 unemployed. The unemployment rate for Worland city was estimated to be 8.3 percent in 2018.

Table III.26.12	
Employment, Labor Force and Unemployment	
Worland city 2018 Five-Year ACS Data	
Employment Status	2018 Five-Year ACS
Employed	2,476
Unemployed	225
Labor Force	2,701
Unemployment Rate	8.3%

As seen in Table III.26.13 and Table III.26.14, some 29.4 percent of the population had a high school diploma or equivalent, another 39 percent have some college, 13.1 percent have a Bachelor's Degree, and 5.5 percent of the population had a graduate or professional degree.

Table III.26.13	
High School or Greater Education	
Worland city 2018 Five-Year ACS Data	
Education Level	Households
High School or Greater	1,889
Total Households	2,183
Percent High School or Above	86.5%

Table III.26.14		
Educational Attainment		
Worland city 2018 Five-Year ACS Data		
Education Level	Population	Percent
Less Than High School	496	13.1%
High School or Equivalent	1,112	29.4%
Some College or Associates Degree	1,476	39%
Bachelor's Degree	496	13.1%
Graduate or Professional Degree	207	5.5%
Total Population Above 18 years	3,787	100%

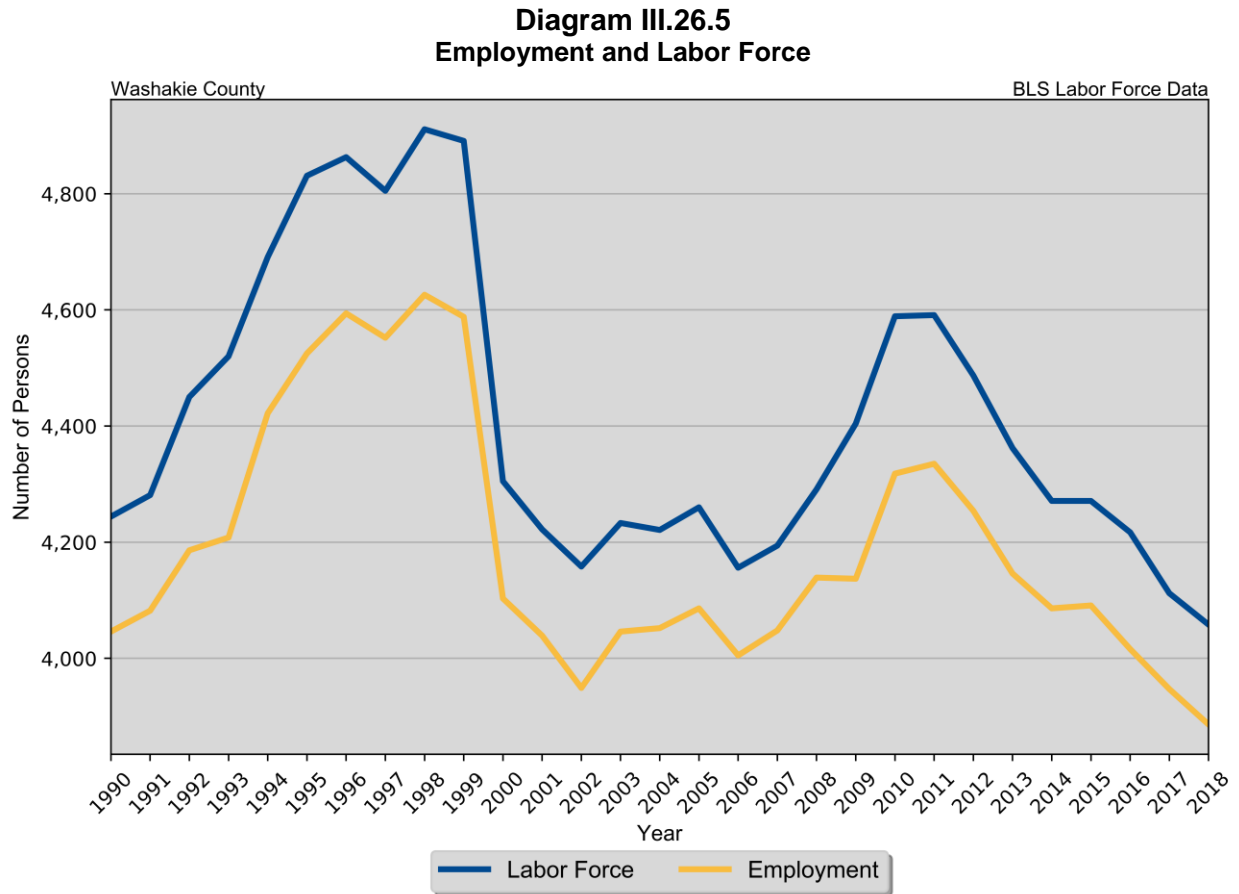
ECONOMICS

Labor Force

Table III.26.15, shows the labor force statistics for Washakie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1993 rising to a rate of 6.9 percent. This compared to a statewide low of 2.8 in 2007 and statewide high of 6.4 percent in 2010. Over the last year, the unemployment rate in Washakie County increased from 4 percent in 2017 to 4.2 percent in 2018, which compared to a statewide decrease to 4.1 percent.

Table III.26.15 Labor Force Statistics Washakie County 1990 - 2018 BLS Data					
Year	Worland city				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	198	4,046	4,244	4.7%	5.3%
1991	199	4,082	4,281	4.6%	5.2%
1992	264	4,186	4,450	5.9%	5.6%
1993	312	4,208	4,520	6.9%	5.3%
1994	269	4,422	4,691	5.7%	5%
1995	306	4,525	4,831	6.3%	4.8%
1996	269	4,594	4,863	5.5%	4.9%
1997	253	4,552	4,805	5.3%	4.8%
1998	285	4,626	4,911	5.8%	4.7%
1999	303	4,588	4,891	6.2%	4.6%
2000	202	4,103	4,305	4.7%	3.9%
2001	183	4,039	4,222	4.3%	3.8%
2002	209	3,949	4,158	5%	4%
2003	187	4,046	4,233	4.4%	4.3%
2004	169	4,052	4,221	4%	3.8%
2005	174	4,086	4,260	4.1%	3.6%
2006	151	4,005	4,156	3.6%	3.2%
2007	146	4,048	4,194	3.5%	2.8%
2008	152	4,139	4,291	3.5%	3.1%
2009	267	4,137	4,404	6.1%	6.3%
2010	271	4,318	4,589	5.9%	6.4%
2011	256	4,335	4,591	5.6%	5.8%
2012	233	4,254	4,487	5.2%	5.3%
2013	216	4,146	4,362	5%	4.7%
2014	185	4,086	4,271	4.3%	4.1%
2015	180	4,091	4,271	4.2%	4.3%
2016	201	4,016	4,217	4.8%	5.3%
2017	165	3,947	4,112	4%	4.2%
2018	172	3,886	4,058	4.2%	4.1%

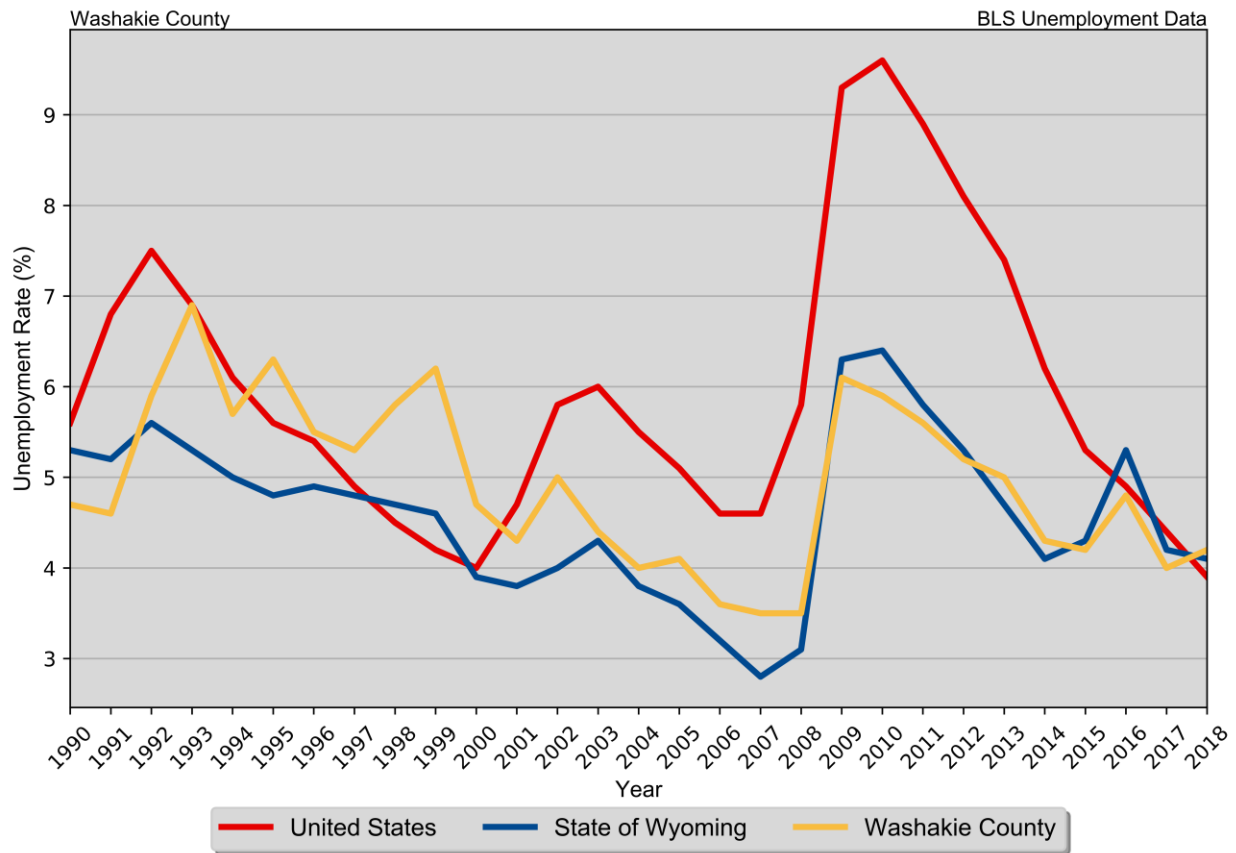
Diagram III.26.5, shows the employment and labor force for Washakie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,886 persons, with the labor force reaching 4,058, indicating there were a total of 172 unemployed persons.



Unemployment

Diagram III.26.6, shows the unemployment rate for both the State and Washakie County. During the 1990's the average rate for Washakie County was 5.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 4.8 percent. Over the course of the entire period the Washakie County had an average unemployment rate that higher than the State, 5 percent for Washakie County, versus 4.6 statewide.

Diagram III.26.6
Annual Unemployment Rate

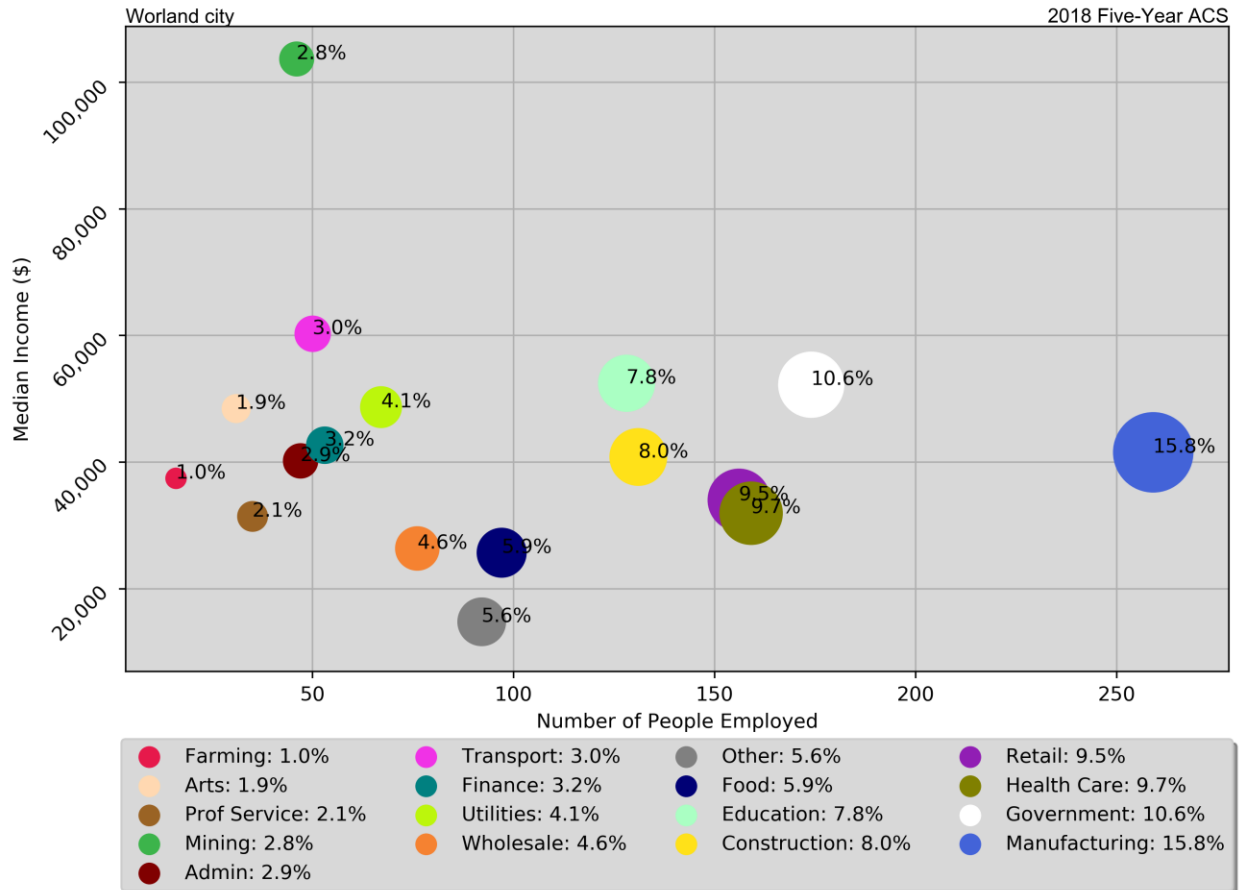


Earnings and Employment by Industry

Table III.26.16 shows earnings and employment by industry in Worland city as reported by the 2018 five year ACS. This data is also displayed in Diagram III.26.7.

Table III.26.16			
City Level Employment by Industry			
Worland city			
2018 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Farming	16	1%	\$37,500
Mining	46	3%	\$103,750
Construction	131	8%	\$40,825
Manufacturing	259	16%	\$41,577
Wholesale	76	5%	\$26,397
Retail	156	9%	\$34,038
Transport	50	3%	\$60,313
Utilities	67	4%	\$48,705
Info	17	1%	\$0
Finance	53	3%	\$42,688
Real Estate	9	1%	\$0
Prof Service	35	2%	\$31,458
Management	0	0%	\$0
Admin	47	3%	\$40,240
Education	128	8%	\$52,500
Health Care	159	10%	\$31,985
Arts	31	2%	\$48,472
Food	97	6%	\$25,707
Other	92	6%	\$14,800
Government	174	11%	\$52,273

Diagram III.26.7
Earnings and Employment by Industry



Earnings: Washakie County

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies.

Table III.26.17, shows the total employment by industry for the Washakie County. The most recent estimates show the government and government enterprises industry was the largest employer in Washakie County, with employment reaching 905 jobs in 2018. Between 2017 and 2018 the utilities industry saw the largest percentage increase, rising by 6.5 percent to 49 jobs.

Table III.26.17										
Employment by Industry										
Washakie County										
BEA Table CA25 Data										
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	279	291	300	298	300	310	313	328	313	-4.6
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	195	209	251	243	249	228	160	132	122	-7.6
Utilities	46	44	44	45	45	41	43	46	49	6.5
Construction	395	416	428	424	417	398	353	339	353	4.1
Manufacturing	483	470	441	446	447	461	469	501	483	-3.6
Wholesale trade	128	129	121	122	140	147	157	156	155	-0.6
Retail trade	492	446	441	452	446	454	452	423	436	3.1
Transportation and warehousing	183	192	208	210	198	211	201	197	205	4.1
Information	90	89	87	88	88	88	88	88	89	1.1
Finance and insurance	184	240	169	160	161	174	173	174	171	-1.7
Real estate and rental and leasing	263	289	271	262	265	256	243	281	293	4.3
Professional and technical services	229	206	218	197	196	188	158	166	166	0
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0	0
Educational services	37	37	26	0	0	0	0	0	0	0
Health care and social assistance	630	635	615	0	0	0	0	0	0	0
Arts, entertainment, and recreation	71	95	99	116	87	87	83	87	91	4.6
Accommodation and food services	323	348	348	321	350	361	345	343	355	3.5
Other services, except public administration	278	286	290	276	283	290	283	278	276	-0.7
Government and government enterprises	951	940	932	904	900	914	923	930	905	-2.7
Total	5,522	5,603	5,530	5,423	5,385	5,384	5,236	5,308	5,320	0.2

Table III.26.18, shows the real average earnings per job by industry for Washakie County. In 2018, the transportation and warehousing industry had the highest average earnings reaching 151,380 dollars. Between 2017 and 2018 the farm industry saw the largest percentage increase, rising by 55.3 percent to 26,032 dollars.

Table III.26.18
Real Earnings Per Job by Industry
 Washakie County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	33,957	75,687	29,102	41,377	58,664	46,866	22,807	16,764	26,032	55.3
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	83,576	114,399	105,787	90,349	80,035	68,730	54,464	44,506	46,336	4.1
Utilities	104,888	110,019	106,574	105,181	110,342	110,531	114,256	107,773	107,816	0
Construction	49,711	53,713	54,946	51,491	55,455	55,595	53,354	49,655	50,045	0.8
Manufacturing	65,267	63,830	64,943	63,762	70,101	67,626	66,652	65,946	64,940	-1.5
Wholesale trade	44,352	44,127	46,837	46,870	42,402	45,676	47,699	51,255	52,071	1.6
Retail trade	31,264	27,991	30,548	31,117	31,008	31,605	33,231	32,796	27,872	-15
Transportation and warehousing	59,226	60,732	53,246	78,279	90,966	123,633	130,985	141,503	151,380	7
Information	58,140	56,388	57,275	52,479	51,501	51,246	51,448	51,978	49,955	-3.9
Finance and insurance	49,904	31,968	36,879	36,966	36,554	32,462	35,807	36,361	35,971	-1.1
Real estate and rental and leasing	15,022	14,804	20,974	23,117	23,165	22,986	20,621	17,042	19,993	17.3
Professional and technical services	47,460	47,692	45,345	46,499	48,880	51,572	46,276	40,947	42,259	3.2
Management of companies and enterprises	0	0	0	0	0	0	0	0	0	0
Administrative and waste services	0	0	0	0	0	0	0	0	0	0
Educational services	10,399	21,770	18,171	0	0	0	0	0	0	0
Health care and social assistance	43,630	45,189	46,810	0	0	0	0	0	0	0
Arts, entertainment, and recreation	9,512	9,284	9,076	9,287	11,601	10,546	9,089	10,626	10,286	-3.2
Accommodation and food services	15,521	17,095	16,603	17,465	17,575	17,015	15,859	15,703	15,394	-2
Other services, except public administration	27,861	27,865	29,538	26,802	26,785	25,572	27,390	26,242	27,438	4.6
Government and government enterprises	61,465	61,002	61,747	65,402	65,776	64,850	65,627	65,444	65,792	0.5
Total	46,109	49,107	47,273	47,917	49,659	49,605	47,856	46,427	46,959	1.1

Diagram III.26.8, shows real average earnings per job for Washakie County from 1990 to 2018. Over this period the average earning per job for Washakie County was 41,325 dollars, which was lower than the statewide average of 47,143 dollars over the same period.

Diagram III.26.8
Real Average Earnings Per Job

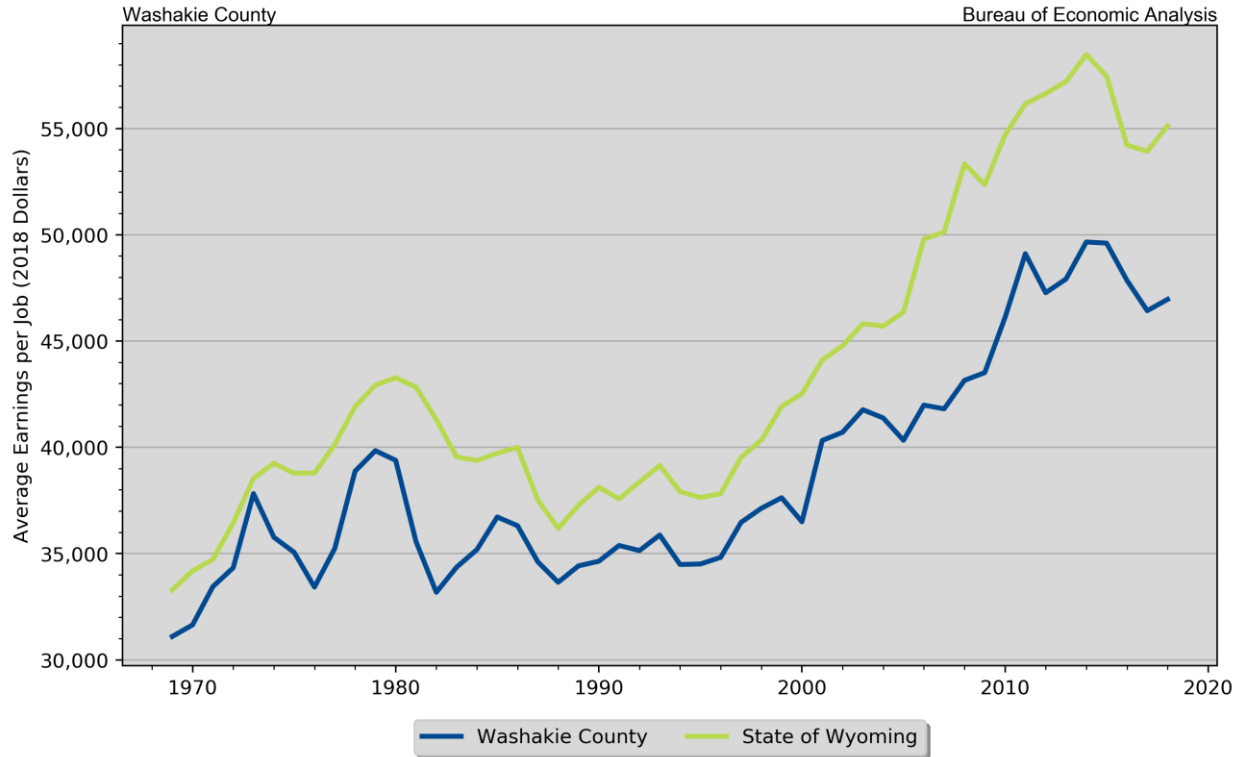
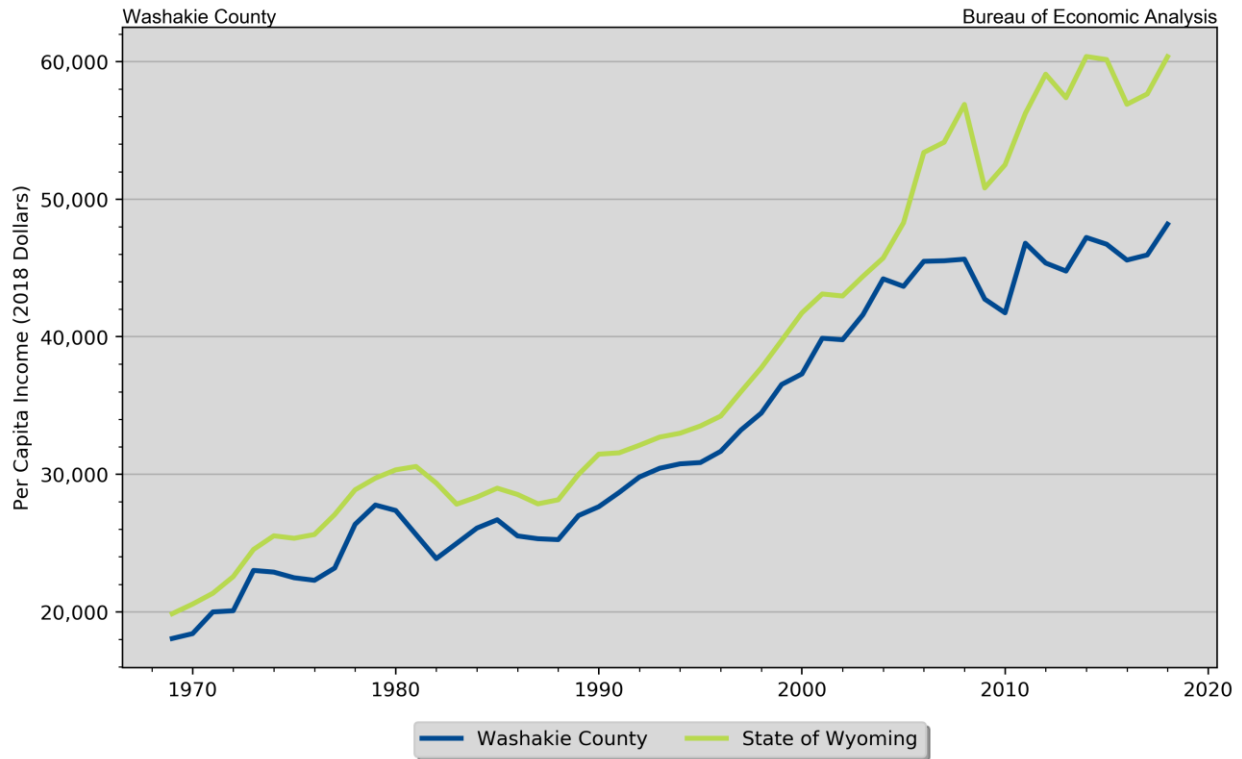


Diagram III.26.9, shows real per capita income for the Washakie County from 1990 to 2018, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Washakie County was 39,729 dollars, which was lower than the statewide average of 46,349 dollars over the same period.

Diagram III.26.9
Real Per Capita Income



Poverty

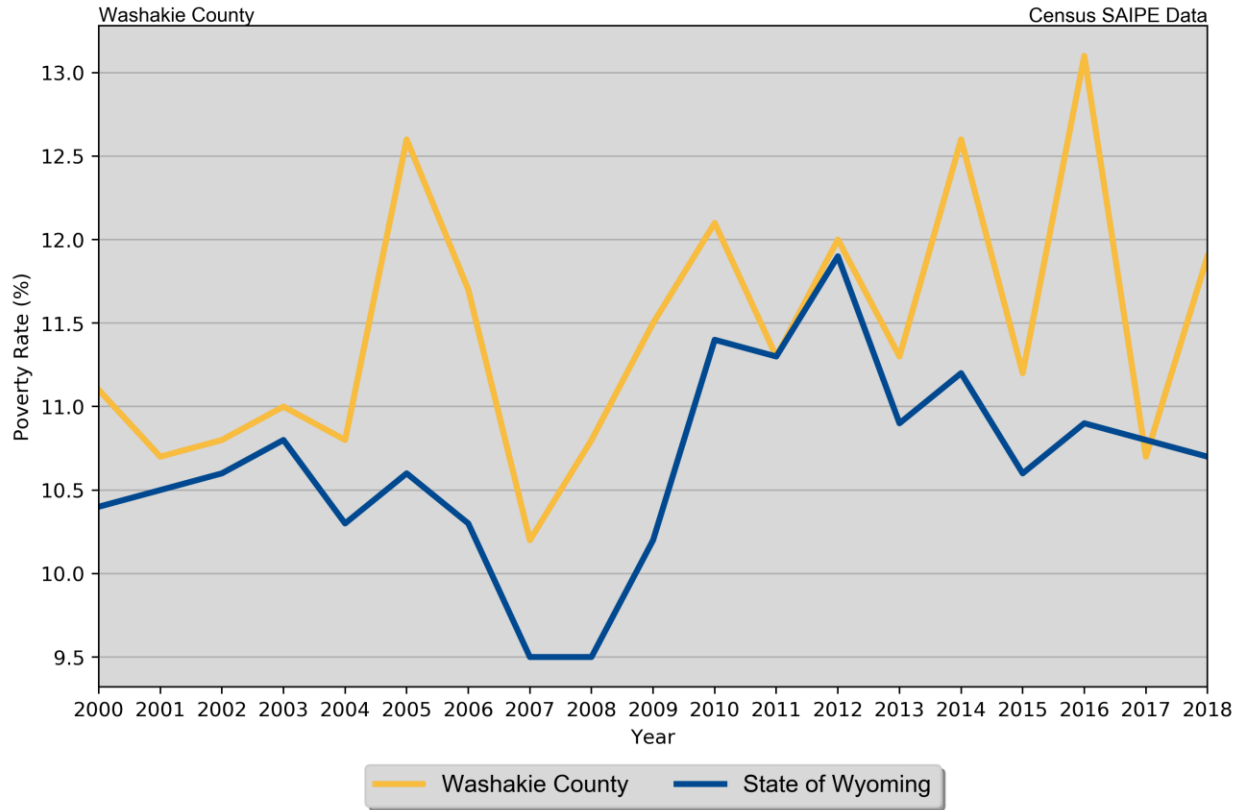
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,022 in 2010 to 918 in 2018, with the poverty rate reaching 11.9 percent in 2018. This compared to a state poverty rate of 10.7 percent and a national rate of 13.1 percent in 2018. Table III.26.19, at right, presents poverty data for the County. This data is also displayed in Diagram III.26.10.

The rate of poverty for Worland city is shown in Table III.26.20. In 2018, there were an estimated 845 persons living in poverty. This represented a 16.5 percent poverty rate, compared to 15.4 percent poverty in 2000. In 2018, some 12.1 percent of those in poverty were under age 6, and 2.2 percent were 65 or older.

Year	Persons in Poverty	Poverty Rate
2000	877	11.1%
2001	836	10.7%
2002	836	10.8%
2003	860	11%
2004	837	10.8%
2005	971	12.6%
2006	893	11.7%
2007	776	10.2%
2008	825	10.8%
2009	889	11.5%
2010	1,022	12.1%
2011	945	11.3%
2012	993	12%
2013	941	11.3%
2014	1,030	12.6%
2015	916	11.2%
2016	1,060	13.1%
2017	845	10.7%
2018	918	11.9%

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	60	7.6%	102	12.1%
6 to 17	234	29.6%	243	28.8%
18 to 64	364	46%	481	56.9%
65 or Older	133	16.8%	19	2.2%
Total	791	100%	845	100%
Poverty Rate	15.4%	.	16.5%	.

**Diagram III.26.10
Poverty Rates**



HOUSING

Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the County. Single-family building permit authorizations in Washakie County decreased from 2 authorizations in 2017 to 0 in 2018.

The real value of single-family building permits decreased from 409,040 dollars in 2017 to 0 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331,348 dollars in 2017 to 367,953 dollars in 2018. Additional details are given in Table III.26.21.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2017\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	25	0	8	24	57	143,324	69,228
1981	20	2	4	0	26	118,977	0
1982	47	0	4	0	51	92,540	0
1983	16	2	4	10	32	123,424	58,864
1984	11	0	0	0	11	152,460	0
1985	5	0	0	0	5	131,028	0
1986	3	0	0	24	27	61,471	62,711
1987	2	0	0	0	2	89,977	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	179,856	0
1990	0	0	0	0	0	0	0
1991	1	0	0	0	1	150,931	0
1992	2	0	0	0	2	158,223	0
1993	1	0	0	0	1	152,146	0
1994	3	0	0	0	3	175,936	0
1995	5	2	23	0	30	184,894	0
1996	2	0	0	0	2	203,469	0
1997	5	0	4	14	23	169,632	20,653
1998	3	0	0	0	3	160,967	0
1999	1	0	0	0	1	231,247	0
2000	0	0	0	0	0	0	0
2001	0	2	0	0	2	0	0
2002	0	0	0	0	0	0	0
2003	1	6	0	0	7	220,618	0
2004	3	4	0	0	7	80,719	0
2005	4	4	0	0	8	266,438	0
2006	6	2	0	0	8	142,787	0
2007	23	0	0	0	23	209,582	0
2008	5	0	0	0	5	241,770	0
2009	2	0	0	0	2	281,747	0
2010	1	0	0	0	1	149,305	0
2011	2	0	0	12	14	259,309	130,873
2012	0	0	0	0	0	0	0
2013	3	0	0	0	3	224,561	0
2014	3	0	0	0	3	264,381	0
2015	5	0	0	0	5	204,361	0
2016	0	0	0	0	0	0	0
2017	2	0	0	0	2	409,040	0
2018	0	0	0	0	0	0	0

Diagram III.26.11
Single-Family Permits

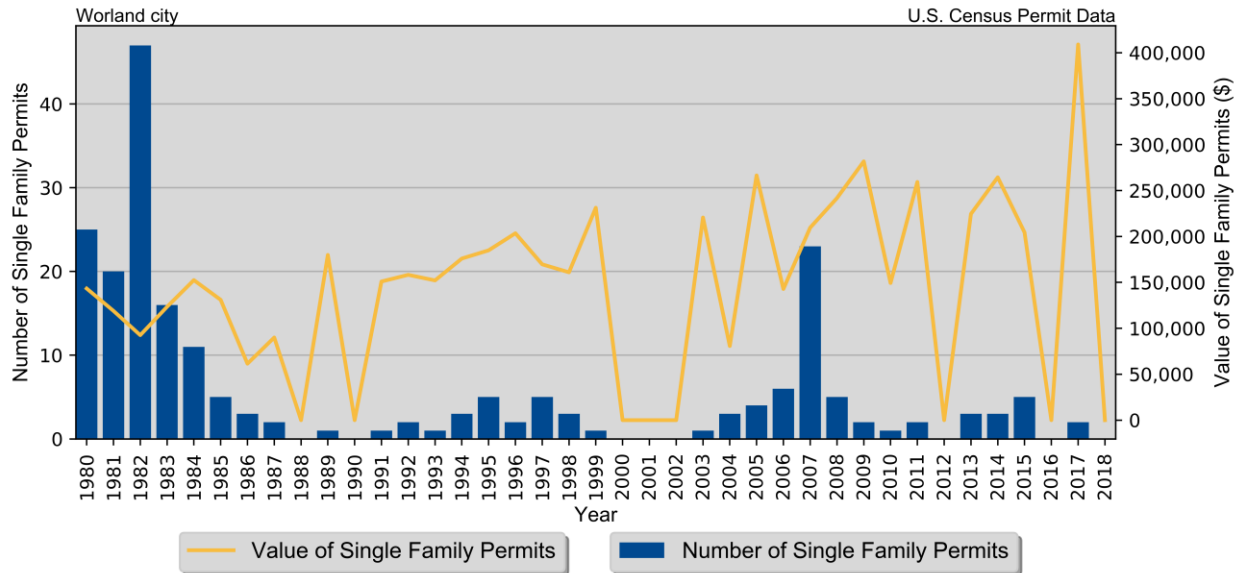
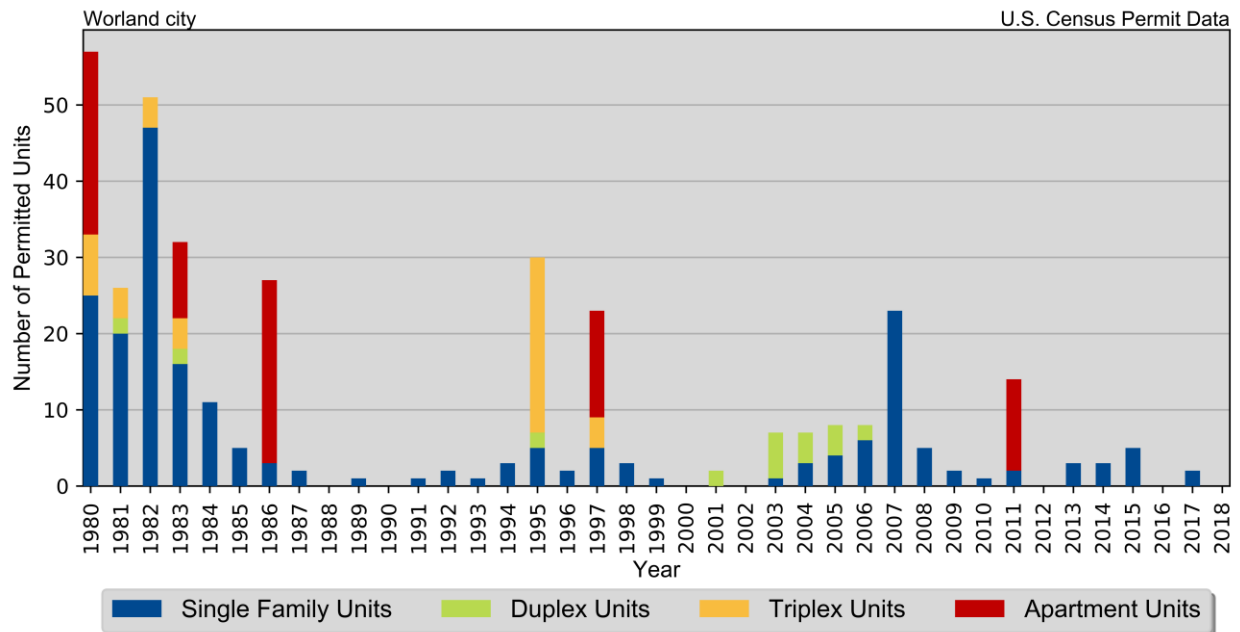


Diagram III.26.12
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table III.26.22. Family households represented 63.4 percent of households, while non-family households accounted for 36.6 percent. These changed from 64 percent and 36 percent, respectively.

Table III.26.22				
Household Type by Tenure				
Worland city				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,479	64%	1,385	63.4%
Married-Couple Family	1,148	77.6%	1,056	76.2%
Owner-Occupied	980	85.4%	936	88.6%
Renter-Occupied	168	14.6%	120	11.4%
Other Family	331	22.4%	329	23.9%
Male Householder, No Spouse Present	103	31.1%	134	31.3%
Owner-Occupied	55	53.4%	93	69.4%
Renter-Occupied	48	46.6%	41	30.6%
Female Householder, No Spouse Present	228	68.9%	195	69.3%
Owner-Occupied	122	53.5%	74	37.9%
Renter-Occupied	106	46.5%	121	62.1%
Non-Family Households	831	36%	798	36.6%
Owner-Occupied	454	54.6%	498	62.4%
Renter-Occupied	377	45.4%	300	37.6%
Total	2,310	100%	2,183	100%

Table III.26.23 below shows housing units by type in 2010 and 2018. In 2010, there were 2,491 housing units, compared with 2,432 in 2018. Single-family units accounted for 72.7 percent of units in 2018, compared to 73.3 in 2010. Apartment units accounted for 3.5 percent in 2018, compared to 2.6 percent in 2010.

Table III.26.23				
Housing Units by Type				
Worland city				
2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,827	73.3%	1,768	72.7%
Duplex	73	2.9%	187	7.7%
Tri- or Four-Plex	227	9.1%	164	6.7%
Apartment	66	2.6%	86	3.5%
Mobile Home	298	12%	206	8.5%
Boat, RV, Van, Etc.	0	0%	21	0.9%
Total	2,491	100%	2,432	100%

Table III.26.24, shows housing units by tenure from 2010 to 2018. By 2018, there were 2,432 housing units. An estimated 73.3 percent were owner-occupied, and 10.2 percent were vacant.

Table III.26.24				
Housing Units by Tenure				
Worland city				
2010 Census & 2018 Five-Year ACS Data				
Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,310	93.4%	2,183	89.8%
Owner-Occupied	1,611	69.7%	1,601	73.3%
Renter-Occupied	699	30.3%	582	26.7%
Vacant Housing Units	163	6.6%	249	10.2%
Total Housing Units	2,473	100%	2,432	100%

Households by income for the 2010 and 2018 5-year ACS are shown in Table III.26.25. Households earning more than 100,000 dollars per year represented 11.1 percent of households in 2018, compared to 12 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.6 percent of households in 2018, compared to 10.2 percent in 2010.

Table III.26.25				
Households by Income				
Worland city				
2010 & 2018 Five-Year ACS Data				
Income	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	230	10.2%	231	10.6%
\$15,000 to \$19,999	157	6.9%	52	2.4%
\$20,000 to \$24,999	140	6.2%	153	7%
\$25,000 to \$34,999	270	11.9%	293	13.4%
\$35,000 to \$49,999	434	19.2%	310	14.2%
\$50,000 to \$74,999	430	19%	544	24.9%
\$75,000 to \$99,999	332	14.7%	357	16.4%
\$100,000 or More	271	12%	243	11.1%
Total	2,264	100%	2,183	100%

Table III.26.26 shows households by year home built for the 2010 and 2018 5-year ACS data. Housing units built between 2000 and 2009, account for 1.6 percent of households in 2010 and 4 percent of households in 2018. Housing units built in 1939 or earlier represented 9.3 percent of households in 2018 and 9.7 percent of households in 2010.

Table III.26.26				
Households by Year Home Built				
Worland city				
2010 & 2018 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2018 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	220	9.7%	202	9.3%
1940 to 1949	266	11.7%	172	7.9%
1950 to 1959	604	26.7%	559	25.6%
1960 to 1969	212	9.4%	256	11.7%
1970 to 1979	469	20.7%	618	28.3%
1980 to 1989	377	16.7%	82	3.8%
1990 to 1999	79	3.5%	127	5.8%
2000 to 2009	37	1.6%	88	4%
2010 or Later	.	.	79	3.6%
Total	2,264	100%	2,183	100%

The distribution of unit types by race are shown in Table III.26.27. An estimated 82.5 percent of white households occupy single-family homes, while 0 percent of black households do. Some 2.5 percent of white households occupied apartments, while 0 percent of black households do. An estimated 0 percent of Asian, and 100 percent of American Indian households occupy single-family homes.

Table III.26.27							
Distribution of Units in Structure by Race							
Worland city							
2018 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	82.5%	0%	100%	0%	0%	24.2%	27.9%
Duplex	1.5%	0%	0%	0%	0%	0%	36.9%
Tri- or Four-Plex	6.1%	0%	0%	0%	0%	40%	0%
Apartment	2.5%	0%	0%	0%	0%	0%	0%
Mobile Home	7%	0%	0%	0%	0%	35.8%	24.6%
Boat, RV, Van, Etc.	0.4%	0%	0%	0%	0%	0%	10.7%
Total	100%	100%	100%	100%	100%	100%	100%

The disposition of vacant units between 2010 and 2018 are shown in Table III.26.28. By 2018, for rent units accounted for 80.3 percent of vacant units, while for sale units accounted for 3.6 percent. "Other" vacant units accounted for 4 percent of vacant units, representing a total of 10 "other" vacant units.

Table III.26.28				
Disposition of Vacant Housing Units				
Worland city				
2010 Census & 2018 Five-Year ACS Data				
Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	46	28.2%	200	80.3%
For Sale	17	10.4%	9	3.6%
Rented Not Occupied	3	1.8%	30	12%
Sold Not Occupied	11	6.7%	0	0%
For Seasonal, Recreational, or Occasional Use	11	6.7%	0	0%
For Migrant Workers	1	0.6%	0	0%
Other Vacant	74	45.4%	10	4%
Total	163	100%	249	100%

Table III.26.29, below, shows the number of households in Worland city by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 11.7 percent of total households in Worland city. In Worland city the 810 households with three bedrooms accounted for 27.5 percent of all households, and there were only 143 five-bedroom or more households, which accounted for 21.6 percent of all households.

Table III.26.29				
Households by Number of Bedrooms				
Worland city				
2018 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	100
One	30	152	285	0
Two	312	259	668	11.7
Three	666	95	810	27.5
Four	501	25	526	33.3
Five or more	92	51	143	21.6
Total	2,183	582	2,432	100

The age of a structure influences its value. As shown in Table III.26.30, structures built in 1939 or earlier had a median value of, 133,000 while structures built between 1950 and 1959 had a median value of 130,500 and those built between 1990 to 1999 had a median value of 0. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of 0 and, 0 respectively. The total median value in Worland city was, 140,200.

Table III.26.30	
Owner Occupied Median Value by Year Structure Built	
Worland city	
2018 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	133,000
1940 to 1949	116,500
1950 to 1959	130,500
1960 to 1969	120,100
1970 to 1979	159,100
1980 to 1989	196,200
1990 to 1999	0
2000 to 2009	256,800
2010 to 2013	0
2014 or later	0
Median Value	140,200

Household mortgage status is reported in Table III.26.31. In, Worland city households with a mortgage accounted for 61.2 percent of all households or 980 housing units, and the remaining 54.2 percent or 868 units had no mortgage. Of those units with a mortgage, 99 had either a second mortgage or home equity loan, 13 had both a second mortgage and home equity loan, and 868 or 54.2 percent had no second mortgage or no home equity loan.

Table III.26.31		
Mortgage Status		
Worland city		
2018 Five-Year ACS Data		
Mortgage Status	Worland city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	980	61.2
With either a second mortgage or home equity loan, but not both	99	6.2
Second mortgage only	91	5.7
Home equity loan only	8	0.5
Both second mortgage and home equity loan	13	0.8
No second mortgage and no home equity loan	868	54.2
Housing units without a mortgage	621	38.8
Total	1,601	100%

Table III.26.31 lists the Worland city median rent as \$530 and the median home value as \$140,200.

Table III.26.32 Median Rent Worland city 2018 Five-Year ACS Data	
Place	Rent
Median Rent	\$530
Median Home Value	\$140,200

Housing Problems

The Census identified the following four housing problems in the CHAS data. Households are considered to have housing problems if they have one of more of the four problems.

101. Housing unit lacks complete kitchen facilities;
102. Housing unit lacks complete plumbing facilities;
103. Household is overcrowded; and
104. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table III.26.33. In 2018, an estimated 1.3 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table III.26.33 Overcrowding and Severe Overcrowding Worland city 2010 & 2018 Five-Year ACS Data							
Data Source	No Overcrowding		Overcrowding		Severe Overcrowding		Total
	Households	% of Total	Households	% of Total	Households	% of Total	
Owner							
2010 Five-Year ACS	1,510	100%	0	0%	0	0%	1,510
2018 Five-Year ACS	1,585	99%	16	1%	0	0%	1,601
Renter							
2010 Five-Year ACS	728	96.6%	26	3.4%	0	0%	754
2018 Five-Year ACS	569	97.8%	13	2.2%	0	0%	582
Total							
2010 Five-Year ACS	2,238	98.9%	26	1.1%	0	0%	2,264
2018 Five-Year ACS	2,154	98.7%	29	1.3%	0	0%	2,183

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

There were a total of 13 households with incomplete plumbing facilities in 2018, representing 0.6 percent of households in Worland city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table III.26.34		
Households with Incomplete Plumbing Facilities		
Worland city		
2010 and 2018 Five-Year ACS Data		
Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	2,264	2,170
Lacking Complete Plumbing Facilities	0	13
Total Households	2,264	2,183
Percent Lacking	0%	0.6%

There were 13 households lacking complete kitchen facilities in 2018, compared to 2,264 households in 2010. This was a change from 0.5 percent of households in 2010 to 0.6 percent in 2018.

Table III.26.35		
Households with Incomplete Kitchen Facilities		
Worland city		
2010 and 2018 Five-Year ACS Data		
Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	2,252	2,170
Lacking Complete Kitchen Facilities	12	13
Total Households	2,264	2,183
Percent Lacking	0.5%	0.6%

Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Worland city 14.4 percent of households had a cost burden and 7.8 percent had a severe cost burden. Some 22 percent of renters were cost burdened, and 14.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 2.1 percent and a severe cost burden rate of 3.9 percent. Owner occupied households with a mortgage had a cost burden rate of 17.8 percent, and severe cost burden at 6.6 percent.

Table III.26.36
Cost Burden and Severe Cost Burden by Tenure
 Worland city
 2010 & 2018 Five-Year ACS Data

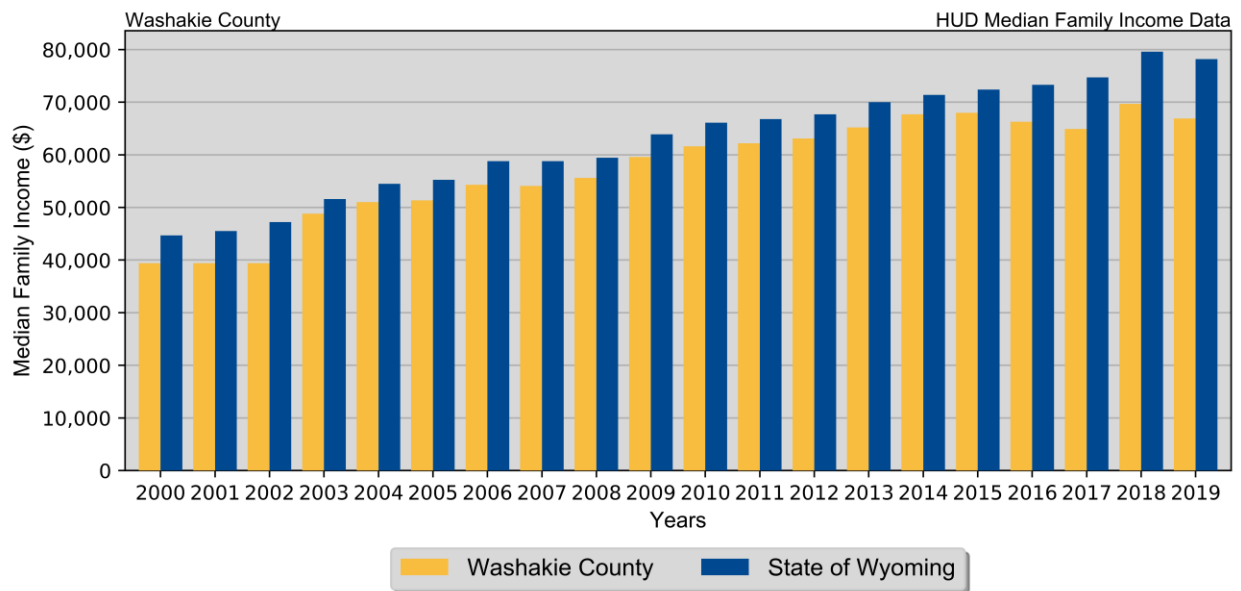
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	730	72.3%	226	22.4%	54	5.3%	0	0%	1,010
2018 Five-Year ACS	741	75.6%	174	17.8%	65	6.6%	0	0%	980
Owner Without a Mortgage									
2010 Five-Year ACS	447	89.4%	34	6.8%	19	3.8%	0	0%	500
2018 Five-Year ACS	571	91.9%	13	2.1%	24	3.9%	13	2.1%	621
Renter									
2010 Five-Year ACS	532	70.6%	122	16.2%	50	6.6%	50	6.6%	754
2018 Five-Year ACS	322	55.3%	128	22%	82	14.1%	50	8.6%	582
Total									
2010 Five-Year ACS	1,709	75.5%	382	16.9%	123	5.4%	50	2.2%	2,264
2018 Five-Year ACS	1,634	74.9%	315	14.4%	171	7.8%	63	2.9%	2,183

Housing Problems by Income

Very low-income renters are those who earn less than 50 percent of the area median income (AMI), and include a significant proportion of extremely low-income renters (who earn less than 30 percent of AMI). Households with worst case needs are defined as very low-income renters who do not receive government housing assistance and who pay more than 50 percent of their income for rent, live in severely inadequate conditions, or both. Table III.26.37 shows that the HUD estimated MFI for Worland city was \$66,900 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram III.26.13, illustrates the estimated MFI for 2000 through 2019 in Washakie County.

Table III.26.37 Median Family Income Washakie County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	39,400	44,700
2001	39,400	45,500
2002	39,400	47,200
2003	48,800	51,600
2004	51,000	54,500
2005	51,350	55,250
2006	54,300	58,800
2007	54,100	58,800
2008	55,600	59,450
2009	59,600	63,900
2010	61,600	66,100
2011	62,200	66,800
2012	63,100	67,700
2013	65,200	70,000
2014	67,700	71,400
2015	68,000	72,400
2016	66,300	73,300
2017	64,900	74,700
2018	69,700	79,600
2019	66,900	78,200

Diagram III.26.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following tables show Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table III.26.38 through Table III.26.43 show households with housing problems by race/ethnicity. These tables can be used to determine if there is a disproportionate housing need for any racial or ethnic groups. If any racial/ethnic group faces housing problems at a rate of ten percentage points or higher than the jurisdiction average, then they have a disproportionate share of housing problems. Housing problems are defined as any household that has overcrowding, inadequate kitchen or plumbing facilities, or are cost burdened (pay more than 30 percent of their income on housing). In Worland city, housing problems are faced by 255 White homeowner households, 0 Black homeowner households, 0 Asian homeowner households, and 23 Hispanic homeowner households.

Table III.26.38 Percent of Homeowner Households with Housing Problems by Income and Race Worland city 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,070	74.1%	0%	0%	0%	0%	0%	50%	72.7%
\$20,071 to \$33,450	52.4%	0%	0%	0%	0%	0%	60%	53.2%
\$33,451 to \$53,520	17.1%	0%	0%	0%	0%	0%	3.8%	12%
\$53,521 to \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$66,900	1.8%	0%	0%	0%	0%	0%	0%	1.6%
Total	19.6%	0%	0%	0%	0%	0%	9.9%	17.8%
Without Housing Problems								
\$0 to \$20,070	14.8%	0%	0%	0%	0%	0%	50%	16.8%
\$20,071 to \$33,450	47.6%	0%	0%	0%	0%	0%	40%	46.8%
\$33,451 to \$53,520	82.9%	0%	0%	0%	0%	100%	96.2%	88%
\$53,521 to \$66,900	100%	0%	0%	0%	0%	0%	100%	100%
Above \$66,900	98.2%	0%	0%	0%	0%	100%	100%	98.4%
Total	79.2%	0%	0%	0%	0%	100%	90.1%	81.2%

Table III.26.39								
Homeowner Households with Housing Problems by Income and Race								
Worland city								
2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,070	100	0	0	0	0	0	4	104
\$20,071 to \$33,450	110	0	0	0	0	0	15	125
\$33,451 to \$53,520	35	0	0	0	0	0	4	39
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	10	0	0	0	0	0	0	10
Total	255	0	0	0	0	0	23	278
Without Housing Problems								
\$0 to \$20,070	20	0	0	0	0	0	4	24
\$20,071 to \$33,450	100	0	0	0	0	0	10	110
\$33,451 to \$53,520	170	0	0	0	0	15	100	285
\$53,521 to \$66,900	195	0	0	0	0	0	20	215
Above \$66,900	545	0	0	0	0	15	75	635
Total	1,030	0	0	0	0	30	209	1,269
Not Computed								
\$0 to \$20,070	15	0	0	0	0	0	0	15
\$20,071 to \$33,450	0	0	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	0	15
Total								
\$0 to \$20,070	135	0	0	0	0	0	8	143
\$20,071 to \$33,450	210	0	0	0	0	0	25	235
\$33,451 to \$53,520	205	0	0	0	0	15	104	324
\$53,521 to \$66,900	195	0	0	0	0	0	20	215
Above \$66,900	555	0	0	0	0	15	75	645
Total	1,300	0	0	0	0	30	232	1,562

In total, some 284 renter households face housing problems in Worland city. Of these, some 215 white renter households, 0 black renter households, 0 Asian renter households, and 54 Hispanic renter households face housing problems.

Table III.26.40								
Renter Households with Housing Problems by Income and Race								
Worland city 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,070	110	0	0	0	0	0	4	114
\$20,071 to \$33,450	95	0	0	0	0	0	50	145
\$33,451 to \$53,520	10	0	0	0	0	15	0	25
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0	0	0
Total	215	0	0	0	0	15	54	284
Without Housing Problems								
\$0 to \$20,070	75	0	0	0	0	0	20	95
\$20,071 to \$33,450	70	0	0	0	0	0	20	90
\$33,451 to \$53,520	125	0	0	0	0	30	15	170
\$53,521 to \$66,900	30	0	0	0	0	0	0	30
Above \$66,900	25	0	0	0	0	0	0	25
Total	325	0	0	0	0	30	55	410
Not Computed								
\$0 to \$20,070	0	0	0	0	0	0	25	25
\$20,071 to \$33,450	0	0	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	25	25
Total								
\$0 to \$20,070	185	0	0	0	0	0	49	234
\$20,071 to \$33,450	165	0	0	0	0	0	70	235
\$33,451 to \$53,520	135	0	0	0	0	45	15	195
\$53,521 to \$66,900	30	0	0	0	0	0	0	30
Above \$66,900	25	0	0	0	0	0	0	25
Total	540	0	0	0	0	45	134	719

Table III.26.41
Percent of Renter Households with Housing Problems by Income and Race
 Worland city
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,070	59.5%	0%	0%	0%	0%	0%	8.2%	48.7%
\$20,071 to \$33,450	57.6%	0%	0%	0%	0%	0%	71.4%	61.7%
\$33,451 to \$53,520	7.4%	0%	0%	0%	0%	33.3%	0%	12.8%
\$53,521 to \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Total	39.8%	0%	0%	0%	0%	33.3%	40.3%	39.5%
Without Housing Problems								
\$0 to \$20,070	40.5%	0%	0%	0%	0%	0%	40.8%	40.6%
\$20,071 to \$33,450	42.4%	0%	0%	0%	0%	0%	28.6%	38.3%
\$33,451 to \$53,520	92.6%	0%	0%	0%	0%	66.7%	100%	87.2%
\$53,521 to \$66,900	100%	0%	0%	0%	0%	0%	0%	100%
Above \$66,900	100%	0%	0%	0%	0%	0%	0%	100%
Total	60.2%	0%	0%	0%	0%	66.7%	41%	57%

Overall, there are 562 households, or 24.6% of households with housing problems in Worland city. This includes 470 White households, 0 Black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 15 “other” race households with housing problems. In addition, there are 77 Hispanic households with housing problems. This is shown in Table III.26.42 and Table III.26.43.

Table III.26.42
Percent of Total Households with Housing Problems by Income and Race

Worland city
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,070	65.6%	0%	0%	0%	0%	0%	14%	57.8%
\$20,071 to \$33,450	54.7%	0%	0%	0%	0%	0%	68.4%	57.4%
\$33,451 to \$53,520	13.2%	0%	0%	0%	0%	25%	3.4%	12.3%
\$53,521 to \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$66,900	1.7%	0%	0%	0%	0%	0%	0%	1.5%
Total	25.5%	0%	0%	0%	0%	20%	21%	24.6%
Without Housing Problems								
\$0 to \$20,070	29.7%	0%	0%	0%	0%	0%	42.1%	31.6%
\$20,071 to \$33,450	45.3%	0%	0%	0%	0%	0%	31.6%	42.6%
\$33,451 to \$53,520	86.8%	0%	0%	0%	0%	75%	96.6%	87.7%
\$53,521 to \$66,900	100%	0%	0%	0%	0%	0%	100%	100%
Above \$66,900	98.3%	0%	0%	0%	0%	100%	100%	98.5%
Total	73.6%	0%	0%	0%	0%	80%	72.1%	73.6%

Table III.26.43								
Total Households with Housing Problems by Income and Race								
Worland city 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With Housing Problems								
\$0 to \$20,070	210	0	0	0	0	0	8	218
\$20,071 to \$33,450	205	0	0	0	0	0	65	270
\$33,451 to \$53,520	45	0	0	0	0	15	4	64
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	10	0	0	0	0	0	0	10
Total	470	0	0	0	0	15	77	562
Without Housing Problems								
\$0 to \$20,070	95	0	0	0	0	0	24	119
\$20,071 to \$33,450	170	0	0	0	0	0	30	200
\$33,451 to \$53,520	295	0	0	0	0	45	115	455
\$53,521 to \$66,900	225	0	0	0	0	0	20	245
Above \$66,900	570	0	0	0	0	15	75	660
Total	1,355	0	0	0	0	60	264	1,679
Not Computed								
\$0 to \$20,070	15	0	0	0	0	0	25	40
\$20,071 to \$33,450	0	0	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	25	40
Total								
\$0 to \$20,070	320	0	0	0	0	0	57	377
\$20,071 to \$33,450	375	0	0	0	0	0	95	470
\$33,451 to \$53,520	340	0	0	0	0	60	119	519
\$53,521 to \$66,900	225	0	0	0	0	0	20	245
Above \$66,900	580	0	0	0	0	15	75	670
Total	1,840	0	0	0	0	75	366	2,281

Table III.26.44 through Table III.26.47 present the number and percent of households experiencing a severe housing problem, by race and ethnicity. Severe housing problems include overcrowding at a rate of more than 1.5 persons per room and housing costs exceeding 50 percent of the household income. Severe housing problems are experienced by some 200 white households, 0 black households, 0 Asian households, as well as 33 Hispanic homeowner households.

Table III.26.44								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Worland city 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$20,070	60.7%	0%	0%	0%	0%	0%	50%	60.1%
\$20,071 to \$33,450	17.1%	0%	0%	0%	0%	0%	60%	21.7%
\$33,451 to \$53,520	0%	0%	0%	0%	0%	0%	0%	0%
\$53,521 to \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Total	9.3%	0	0%	0%	0%	0%	8.2%	9%
Without A Severe Housing Problems								
\$0 to \$20,070	28.6%	0%	0%	0%	0%	0%	50%	29.7%
\$20,071 to \$33,450	82.9%	0%	0%	0%	0%	0%	40%	78.3%
\$33,451 to \$53,520	100%	0%	0%	0%	0%	100%	100%	100%
\$53,521 to \$66,900	100%	0%	0%	0%	0%	0%	100%	100%
Above \$66,900	100%	0%	0%	0%	0%	100%	100%	100%
Total	89.5%	0%	0%	0%	0%	100%	91.8%	90.1%

Table III.26.45								
Percent of Renter Households with Severe Housing Problems by Income and Race								
Worland city								
2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$20,070	44.4%	0%	0%	0%	0%	0%	8.2%	36.7%
\$20,071 to \$33,450	0%	0%	0%	0%	0%	0%	14.3%	4.3%
\$33,451 to \$53,520	0%	0%	0%	0%	0%	33.3%	0%	7.5%
\$53,521 to \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Total	14.8%	0%	0%	0%	0%	33.3%	10.4%	15.2%
Without A Severe Housing Problem								
\$0 to \$20,070	55.6%	0%	0%	0%	0%	0%	40.8%	52.4%
\$20,071 to \$33,450	100%	0%	0%	0%	0%	0%	85.7%	95.7%
\$33,451 to \$53,520	100%	0%	0%	0%	0%	66.7%	100%	92.5%
\$53,521 to \$66,900	100%	0%	0%	0%	0%	0%	0%	100%
Above \$66,900	100%	0%	0%	0%	0%	0%	0%	100%
Total	85.2%	0%	0%	0%	0%	66.7%	70.9%	81.4%

Table III.26.46
Percent of Total Households with Severe Housing Problems by Income and Race
 Worland city
 2012–2016 HUD CHAS Data

Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$20,070	51.6%	0%	0%	0%	0%	0%	14%	45.9%
\$20,071 to \$33,450	9.5%	0%	0%	0%	0%	0%	26.3%	12.9%
\$33,451 to \$53,520	0%	0%	0%	0%	0%	25%	0%	2.9%
\$53,521 to \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Above \$66,900	0%	0%	0%	0%	0%	0%	0%	0%
Total	10.9%	0%	0%	0%	0%	20%	9%	10.9%
Without A Severe Housing Problems								
\$0 to \$20,070	43.8%	0%	0%	0%	0%	0%	42.1%	43.5%
\$20,071 to \$33,450	90.5%	0%	0%	0%	0%	0%	73.7%	87.1%
\$33,451 to \$53,520	100%	0%	0%	0%	0%	75%	100%	97.1%
\$53,521 to \$66,900	100%	0%	0%	0%	0%	0%	100%	100%
Above \$66,900	100%	0%	0%	0%	0%	100%	100%	100%
Total	88.3%	0%	0%	0%	0%	80%	84.2%	87.3%

Table III.26.47 Total Households with Severe Housing Problems by Income and Race Worland city 2012–2016 HUD CHAS Data								
Income	Non-Hispanic by Race						Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander	Other Race		
With A Severe Housing Problem								
\$0 to \$20,070	165	0	0	0	0	0	8	173
\$20,071 to \$33,450	35	0	0	0	0	0	25	60
\$33,451 to \$53,520	0	0	0	0	0	15	0	15
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0	0	0
Total	200	0	0	0	0	15	33	248
Without A Severe Housing Problems								
\$0 to \$20,070	140	0	0	0	0	0	24	164
\$20,071 to \$33,450	335	0	0	0	0	0	70	405
\$33,451 to \$53,520	340	0	0	0	0	45	120	505
\$53,521 to \$66,900	225	0	0	0	0	0	20	245
Above \$66,900	575	0	0	0	0	15	75	665
Total	1,615	0	0	0	0	60	309	1,984
Not Computed								
\$0 to \$20,070	15	0	0	0	0	0	25	40
\$20,071 to \$33,450	0	0	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	25	40
Total								
\$0 to \$20,070	320	0	0	0	0	0	57	377
\$20,071 to \$33,450	370	0	0	0	0	0	95	465
\$33,451 to \$53,520	340	0	0	0	0	60	120	520
\$53,521 to \$66,900	225	0	0	0	0	0	20	245
Above \$66,900	575	0	0	0	0	15	75	665
Total	1,830	0	0	0	0	75	367	2,272

Housing problems are explored by type and income in Table III.26.48 and Table III.26.49. More than 315 households have a cost burden and 190 have a severe cost burden. Some 175 renter households are impacted by cost burdens, and 65 are impacted by severe cost burdens. On the other hand, some 140 owner-occupied households have cost burdens, and 125 have severe cost burdens. Overall there are 1,680 households without a housing problem.

Table III.26.48						
Percent of Housing Problems by Income and Tenure						
Worland city						
2012–2016 HUD CHAS Data						
Housing Problem	\$0 to \$20,070	\$20,071 to \$33,450	\$33,451 to \$53,520	\$53,521 to \$66,900	Above \$66,900	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	0%	0%	0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	100%	0%	0%	0%	0%	100%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	16.7%	0%	0%	0%	0%	11.8%
Housing cost burden greater than 50% of income (and none of the above problems)	53.6%	100%	0%	0%	0%	65.8%
Housing cost burden greater than 30% of income (and none of the above problems)	33.3%	35.7%	80%	0%	100%	44.4%
Zero/negative income (and none of the above problems)	37.5%	0%	0%	0%	0%	37.5%
Has none of the 4 housing problems	20.8%	55%	61.5%	87.8%	96.2%	75.3%
Total	37%	50%	61.5%	87.8%	96.3%	68.2%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	100%	0%	0%	100%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	83.3%	100%	0%	0%	0%	88.2%
Housing cost burden greater than 50% of income (and none of the above problems)	46.4%	0%	0%	0%	0%	34.2%
Housing cost burden greater than 30% of income (and none of the above problems)	66.7%	64.3%	20%	0%	0%	55.6%
Zero/negative income (and none of the above problems)	62.5%	0%	0%	0%	0%	62.5%
Has none of the 4 housing problems	79.2%	45%	38.5%	12.2%	3.8%	24.7%
Total	63%	50%	38.5%	12.2%	3.7%	31.8%

Table III.26.49
Housing Problems by Income and Tenure

Worland city
 2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$20,070	\$20,071 to \$33,450	\$33,451 to \$53,520	\$53,521 to \$66,900	Above \$66,900	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	0	0	0	0	4
Housing cost burden greater that 50% of income (and none of the above problems)	75	50	0	0	0	125
Housing cost burden greater than 30% of income (and none of the above problems)	15	75	40	0	10	140
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	25	110	280	215	635	1,265
Total	138	235	320	215	645	1,553
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	20	10	0	0	0	30
Housing cost burden greater that 50% of income (and none of the above problems)	65	0	0	0	0	65
Housing cost burden greater than 30% of income (and none of the above problems)	30	135	10	0	0	175
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	95	90	175	30	25	415
Total	235	235	200	30	25	725
Total						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	4	0	0	0	0	4
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	24	10	0	0	0	34
Housing cost burden greater that 50% of income (and none of the above problems)	140	50	0	0	0	190
Housing cost burden greater than 30% of income (and none of the above problems)	45	210	50	0	10	315
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	120	200	455	245	660	1,680
Total	373	470	520	245	670	2,278

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 24.2 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 75 percent of elderly non-family and 100 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.26.50

Table III.26.51 displays cost burden in renter-occupied households by family status and income. Renter households tend to be impacted at a higher rate by cost burdens than owner households. Some 180 renter occupied households faced cost burdens, compared to 144 owner occupied households. Of these, there are 40 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.26.50						
Owner-Occupied Households by Income and Family Status and Cost Burden						
Worland city						
2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,070	4	0	0	15	4	23
\$20,071 to \$33,450	10	0	4	90	10	114
\$33,451 to \$53,520	35	25	25	75	120	280
\$53,521 to \$66,900	55	115	15	30	0	215
Above \$66,900	170	375	25	40	30	640
Total	274	515	69	250	164	1,272
Cost Burden						
\$0 to \$20,070	10	0	0	10	0	20
\$20,071 to \$33,450	15	0	50	10	0	75
\$33,451 to \$53,520	10	25	4	0	0	39
\$53,521 to \$66,900	0	0	0	0	0	0
Above \$66,900	10	0	0	0	0	10
Total	45	25	54	20	0	144
Severe Cost Burden						
\$0 to \$20,070	0	0	10	35	40	85
\$20,071 to \$33,450	0	10	0	25	15	50
\$33,451 to \$53,520	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0
Total	0	10	10	60	55	135
Cost Burden Not Computed						
\$0 to \$20,070	0	0	0	0	15	15
\$20,071 to \$33,450	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0
Total	0	0	0	0	15	15
Total						
\$0 to \$20,070	14	0	10	60	59	143
\$20,071 to \$33,450	25	10	54	125	25	239
\$33,451 to \$53,520	45	50	29	75	120	319
\$53,521 to \$66,900	55	115	15	30	0	215
Above \$66,900	180	375	25	40	30	650
Total	319	550	133	330	234	1,566

Table III.26.51						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Worland city						
2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,070	0	20	0	35	35	90
\$20,071 to \$33,450	0	35	10	25	25	95
\$33,451 to \$53,520	0	40	25	25	100	190
\$53,521 to \$66,900	0	4	0	10	15	29
Above \$66,900	4	20	0	0	0	24
Total	4	119	35	95	175	428
Cost Burden						
\$0 to \$20,070	0	10	10	10	10	40
\$20,071 to \$33,450	0	50	0	65	15	130
\$33,451 to \$53,520	0	0	0	0	10	10
\$53,521 to \$66,900	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0
Total	0	60	10	75	35	180
Severe Cost Burden						
\$0 to \$20,070	0	25	20	0	20	65
\$20,071 to \$33,450	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0
Total	0	25	20	0	20	65
Cost Burden Not Computed						
\$0 to \$20,070	0	25	10	0	0	35
\$20,071 to \$33,450	0	0	0	0	0	0
\$33,451 to \$53,520	0	0	0	0	0	0
\$53,521 to \$66,900	0	0	0	0	0	0
Above \$66,900	0	0	0	0	0	0
Total	0	25	10	0	0	35
Total						
\$0 to \$20,070	0	80	40	45	65	230
\$20,071 to \$33,450	0	85	10	90	40	225
\$33,451 to \$53,520	0	40	25	25	110	200
\$53,521 to \$66,900	0	4	0	10	15	29
Above \$66,900	4	20	0	0	0	24
Total	4	229	75	170	230	708

In total, some 319 households face cost burdens, and 204 face severe cost burdens. This includes 139 owner households and 180 renter households with a cost burden, as seen in Table III.26.52.

Table III.26.52					
Households with Cost Burden by Tenure and Race					
Worland city					
2012–2016 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	1,025	135	120	15	1,295
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	30	0	0	0	30
Hispanic	215	4	20	0	239
Total	1,270	139	140	15	1,564
Renter-Occupied					
White	325	140	60	10	535
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	45	0	0	0	45
Hispanic	65	40	4	25	134
Total	435	180	64	35	714
Total					
White	1,350	275	180	25	1,830
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	75	0	0	0	75
Hispanic	280	44	24	25	373
Total	1,705	319	204	50	2,278

Lead-Based Paint Risks

Table III.26.53 shows the risk of lead-based paint for households with young children present. There are an estimated 213 households built between 1940 and 1979 with young children present, and 14 built prior to 1939.

Table III.26.53 Vintage of Households by Income and Presence of Young Children Worland city 2012–2016 HUD CHAS Data			
Income	One or more children age 6 or younger	No children age 6 or younger	Total
Built 1939 or Earlier			
\$0 to \$20,070	0	55	55
\$20,071 to \$33,450	0	4	4
\$33,451 to \$53,520	4	34	38
\$53,521 to \$66,900	0	10	10
Above \$66,900	10	75	85
Total	14	178	192
Built 1940 to 1979			
\$0 to \$20,070	10	265	275
\$20,071 to \$33,450	29	265	294
\$33,451 to \$53,520	85	310	395
\$53,521 to \$66,900	29	200	229
Above \$66,900	60	390	450
Total	213	1,430	1,643
Built 1980 or Later			
\$0 to \$20,070	15	25	40
\$20,071 to \$33,450	85	75	160
\$33,451 to \$53,520	4	85	89
\$53,521 to \$66,900	0	4	4
Above \$66,900	4	130	134
Total	108	319	427
Total			
\$0 to \$20,070	25	345	370
\$20,071 to \$33,450	114	344	458
\$33,451 to \$53,520	93	429	522
\$53,521 to \$66,900	29	214	243
Above \$66,900	74	595	669
Total	335	1,927	2,262

Elderly Housing Needs

Table III.26.54 shows the rate of housing problems for elderly households. Some 83 elderly and 140 extra-elderly households have housing problems. Of these, some 25 elderly households with housing problems have incomes less than 30 percent HAMFI, and 35 extra-elderly households have incomes below 30 percent HAMFI.

Table III.26.54				
Households with Housing Problems by Income and Elderly Status				
Worland city				
2012–2016 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$20,070	25	35	155	215
\$20,071 to \$33,450	54	70	140	264
\$33,451 to \$53,520	4	25	35	64
\$53,521 to \$66,900	0	0	0	0
Above \$66,900	0	10	0	10
Total	83	140	330	553
Without Housing Problems				
\$0 to \$20,070	45	14	64	123
\$20,071 to \$33,450	74	45	80	199
\$33,451 to \$53,520	75	55	325	455
\$53,521 to \$66,900	70	30	145	245
Above \$66,900	194	40	425	659
Total	458	184	1,039	1,681
Not Computed				
\$0 to \$20,070	0	0	40	40
\$20,071 to \$33,450	0	0	0	0
\$33,451 to \$53,520	0	0	0	0
\$53,521 to \$66,900	0	0	0	0
Above \$66,900	0	0	0	0
Total	0	0	40	40
Total				
\$0 to \$20,070	70	49	259	378
\$20,071 to \$33,450	128	115	220	463
\$33,451 to \$53,520	79	80	360	519
\$53,521 to \$66,900	70	30	145	245
Above \$66,900	194	50	425	669
Total	541	324	1,409	2,274

Survey of Rental Properties

From November 2019 through January of 2020, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.26.55 presents some basic statistics about the completed surveys.

Table III.26.55 Survey of Rental Properties Worland city 2019B Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019	12	159	13.8	22

Table III.26.56, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 19 single-family units in Worland city, with 0 of them available. This translates into a vacancy rate of 0 percent in Worland city, which compares to a single-family vacancy rate of 3.9 percent for the State of Wyoming. There were 126 apartment units reported in the survey, with 22 of them available, which resulted in a vacancy rate of 17.5 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table III.26.56 Rental Vacancy Survey by Type Worland city 2019B Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	19	0	0%
Apartments	126	22	17.5%
Mobile Homes	5	0	0%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	159	22	13.8%

Table III.26.57, reports units by bedroom size. As can be seen there were 54 two bedroom apartment units and 12 three bedroom units. Overall, the 67 two bedroom units accounted for 42.1 percent of all units, and the 19 three bedroom units accounted for 11.9 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 43 units listed as "Don't Know". Additional details for additional unit types are reported.

Table III.26.57 Rental Units by Bedroom Size Worland city 2019B Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	·	0
One	0	30	0	0	·	30
Two	3	54	1	0	·	67
Three	7	12	0	0	·	19
Four	0	0	0	0	·	0
Don't Know	9	30	4	0	0	43
Total	19	126	5	0	0	159

Table III.26.58 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.26.58 Single-Family Units by Bedroom Size Worland city 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	3	0	0%
Three	7	0	0%
Four	0	0	0%
Don't know	9	0	0%
Total	19	0	0%

Table III.26.59 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Two-bedroom units, which had a vacancy rate of 27.8 percent.

Table III.26.59 Apartment Units by Bedroom Size Worland city 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	30	4	13.3%
Two	54	15	27.8%
Three	12	1	8.3%
Four	0	0	0%
Don't know	30	2	6.7%
Total	126	22	17.5%

Average market-rate rents by unit type are shown in Table III.26.60. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.26.60 Average Market Rate Rents by Bedroom Size Worland city 2019B Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$.	\$.	\$.	\$.	\$.
One	\$.	\$433	\$.	\$.	\$433
Two	\$650	\$500	\$550	\$.	\$540
Three	\$775	\$.	\$.	\$.	\$775
Four	\$.	\$.	\$.	\$.	\$.
Total	\$727.5	\$460	\$525	\$0	\$599.9

Table III.26.61, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.26.61 Average Assisted Rate Rents by Bedroom Size Worland city 2019B Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$200	\$0	\$0	\$200
Two	\$0	\$200	\$0	\$0	\$200
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$200	\$0	\$0	\$200

Table III.26.62, shows vacancy rates for single-family units by average rental rates for Worland city. The most common rent for single-family units was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.26.62 Single-Family Market Rate Rents by Vacancy Status Worland city 2019B Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	15	0	0%
\$750 to \$999	4	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	19	0	0%

The average rent and availability of apartment units is displayed in Table III.26.63. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 11.4 percent.

Table III.26.63 Apartment Market Rate Rents by Vacancy Status Worland city 2019B Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	44	5	11.4%
\$500 to \$749	0	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	82	17	20.7%
Total	126	22	17.5%

Respondents were asked if utilities are included in the rent and as shown in Table III.26.64, 9 respondents, or 75 percent, included some sort of utility in the rent.

Table III.26.64 Are there any utilities included with the rent? Worland city 2019B Survey of Rental Properties	
Period	Respondent
Yes	9
No	3
% Offering Utilities	75%

The type of utility included in the rent is shown in Table III.26.65. There were 35 respondents who included electricity, 59 respondents who included natural gas, 152 respondents who included water and sewer and 146 respondents included trash collection in the rent.

Table III.26.65 Which utilities are included with the rent? Worland city 2019B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	35
Natural Gas	59
Water/Sewer	152
Trash Collection	146

Perceived Need for Housing Units

Table III.26.66, shows the number of survey respondents who keep a waiting list. As can be seen 4 respondents said they keep a waitlist, with an estimated 11 number of persons on the wait list.

Table III.26.66 Do you keep a waiting list? Worland city 2019B Survey of Rental Properties	
Period	Respondent
Yes	4
No	8
Waitlist Size	11

Table III.26.67, shows the condition of rental units by unit type for Worland city. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 121 units were in good condition, or 76.1 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.26.67 Condition by Unit Type Worland city 2019B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	121	76.1%
Excellent	38	23.9%
Don't Know	0	0%
Total	159	100%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table III.26.68, 0 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

Table III.26.68 If you had the opportunity to own/manage more units, how many would you prefer Worland city 2019B Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	1
Total	2

2019 Household Forecast

The 2019 Housing Needs Forecast reports housing demand projections from 2018 to 2050, with 2018 as the base year. Three possible economic futures portraying moderate, strong, and very strong growth were used to create three forecasts. The strong scenario is the base case, representing conditions as of today. The moderate growth scenario forecast projects household growth with the assumption of slower population and employment growth, where the very strong growth scenario incorporates assumptions of much stronger employment and population growth over the forecast horizon.

The primary objective of offering three alternative forecasts is to enhance planning capacity and to provide additional tools in order to assist state and local governments in their ongoing housing needs assessment, thereby facilitating informed discussion about housing demand at the local community level. These forecasts prove useful when interpreting the need for new or rehabilitated housing and whether single-family or rental housing activities might be best undertaken.

All three forecasts span the period of 2018 through 2050 and offer predictions of the demand for housing. However, only the strong growth scenario is report here. The moderate and very strong scenarios are reported in the WCDA housing forecast report.

This report uses the modified population projections based on projections released from Woods & Poole Economic, Inc (W&P).

Income categories were calculated using the Housing and Urban Development CHAS (Comprehensive Housing Affordability Strategy) data and are expressed as a percentage of area Median Family Income (MFI).

This distribution is assumed to remain constant over the forecast horizon. Table III.26.69, shows the current CHAS housing problem estimates for the period of 2012-2016. Both the income distribution and the percentage share of households experiencing housing problems were derived from this data and assumed to remain constant throughout the forecast horizon. As can be seen there were a total of 279 owner occupied and 285 renter occupied households experiencing a housing problem.

Table III.26.69			
Households with Housing Problems by Income			
Worland city			
2012-2016 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	105	115	220
30.1-50% HAMFI	125	145	270
50.1-80% HAMFI	39	25	64
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	10	0	10
Total	279	285	564
Without Housing Problems			
30% HAMFI or less	25	95	120
30.1-50% HAMFI	110	90	200
50.1-80% HAMFI	280	175	455
80.1-95% HAMFI	110	20	130
95 – 115% HAMFI	230	30	260
115.1% HAMFI or more	515	4	519
Total	1,270	414	1,684
Not Computed			
30% HAMFI or less	15	25	40
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	15	25	40
Total			
30% HAMFI or less	145	235	380
30.1-50% HAMFI	235	235	470
50.1-80% HAMFI	319	200	519
80.1-95% HAMFI	110	20	130
95 – 115% HAMFI	230	30	260
115.1% HAMFI or more	525	4	529
Total	1,564	724	2,288

Table III.26.70, shows the total estimated housing by tenure for Worland city. As can be seen, in 2030 there are estimated to be a total of 1,707 owner and 737 renter occupied households or a total of 2,444 households. By 2050 there are estimated to be 1,768 owner, 755 renter for a total of 2,523 households in Worland city.

Table III.26.71, shows the incremental housing demand for Worland city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2018, the base year, the incremental housing demand is set at zero and all future years show the estimated stock needed in addition to the current housing supply to satisfy future demand.

As can be seen in 2030 an estimated additional 84 owner-occupied and 30 renter occupied households will be needed above current 2018 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Worland city will see an additional 193 households, of which 29 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 43 household's above current 2018 levels are expected to have incomes of 50.1 to 80 percent of MFI.

Year	Owner	Renter	Total
2018	1,623	707	2,330
2020	1,639	713	2,352
2025	1,675	726	2,401
2030	1,707	737	2,444
2035	1,733	746	2,479
2040	1,751	751	2,502
2045	1,761	754	2,515
2050	1,768	755	2,523

Table III.26.71								
Incremental Housing Demand Forecast								
Worland city								
Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	1	5	8	10	12	13	13
30.1-50%	0	2	8	13	17	19	21	22
50.1-80%	0	3	11	17	22	26	28	30
80.1-95%	0	1	4	6	8	9	10	10
95.1-115%	0	2	8	12	16	19	20	21
115+%	0	5	17	28	37	43	46	49
Total	0	16	52	84	110	128	138	145
Renter								
0-30%	0	2	6	10	13	14	15	16
30.1-50%	0	2	6	10	13	14	15	16
50.1-80%	0	2	5	8	11	12	13	13
80.1-95%	0	0	1	1	1	1	1	1
95.1-115%	0	0	1	1	2	2	2	2
115+%	0	0	0	0	0	0	0	0
Total	0	6	19	30	39	44	47	48
Total								
0-30%	0	3	11	18	23	26	28	29
30.1-50%	0	4	14	22	29	34	36	37
50.1-80%	0	5	16	25	33	38	41	43
80.1-95%	0	1	4	7	9	10	11	12
95.1-115%	0	3	8	14	18	21	22	23
115+%	0	5	18	28	37	43	47	49
Total	0	22	71	114	149	172	185	193

Table III.26.72 shows the Incremental Total Housing Need Forecast for Worland city. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2018, the base year, the total housing need set at the 568 households, which represents all households with an unmet housing need that needs to be addressed, such as cost burden or sub-standard living conditions. In all future years, the incremental housing need forecast shows both existing need and need based on future demand by income. In 2050, there will be an estimated need for 435 owner and 326 renter occupied households for a total of 761 quality households.

Table III.26.72
Incremental Total Housing Need Forecast
 Worland city
 Strong Growth Scenario

Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	109	110	114	117	119	121	122	122
30.1-50%	130	132	138	142	146	149	150	152
50.1-80%	40	44	51	58	63	67	69	70
80.1-95%	0	1	4	6	8	9	10	10
95.1-115%	0	2	8	12	16	19	20	21
115+%	10	16	28	39	47	53	57	59
Total	290	306	342	374	400	418	428	435
Renter								
0-30%	112	114	118	122	125	127	128	128
30.1-50%	142	144	148	151	154	156	157	157
50.1-80%	24	26	30	33	35	37	37	38
80.1-95%	0	0	1	1	1	1	1	1
95.1-115%	0	0	1	1	2	2	2	2
115+%	0	0	0	0	0	0	0	0
Total	278	284	297	308	317	322	325	326
Total								
0-30%	221	225	232	239	244	247	249	250
30.1-50%	271	276	285	294	300	305	307	309
50.1-80%	65	70	81	90	98	103	106	108
80.1-95%	0	1	4	7	9	10	11	12
95.1-115%	0	3	8	14	18	21	22	23
115+%	10	16	28	39	48	54	57	59
Total	568	590	639	682	717	740	753	761