

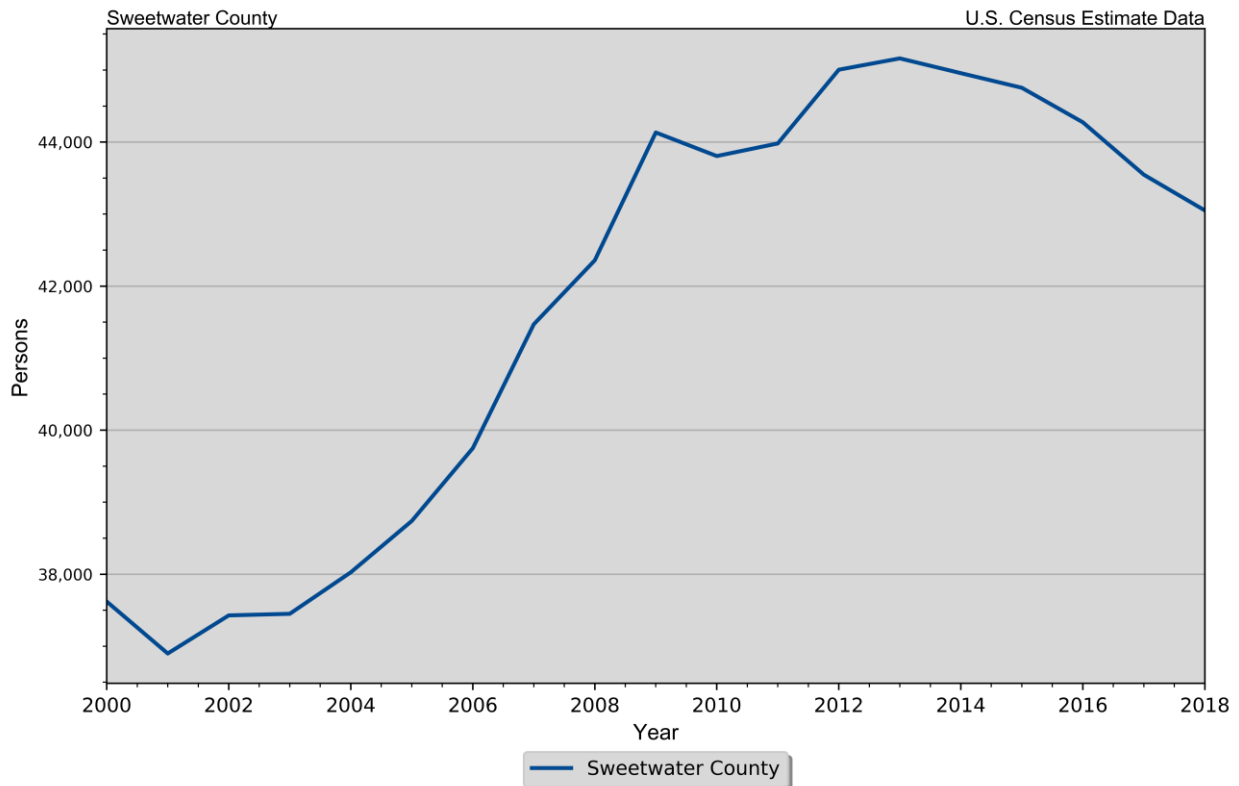
Sweetwater County

Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.19.1. The 2018 estimates indicate that the Sweetwater County’s population decreased from 43,806 in 2010 to 43,051 in 2018, or by -2.0 percent. The 2018 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2018 Five-year ACS estimates. Population trends for Sweetwater County since 2000 are displayed below in Diagram II.19.1.

Table II.19.1	
Population Estimates	
Sweetwater County	
2010-2018 Census Data and Intercensal Estimates	
2010 Census	43,806
2011 Population Estimate	43,981
2012 Population Estimate	45,005
2013 Population Estimate	45,162
2014 Population Estimate	44,957
2015 Population Estimate	44,754
2016 Population Estimate	44,275
2017 Population Estimate	43,547
2018 Population Estimate	43,051

Diagram II.19.1
Population



Population Estimates

The Census Bureau's current estimates indicate that Sweetwater County's population decreased from 43,806 in 2010 to 43,051 in 2018, or by 1.7 percent. This compares to a statewide population change of 2.5 percent over the period. The number of people from 25 to 34 years of age decreased by 14.2 percent, and the number of people from 55 to 64 years of age increased by 11.8 percent.

Between 2010 and 2018 the white population decreased by 3.2 percent, while the black population increased by 21.1 percent. The Hispanic population increased from 6,689 to 6,924 people between 2010 and 2018 or by 3.5 percent. These data are presented in Table II.19.2.

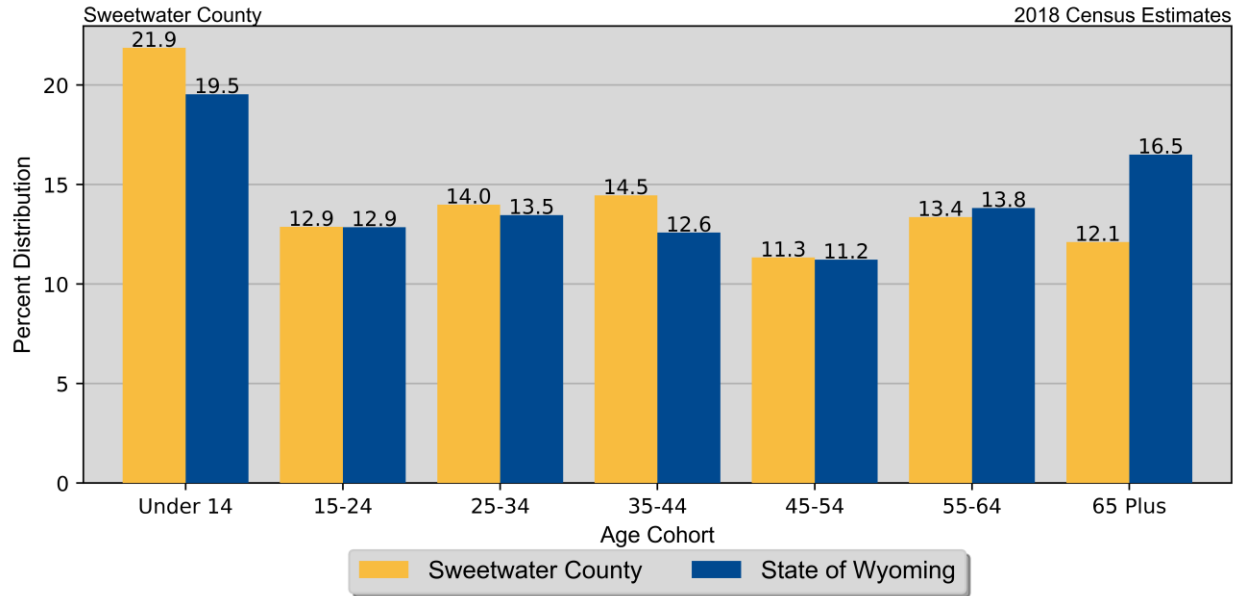
Table II.19.2						
Profile of Population Characteristics						
Sweetwater County vs. State of Wyoming						
2010 Census and 2018 Current Census Estimates						
Subject	Sweetwater County			State of Wyoming		
	2010 Census	Jul-18	% Change	2010 Census	Jul-18	% Change
Population	43,806	43,051	-1.7%	563,626	577,737	2.5%
Age						
Under 14 years	10,158	9,415	-7.3%	113,371	112,863	-0.4%
15 to 24 years	6,044	5,542	-8.3%	78,460	74,279	-5.3%
25 to 34 years	7,020	6,023	-14.2%	77,649	77,778	0.2%
35 to 44 years	5,309	6,224	17.2%	66,966	72,713	8.6%
45 to 54 years	6,484	4,878	-24.8%	83,577	64,880	-22.4%
55 to 64 years	5,148	5,755	11.8%	73,513	79,849	8.6%
65 and Over	3,643	5,214	43.1%	70,090	95,375	36.1%
Race						
White	41,739	40,397	-3.2%	529,110	534,943	1.1%
Black	489	592	21.1%	5,135	7,557	47.2%
American Indian and Alaskan Native	506	665	31.4%	14,457	15,860	9.7%
Asian	354	435	22.9%	4,649	6,213	33.6%
Native Hawaiian or Pacific Islander	56.0	68.0	21.4%	521.0	572.0	9.8%
Two or more races	662	894	35.0%	9,754	12,592	29.1%
Ethnicity (of any race)						
Hispanic or Latino	6,689	6,924	3.5%	50,231	58,227	15.9%

Table II.19.3, presents the population of Sweetwater County by age and gender from the 2010 Census and 2018 current census estimates. The 2010 Census count showed a total of 22,849 men, who accounted for 52.2 percent of the population, and 20,957 women, representing the remaining 47.8 percent of the population. In 2018 there were 22,152 men, accounting for 51.5 percent of the population and 20,899 women, representing the remaining 48.5 percent of the population.

Table II.19.3 Population by Age and Gender Sweetwater County 2010 Census and Current Census Estimates							
Age	2010 Census			2018 Current Census Estimates			% Change 10-18
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	4,824	4,591	9,415	-7.3%
15 to 24 years	3,130	2,914	6,044	2,868	2,674	5,542	-8.3%
25 to 44 years	3,746	3,274	7,020	3,083	2,940	6,023	-14.2%
45 to 54 years	2,784	2,525	5,309	3,237	2,987	6,224	17.2%
55 to 64 years	3,436	3,048	6,484	2,542	2,336	4,878	-24.8%
65 and Over	2,731	2,417	5,148	3,052	2,703	5,755	11.8%
Total	22,849	20,957	43,806	22,152	20,899	43,051	-1.7%
% of Total	52.2%	47.8%	.	51.5%	48.5%	.	

Diagram II.19.2 displays the percentage of the population by age in Sweetwater County compared to the state.

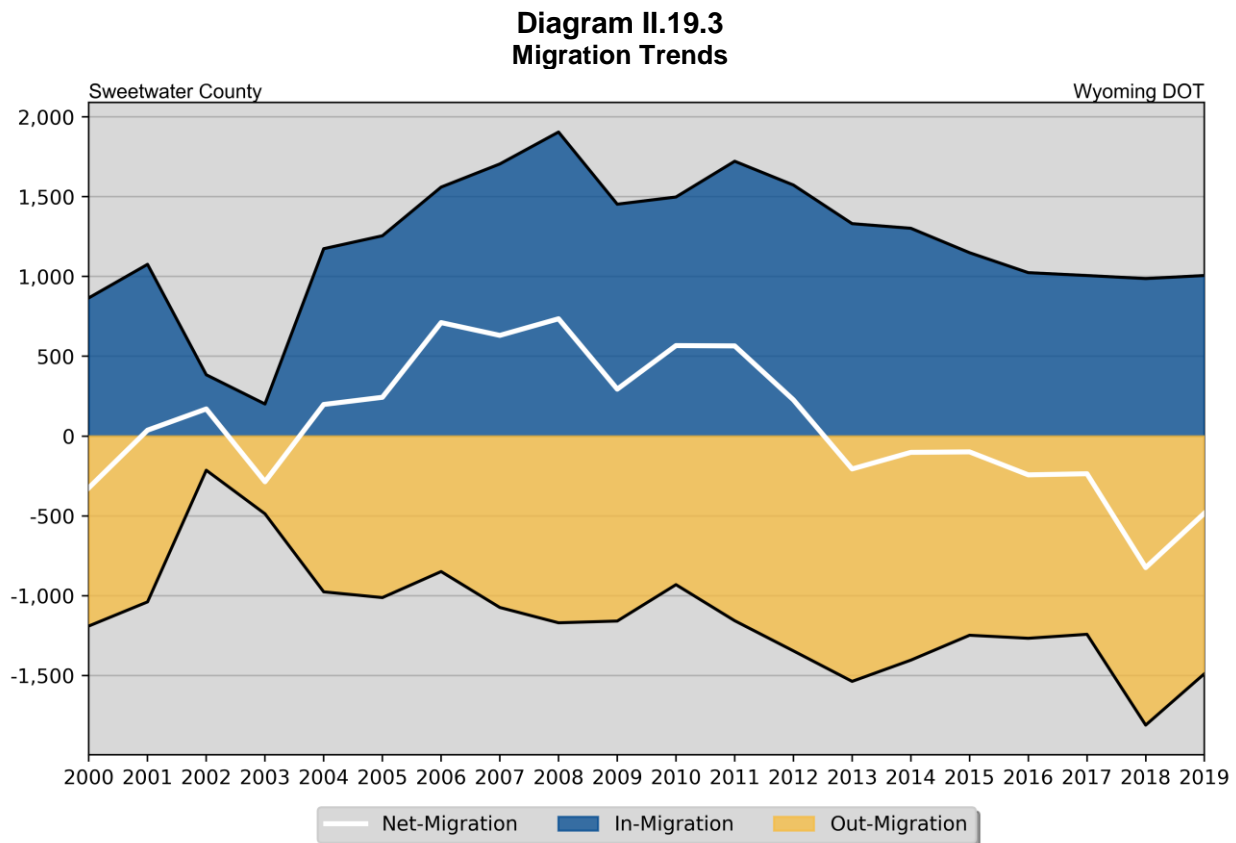
**Diagram II.19.2
Age Cohorts**



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.

The shaded areas in Diagram II.19.3 represents in and out- migration, with the line depicting net migration. The maximum net migration occurred in 2008 with 735 people entering and the lowest net migration occurred in 2018 with 824 leaving Sweetwater County.



The driver’s license total exchanges since 2000 for Sweetwater County are presented in Table II.19.4, and showed a net migration of 1,575 persons over the time period. In 2008, there were a total of 1,905 in-migrations and 1,170 out-migrations, for a net-migration of 735 people. In 2019, there were 1,006 in-migrants, 1,489 out-migrants for a net out-migration of -483 people.

During the past five years, there have been zero years of positive net-migration. This means that Sweetwater County has experienced five consecutive years of negative net-migration. This trend of consecutive years of negative net-migration has led to a net 1,885 persons leaving Sweetwater County since 2015. Wyoming DOT data indicates that there was a net decrease of 483 people in the most recent year.

Table II.19.4			
Driver's Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000 – 2019(p)			
Year	In-Migrants	Out-Migrants	Net Change
2000	866	1,190	-324
2001	1,076	1,039	37
2002	384	214	170
2003	201	487	-286
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009	1,453	1,159	294
2010	1,498	931	567
2011	1,722	1,157	565
2012	1,573	1,346	227
2013	1,331	1,537	-206
2014	1,302	1,404	-102
2015	1,149	1,248	-99
2016	1,024	1,267	-243
2017	1,006	1,242	-236
2018	987	1,811	-824
2019	1,006	1,489	-483
Total	24,177	22,602	1,575

The WYDOT data also collects gender and age information. Table II.19.5, shows in- and out-migration by gender. In the most recent 2019 data, 35.0 percent of net-migrants, or -169 persons were male, with the remaining 65.0 percent, or -314 persons were female.

Table II.19.5											
Migration by Gender											
Sweetwater County											
Wyoming DOT Data											
Gender	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
In-Migration											
Male	605	579	631	641	580	576	522	465	457	446	498
Female	848	919	1,091	932	751	726	627	559	549	541	508
Total	1,453	1,498	1,722	1,573	1,331	1,302	1,149	1,024	1,006	987	1,006
Out-Migration											
Male	415	345	404	489	519	549	478	503	526	748	667
Female	744	586	753	857	1,018	855	770	764	716	1,063	822
Total	1,159	931	1,157	1,346	1,537	1,404	1,248	1,267	1,242	1,811	1,489
Net-Migration											
Male	190	234	227	152	61	27	44	-38	-69	-302	-169
Female	104	333	338	75	-267	-129	-143	-205	-167	-522	-314
Total	294	567	565	227	-206	-102	-99	-243	-236	-824	-483

Table II.19.6, shows net-migration for Sweetwater County by age cohort. The largest age cohort in the most recent 2019 net migration data was those in the age range of 16 to 17, with 2 persons entering Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 193 persons leaving Sweetwater County.

Table II.19.6
Migration by Age Cohort
 Sweetwater County
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
In												
14-17	16	22	20	23	22	25	19	15	10	17	13	26
18-22	246	165	189	219	196	184	162	138	92	108	106	107
23-25	253	189	200	250	206	157	151	125	100	102	86	100
26-35	610	493	492	604	517	398	457	357	359	310	315	264
36-45	404	270	281	306	289	253	227	220	199	202	203	203
46-55	277	207	200	209	211	183	171	184	143	126	120	146
56-65	74	77	92	85	101	86	88	78	86	99	87	94
66 +	25	30	24	26	31	45	27	32	35	42	57	66
Total	1,905	1,453	1,498	1,722	1,573	1,331	1,302	1,149	1,024	1,006	987	1,006
Out												
14-17	12	10	13	10	17	9	20	14	10	12	17	24
18-22	162	135	95	125	127	147	130	123	117	126	167	170
23-25	125	140	119	109	134	149	125	115	99	108	130	113
26-35	331	361	287	390	450	490	420	408	396	389	516	457
36-45	189	202	164	201	246	295	267	238	246	240	363	266
46-55	190	171	146	171	178	228	207	158	177	160	287	201
56-65	116	97	86	102	148	160	165	144	155	131	232	166
66 +	45	43	21	49	46	59	70	48	67	76	99	92
Total	1,170	1,159	931	1,157	1,346	1,537	1,404	1,248	1,267	1,242	1,811	1,489
Net												
14-17	4	12	7	13	5	16	-1	1	0	5	-4	2
18-22	84	30	94	94	69	37	32	15	-25	-18	-61	-63
23-25	128	49	81	141	72	8	26	10	1	-6	-44	-13
26-35	279	132	205	214	67	-92	37	-51	-37	-79	-201	-193
36-45	215	68	117	105	43	-42	-40	-18	-47	-38	-160	-63
46-55	87	36	54	38	33	-45	-36	26	-34	-34	-167	-55
56-65	-42	-20	6	-17	-47	-74	-77	-66	-69	-32	-145	-72
66 +	-20	-13	3	-23	-15	-14	-43	-16	-32	-34	-42	-26
Total	735	294	567	565	227	-206	-102	-99	-243	-236	-824	-483

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 data⁵⁵, 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.

The Sweetwater County population by race and ethnicity is shown in Table II.19.7. The white population decreased by 3.2 percent, representing 93.1 percent of the population in 2018, compared with the black population, which increased by 21.1 percent and accounted for 0.8 percent of the population. The Hispanic population represented 16.0 percent of the population, which increased from 6,689 to 6,924 people between 2010 and 2018, or by 3.5 percent.

Table II.19.7				
Population by Race and Ethnicity				
Sweetwater County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	38,748	88.5%	41,084	93.1%
Black	438	1.0%	354	0.8%
American Indian	423	1.0%	742	1.7%
Asian	336	0.8%	279	0.6%
Native Hawaiian/ Pacific Islander	42	0.1%	204	0.5%
Other	2,799	6.4%	563	1.3%
Two or More Races	1,020	2.3%	891	2.0%
Total	43,806	100.0%	44,117	100.0%
Non-Hispanic	37,117	84.7%	37,075	84.0%
Hispanic	6,689	15.3%	7,042	16.0%

The change in race and ethnicity between 2010 and 2018 is shown in Table II.19.8. In 2018 the total non-Hispanic population was 37,075 persons and the Hispanic population was 7,042 persons.

Table II.19.8				
Population by Race and Ethnicity				
Sweetwater County				
2010 Census & 2018 Five-Year ACS				
Race	2010 Census		2018 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	35,432	95.5%	35,107	94.7%
Black	415	1.1%	336	0.9%
American Indian	317	0.9%	472	1.3%
Asian	324	0.9%	279	0.8%
Native Hawaiian/ Pacific Islander	41	0.1%	194	0.5%
Other	30	0.1%	11	0%
Two or More Races	558	1.5%	676	1.8%
Total Non-Hispanic	37,117	100.0%	37,075	100.0%
Hispanic				
White	3,316	49.6%	5,977	84.9%
Black	23	0.3%	18	0.3%
American Indian	106	1.6%	270	3.8%
Asian	12	0.2%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	10	0.1%
Other	2,769	41.4%	552	7.8%
Two or More Races	462	6.9%	215	3.1%
Total Hispanic	6,689	100.0	7,042	100.0%
Total Population	43,806	100.0%	44,117	100.0%

Group Quarters Population

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 II.19.9, between 2000 and 2010, the institutionalized population changed 36.6 percent in Sweetwater County, from 194 people in 2000 to 265 in 2010. The non-institutionalized population changed -1.2%, from 419 in 2000 to 414 in 2010.

Table II.19.9					
Group Quarters Population					
Sweetwater County					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	75	38.7%	132	49.8%	76.0%
Juvenile Facilities	.	.	12	4.5%	.
Nursing Homes	119	61.3%	121	45.7%	1.7%
Other Institutions	0	0%	0	0%	0%
Total	194	100.0%	265	100.0%	36.6%
Noninstitutionalized					
College Dormitories	327	78.0%	363	87.7%	11.0%
Military Quarters	0	0%	0	0%	0%
Other Noninstitutionalized	92	22.0%	51	12.3%	-44.6%
Total	419	100.0%	414	100.0%	-1.2%
Group Quarters Population	613	100.0%	679	100.0%	10.8%

Foreign Born Populations

The number of foreign born persons are shown in Table II.19.10. An estimated 2.5 percent of the population was born in Mexico, some 0.4 percent were born in El Salvador, and another 0.3 percent were born in Guatemala .

Table II.19.10			
Place of Birth for the Foreign-Born Population			
Sweetwater County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	1,098	2.5%
#2 country of origin	El Salvador	187	0.4%
#3 country of origin	Guatemala	148	0.3%
#4 country of origin	Peru	104	0.2%
#5 country of origin	England	101	0.2%
#6 country of origin	Canada	72	0.2%
#7 country of origin	Philippines	63	0.1%
#8 country of origin	Venezuela	58	0.1%
#9 country of origin	Spain	56	0.1%
#10 country of origin	Iran	53	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table II.19.11. An estimated 3.4 percent (1,390 people) of the population speaks Spanish at home, followed by 0.1 percent (51 people) speaking Russian, Polish, or other Slavic languages .

Table II.19.11			
Limited English Proficiency and Language Spoken at Home			
Sweetwater County 2018 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,390	3.4%
#2 LEP Language	Russian, Polish, or other Slavic languages	51	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	45	0.1%
#4 LEP Language	French, Haitian, or Cajun	34	0.1%
#5 LEP Language	Other Indo-European languages	31	0.1%
#6 LEP Language	Vietnamese	22	0.1%
#7 LEP Language	Chinese	10	0%
#8 LEP Language	German or other West Germanic languages	4	0%
#9 LEP Language	Korean	2	0%
#10 LEP Language	Other and unspecified languages	2	0%

Disability

Disability by age, as estimated by the 2018 ACS, is shown in Table II.19.12, below. The disability rate for females was 12.3 percent, compared to 12.4 percent for males. The disability rate grew precipitously higher with age, with 53.5 percent of those over 75 experiencing a disability.

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	233	5.3%	105	2.5%	338	3.9%
18 to 34	440	8.0%	401	8.1%	841	8.0%
35 to 64	1,256	14.1%	1,156	14.3%	2,412	14.2%
65 to 74	554	35.5%	432	29.2%	986	32.4%
75 or Older	332	49.4%	499	56.7%	831	53.5%
Total	2,815	12.4%	2,593	12.3%	5,408	12.3%

The number of disabilities by type, as estimated by the 2018 ACS, is shown in Table II.19.13. Some 6.0 percent have an ambulatory disability, 4.5 have an independent living disability, and 1.6 percent have a self-care disability.

Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,198	5.0%
Vision disability	1,184	2.7%
Cognitive disability	1,992	4.9%
Ambulatory disability	2,443	6.0%
Self-Care disability	636	1.6%
Independent living disability	1,457	4.5%

Education and Employment

Education and employment data from the Sweetwater County 2018 Five-Year ACS is presented in Table II.19.14, Table II.19.15, and Table II.19.16. In 2018, 23,342 people were in the labor force, including 22,129 employed and 1,213 unemployed people. The unemployment rate for Sweetwater County was estimated at 5.2 percent in 2018.

Table II.19.14	
Employment, Labor Force and Unemployment	
Sweetwater County 2018 Five-Year ACS Data	
Employment Status	2018 Five-Year ACS
Employed	22,129
Unemployed	1,213
Labor Force	23,342
Unemployment Rate	5.2%

Table II.19.15 and Table II.19.16 show educational attainment in Sweetwater County. In 2018, 91.4 percent of households had a high school education or greater, including 33.7 percent with a high school diploma or equivalent, 37.6 percent with some college, 13.6 percent with a Bachelor's Degree, and 6.0 percent with a graduate or professional degree.

Table II.19.15	
High School or Greater Education	
Sweetwater County 2018 Five-Year ACS Data	
Education Level	Households
High School or Greater	14,507
Total Households	15,871
Percent High School or Above	91.4%

Table II.19.16		
Educational Attainment		
Sweetwater County 2018 Five-Year ACS Data		
Education Level	2018 Five-Year ACS	Percent
Less Than High School	2,952	9.1%
High School or Equivalent	10,872	33.7%
Some College or Associates Degree	12,142	37.6%
Bachelor's Degree	4,397	13.6%
Graduate or Professional Degree	1,945	6.0%
Total Population Above 18 years	32,308	100.0%

Commuting Patterns

Table II.19.17 shows the place of work by county of residence. In 2010 94.9 percent of residents worked within the county they reside with 3.6 percent working outside their home county. This compares to 97.2 percent of residents in 2018 who worked within the county in which they resided and 1.6 percent of residents worked outside their home county but still within the state.

Table II.19.17 Place of Work Sweetwater County 2010 and 2018 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	20,812	94.9%	21,187	97.2%
Worked outside county of residence	796	3.6%	347	1.6%
Worked outside state of residence	311	1.4%	266	1.2%
Total	21,919	100.0%	21,800	100.0%

Table II.19.18 shows the aggregate travel time to work based on place of work and residence. In Sweetwater County the total aggregate travel time was 429,310 minutes, with residents working in their home county spending a total of 394,305 minutes traveling.

Table II.19.18 Aggregate Travel Time to Work (in Minutes) Sweetwater County 2010 & 2018 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Worked in county of residence	388,115	81.1%	394,305	91.8%
Worked outside county of residence	67,485	14.1%	24,065	5.6%
Worked outside State of residence	23,235	4.9%	10,945	2.5%
Aggregate travel time to work (in minutes):	478,835	100.0%	429,310	100.0%

Table II.19.19 shows the average travel time to work based on place of work and residence. In 2018 the overall aggregate travel time was 478,835 minutes. Residents working within their home county spent an average of 18.6 minutes commuting to work, with those working outside their county of residence spending an average of 69.4 minutes on their commute.

Table II.19.19
Average Travel Time to Work (in Minutes)

Sweetwater County
 2010 & 2018 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2018 Five-Year ACS
Worked in county of residence	18.6	18.6
Worked outside county of residence	84.8	69.4
Worked outside State of residence	74.7	41.1
Average travel time to work (in minutes):	21.8	19.7

Table II.19.20 shows the means of transportation to work. In 2018, 75.6 percent of commuters drove alone in a car, truck, or van. Only 14.3 percent carpooled, with an additional 2.5 percent taking public transportation. Also, there were 538 persons or 2.5 percent who worked from home.

Table II.19.20
Means of Transportation to Work

Sweetwater County
 2010 & 2018 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	16,359	74.6%	16,473	75.6%
Car, truck, or van: Carpooled:	3,723	17.0%	3,122	14.3%
Public transportation (excluding taxicab):	668	3.0%	549	2.5%
Taxicab	0	0%	52	0.2%
Motorcycle	33	0.2%	94	0.4%
Bicycle	26	0.1%	55	0.3%
Walked	556	2.5%	764	3.5%
Other means	91	0.4%	153	0.7%
Worked at home	463	2.1%	538	2.5%
Total	21,919	100.0%	21,800	100.0%

Table II.19.21 shows the breakdown of the means of transportation by tenure. In 2018, 59.2 percent of commuters owned their home and commuted alone by car, which compares to 60.5 percent in 2010. There were also 3,588 renters who drove alone in 2018 and accounted for 16.5 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 1.9 percent of the population, which compares to 131 renters, or 0.6 percent taking public transportation.

Table II.19.21				
Means Of Transportation To Work By Tenure				
Sweetwater County				
2010 & 2018 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2018 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	13,082	60.5%	12,856	59.2%
Renter	3,213	14.9%	3,588	16.5%
Car, truck, or van - carpooled:				
Owner	2,339	10.8%	2,344	10.8%
Renter	1,285	5.9%	770	3.5%
Public transportation (excluding taxicab):				
Owner	644	3.0%	417	1.9%
Renter	24	0.1%	131	0.6%
Walked:				
Owner	262	1.2%	429	2.0%
Renter	215	1.0%	280	1.3%
Taxicab, motorcycle, bicycle, or other means:				
Owner	107	0.5%	259	1.2%
Renter	37	0.2%	95	0.4%
Worked at home:				
Owner	383	1.8%	510	2.3%
Renter	43	0.2%	27	0.1%
Total:	21,634	100.0%	21,706	100.0%

Economics

Labor Force

Table II.19.22 shows labor force statistics for Sweetwater County between 1990 and 2018. The unemployment rate in Sweetwater County was 4.2 percent in 2018, with 896 unemployed persons and 21,150 in the labor force. The statewide unemployment rate in 2018 was 4.1 percent. In 2018, 20,254 people were employed, 896 were unemployed, and the labor force totaled 21,150 people.

Table II.19.22 Labor Force Statistics Sweetwater County 1990 - 2018 BLS Data					
Year	Sweetwater County			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	1,075	19,274	20,349	5.3%	5.3%
1991	1,256	19,435	20,691	6.1%	5.2%
1992	1,312	19,797	21,109	6.2%	5.6%
1993	1,284	19,947	21,231	6.0%	5.3%
1994	1,116	20,676	21,792	5.1%	5.0%
1995	1,150	20,561	21,711	5.3%	4.8%
1996	1,305	19,787	21,092	6.2%	4.9%
1997	1,161	19,606	20,767	5.6%	4.8%
1998	1,118	19,975	21,093	5.3%	4.7%
1999	1,231	19,433	20,664	6.0%	4.6%
2000	835	19,874	20,709	4.0%	3.9%
2001	811	20,032	20,843	3.9%	3.8%
2002	826	19,350	20,176	4.1%	4.0%
2003	825	20,123	20,948	3.9%	4.3%
2004	693	20,633	21,326	3.2%	3.8%
2005	642	21,360	22,002	2.9%	3.6%
2006	580	22,719	23,299	2.5%	3.2%
2007	528	23,184	23,712	2.2%	2.8%
2008	576	23,697	24,273	2.4%	3.1%
2009	1,558	22,765	24,323	6.4%	6.3%
2010	1,526	21,608	23,134	6.6%	6.4%
2011	1,258	22,633	23,891	5.3%	5.8%
2012	1,152	22,986	24,138	4.8%	5.3%
2013	1,045	22,838	23,883	4.4%	4.7%
2014	927	22,335	23,262	4.0%	4.1%
2015	1,079	21,687	22,766	4.7%	4.3%
2016	1,343	20,811	22,154	6.1%	5.3%
2017	979	20,576	21,555	4.5%	4.2%
2018	896	20,254	21,150	4.2%	4.1%

Diagram II.19.4, shows the employment and labor force for Sweetwater County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 20,254 persons, with the labor force reaching 21,150, indicating there were a total of 896 unemployed persons

Diagram II.19.4
Employment and Labor Force

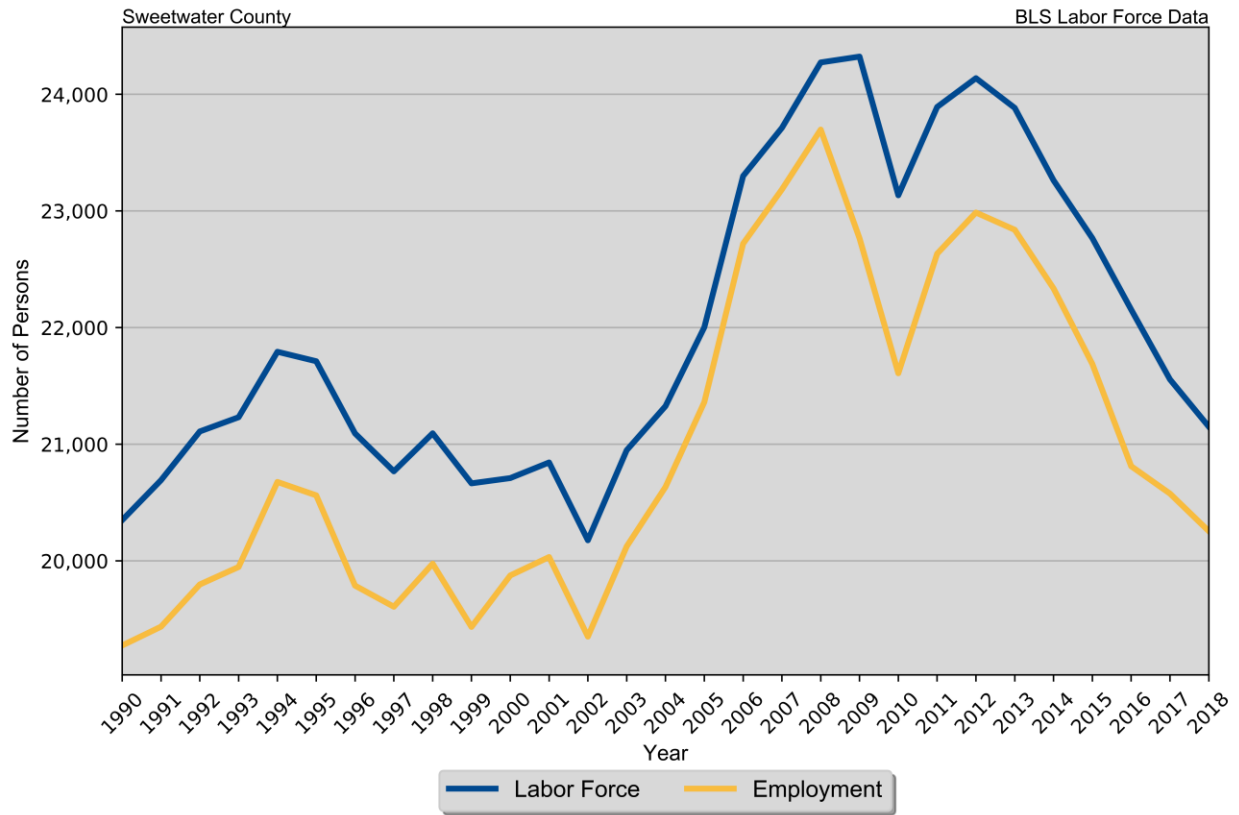
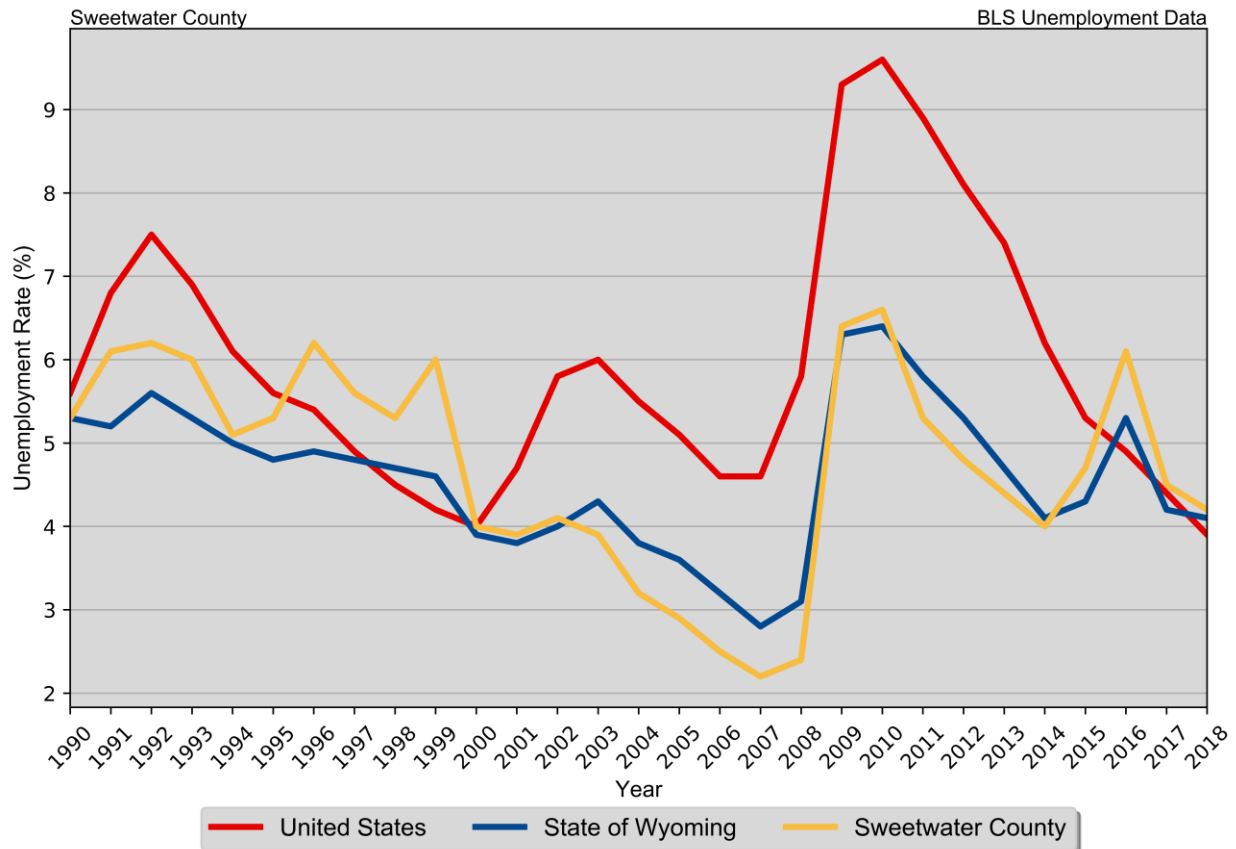


Diagram II.19.5, shows the unemployment rate for both the State and Sweetwater County. During the 1990's the average rate for Sweetwater County was 5.7 percent, which compared to 5.0 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.6 percent, which compared to 3.9 percent statewide. Since 2010, the average unemployment rate was 5.0 percent. Over the course of the entire period the Sweetwater County had an average unemployment rate higher than the State, 4.7 percent for Sweetwater County, versus 4.6 statewide.

Diagram II.19.5
Annual Unemployment Rate

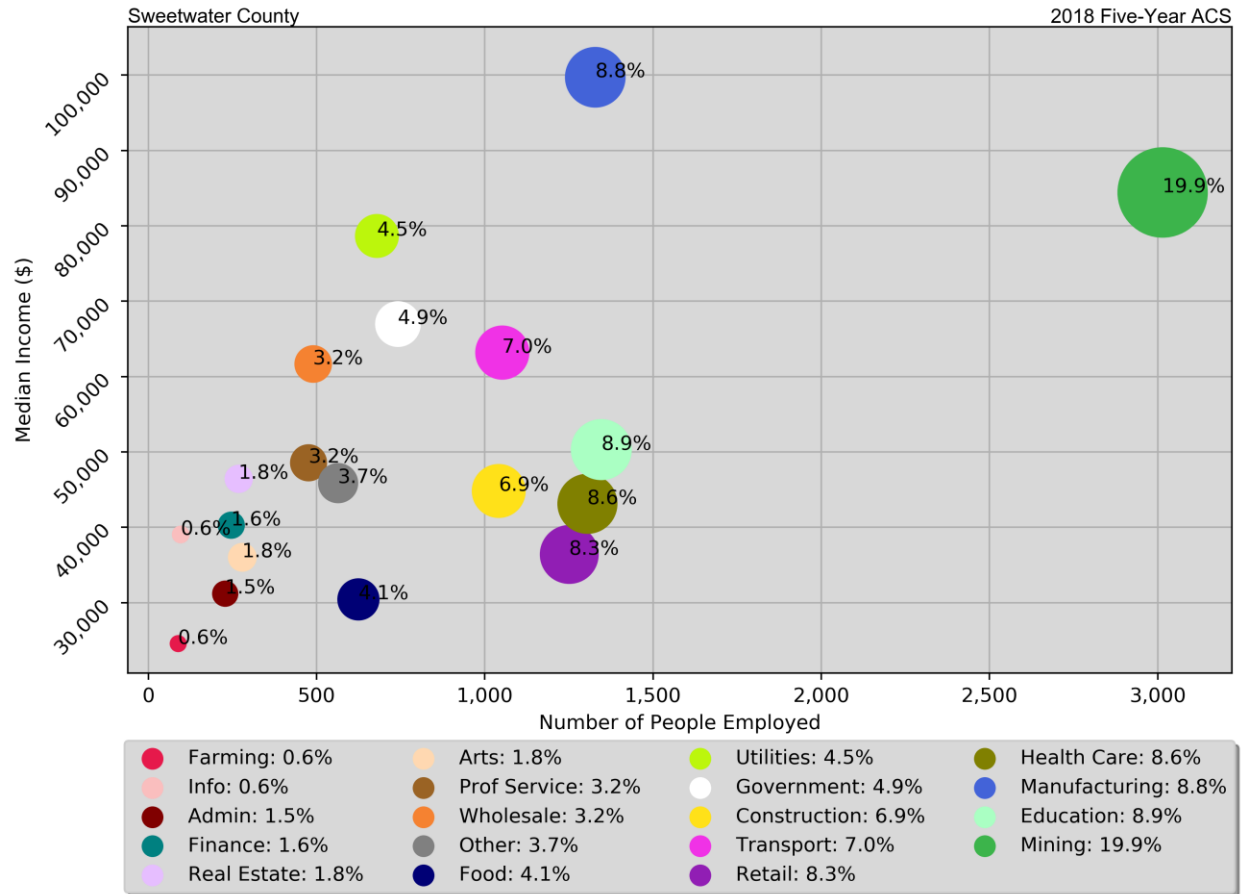


Earnings and Employment by Industry

Table II.19.23 shows earnings and employment by industry in Sweetwater County as reported by the 2018 five year ACS. This data is also displayed in Diagram II.19.6.

Table II.19.23			
Employment by Industry			
Sweetwater County			
2018 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Farming	88	1%	\$24,583
Mining	3,014	20%	\$84,455
Construction	1,041	7%	\$44,848
Manufacturing	1,328	9%	\$99,757
Wholesale	489	3%	\$61,681
Retail	1,250	8%	\$36,429
Transport	1,051	7%	\$63,185
Utilities	679	4%	\$78,689
Info	96	1%	\$39,063
Finance	246	2%	\$40,298
Real Estate	268	2%	\$46,471
Prof Service	476	3%	\$48,592
Management	0	0%	\$0
Admin	228	2%	\$31,219
Education	1,346	9%	\$50,324
Health Care	1,304	9%	\$43,134
Arts	279	2%	\$36,056
Food	624	4%	\$30,462
Other	563	4%	\$45,893
Government	741	5%	\$67,004

Diagram II.19.6
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (B.E.A.) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.19.24, shows total real earnings by industry for Sweetwater County. In 2018, the mining industry had the largest total real earnings (\$742,394,000). Between 2017 and 2018, the administrative and waste management services industry saw the largest percentage increase of 12.7 percent, to \$34,051,000.

Table II.19.24
Real Earnings by Industry

Sweetwater County
BEA Table CA-5N Data (1,000's of 2018 Dollars)

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	-1,746	1,843	-2,005	806	145	-590	-2,678	-1,885	4,888	-359.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	665,033	775,260	777,915	747,468	758,054	706,145	631,071	727,212	742,394	2.1
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	175,307	165,968	178,025	157,649	172,856	173,615	150,693	135,752	127,715	-5.9
Manufacturing	150,711	164,479	171,619	178,253	177,225	189,009	194,962	190,820	180,919	-5.2
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	91,137	91,641	95,147	97,505	98,353	99,547	95,315	93,147	91,382	-1.9
Transportation and warehousing	154,143	174,132	173,981	180,305	167,233	173,437	140,162	145,088	158,890	9.5
Information	10,007	9,990	10,514	9,978	9,169	8,946	8,982	9,935	9,783	-1.5
Finance and insurance	32,856	28,979	24,932	25,826	26,130	26,946	26,267	26,794	28,200	5.2
Real estate and rental and leasing	65,765	72,895	75,721	81,333	77,679	71,483	51,965	40,428	38,511	-4.7
Professional and technical services	55,073	57,982	62,229	57,827	55,363	49,016	42,144	45,492	47,364	4.1
Management of companies and enterprises	7,318	7,618	7,319	15,942	14,795	14,375	14,223	14,019	13,705	-2.2
Administrative and waste services	23,720	32,270	29,948	27,459	25,710	27,607	22,606	30,201	34,051	12.7
Educational services	2,530	2,204	2,425	2,664	2,713	2,642	2,906	3,067	3,301	7.6
Health care and social assistance	59,515	60,658	63,567	65,741	67,701	65,254	64,460	65,709	64,503	-1.8
Arts, entertainment, and recreation	2,462	1,948	1,649	1,472	1,659	2,485	2,590	2,366	2,278	-3.7
Accommodation and food services	49,242	53,037	58,254	59,743	57,477	56,469	55,028	54,760	55,535	1.4
Other services, except public administration	56,272	44,974	43,849	44,257	43,427	41,382	40,516	41,071	41,859	1.9
Government and government enterprises	317,461	317,323	318,389	334,710	342,167	340,818	346,022	331,356	324,130	-2.2
Total	2,035,190	2,186,228	2,217,964	2,214,928	2,224,476	2,171,717	2,000,333	2,067,771	2,089,775	1.1

Table II.19.25, shows the total employment by industry for the Sweetwater County. The most recent estimates show the mining industry was the largest employer in Sweetwater County, with employment reaching 5,090 jobs in 2018. Between 2017 and 2018 the administrative and waste management services industry saw the largest percentage increase, rising by 16.4 percent to 860 jobs.

Table II.19.25										
Employment by Industry										
Sweetwater County BEA Table CA25 Data										
NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	266	272	274	273	279	285	287	291	284	-2.4
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	5,788	6,318	6,641	6,270	6,107	5,493	4,833	5,024	5,090	1.3
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	2,196	2,171	2,202	1,967	2,089	2,107	1,978	1,900	1,809	-4.8
Manufacturing	1,369	1,448	1,479	1,524	1,473	1,442	1,494	1,433	1,401	-2.2
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	2,874	2,887	2,871	2,876	2,764	2,823	2,777	2,770	2,713	-2.1
Transportation and warehousing	1,650	1,729	1,771	1,713	1,694	1,616	1,376	1,399	1,486	6.2
Information	247	236	229	226	203	180	182	189	179	-5.3
Finance and insurance	710	771	740	791	749	726	728	691	708	2.5
Real estate and rental and leasing	1,237	1,273	1,238	1,412	1,416	1,360	1,246	1,236	1,243	0.6
Professional and technical services	862	880	838	837	838	803	736	785	827	5.4
Management of companies and enterprises	92	104	104	139	156	130	125	126	124	-1.6
Administrative and waste services	742	818	752	748	673	660	594	739	860	16.4
Educational services	124	107	111	125	131	127	139	159	169	6.3
Health care and social assistance	1,283	1,289	1,348	1,403	1,425	1,454	1,531	1,569	1,552	-1.1
Arts, entertainment, and recreation	260	246	208	193	203	235	252	225	226	0.4
Accommodation and food services	2,274	2,392	2,481	2,514	2,427	2,424	2,408	2,393	2,448	2.3
Other services, except public administration	1,159	1,116	1,122	1,121	1,153	1,100	1,059	1,072	1,081	0.8
Government and government enterprises	4,820	4,876	4,884	4,842	4,765	4,763	4,825	4,691	4,647	-0.9
Total	29,291	30,278	30,682	30,380	29,976	29,136	27,831	27,903	28,100	0.7

Table II.19.26, shows the real average earnings per job by industry for Sweetwater County. These figures are calculated by dividing the total real earning displayed in Tables II.19.18 and II.19.19, by industry. In 2018, the mining industry had the highest average earnings reaching 145,853 dollars. Between 2017 and 2018 the information industry saw the largest percentage increase, rising by 4.0 percent to 54,654 dollars.

Table II.19.26
Real Earnings Per Job by Industry
 Sweetwater County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2011	2012	2013	2014	2015	2016	2017	2018	% Change 17-18
Farm earnings	-6,563	6,775	-7,316	2,952	519	-2,070	-9,331	-6,476	17,211	-365.8
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0	0
Mining	114,899	122,707	117,138	119,213	124,129	128,554	130,575	144,748	145,853	0.8
Utilities	0	0	0	0	0	0	0	0	0	0
Construction	79,830	76,448	80,847	80,147	82,746	82,399	76,184	71,448	70,600	-1.2
Manufacturing	110,088	113,590	116,037	116,964	120,315	131,074	130,497	133,161	129,136	-3.0
Wholesale trade	0	0	0	0	0	0	0	0	0	0
Retail trade	31,711	31,743	33,141	33,903	35,584	35,263	34,323	33,627	33,683	0.2
Transportation and warehousing	93,420	100,713	98,239	105,257	98,721	107,325	101,862	103,709	106,925	3.1
Information	40,514	42,330	45,914	44,152	45,165	49,697	49,352	52,564	54,654	4.0
Finance and insurance	46,277	37,586	33,692	32,649	34,887	37,116	36,080	38,776	39,831	2.7
Real estate and rental and leasing	53,165	57,262	61,164	57,601	54,858	52,561	41,706	32,709	30,982	-5.3
Professional and technical services	63,890	65,888	74,259	69,089	66,065	61,041	57,261	57,952	57,272	-1.2
Management of companies and enterprises	79,546	73,254	70,372	114,688	94,840	110,575	113,786	111,260	110,524	-0.7
Administrative and waste services	31,968	39,450	39,825	36,710	38,201	41,828	38,057	40,868	39,594	-3.1
Educational services	20,404	20,597	21,849	21,315	20,707	20,803	20,907	19,288	19,533	1.3
Health care and social assistance	46,388	47,058	47,156	46,857	47,510	44,879	42,103	41,880	41,561	-0.8
Arts, entertainment, and recreation	9,471	7,921	7,929	7,628	8,171	10,574	10,279	10,517	10,080	-4.2
Accommodation and food services	21,654	22,173	23,480	23,764	23,682	23,296	22,852	22,883	22,686	-0.9
Other services, except public administration	48,552	40,299	39,081	39,480	37,664	37,620	38,259	38,312	38,722	1.1
Government and government enterprises	65,863	65,078	65,190	69,126	71,808	71,555	71,714	70,637	69,750	-1.3
Total	69,482	72,205	72,289	72,907	74,209	74,537	71,874	74,106	74,369	0.4

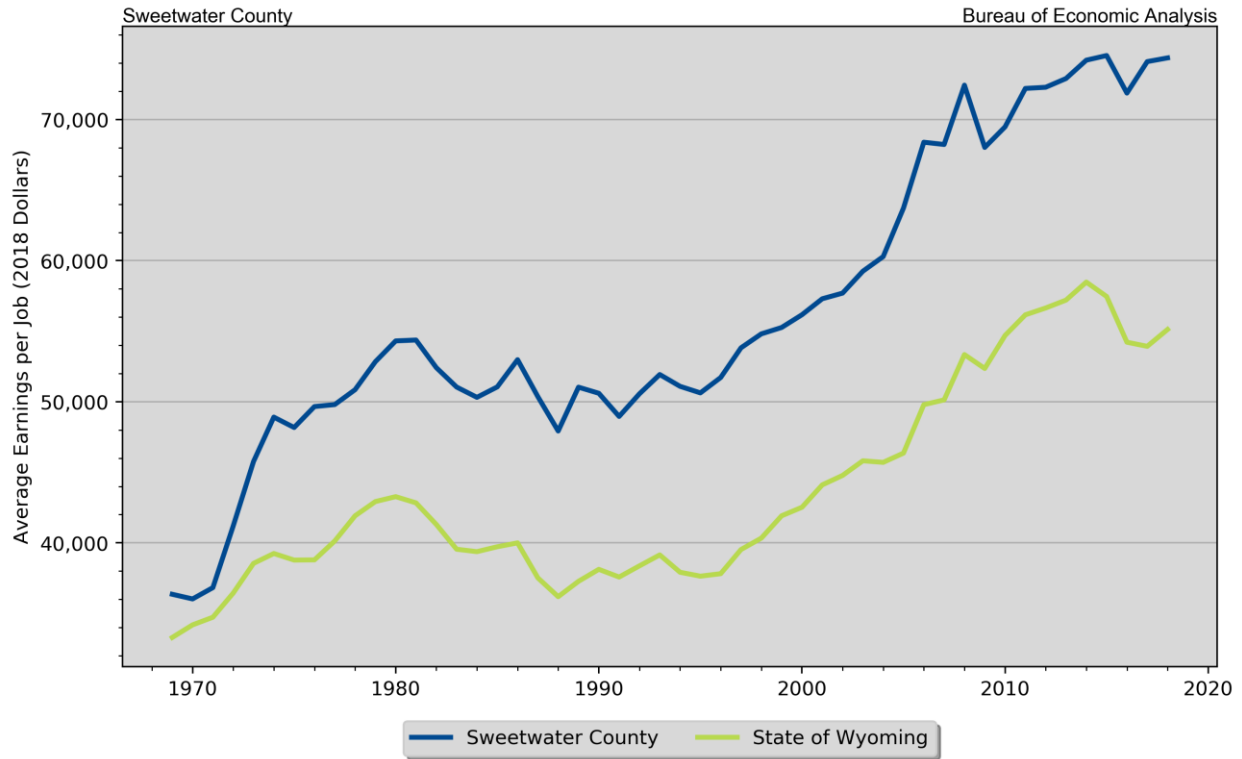
Table II.19.27 shows total employment and real personal income for the years of 1969 to 2018. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$2,287,962,000, a 2.0 percent change between 2017 and 2018. Total employment was 29,291 in 2010 and 28,100 in 2018, a change of 0.7 percent over the period.

Table II.19.27
Total Employment and Real Personal Income
 Sweetwater County
 BEA Data 1969 Through 2018

Year	1,000s of 2018 Dollars						Per Capita Income	Total Employment	Average Real Earnings Per Job
	Earnings	Social Security Contributions	Residents Adjustments	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	305,357	22,745	-7,083	49,180	27,501	352,209	19,180	8,400	36,354
1970	313,386	23,483	-10,489	54,980	31,191	365,586	19,725	8,699	36,023
1971	337,116	25,269	-12,695	57,256	37,184	393,592	20,460	9,154	36,825
1972	462,773	36,990	-20,265	59,401	40,423	505,341	23,618	11,234	41,194
1973	661,810	62,303	-36,645	69,815	48,476	681,154	29,727	14,463	45,760
1974	876,739	86,218	-57,907	81,087	48,137	861,838	31,879	17,926	48,909
1975	869,682	83,857	-53,084	86,084	55,891	874,715	28,162	18,053	48,173
1976	945,650	92,229	-53,351	93,870	59,856	953,796	29,432	19,044	49,657
1977	980,703	94,591	-58,548	100,413	60,749	988,726	28,495	19,694	49,799
1978	1,103,084	109,679	-78,150	109,907	64,992	1,090,154	29,007	21,691	50,854
1979	1,228,286	127,059	-87,252	119,032	71,680	1,204,687	30,430	23,246	52,839
1980	1,383,397	142,290	-83,963	141,695	77,533	1,376,371	32,574	25,472	54,311
1981	1,499,668	167,264	-103,671	168,593	86,152	1,483,478	33,497	27,581	54,373
1982	1,393,100	155,999	-94,790	187,670	96,151	1,426,133	31,173	26,578	52,415
1983	1,170,510	128,195	-73,933	184,102	111,996	1,264,480	28,281	22,933	51,040
1984	1,132,803	127,035	-73,324	193,072	94,606	1,220,121	28,725	22,516	50,311
1985	1,184,923	135,522	-77,955	198,275	97,324	1,267,045	29,622	23,211	51,050
1986	1,201,997	135,445	-78,192	200,607	107,448	1,296,415	29,314	22,688	52,980
1987	1,078,100	121,531	-77,808	194,739	104,928	1,178,429	27,978	21,409	50,358
1988	1,022,964	123,553	-81,714	186,000	105,135	1,108,832	27,667	21,345	47,925
1989	1,105,581	127,295	-87,890	197,221	109,568	1,197,185	30,507	21,665	51,031
1990	1,151,094	139,939	-101,555	195,075	113,381	1,218,055	31,399	22,749	50,600
1991	1,151,469	145,316	-100,780	196,718	122,205	1,224,296	30,922	23,519	48,959
1992	1,214,798	150,636	-106,631	188,733	132,143	1,278,406	31,951	24,026	50,562
1993	1,240,650	152,364	-106,357	181,435	135,637	1,299,002	32,422	23,892	51,927
1994	1,276,864	158,865	-107,562	200,900	140,759	1,352,097	33,836	24,992	51,091
1995	1,246,409	156,171	-101,077	223,519	144,535	1,357,215	34,059	24,620	50,627
1996	1,254,991	153,460	-96,480	233,965	147,922	1,386,938	35,330	24,267	51,716
1997	1,300,191	157,847	-97,322	243,213	144,680	1,432,915	36,999	24,158	53,820
1998	1,340,630	163,282	-100,317	266,293	146,015	1,489,340	38,619	24,460	54,809
1999	1,332,775	158,563	-95,989	292,268	148,507	1,518,997	39,825	24,118	55,261
2000	1,349,245	160,040	-94,852	300,590	156,827	1,551,770	41,323	24,023	56,164
2001	1,386,172	162,529	-104,117	288,379	162,112	1,570,018	42,549	24,193	57,297
2002	1,364,468	156,062	-100,716	271,326	174,145	1,553,162	41,497	23,649	57,697
2003	1,454,601	167,643	-107,664	267,833	183,368	1,630,495	43,538	24,550	59,250
2004	1,546,102	177,494	-117,482	254,615	179,374	1,685,115	44,315	25,646	60,286
2005	1,729,324	195,722	-135,088	220,215	182,024	1,800,753	46,485	27,135	63,730
2006	2,021,170	247,207	-161,500	249,002	183,567	2,045,032	51,449	29,553	68,392
2007	2,103,214	261,276	-150,222	251,321	192,623	2,135,661	51,499	30,824	68,232
2008	2,303,108	276,447	-177,022	274,488	220,825	2,344,953	55,361	31,795	72,436
2009	2,013,310	247,891	-152,396	255,241	237,941	2,106,205	47,724	29,597	68,024
2010	2,035,190	251,013	-153,847	270,948	256,722	2,157,999	49,525	29,291	69,482
2011	2,186,228	241,404	-172,654	296,434	252,280	2,320,884	52,770	30,278	72,205
2012	2,217,964	246,463	-182,605	324,780	245,687	2,359,363	52,424	30,682	72,288
2013	2,214,928	267,749	-168,398	306,322	249,526	2,334,630	51,695	30,380	72,907
2014	2,224,476	271,737	-168,643	301,860	262,206	2,348,161	52,231	29,976	74,208
2015	2,171,717	259,130	-166,989	299,538	278,656	2,323,791	51,924	29,136	74,537
2016	2,000,333	244,960	-154,201	292,192	288,345	2,181,710	49,277	27,831	71,875
2017	2,067,771	246,004	-157,848	288,892	289,506	2,242,316	51,492	27,903	74,106
2018	2,089,775	245,773	-155,721	301,074	298,607	2,287,962	53,145	28,100	74,369

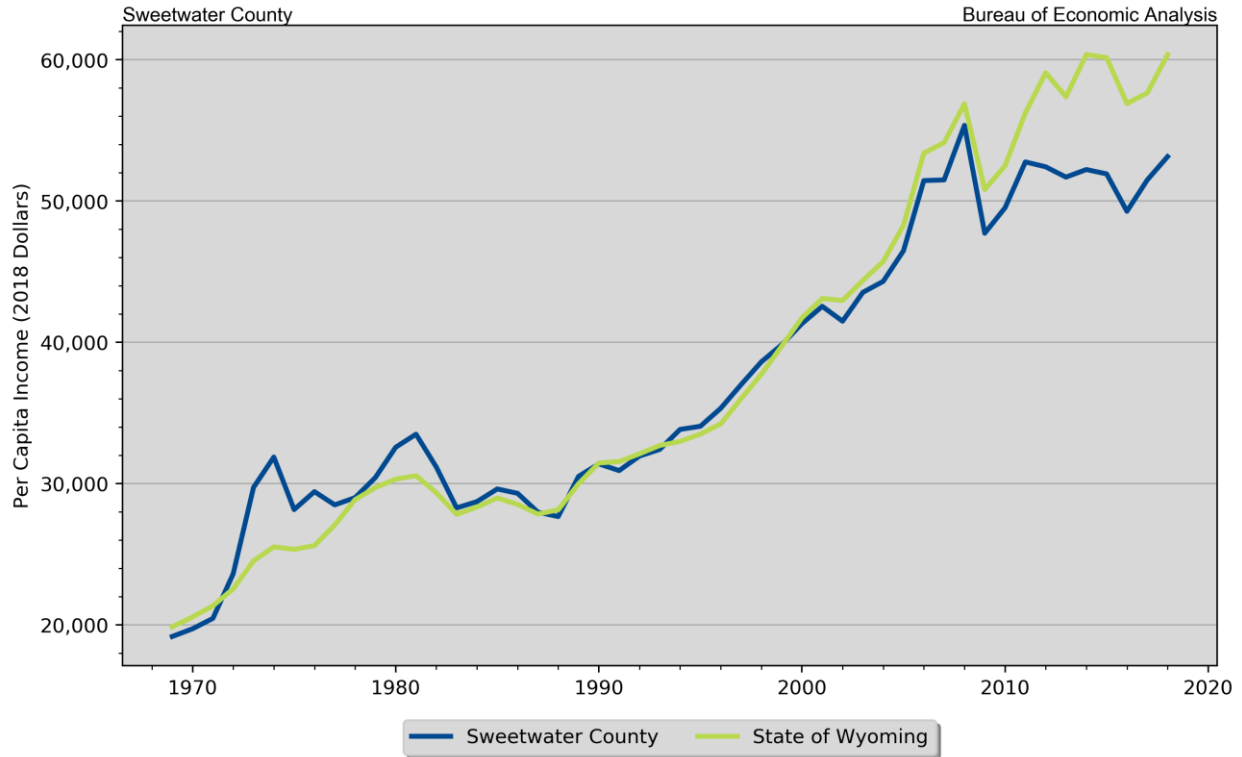
Diagram II.19.7, shows real average earnings per job for Sweetwater County from 1990 to 2018. Over this period the average earning per job for Sweetwater County was 62,305 dollars, which was higher than the statewide average of 47,143 dollars over the same period.

Diagram II.19.7
Real Average Earnings per Job



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.19.8 shows real per capita income for Sweetwater County from 1990 to 2018 of \$43,986, which was lower than the statewide average of \$46,349 over the same period.

Diagram II.19.8
Real per Capita Income



Quarterly Census of Employment and Wages

The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. If data do not meet BLS or State agency disclosure standards they are displayed as (ND) and not disclosed. Data from this series are from the period of January 2006 through June 2019 and are presented in Table II.19.28, with 2019 data being considered preliminary. Between 2017 and 2018, total annual employment increased from 22214.0 persons in 2017 to 22263.0 in 2018, a change of 0.2 percent.

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019(p)
Jan	22,262	23,574	24,258	24,472	24054.0	23805.0	22460.0	21801.0	21969.0	21936.0
Feb	22,431	23,545	24,401	24,383	24090.0	23795.0	22262.0	21727.0	21990.0	22045.0
Mar	22,813	23,967	24,561	24,434	24212.0	23664.0	22324.0	22006.0	22087.0	22329.0
Apr	23,744	24,302	24,581	24,626	24220.0	23862.0	22423.0	22148.0	22209.0	22340.0
May	24,212	24,623	25,070	24,914	24819.0	23813.0	22545.0	22375.0	22237.0	22812.0
Jun	23,991	25,075	25,229	25,013	24620.0	23499.0	22547.0	22410.0	22452.0	22758.0
Jul	23,411	24,700	24,612	24,374	23832.0	23069.0	21896.0	21713.0	21833.0	
Aug	24,077	25,074	25,078	24,769	24178.0	23419.0	22407.0	22467.0	22360.0	
Sep	24,297	25,133	25,051	24,893	24410.0	23727.0	22346.0	22533.0	22384.0	
Oct	24,470	24,997	25,254	24,701	24312.0	23834.0	22419.0	22446.0	22568.0	
Nov	24,239	24,936	25,233	24,533	24210.0	23501.0	22254.0	22504.0	22600.0	
Dec	24,070	25,038	25,195	24,442	24266.0	23094.0	22197.0	22443.0	22463.0	
Annual	23,668	24,580	24,877	24,630	24269.0	23590.0	22340.0	22214.0	22263.0	
% Change	-1.1%	3.9%	1.2%	-1.0%	-1.5%	-2.8%	-5.3%	-0.6%	0.2%	

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were 1116.0 dollars in 2017. In 2018, average weekly wages saw an increased of 1.4 percent over the prior year, rising to 1132.0 dollars, or by 16.0 dollars. These data are shown in Table II.19.29.

Table II.19.29						
Average Weekly Wages						
Sweetwater County						
BLS QCEW Data, 2001–2018						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2002	686	712	680	719	699	1.7%
2003	709	722	697	762	723	3.4%
2004	722	739	735	796	749	3.6%
2005	759	808	800	867	809	8.0%
2006	835	877	876	950	885	9.4%
2007	900	930	906	991	932	5.3%
2008	955	977	967	1,063	991	6.3%
2009	950	936	897	1,009	948	-4.3%
2010	951	993	942	1,060	987	4.1%
2011	1,013	1,045	1,040	1,068	1,042	5.6%
2012	1,097	1,059	1,038	1,101	1,074	3.1%
2013	1,090	1,068	1,052	1,117	1,081	0.7%
2014	1129.0	1123.0	1096.0	1153.0	1126.0	4.2%
2015	1138.0	1096.0	1076.0	1174.0	1121.0	-0.4%
2016	1071.0	1063.0	1088.0	1107.0	1082.0	-3.5%
2017	1111.0	1126.0	1074.0	1152.0	1116.0	3.1%
2018	1131.0	1134.0	1096.0	1164.0	1132.0	1.4%
2019(p)	1157.0	1171.0				

Total business establishments reported by the QCEW are displayed in Table II.19.30. Between 2017 and 2018, the total number of business establishments in Wyoming decreased by 1.4 percent, from 1620.0 to 1614.0 establishments. The most recent preliminary 2018 estimates show there were 1611.0 business establishments in the second quarter of 2018.

Table II.19.30						
Number of Business Establishments						
Sweetwater County						
BLS QCEW Data, 2001–2018(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	
2002	1,253	1,280	1,292	1,297	1,281	2.6%
2003	1,308	1,317	1,332	1,325	1,321	3.1%
2004	1,362	1,391	1,409	1,428	1,398	5.8%
2005	1,442	1,473	1,509	1,532	1,489	6.5%
2006	1,589	1,628	1,650	1,646	1,628	9.3%
2007	1,645	1,662	1,675	1,672	1,664	2.2%
2008	1,682	1,694	1,715	1,736	1,707	2.6%
2009	1,720	1,744	1,721	1,708	1,723	0.9%
2010	1,689	1,703	1,680	1,686	1,690	-1.9%
2011	1,670	1,696	1,699	1,698	1,691	0.1%
2012	1,694	1,697	1,718	1,704	1,703	0.7%
2013	1,709	1,694	1,711	1,696	1,703	(ND)%
2014	1690.0	1696.0	1688.0	1683.0	1689.0	-0.8%
2015	1708.0	1698.0	1676.0	1657.0	1685.0	-0.2%
2016	1641.0	1645.0	1632.0	1601.0	1630.0	-3.3%
2017	1617.0	1623.0	1631.0	1610.0	1620.0	-0.6%
2018	1611.0	1611.0	1617.0	1617.0	1614.0	-0.4%
2019(p)	1628.0	1632.0				

Poverty

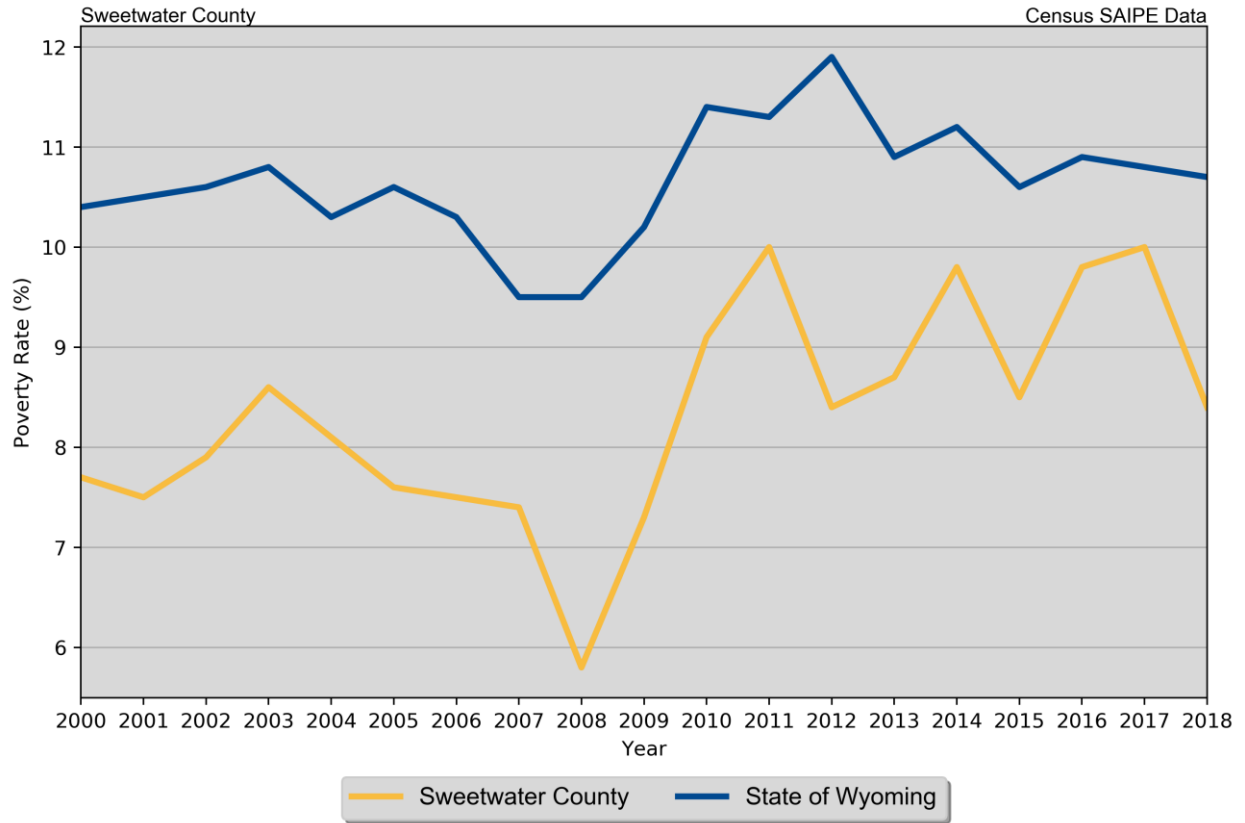
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,914 in 2010 to 3,540 in 2018, with the poverty rate reaching 8.4 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 II.19.31, at right, presents poverty data for the county.

The rate of poverty for Sweetwater County is shown in Table II.19.32. In 2018, there were an estimated 5,237 people (12.0 percent) living in poverty, compared to 7.8 percent living in poverty in 2000. In 2018, some 15.2 percent of those in poverty were under age 6 and 10.2 percent were 65 or older. This data is also displayed in Diagram II.19.9 on the following page.

Year	Persons in Poverty	Poverty Rate
2000	2,788	7.7%
2001	2,741	7.5%
2002	2,903	7.9%
2003	3,192	8.6%
2004	3,028	8.1%
2005	2,834	7.6%
2006	2,848	7.5%
2007	2,835	7.4%
2008	2,286	5.8%
2009	2,939	7.3%
2010	3,914	9.1%
2011	4,319	10.0%
2012	3,741	8.4%
2013	3,850	8.7%
2014	4,346	9.8%
2015	3,744	8.5%
2016	4,264	9.8%
2017	4,253	10.0%
2018	3,540	8.4%

Age	2000 Census		2018 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	341	11.9%	795	15.2%
6 to 17	715	24.9%	859	16.4%
18 to 64	1,610	56.1%	3,048	58.2%
65 or Older	205	7.1%	535	10.2%
Total	2,871	100.0%	5,237	100.0%
Poverty Rate	7.8%	.	12.0%	.

**Diagram II.19.9
Poverty Rates**



Housing

EADIV

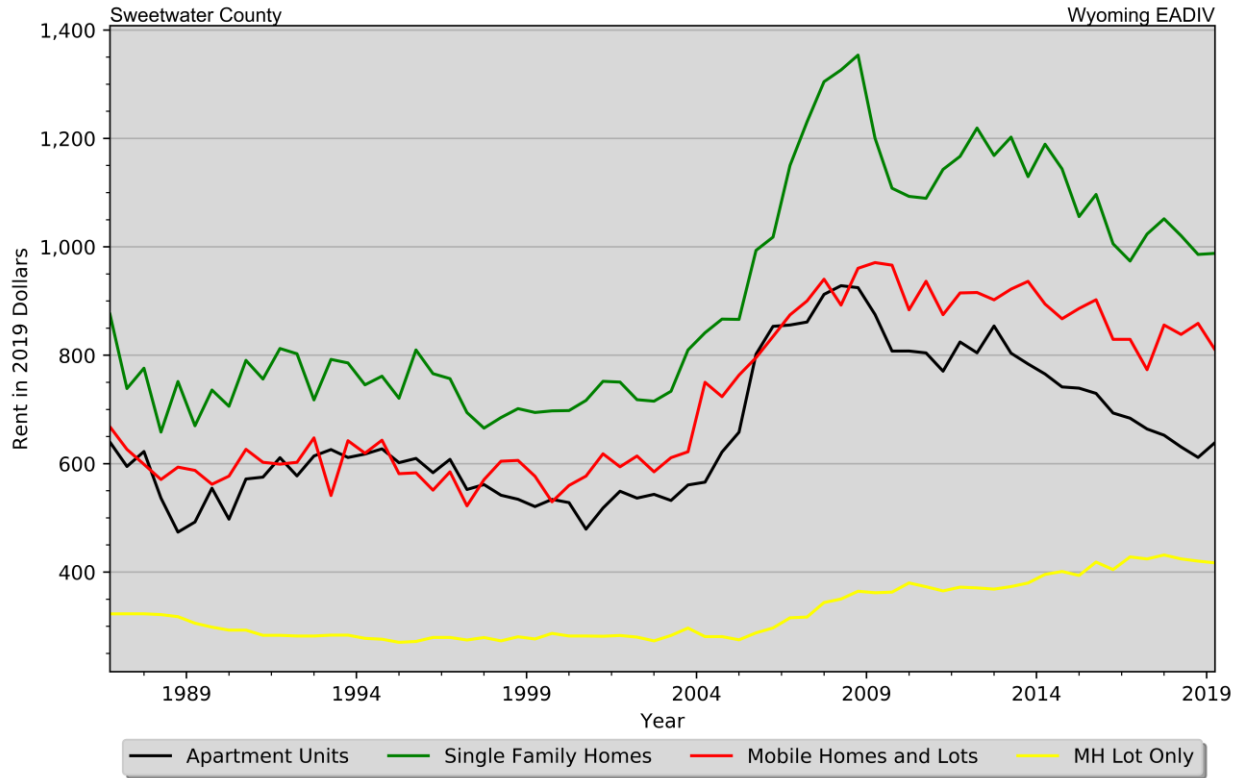
According to the Wyoming cost of living index, real average apartment rents in Sweetwater County increased by 1.29 percent from second quarter of 2018 to second quarter of 2019, from \$630.85 to \$639.0. During that same period, detached single-family home rents decreased by 3.19 percent, rents for mobile homes on lots decreased by 3.39 percent, and rents for mobile home lots decreased by 1.72 percent.

Beginning in fourth quarter of 1986 rental prices for apartment units remained constant, while rental prices for single family homes experienced an average annual increase of 0.37 percent since fourth quarter of 1986.

Table II.19.33 and Diagram II.19.10, below, present the Sweetwater County data for each rental type.

Table II.19.33				
Semiannual Average Monthly Rental Prices				
Sweetwater County				
EAD Data, 2000:Q2 – 2019:Q2, Real 2019 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	528.13	697.94	559.79	282.05
Q4.00	479.21	716.65	577.06	282.05
Q2.01	518.16	751.9	618.14	281.61
Q4.01	549.14	750.49	594.2	283.02
Q2.02	536.46	718.05	614.08	280.01
Q4.02	543.39	715.28	584.97	273.08
Q2.03	532.12	733.53	611.05	283.07
Q4.03	560.7	809.74	621.94	296.68
Q2.04	565.86	841.51	750.07	280.94
Q4.04	621.52	866.68	723.56	280.94
Q2.05	658.01	866.21	763.4	275.03
Q4.05	801.95	993.45	795.53	287.88
Q2.06	853.29	1017.96	834.58	296.91
Q4.06	855.79	1150.2	874.5	315.62
Q2.07	861.27	1230.56	900.15	317.06
Q4.07	912.29	1304.66	940.23	343.78
Q2.08	928.27	1326.26	892.52	350.33
Q4.08	924.69	1353.67	960.44	364.63
Q2.09	875.12	1200.33	970.91	361.87
Q4.09	807.71	1108.09	966.18	363.06
Q2.10	807.81	1093.06	883.8	379.94
Q4.10	804.3	1089.55	936.4	372.92
Q2.11	770.64	1142.79	874.84	365.28
Q4.11	824.46	1166.84	914.92	372.15
Q2.12	804.49	1219.1	915.73	370.79
Q4.12	853.93	1168.54	902.25	368.54
Q2.13	803.8	1202.38	921.94	373.19
Q4.13	783.92	1129.51	936.29	379.82
Q2.14	765.39	1189.29	894.41	395.71
Q4.14	741.54	1143.76	867.3	401.13
Q2.15	739.27	1055.79	886.27	393.78
Q4.15	729.61	1096.57	902.36	418.45
Q2.16	693.43	1005.63	829.35	404.59
Q4.16	683.87	973.77	829.35	427.95
Q2.17	663.96	1023.56	773.4	424.22
Q4.17	652.49	1051.7	855.74	431.52
Q2.18	630.85	1020.55	838.42	424.3
Q4.18	611.52	985.96	858.77	420.23
Q2.19	639.0	988.0	810.0	417.0

Diagram II.19.10 Average Rents



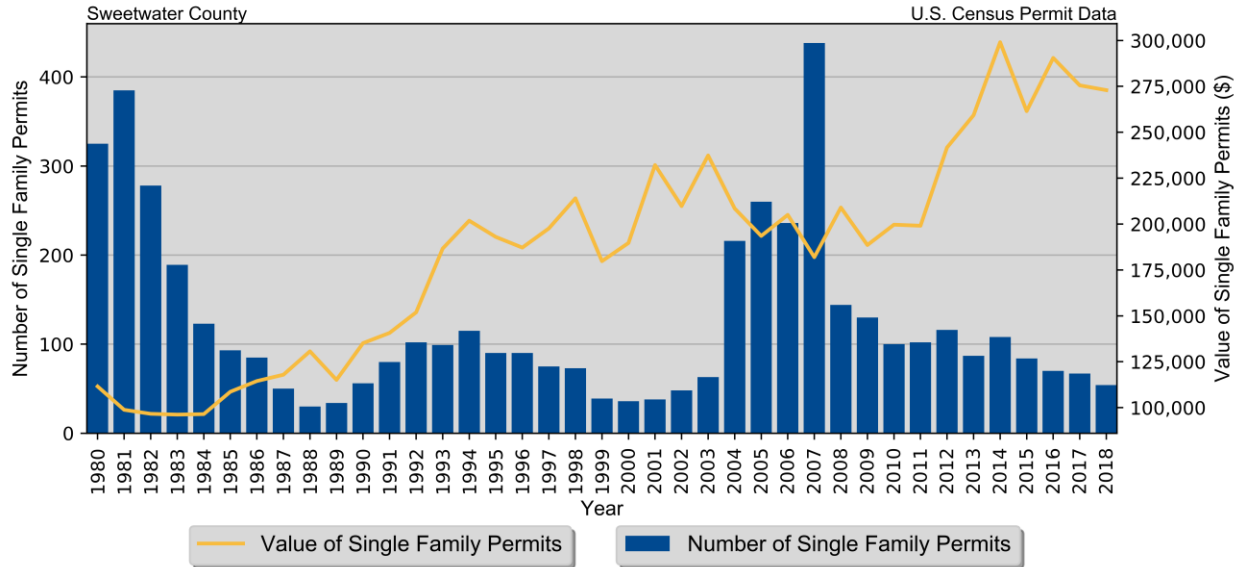
Housing Production

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 Sweetwater County decreased from 67 authorizations in 2017 to 54 in 2018.

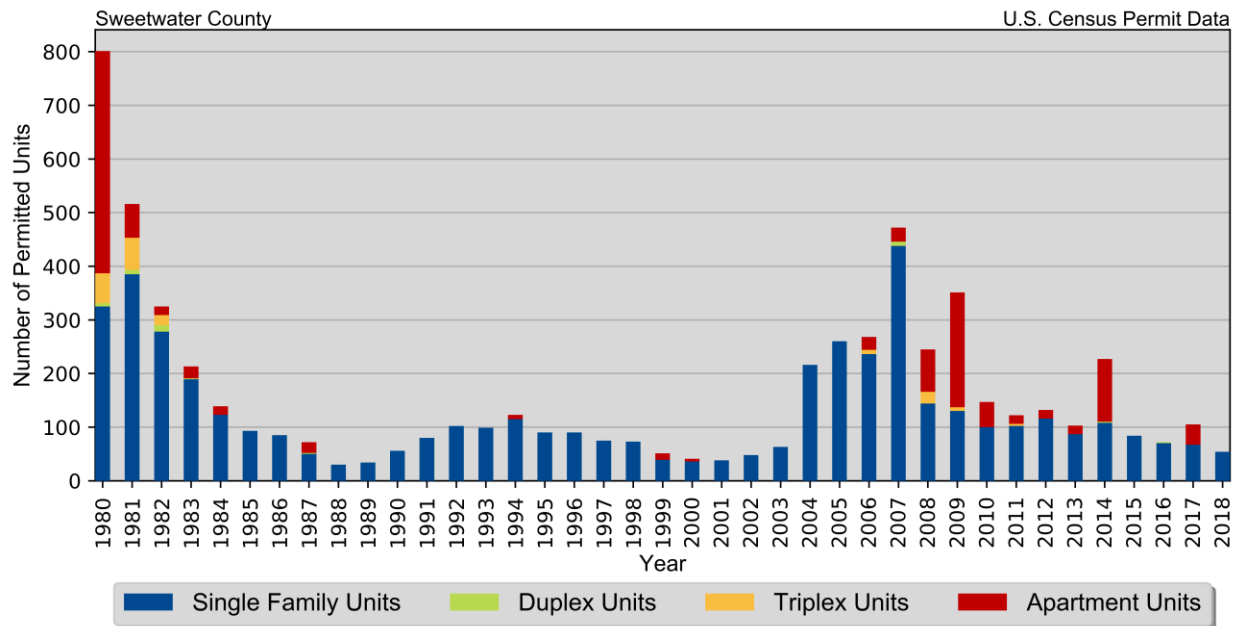
The real value of single-family building permits decreased from 275,548 dollars in 2017 to 272,935 dollars in 2018. This compares to an increase in permit value statewide, with values rising from 331348 dollars in 2017 to 367953 dollars in 2018. Additional details are given in Table II.19.34 as well as in Diagram II.19.11 and Diagram II.19.12.

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	325	6	56	414	801	111,541	53,757
1981	385	8	60	63	516	98,804	64,523
1982	278	12	19	16	325	96,621	63,188
1983	189	2	0	22	213	96,197	82,162
1984	123	0	0	16	139	96,458	68,262
1985	93	0	0	0	93	108,638	0
1986	85	0	0	0	85	114,474	0
1987	50	2	0	20	72	117,913	54,386
1988	30	0	0	0	30	130,669	0
1989	34	0	0	0	34	115,096	0
1990	56	0	0	0	56	135,121	0
1991	80	0	0	0	80	140,703	0
1992	102	0	0	0	102	151,905	0
1993	99	0	0	0	99	186,652	0
1994	115	0	0	8	123	201,817	74,954
1995	90	0	0	0	90	192,987	0
1996	90	0	0	0	90	187,162	0
1997	75	0	0	0	75	197,620	0
1998	73	0	0	0	73	214,014	0
1999	39	0	0	12	51	179,772	34,928
2000	36	0	0	5	41	189,697	34,167
2001	38	0	0	0	38	232,123	0
2002	48	0	0	0	48	209,783	0
2003	63	0	0	0	63	237,346	0
2004	216	0	0	0	216	208,464	0
2005	260	0	0	0	260	193,517	0
2006	236	0	8	24	268	204,998	45,962
2007	438	8	0	26	472	181,931	133,943
2008	144	0	22	79	245	208,984	69,905
2009	130	0	7	214	351	188,570	68,283
2010	100	0	0	47	147	199,651	67,499
2011	102	0	4	16	122	199,074	26,472
2012	116	0	0	16	132	241,694	47,605
2013	87	0	0	16	103	259,294	167,236
2014	108	2	0	117	227	299,052	73,277
2015	84	0	0	0	84	261,505	0
2016	70	2	0	0	72	290,472	0
2017	67	0	0	38	105	275,548	100,440
2018	54	0	0	0	54	272,935	0

**Diagram II.19.11
Single-Family Permits**



**Diagram II.19.12
Total Permits by Unit Type**



Housing Characteristics

Households by type and tenure are shown in Table II.19.35. Family households represented 68.2 percent of households, while non-family households accounted for 31.8 percent. These changed from 69.2 and 30.8 percent, respectively.

Table II.19.35				
Household Type by Tenure				
Sweetwater County				
2010 Census SF1 & 2018 Five-Year ACS Data				
Household Type	2010 Census		2018 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,405	69.2%	10,824	68.2%
Married-Couple Family	8,813	77.3%	8,380	77.4%
Owner-Occupied	7,460	84.6%	7,209	86.0%
Renter-Occupied	1,353	15.4%	1,171	14.0%
Other Family	2,592	22.7%	2,444	23.9%
Male Householder, No Spouse Present	1,116	43.1%	748	45.7%
Owner-Occupied	673	60.3%	538	71.9%
Renter-Occupied	443	39.7%	210	28.1%
Female Householder, No Spouse Present	1,476	56.9%	1,696	60.4%
Owner-Occupied	789	53.5%	1,036	61.1%
Renter-Occupied	687	46.5%	660	38.9%
Non-Family Households	5,070	30.8%	5,047	31.8%
Owner-Occupied	2,950	58.2%	3,179	63.0%
Renter-Occupied	2,120	41.8%	1,868	37.0%
Total	16,475	100.0%	15,871	100.0%

Table II.19.36, below, shows housing units by type in 2010 and 2018. In 2010, there were 18,007 housing units, compared with 19,628 in 2018. Single-family units accounted for 62.5 percent of units in 2018, compared to 61.7 in 2010. Apartment units accounted for 8.5 percent in 2018, compared to 7.9 percent in 2010.

Table II.19.36				
Housing Units by Type				
Sweetwater County				
2010 & 2018 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	11,111	61.7%	12,262	62.5%
Duplex	586	3.3%	652	3.3%
Tri- or Four-Plex	618	3.4%	687	3.5%
Apartment	1,414	7.9%	1,675	8.5%
Mobile Home	4,278	23.8%	4,332	22.1%
Boat, RV, Van, Etc.	0	0%	20	0.1%
Total	18,007	100.0%	19,628	100.0%

Table II.19.37 shows housing units by tenure from 2010 to 2018. By 2018, there were 19,628 housing units. An estimated 75.4 percent were owner-occupied, and 19.1 percent were vacant.

Table II.19.37				
Housing Units by Tenure				
Sweetwater County				
2010 Census & 2018 Five-Year ACS Data				
Tenure	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,475	87.9%	15,871	80.9%
Owner-Occupied	11,872	72.1%	11,962	75.4%
Renter-Occupied	4,603	27.9%	3,909	24.6%
Vacant Housing Units	2,260	12.1%	3,757	19.1%
Total Housing Units	18,735	100.0%	19,628	100.0%

Households by income for the 2010 and 2018 Five-Year ACS are shown in Table II.19.38. Households earning more than 100,000 dollars per year represented 32.1 percent of households in 2018, compared to 27.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 8.7 percent of households in 2018, compared to 6.8 percent in 2010.

Table II.19.38				
Households by Income				
Sweetwater County				
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	1,109	6.8%	1,377	8.7%
\$15,000 to \$19,999	611	3.7%	774	4.9%
\$20,000 to \$24,999	603	3.7%	528	3.3%
\$25,000 to \$34,999	1,294	7.9%	970	6.1%
\$35,000 to \$49,999	1,823	11.1%	1,700	10.7%
\$50,000 to \$74,999	3,608	22.0%	2,820	17.8%
\$75,000 to \$99,999	2,790	17.0%	2,600	16.4%
\$100,000 or More	4,577	27.9%	5,102	32.1%
Total	16,415	100.0%	15,871	100.0%

Table II.19.39 shows households by year home built for the 2010 and 2018 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 10.4 percent of households in 2010 and 15.3 percent of households in 2018. Housing units built in 1939 or earlier represented 10.3 percent of households in 2018 and 11.8 percent of households in 2010.

Table II.19.39				
Households by Year Home Built				
Sweetwater County				
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	1,936	11.8%	1,627	10.3%
1940 to 1949	966	5.9%	530	3.3%
1950 to 1959	917	5.6%	804	5.1%
1960 to 1969	1,045	6.4%	1,108	7.0%
1970 to 1979	5,161	31.4%	3,838	24.2%
1980 to 1989	2,929	17.8%	2,748	17.3%
1990 to 1999	1,755	10.7%	1,710	10.8%
2000 to 2009	1,706	10.4%	2,429	15.3%
2010 or Later	.	.	1,077	6.8%
Total	16,415	100.0%	15,871	100.0%

The distribution of unit types by race are shown in Table II.19.40. An estimated 69.2 percent of white households occupy single-family homes, compared to 26.0 percent of black households. Some 6.1 percent of white households occupied apartments, compared to 38.2 percent of black households. An estimated 43.9 percent of Asian, and 21.4 percent of American Indian households occupy single-family homes.

Table II.19.40 Distribution of Units in Structure by Race Sweetwater County 2018 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	69.2%	26.0%	21.4%	43.9%	12.3%	57.5%	51.1%
Duplex	2.4%	5.9%	15.3%	18.3%	0%	0%	0%
Tri- or Four-Plex	1.6%	29.9%	38.6%	0%	0%	9.1%	22.3%
Apartment	6.1%	38.2%	8.8%	19.5%	87.7%	8.1%	23.9%
Mobile Home	20.6%	0%	15.8%	18.3%	0%	25.3%	2.7%
Boat, RV, Van, Etc.	0.1%	0%	0%	0%	0%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2018 are shown in Table II.19.41. An estimated 41.3 percent of vacant units were for rent in 2010. In addition, some 14.9 percent of vacant units were for sale. “Other” vacant units represented 22.9 percent of vacant units in 2010. “Other” vacant units are not for sale or rent, or otherwise available to the marketplace. These units may be problematic if concentrated in certain areas, and may create a “blighting” effect.

By 2018, for rent units accounted for 34.7 percent of vacant units, while for sale units accounted for 7.2 percent. “Other” vacant units accounted for 34.8 percent of vacant units, representing a total of 1,306 “other” vacant units.

Table II.19.41 Disposition of Vacant Housing Units Sweetwater County 2010 Census & 2018 Five-Year ACS Data				
Disposition	2010 Census		2018 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	934	41.3%	1,304	34.7%
For Sale	337	14.9%	271	7.2%
Rented Not Occupied	24	1.1%	174	4.6%
Sold Not Occupied	45	2.0%	472	12.6%
For Seasonal, Recreational, or Occasional Use	295	13.1%	174	4.6%
For Migrant Workers	107	4.7%	56	1.5%
Other Vacant	518	22.9%	1,306	34.8%
Total	2,260	100.0%	3,757	100.0%

Table II.19.42, shows the number of households in the county by number of bedrooms and tenure. There were 92 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 5.7 percent of total households in Sweetwater County. In Sweetwater County the 8,295 households with three bedrooms accounted for 25.6 percent of all households, and there were only 1,621 five-bedroom or more households, which accounted for 17.3 percent of all households.

Table II.19.42				
Households by Number of Bedrooms				
Sweetwater County				
2018 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	50	92	169	100
One	135	611	1,128	0.9
Two	1,508	1,849	5,025	5.7
Three	5,875	1,110	8,295	25.6
Four	2,886	198	3,390	42.3
Five or more	1,508	49	1,621	17.3
Total	15,871	3,909	19,628	100.0

The age of a structure influences its value. As shown in Table II.19.43, structures built in 1939 or earlier had a median value of, 136,400 while structures built between 1950 and 1959 had a median value of 165,800 and those built between 1990 to 1999 had a median value of 249,000. 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 344,100 and, 353,400 respectively. The total median value in Sweetwater County was, 205,800.

Table II.19.43	
Owner Occupied Median Value by Year Structure Built	
Sweetwater County	
2018 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	136,400
1940 to 1949	155,500
1950 to 1959	165,800
1960 to 1969	197,300
1970 to 1979	212,200
1980 to 1989	217,100
1990 to 1999	249,000
2000 to 2009	194,000
2010 to 2013	344,100
2014 or later	353,400
Median Value	205,800

Household mortgage status is reported in Table II.19.44. In, Sweetwater County households with a mortgage accounted for 51.7 percent of all households or 6,187 housing units, and the remaining 48.1 percent or 5,755 units had no mortgage. Of those units with a mortgage, 407 had either a second mortgage or home equity loan, 25 had both a second mortgage and home equity loan, and 5,755 or 48.1 percent had no second mortgage or no home equity loan.

Table II.19.44		
Mortgage Status		
Sweetwater County		
2018 Five-Year ACS Data		
Mortgage Status	Sweetwater County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	6,187	51.7
With either a second mortgage or home equity loan, but not both	407	3.4
Second mortgage only	140	1.2
Home equity loan only	267	2.2
Both second mortgage and home equity loan	25	0.2
No second mortgage and no home equity loan	5,755	48.1
Housing units without a mortgage	5,775	48.3
Total	11,962	100.0%

Table II.19.45 lists the Sweetwater County median rent as \$755 and the median home value as \$205,800.

Table II.19.45	
Median Rent	
Sweetwater County	
2018 Five-Year ACS Data	
Place	Rent
Median Rent	\$755
Median Home Value	\$205,800

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.

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. 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 II.19.46. In 2018, an estimated 1.7 percent of households were overcrowded, and an additional 0.3 percent were severely overcrowded.

Table II.19.46							
Overcrowding and Severe Overcrowding							
Sweetwater County							
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	11,827	97.8%	261	2.2%	8	0.1%	12,096
2018 Five-Year ACS	11,817	98.8%	109	0.9%	36	0.3%	11,962
Renter							
2010 Five-Year ACS	4,096	94.8%	187	4.3%	36	0.8%	4,319
2018 Five-Year ACS	3,746	95.8%	155	4.0%	8	0.2%	3,909
Total							
2010 Five-Year ACS	15,923	97.0%	448	2.7%	44	0.3%	16,415
2018 Five-Year ACS	15,563	98.1%	264	1.7%	44	0.3%	15,871

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. This data is displayed in Table II.19.47 and Table II.19.48, below.

There were a total of 63 households with incomplete plumbing facilities in 2018, representing 0.4 percent of households in Sweetwater County. This is compared to 0.7 percent of households lacking complete plumbing facilities in 2010.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Plumbing Facilities	16,296	15,808
Lacking Complete Plumbing Facilities	119	63
Total Households	16,415	15,871
Percent Lacking	0.7%	0.4%

There were 35 households lacking complete kitchen facilities in 2018, compared to 147 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.2 percent in 2018.

Households	2010 Five-Year ACS	2018 Five-Year ACS
With Complete Kitchen Facilities	16,268	15,836
Lacking Complete Kitchen Facilities	147	35
Total Households	16,415	15,871
Percent Lacking	0.9%	0.2%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 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.

As seen in Table II.19.49, in Sweetwater County 10.1 percent of households had a cost burden and 8.2 percent had a severe cost burden. Some 18.6 percent of renters were cost burdened, and 18.1 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.1 percent and a severe cost burden rate of 3.3 percent. Owner occupied households with a mortgage had a cost burden rate of 10.3 percent, and severe cost burden at 6.4 percent.

Table II.19.49
Cost Burden and Severe Cost Burden by Tenure
 Sweetwater County
 2010 & 2018 Five-Year ACS Data

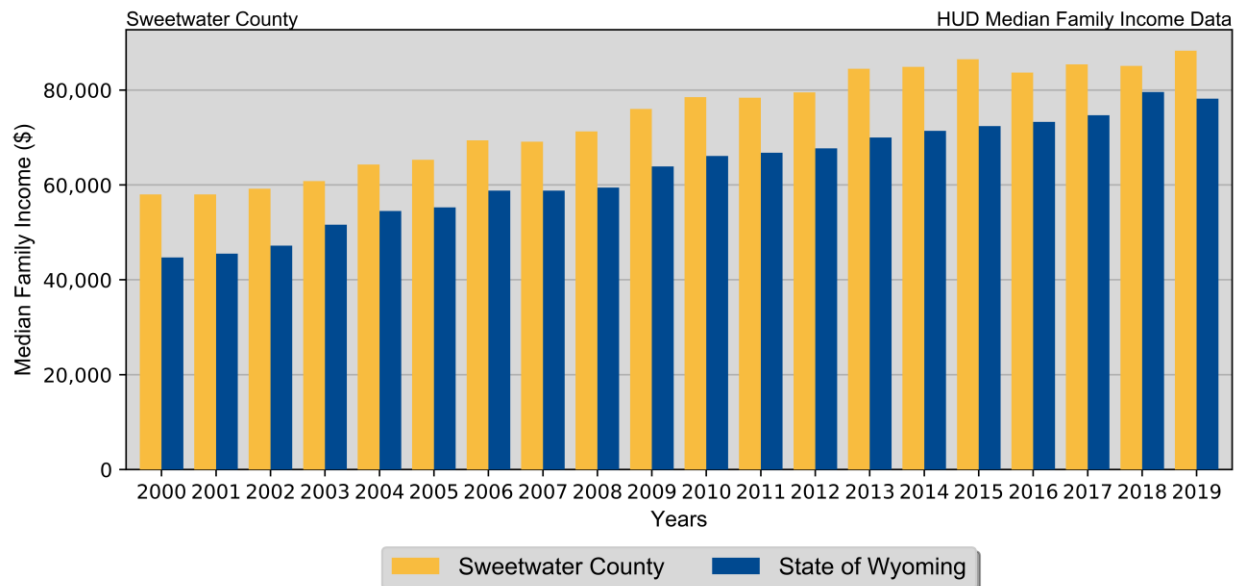
Data Source	Less Than 30%		31%-50%		Above 50%		Not Computed		Total
	Households	% of Total	Households	% of Total	Households	% of Total	Households	% of Total	
Owner With a Mortgage									
2010 Five-Year ACS	5,808	80.5%	967	13.4%	436	6.0%	0	0%	7,211
2018 Five-Year ACS	5,135	83.0%	639	10.3%	397	6.4%	16	0.3%	6,187
Owner Without a Mortgage									
2010 Five-Year ACS	4,532	92.8%	172	3.5%	138	2.8%	43	0.9%	4,885
2018 Five-Year ACS	5,242	90.8%	238	4.1%	191	3.3%	104	1.8%	5,775
Renter									
2010 Five-Year ACS	2,964	68.6%	559	12.9%	375	8.7%	421	9.7%	4,319
2018 Five-Year ACS	2,190	56.0%	726	18.6%	709	18.1%	284	7.3%	3,909
Total									
2010 Five-Year ACS	13,304	81.0%	1,698	10.3%	949	5.8%	464	2.8%	16,415
2018 Five-Year ACS	12,567	79.2%	1,603	10.1%	1,297	8.2%	404	2.5%	15,871

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 II.19.50 shows that the HUD estimated MFI for Sweetwater County was \$88,300 in 2019. This compared to Wyoming’s MFI of \$78,200. Diagram II.19.13, illustrates the estimated MFI for 2000 through 2018.

Table II.19.50 Median Family Income Sweetwater County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	58,000	44,700
2001	58,000	45,500
2002	59,200	47,200
2003	60,800	51,600
2004	64,300	54,500
2005	65,300	55,250
2006	69,400	58,800
2007	69,100	58,800
2008	71,300	59,450
2009	76,000	63,900
2010	78,500	66,100
2011	78,400	66,800
2012	79,500	67,700
2013	84,500	70,000
2014	84,900	71,400
2015	86,500	72,400
2016	83,700	73,300
2017	85,400	74,700
2018	85,100	79,600
2019	88,300	78,200

Diagram II.19.13
Estimated Median Family Income



Comprehensive Housing Affordability Strategy (CHAS)

The following table set shows Comprehensive Housing Affordability Strategy (CHAS) data.

Housing Problems by Income, Race, and Tenure

Table II.19.51 through Table II.19.56 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 high 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 Sweetwater County, housing problems are faced by 1,260 White homeowner households, 0 Black homeowner households, 20 Asian homeowner households, and 150 Hispanic homeowner households.

Table II.19.51
Percent of Homeowner Households with Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	57.6%	0%	100.0%	100.0%	0%	0%	46.4%	57.1%
\$26,491 to \$44,150	21.1%	0%	0%	100.0%	0%	50.0%	26.1%	21.6%
\$44,151 to \$70,640	18.7%	0%	0%	0%	0%	0%	11.6%	17.7%
\$70,641 to \$88,300	7.6%	0%	0%	0%	0%	0%	3.6%	6.8%
Above \$88,300	3.5%	0%	0%	0%	0%	0%	4.1%	3.4%
Total	12.0%	0%	20.0%	100.0%	0%	8.7%	12.2%	12.1%
Without Housing Problems								
\$0 to \$26,490	34.7%	0%	0%	0%	0%	0%	35.7%	34.0%
\$26,491 to \$44,150	78.9%	100.0%	0%	0%	0%	50.0%	73.9%	78.4%
\$44,151 to \$70,640	81.3%	0%	0%	0%	0%	100.0%	88.4%	82.3%
\$70,641 to \$88,300	92.4%	0%	0%	0%	0%	0%	96.4%	93.2%
Above \$88,300	96.5%	0%	100.0%	0%	0%	100.0%	95.9%	96.6%
Total	87.4%	100.0%	80.0%	0%	0%	91.3%	85.8%	87.2%

Table II.19.52
Homeowner Households with Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	490	0	20	4	0	0	65	579
\$26,491 to \$44,150	185	0	0	4	0	10	30	229
\$44,151 to \$70,640	290	0	0	0	0	0	25	315
\$70,641 to \$88,300	80	0	0	0	0	0	10	90
Above \$88,300	215	0	0	0	0	0	20	235
Total	1,260	0	20	8	0	10	150	1,448
Without Housing Problems								
\$0 to \$26,490	295	0	0	0	0	0	50	345
\$26,491 to \$44,150	690	45	0	0	0	10	85	830
\$44,151 to \$70,640	1,260	0	0	0	0	10	190	1,460
\$70,641 to \$88,300	970	0	0	0	0	0	265	1,235
Above \$88,300	5,955	0	80	0	0	85	465	6,585
Total	9,170	45	80	0	0	105	1,055	10,455
Not Computed								
\$0 to \$26,490	65	0	0	0	0	0	25	90
\$26,491 to \$44,150	0	0	0	0	0	0	0	0
\$44,151 to \$70,640	0	0	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0	0	0
Total	65	0	0	0	0	0	25	90
Total								
\$0 to \$26,490	850	0	20	4	0	0	140	1,014
\$26,491 to \$44,150	875	45	0	4	0	20	115	1,059
\$44,151 to \$70,640	1,550	0	0	0	0	10	215	1,775
\$70,641 to \$88,300	1,050	0	0	0	0	0	275	1,325
Above \$88,300	6,170	0	80	0	0	85	485	6,820
Total	10,495	45	100	8	0	115	1,230	11,993

In total, some 1,617 renter households face housing problems in Sweetwater County. Of these, some 1,135 white renter households, 40 black renter households, 0 Asian renter households, and 400 Hispanic renter households face housing problems.

Table II.19.53
Renter Households with Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	465	10	0	15	0	4	190	684
\$26,491 to \$44,150	305	30	0	4	0	15	195	549
\$44,151 to \$70,640	285	0	0	0	0	4	0	289
\$70,641 to \$88,300	25	0	0	0	0	0	0	25
Above \$88,300	55	0	0	0	0	0	15	70
Total	1,135	40	0	19	0	23	400	1,617
Without Housing Problems								
\$0 to \$26,490	185	0	0	0	0	0	25	210
\$26,491 to \$44,150	260	0	0	0	0	0	75	335
\$44,151 to \$70,640	495	10	15	0	0	0	135	655
\$70,641 to \$88,300	485	0	0	4	0	0	80	569
Above \$88,300	910	0	0	15	50	25	120	1,120
Total	2,335	10	15	19	50	25	435	2,889
Not Computed								
\$0 to \$26,490	30	10	0	0	0	0	0	40
\$26,491 to \$44,150	0	0	0	0	0	0	0	0
\$44,151 to \$70,640	0	0	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0	0	0
Total	30	10	0	0	0	0	0	40
Total								
\$0 to \$26,490	680	20	0	15	0	4	215	934
\$26,491 to \$44,150	565	30	0	4	0	15	270	884
\$44,151 to \$70,640	780	10	15	0	0	4	135	944
\$70,641 to \$88,300	510	0	0	4	0	0	80	594
Above \$88,300	965	0	0	15	50	25	135	1,190
Total	3,500	60	15	38	50	48	835	4,546

Table II.19.54
Percent of Renter Households with Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	68.4%	50.0%	0%	100.0%	0%	100.0%	88.4%	73.2%
\$26,491 to \$44,150	54.0%	100.0%	0%	100.0%	0%	100.0%	72.2%	62.1%
\$44,151 to \$70,640	36.5%	0%	0%	0%	0%	100.0%	0%	30.6%
\$70,641 to \$88,300	4.9%	0%	0%	0%	0%	0%	0%	4.2%
Above \$88,300	5.7%	0%	0%	0%	0%	0%	11.1%	5.9%
Total	32.4%	66.7%	0%	50.0%	0%	47.9%	47.9%	35.6%
Without Housing Problems								
\$0 to \$26,490	27.2%	0%	0%	0%	0%	0%	11.6%	22.5%
\$26,491 to \$44,150	46.0%	0%	0%	0%	0%	0%	27.8%	37.9%
\$44,151 to \$70,640	63.5%	100.0%	100.0%	0%	0%	0%	100.0%	69.4%
\$70,641 to \$88,300	95.1%	0%	0%	100.0%	0%	0%	100.0%	95.8%
Above \$88,300	94.3%	0%	0%	100.0%	100.0%	100.0%	88.9%	94.1%
Total	66.7%	16.7%	100.0%	50.0%	100.0%	52.1%	52.1%	63.6%

Overall, there are 3,065 households, or 18.5% of households with housing problems in Sweetwater County. This includes 2,395 White households, 40 Black households, 20 Asian households, 27 American Indian, 0 Pacific Islander, and 33 “other” race households with housing problems. In addition, there are 550 Hispanic households with housing problems. This is shown in Table II.19.55 and Table II.19.56.

Table II.19.55
Percent of Total Households with Housing Problems by Income and Race

Sweetwater County
 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 \$26,490	62.4%	50.0%	100.0%	100.0%	0%	100.0%	71.8%	64.8%
\$26,491 to \$44,150	34.0%	40.0%	0%	100.0%	0%	71.4%	58.4%	40.0%
\$44,151 to \$70,640	24.7%	0%	0%	0%	0%	28.6%	7.1%	22.2%
\$70,641 to \$88,300	6.7%	0%	0%	0%	0%	0%	2.8%	6.0%
Above \$88,300	3.8%	0%	0%	0%	0%	0%	5.6%	3.8%
Total	17.1%	38.1%	17.4%	58.7%	0%	20.2%	26.6%	18.5%
Without Housing Problems								
\$0 to \$26,490	31.4%	0%	0%	0%	0%	0%	21.1%	28.5%
\$26,491 to \$44,150	66.0%	60.0%	0%	0%	0%	28.6%	41.6%	60.0%
\$44,151 to \$70,640	75.3%	100.0%	100.0%	0%	0%	71.4%	92.9%	77.8%
\$70,641 to \$88,300	93.3%	0%	0%	100.0%	0%	0%	97.2%	94.0%
Above \$88,300	96.2%	0%	100.0%	100.0%	100.0%	100.0%	94.4%	96.2%
Total	82.2%	52.4%	82.6%	41.3%	100.0%	79.8%	72.2%	80.7%

Table II.19.56
Total Households with Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	955	10	20	19	0	4	255	1,263
\$26,491 to \$44,150	490	30	0	8	0	25	225	778
\$44,151 to \$70,640	575	0	0	0	0	4	25	604
\$70,641 to \$88,300	105	0	0	0	0	0	10	115
Above \$88,300	270	0	0	0	0	0	35	305
Total	2,395	40	20	27	0	33	550	3,065
Without Housing Problems								
\$0 to \$26,490	480	0	0	0	0	0	75	555
\$26,491 to \$44,150	950	45	0	0	0	10	160	1,165
\$44,151 to \$70,640	1,755	10	15	0	0	10	325	2,115
\$70,641 to \$88,300	1,455	0	0	4	0	0	345	1,804
Above \$88,300	6,865	0	80	15	50	110	585	7,705
Total	11,505	55	95	19	50	130	1,490	13,344
Not Computed								
\$0 to \$26,490	95	10	0	0	0	0	25	130
\$26,491 to \$44,150	0	0	0	0	0	0	0	0
\$44,151 to \$70,640	0	0	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0	0	0
Total	95	10	0	0	0	0	25	130
Total								
\$0 to \$26,490	1,530	20	20	19	0	4	355	1,948
\$26,491 to \$44,150	1,440	75	0	8	0	35	385	1,943
\$44,151 to \$70,640	2,330	10	15	0	0	14	350	2,719
\$70,641 to \$88,300	1,560	0	0	4	0	0	355	1,919
Above \$88,300	7,135	0	80	15	50	110	620	8,010
Total	13,995	105	115	46	50	163	2,065	16,539

Table II.19.57 through Table II.19.60 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 1,205 white households, 10 black households, 20 Asian households, as well as 350 Hispanic homeowner households.

Table II.19.57								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Sweetwater County 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 \$26,490	43.5%	0%	100.0%	100.0%	0%	0%	39.3%	44.3%
\$26,491 to \$44,150	9.7%	0%	0%	100.0%	0%	0%	20.8%	10.6%
\$44,151 to \$70,640	3.2%	0%	0%	0%	0%	0%	11.6%	4.2%
\$70,641 to \$88,300	1.4%	0%	0%	0%	0%	0%	0%	1.1%
Above \$88,300	1.9%	0%	0%	0%	0%	0%	4.1%	2.0%
Total	6.1%	0	20.0%	100.0%	0%	0%	10.1%	6.6%
Without A Severe Housing Problem								
\$0 to \$26,490	48.8%	0%	0%	0%	0%	0%	42.9%	46.8%
\$26,491 to \$44,150	90.3%	100.0%	0%	0%	0%	100.0%	79.2%	89.4%
\$44,151 to \$70,640	96.8%	0%	0%	0%	0%	100.0%	88.4%	95.8%
\$70,641 to \$88,300	98.6%	0%	0%	0%	0%	0%	100.0%	98.9%
Above \$88,300	98.1%	0%	100.0%	0%	0%	100.0%	95.9%	98.0%
Total	93.3%	100.0%	80.0%	0%	0%	100.0%	87.9%	92.7%

Table II.19.58
Percent of Renter Households with Severe Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	52.2%	50.0%	0%	100.0%	0%	100.0%	60.5%	55.0%
\$26,491 to \$44,150	13.4%	0%	0%	0%	0%	100.0%	29.6%	19.3%
\$44,151 to \$70,640	7.7%	0%	0%	0%	0%	0%	0%	6.4%
\$70,641 to \$88,300	4.9%	0%	0%	0%	0%	0%	0%	4.2%
Above \$88,300	5.7%	0%	0%	0%	0%	0%	11.1%	5.9%
Total	16.3%	16.7%	0%	39.5%	0%	39.6%	26.9%	18.5%
Without A Severe Housing Problems								
\$0 to \$26,490	43.4%	0%	0%	0%	0%	0%	39.5%	40.7%
\$26,491 to \$44,150	86.6%	100.0%	0%	100.0%	0%	0%	70.4%	80.7%
\$44,151 to \$70,640	92.3%	100.0%	100.0%	0%	0%	100.0%	100.0%	93.6%
\$70,641 to \$88,300	95.1%	0%	0%	100.0%	0%	0%	100.0%	95.8%
Above \$88,300	94.3%	0%	0%	100.0%	100.0%	100.0%	88.9%	94.1%
Total	82.8%	66.7%	100.0%	60.5%	0%	60.4%	73.1%	80.6%

Table II.19.59
Percent of Total Households with Severe Housing Problems by Income and Race

Sweetwater County
 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 \$26,490	47.4%	50.0%	100.0%	100.0%	0%	100.0%	52.1%	49.4%
\$26,491 to \$44,150	11.1%	0%	0%	50.0%	0%	37.5%	26.9%	14.5%
\$44,151 to \$70,640	4.7%	0%	0%	0%	0%	0%	7.1%	5.0%
\$70,641 to \$88,300	2.6%	0%	0%	0%	0%	0%	0%	2.1%
Above \$88,300	2.4%	0%	0%	0%	0%	0%	5.6%	2.6%
Total	8.6%	9.5%	17.4%	50.0%	0%	11.3%	16.9%	9.8%
Without A Severe Housing Problems								
\$0 to \$26,490	46.4%	0%	0%	0%	0%	0%	40.8%	43.9%
\$26,491 to \$44,150	88.9%	100.0%	0%	50.0%	0%	62.5%	73.1%	85.5%
\$44,151 to \$70,640	95.3%	100.0%	100.0%	0%	0%	100.0%	92.9%	95.0%
\$70,641 to \$88,300	97.4%	0%	0%	100.0%	0%	0%	100.0%	97.9%
Above \$88,300	97.6%	0%	100.0%	100.0%	100.0%	100.0%	94.4%	97.4%
Total	90.7%	81.0%	82.6%	50.0%	100.0%	88.7%	81.9%	89.4%

Table II.19.60
Total Households with Severe Housing Problems by Income and Race
 Sweetwater County
 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 \$26,490	725	10	20	19	0	4	185	963
\$26,491 to \$44,150	160	0	0	4	0	15	105	284
\$44,151 to \$70,640	110	0	0	0	0	0	25	135
\$70,641 to \$88,300	40	0	0	0	0	0	0	40
Above \$88,300	170	0	0	0	0	0	35	205
Total	1,205	10	20	23	0	19	350	1,627
Without A Severe Housing Problems								
\$0 to \$26,490	710	0	0	0	0	0	145	855
\$26,491 to \$44,150	1,280	75	0	4	0	25	285	1,669
\$44,151 to \$70,640	2,220	10	15	0	0	14	325	2,584
\$70,641 to \$88,300	1,520	0	0	4	0	0	355	1,879
Above \$88,300	6,960	0	80	15	50	110	585	7,800
Total	12,690	85	95	23	50	149	1,695	14,787
Not Computed								
\$0 to \$26,490	95	10	0	0	0	0	25	130
\$26,491 to \$44,150	0	0	0	0	0	0	0	0
\$44,151 to \$70,640	0	0	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0	0	0
Total	95	10	0	0	0	0	25	130
Total								
\$0 to \$26,490	1,530	20	20	19	0	4	355	1,948
\$26,491 to \$44,150	1,440	75	0	8	0	40	390	1,953
\$44,151 to \$70,640	2,330	10	15	0	0	14	350	2,719
\$70,641 to \$88,300	1,560	0	0	4	0	0	355	1,919
Above \$88,300	7,130	0	80	15	50	110	620	8,005
Total	13,990	105	115	46	50	168	2,070	16,544

Housing problems are explored by type and income in Table II.19.61 and Table II.19.62. More than 1,440 households have a cost burden and 1,049 have a severe cost burden. Some 770 renter households are impacted by cost burdens, and 540 are impacted by severe cost burdens. On the other hand, some 670 owner-occupied households have cost burdens, and 509 have severe cost burdens. Overall there are 13,325 households without a housing problem.

Table II.19.61						
Percent of Housing Problems by Income and Tenure						
Sweetwater County						
2012–2016 HUD CHAS Data						
Housing Problem	\$0 to \$26,490	\$26,491 to \$44,150	\$44,151 to \$70,640	\$70,641 to \$88,300	Above \$88,300	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	81.2%	0%	21.1%	100.0%	66.7%	69.9%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	61.5%	61.5%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	14.3%	16.7%	52.6%	28.6%	70.0%	39.7%
Housing cost burden greater than 50% of income (and none of the above problems)	45.7%	51.3%	100.0%	100.0%	100.0%	48.5%
Housing cost burden greater than 30% of income (and none of the above problems)	44.1%	24.2%	51.6%	100.0%	100.0%	46.5%
Zero/negative income (and none of the above problems)	69.2%	0%	0%	0%	0%	69.2%
Has none of the 4 housing problems	61.8%	71.4%	69.2%	68.3%	85.5%	78.4%
Total	51.9%	54.9%	65.4%	69.1%	85.2%	72.6%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	18.8%	0%	78.9%	0%	33.3%	30.1%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	38.5%	38.5%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	85.7%	83.3%	47.4%	71.4%	30.0%	60.3%
Housing cost burden greater than 50% of income (and none of the above problems)	54.3%	48.7%	0%	0%	0%	51.5%
Housing cost burden greater than 30% of income (and none of the above problems)	55.9%	75.8%	48.4%	0%	0%	53.5%
Zero/negative income (and none of the above problems)	30.8%	0%	0%	0%	0%	30.8%
Has none of the 4 housing problems	38.2%	28.6%	30.8%	31.7%	14.5%	21.6%
Total	48.1%	45.1%	34.6%	30.9%	14.8%	27.4%

Table II.19.62
Housing Problems by Income and Tenure
 Sweetwater County
 2012–2016 HUD CHAS Data

Housing Problem	\$0 to \$26,490	\$26,491 to \$44,150	\$44,151 to \$70,640	\$70,641 to \$88,300	Above \$88,300	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	65	0	4	4	20	93
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	40	40
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	15	50	10	70	155
Housing cost burden greater that 50% of income (and none of the above problems)	375	100	20	4	10	509
Housing cost burden greater than 30% of income (and none of the above problems)	130	120	245	80	95	670
Zero/negative income (and none of the above problems)	90	0	0	0	0	90
Has none of the 4 housing problems	340	835	1,460	1,230	6,580	10,445
Total	1,010	1,070	1,779	1,328	6,815	12,002
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	15	0	10	40
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	25	25
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	60	75	45	25	30	235
Housing cost burden greater that 50% of income (and none of the above problems)	445	95	0	0	0	540
Housing cost burden greater than 30% of income (and none of the above problems)	165	375	230	0	0	770
Zero/negative income (and none of the above problems)	40	0	0	0	0	40
Has none of the 4 housing problems	210	335	650	570	1,115	2,880
Total	935	880	940	595	1,180	4,530
Total						
Lacking complete plumbing or kitchen facilities	80	0	19	4	30	133
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	65	65
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	70	90	95	35	100	390
Housing cost burden greater that 50% of income (and none of the above problems)	820	195	20	4	10	1,049
Housing cost burden greater than 30% of income (and none of the above problems)	295	495	475	80	95	1,440
Zero/negative income (and none of the above problems)	130	0	0	0	0	130
Has none of the 4 housing problems	550	1,170	2,110	1,800	7,695	13,325
Total	1,945	1,950	2,719	1,923	7,995	16,532

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 20.4 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 66.0 percent of elderly non-family and 28.6 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.19.63

Table II.19.64 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 829 renter occupied households faced cost burdens, compared to 699 owner occupied households. Of these, there are 205 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.19.63 Owner-Occupied Households by Income and Family Status and Cost Burden Sweetwater County 2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$26,490	35	100	25	85	100	345
\$26,491 to \$44,150	155	195	10	340	145	845
\$44,151 to \$70,640	380	515	130	225	245	1,495
\$70,641 to \$88,300	185	585	190	175	110	1,245
Above \$88,300	830	3,825	720	190	1,145	6,710
Total	1,585	5,220	1,075	1,015	1,745	10,640
Cost Burden						
\$0 to \$26,490	10	45	10	55	20	140
\$26,491 to \$44,150	15	45	25	40	0	125
\$44,151 to \$70,640	0	165	65	10	20	260
\$70,641 to \$88,300	20	40	0	10	10	80
Above \$88,300	50	25	15	0	4	94
Total	95	320	115	115	54	699
Severe Cost Burden						
\$0 to \$26,490	30	120	0	110	185	445
\$26,491 to \$44,150	10	4	35	15	35	99
\$44,151 to \$70,640	0	0	0	20	0	20
\$70,641 to \$88,300	0	0	0	0	4	4
Above \$88,300	0	10	0	0	0	10
Total	40	134	35	145	224	578
Cost Burden Not Computed						
\$0 to \$26,490	15	20	0	0	50	85
\$26,491 to \$44,150	0	0	0	0	0	0
\$44,151 to \$70,640	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0
Total	15	20	0	0	50	85
Total						
\$0 to \$26,490	90	285	35	250	355	1,015
\$26,491 to \$44,150	180	244	70	395	180	1,069
\$44,151 to \$70,640	380	680	195	255	265	1,775
\$70,641 to \$88,300	205	625	190	185	124	1,329
Above \$88,300	880	3,860	735	190	1,149	6,814
Total	1,735	5,694	1,225	1,275	2,073	12,002

Table II.19.64						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Sweetwater County						
2012–2016 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$26,490	0	70	0	55	85	210
\$26,491 to \$44,150	30	225	55	30	45	385
\$44,151 to \$70,640	20	365	65	45	215	710
\$70,641 to \$88,300	15	235	65	15	270	600
Above \$88,300	55	465	140	50	475	1,185
Total	120	1,360	325	195	1,090	3,090
Cost Burden						
\$0 to \$26,490	0	85	0	25	95	205
\$26,491 to \$44,150	4	135	50	45	160	394
\$44,151 to \$70,640	0	95	10	30	95	230
\$70,641 to \$88,300	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0
Total	4	315	60	100	350	829
Severe Cost Burden						
\$0 to \$26,490	15	200	55	4	200	474
\$26,491 to \$44,150	0	80	0	0	15	95
\$44,151 to \$70,640	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0
Total	15	280	55	4	215	569
Cost Burden Not Computed						
\$0 to \$26,490	0	10	0	20	10	40
\$26,491 to \$44,150	0	0	0	0	0	0
\$44,151 to \$70,640	0	0	0	0	0	0
\$70,641 to \$88,300	0	0	0	0	0	0
Above \$88,300	0	0	0	0	0	0
Total	0	10	0	20	10	40
Total						
\$0 to \$26,490	15	365	55	104	390	929
\$26,491 to \$44,150	34	440	105	75	220	874
\$44,151 to \$70,640	20	460	75	75	310	940
\$70,641 to \$88,300	15	235	65	15	270	600
Above \$88,300	55	465	140	50	475	1,185
Total	139	1,965	440	319	1,665	4,528

In total, some 1,534 households face cost burdens, and 1,149 face severe cost burdens. This includes 695 owner households and 839 renter households with a cost burden, as seen in Table II.19.65.

Table II.19.65					
Households with Cost Burden by Tenure and Race					
Sweetwater County					
2012–2016 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	9,305	645	480	65	10,495
Black	45	0	0	0	45
Asian	80	0	20	0	100
American Indian	0	0	15	0	15
Pacific Islander	0	0	0	0	0
Other Race	105	10	0	0	115
Hispanic	1,105	40	55	25	1,225
Total	10,640	695	570	90	11,995
Renter-Occupied					
White	2,485	570	420	30	3,505
Black	10	30	10	10	60
Asian	15	0	0	0	15
American Indian	20	4	15	0	39
Pacific Islander	50	0	0	0	50
Other Race	25	20	4	0	49
Hispanic	485	215	130	0	830
Total	3,090	839	579	40	4,548
Total					
White	11,790	1,215	900	95	14,000
Black	55	30	10	10	105
Asian	95	0	20	0	115
American Indian	20	4	30	0	54
Pacific Islander	50	0	0	0	50
Other Race	130	30	4	0	164
Hispanic	1,590	255	185	25	2,055
Total	13,730	1,534	1,149	130	16,543

Lead-Based Paint Risks

Table II.19.66 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 1,185 households built between 1940 and 1979 with young children present, and 199 built prior to 1939.

Table II.19.66 Vintage of Households by Income and Presence of Young Children Sweetwater County 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 \$26,490	64	290	354
\$26,491 to \$44,150	10	245	255
\$44,151 to \$70,640	25	400	425
\$70,641 to \$88,300	40	85	125
Above \$88,300	60	565	625
Total	199	1,585	1,784
Built 1940 to 1979			
\$0 to \$26,490	180	725	905
\$26,491 to \$44,150	180	715	895
\$44,151 to \$70,640	200	910	1,110
\$70,641 to \$88,300	195	735	930
Above \$88,300	430	2,690	3,120
Total	1,185	5,775	6,960
Built 1980 or Later			
\$0 to \$26,490	75	600	675
\$26,491 to \$44,150	235	560	795
\$44,151 to \$70,640	230	950	1,180
\$70,641 to \$88,300	270	600	870
Above \$88,300	900	3,345	4,245
Total	1,710	6,055	7,765
Total			
\$0 to \$26,490	319	1,615	1,934
\$26,491 to \$44,150	425	1,520	1,945
\$44,151 to \$70,640	455	2,260	2,715
\$70,641 to \$88,300	505	1,420	1,925
Above \$88,300	1,390	6,600	7,990
Total	3,094	13,415	16,509

Elderly Housing Needs

Table II.19.67 shows the rate of housing problems for elderly households. Some 375 elderly and 173 extra-elderly households have housing problems. Of these, some 140 elderly households with housing problems have incomes less than 30 percent HAMFI, and 110 extra-elderly households have incomes below 30 percent HAMFI.

Table II.19.67 Households with Housing Problems by Income and Elderly Status Sweetwater County 2012–2016 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$26,490	140	110	1,010	1,260
\$26,491 to \$44,150	95	39	640	774
\$44,151 to \$70,640	50	14	535	599
\$70,641 to \$88,300	30	10	75	115
Above \$88,300	60	0	250	310
Total	375	173	2,510	3,058
Without Housing Problems				
\$0 to \$26,490	145	64	340	549
\$26,491 to \$44,150	165	415	590	1,170
\$44,151 to \$70,640	510	250	1,350	2,110
\$70,641 to \$88,300	375	55	1,375	1,805
Above \$88,300	1,185	165	6,350	7,700
Total	2,380	949	10,005	13,334
Not Computed				
\$0 to \$26,490	20	15	85	120
\$26,491 to \$44,150	0	0	0	0
\$44,151 to \$70,640	0	0	0	0
\$70,641 to \$88,300	0	0	0	0
Above \$88,300	0	0	0	0
Total	20	15	85	120
Total				
\$0 to \$26,490	305	189	1,435	1,929
\$26,491 to \$44,150	260	454	1,230	1,944
\$44,151 to \$70,640	560	264	1,885	2,709
\$70,641 to \$88,300	405	65	1,450	1,920
Above \$88,300	1,245	165	6,600	8,010
Total	2,775	1,137	12,600	16,512

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2018, the average sales price in Sweetwater County was \$254,847. This represented a change of -0.6 percent from the previous year. Wyoming's average was \$325,777, a change of 11.3 percent over the previous year. Table II.19.68 compares the average sales prices between 2000 and 2018.

Year	Average Price (\$)	Median Sales Price	Number of Sales	Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	108,633	.	328	.	131,207	.
2001	111,056	.	350	2.2	128,771	-1.9
2002	114,838	.	378	3.4	138,295	7.4
2003	121,652	.	510	5.9	148,276	7.2
2004	142,688	.	598	17.3	159,558	7.6
2005	179,000	.	461	25.4	178,183	11.7
2006	195,981	.	751	9.5	219,438	23.2
2007	230,063	.	664	17.4	265,044	20.8
2008	242,470	.	466	5.4	256,045	-3.4
2009	232,959	.	120	-3.9	241,622	-5.6
2010	213,689	211,500	313	-8.3	250,958	3.9
2011	217,245	206,000	274	1.7	241,301	-3.8
2012	229,003	224,000	329	5.4	266,406	10.4
2013	237,067	225,000	381	3.5	281,345	5.6
2014	248,511	239,000	335	4.8	263,432	4.8
2015	245,919	238,000	419	-1.0	275,611	4.6
2016	255,705	245,000	403	4.0	280,428	1.7
2017	256,410	245,000	377	0.3	292,759	4.4
2018	254,847	240000.0	389	-0.6	325,777	11.3

Home Mortgage Loans

The FFEIC The Home Mortgage Disclosure Act (HMDA) was enacted by Congress in 1975. Data collected under the HMDA provide a comprehensive portrait of home loan activity, including information pertaining to home purchase loans, home improvement loans, and refinancing. For the analysis only owner-occupied originated loans for single-family units were considered. As can be seen in Table II.19.69, of the 490 loans in 2018, 328 loans were for Home Purchases, 9.0 were for Home Improvement and 142 were for refinancing.

Table II.19.69 Owner-Occupied Single-Family Home Loans by Loan Type Sweetwater County 2008 – 2018 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	463	74	559	1,096
2009	261	45	798	1,104
2010	236	52.0	518	806
2011	366	31.0	401	798
2012	520	41.0	575	1,136
2013	500	45.0	515	1,060
2014	500	46.0	254	800
2015	509	34.0	396	939
2016	492	38.0	425	955
2017	472	33.0	251	756
2018	328	9.0	142	490

Table II.19.70, shows the average loan value by loan type. In 2008, average home purchase loans was 214,090 dollars in 2012 and 217,195 dollars in 2018. Overall, average loans were 182,542 dollars in 2008 and 201,592 dollars in 2018.

Table II.19.70				
Owner-Occupied Single-Family Home Loans by Average Loan Amount				
Sweetwater County				
2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$207,067	\$98,824	\$173,311	\$182,542
2009	\$203,084	\$92,178	\$182,188	\$183,459
2010	\$190,326	\$61,692	\$170,560	\$169,324
2011	\$201,765	\$66,710	\$168,262	\$179,683
2012	\$214,090	\$89,976	\$178,296	\$191,493
2013	\$227,744	\$107,533	\$176,491	\$197,740
2014	\$224,898	\$56,217	\$189,098	\$203,833
2015	\$232,642	\$99,588	\$197,040	\$212,810
2016	\$234,978	\$132,316	\$204,428	\$217,297
2017	\$237,386	\$95,485	\$202,175	\$219,501
2018	\$217,195	\$100,556	\$180,915	\$201,592

Table II.19.71, shows the total volume of owner-occupied single-family loans. In 2008, the average home purchase loans was 111,327,000 dollars in 2012 and 71,240,000 dollars in 2018. Overall, average loans were 200,066,000 dollars in 2008 and 98,780,000 dollars in 2018.

Table II.19.71				
Total Volume of Owner-Occupied Single-Family Loans				
Sweetwater County				
2008 – 2017 HMDA Data				
Year	Home Purchase	Home Improvement	Refinancing	Total
2008	\$95,872,000	\$7,313,000	\$96,881,000	\$200,066,000
2009	\$53,005,000	\$4,148,000	\$145,386,000	\$202,539,000
2010	\$44,917,000	\$3,208,000	\$88,350,000	\$136,475,000
2011	\$73,846,000	\$2,068,000	\$67,473,000	\$143,387,000
2012	\$111,327,000	\$3,689,000	\$102,520,000	\$217,536,000
2013	\$113,872,000	\$4,839,000	\$90,893,000	\$209,604,000
2014	\$112,449,000	\$2,586,000	\$48,031,000	\$163,066,000
2015	\$118,415,000	\$3,386,000	\$78,028,000	\$199,829,000
2016	\$115,609,000	\$5,028,000	\$86,882,000	\$207,519,000
2017	\$112,046,000	\$3,151,000	\$50,746,000	\$165,943,000
2018	\$71,240,000	\$905,000	\$25,690,000	\$98,780,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2019.⁵⁶ From November 2019 through January of 2020⁵⁷, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 75 surveys were completed by property managers in Sweetwater County. Of the 2,420 rental units surveyed 225 were vacant, indicating a vacancy rate of 9.3 percent. Table II.19.72 presents some basic statistics about the completed surveys. Diagram II.19.14 shows the historical vacancy rate from Sweetwater County and Wyoming over the period of June 2001 to December 2019.

Table II.19.72					
Total Units, Vacant Units, and Vacancy Rate					
Sweetwater County					
RVS Data, December 2003 – December 2019					
Year	Sample	Total Units	Vacant Units	Vacancy Rate (%)	
2004a	29	1,369	12	0.9	
2004b	28	1,264	20	1.6	
2005a	24	1,440	34	2.4	
2005b	27	923	22	2.4	
2006a	29	1,290	24	1.9	
2006b	30	1,433	9	0.6	
2007a	30	1,416	17	1.2	
2007b	32	1,484	13	0.9	
2008a	36	1,684	20	1.2	
2008b	52	1,906	30	1.6	
2009a	67	1,924	107	5.6	
2009b	72	2,085	148	7.1	
2010a	82	2,381	129	5.4	
2010b	93	2,687	156	5.8	
2011a	86	2,478	54	2.2	
2011b	94	2,417	116	4.8	
2012a	90	2,281	58	2.5	
2012b	95	3,010	145	4.8	
2013a	106	2,687	178	6.6	
2013b	116	3,723	201	5.4	
2014a	107	3,832	157	4.1	
2014b	101	3,333	231	6.9	
2015a	115	2,731	169	6.2	
2015b	86	2,811	165	5.9	
2016a	94	3,444	283	8.2	
2016b	92	2,282	303	13.3	
2017a	85	2,677	391	14.6	
2017b	79	2,182	285	13.1	
2018a	91	2,573	243	9.4	
2018b	75	2,558	254	9.9	
2019a	73	2,730	169	6.2	
2019b	75	2,420	225	9.3	

⁵⁶ Those signified as *a* in the “year” column of Table II.1.27 are conducted in June/July of each year. Those signified as *b* are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

⁵⁷ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

Diagram II.19.14
Vacancy Rates by Year

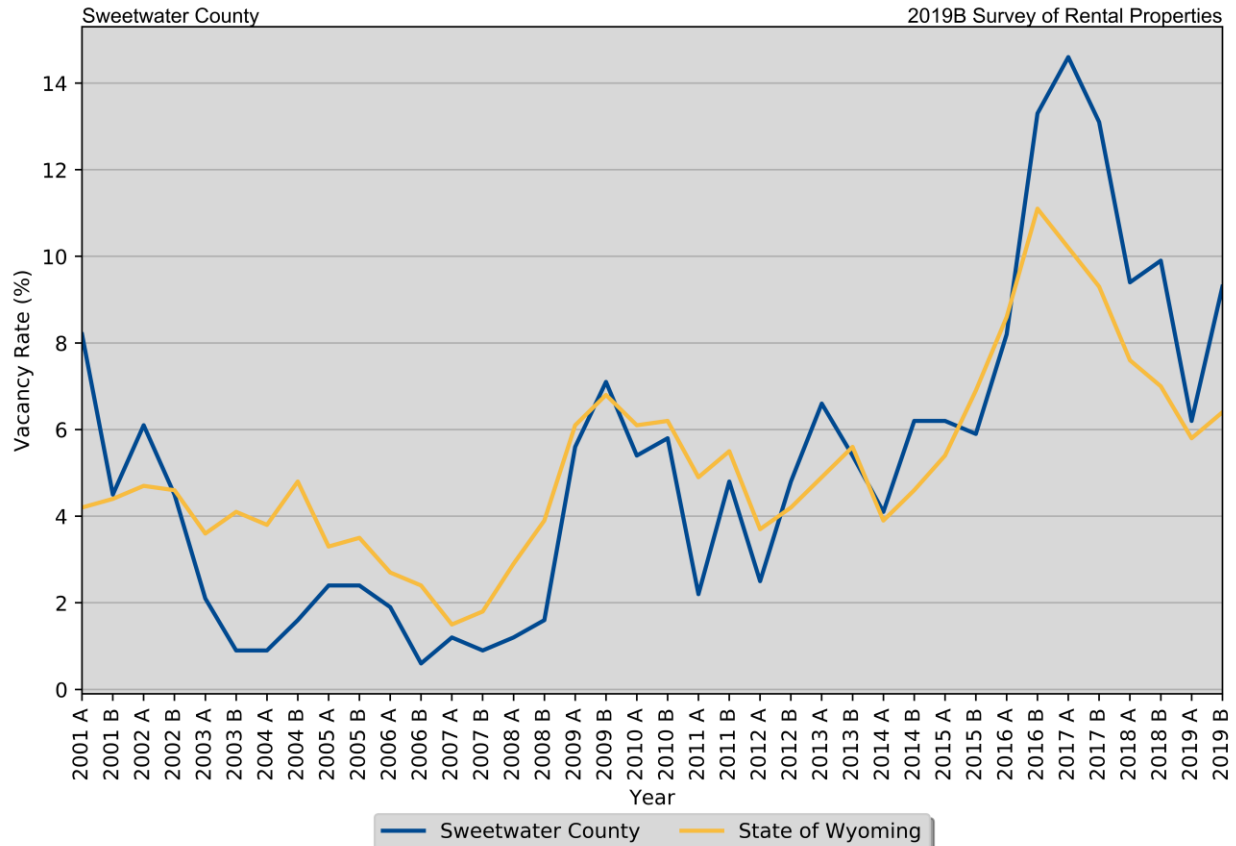


Diagram II.19.15 shows the average rent of single-family and apartment units in Sweetwater County. In 2019, rents for single-family units were \$909.7 and average rents for apartments were \$729.8.

Diagram II.19.15
Average Rent of Single Family and Apartment Units

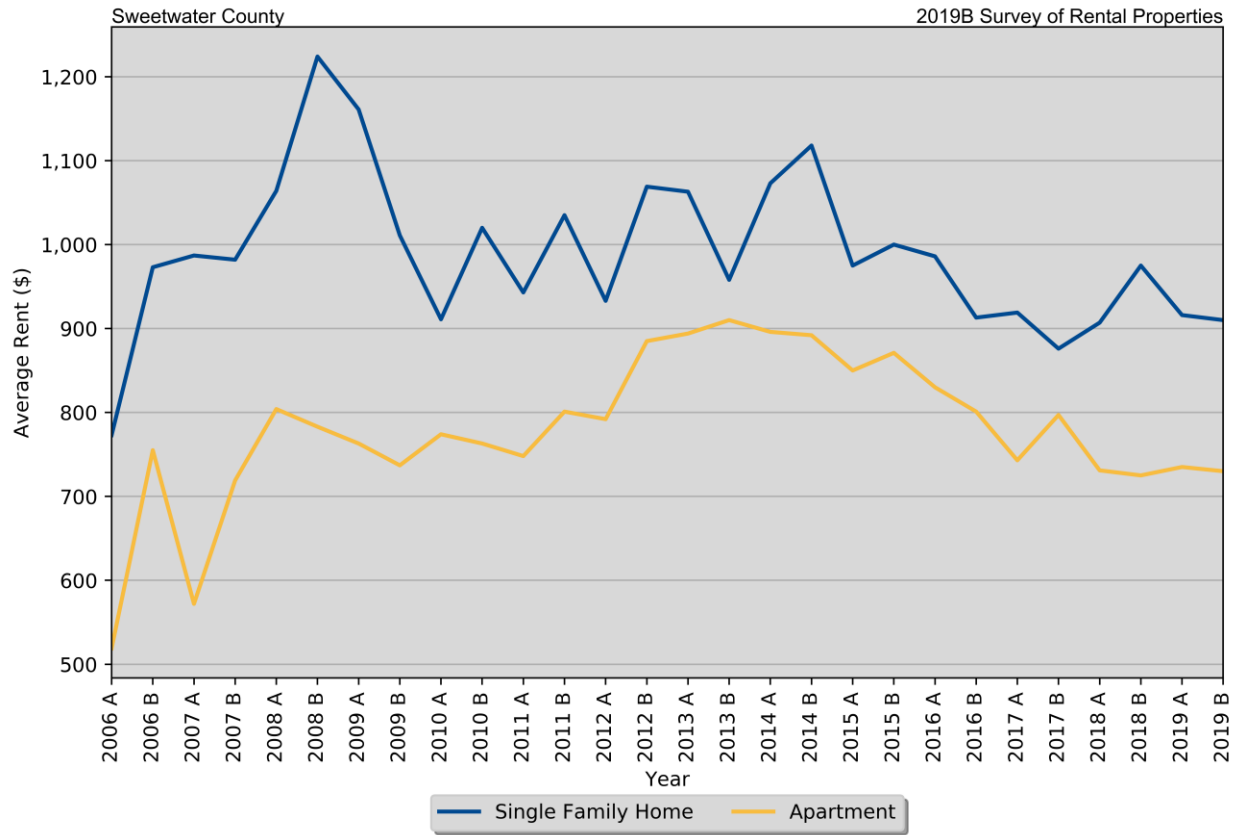


Table II.19.73, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 105 single family units in Sweetwater County, with 14 of them available. This translates into a vacancy rate of 13.3 percent in Sweetwater County, which compares to a single family vacancy rate of 3.9 percent for the State . There were 1,654 apartment units reported in the survey, with 168 of them available, which resulted in a vacancy rate of 10.2 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	105	14	13.3%
Apartments	1,654	168	10.2%
Mobile Homes	254	15	5.9%
"Other" Units	84	6	7.1%
Don't Know	282	19	6.7%
Total	2,420	225	9.3%

Table II.19.74, reports units by bedroom size. As can be seen there were 687 two-bedroom apartment units and 107 three bedroom units. Overall, the 787 two-bedroom units accounted for 32.5 percent of all units, and the 195 three bedroom units accounted for 8.1 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 1,215 units listed as "Don't Know". Additional details for additional unit types are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	0	20	0	0	.	21
One	14	11	171	1	0	.	197
Two	39	18	687	28	15	.	787
Three	30	10	107	16	32	.	195
Four	7	0	0	0	2	.	9
Five	2	0	0	0	0	.	2.0
Don't Know	12	2	669	209	35	282	1,215
Total	105	41	1,654	254	84	282	2,420

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.19.75, Two bedroom apartments were the most available apartment units, with Three bedroom units being the most available single family units.

Table II.19.75							
Available Rental Units by Number of Bedrooms							
Sweetwater County							
2019B Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	11	0	0	.	11
One	1	2	5	0	0		8
Two	3	2	46	2	2		55
Three	4	0	4	1	0		9
Four	1	0	0	0	0		1
Five	0	0	0	0	0		0
Don’t Know	5	-1	102	12	4	19	141.0
Total	14	3	168	15	6	19	225

Table II.19.76, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 7.0 percent and three bedroom units had a vacancy rate of 7.0 percent.

Table II.19.76 Vacancy Rates by Number of Bedrooms Sweetwater County 2019B Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0%	0%	55.0%	0%	0%		52.4
One	7.1%	18.2%	2.9%	0%	0%		4.1
Two	7.7%	11.1%	6.7%	7.1%	13.3%		7.0
Three	13.3%	0%	3.7%	6.2%	0%		4.6
Four	14.3%	0%	0%	0%	0%		11.1
Five	0%	0%	0%	0%	0%		0
Don’t Know	41.7%	0%	15.2%	5.7%	11.4%	6.7%	11.6
Total	13.3%	7.3%	10.2%	5.9%	7.1%	6.7%	225

Table II.19.77 displays the vacancy rate of single family units by the number of bedrooms. Two-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 7.7 percent.

Table II.19.77 Single Family Units by Bedroom Size Sweetwater County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0%
One	14	1	7.1%
Two	39	3	7.7%
Three	30	4	13.3%
Four	7	1	14.3%
Don’t know	12	5	41.7%
Total	105	14	13.3%

Table II.19.78 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 6.7 percent.

Table II.19.78 Apartment Units by Bedroom Size Sweetwater County 2019B Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	20	11	55.0%
One	171	5	2.9%
Two	687	46	6.7%
Three	107	4	3.7%
Four	0	0	0%
Don’t know	669	102	15.2%
Total	1,654	168	10.2%

Average market-rate rents by unit type are shown in Table II.19.79. 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 II.19.79						
Average Market Rate Rents by Bedroom Size						
Sweetwater County						
2019B Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$485	\$.	\$850	\$.	\$.	\$668
One	\$600	\$535	\$638	\$400	\$.	\$592
Two	\$744	\$725	\$729	\$629	\$800	\$719
Three	\$1,020	\$650	\$957	\$838	\$930	\$934
Four	\$1,275	\$.	\$1,091	\$.	\$1,000	\$1,199
Five	\$1,475	\$.	\$1,254	\$.	\$.	\$1401.3
Total	\$909.7	\$743.8	\$729.8	\$817.0	\$927.1	\$837.3

Table II.19.80, shows vacancy rates for single family units by average rental rates for Sweetwater County. 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 14.9 percent.

Table II.19.80			
Single Family Market Rate Rents by Vacancy Status			
Sweetwater County			
2019B Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	4	40.0%
\$500 to \$750	47	7	14.9%
\$750 to \$1,000	12	0	0%
\$1,000 to \$1,250	15	0	0%
\$1,250 to \$1,500	7	1	14.3%
Above \$1,500	0	0	0%
Missing	14	2	14.3%
Total	105	14	13.3%

The average rent and availability of apartment units is displayed in Table II.19.81. The most common rent for apartments was between 750 and 1,000 dollars and the units in this price range had a vacancy rate of 8.3 percent.

Table II.19.81 Apartment Market Rate Rents by Vacancy Status Sweetwater County 2019B Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	6	0	0%
\$500 to \$750	1,160	96	8.3%
\$750 to \$1,000	432	57	13.2%
\$1,000 to \$1,250	56	15	26.8%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	1,654	168	10.2%

Table II.19.82, displays units designed to serve elderly occupants. In the most recent survey there were 20 units designed for elderly occupants, of which 1 units were available, which indicates a vacancy rate of 5.0.

Table II.19.82 Units Designed for Elderly Occupants Sweetwater County 2019B Survey of Rental Properties	
Elderly	Units
Elderly Units	20
Available Elderly Units	1
Elderly Vacancy Rate	5.0%

Table II.19.83, shows the number of estimated days an available unit is expected to be on the market. As can be seen 4 units, or 1.8 percent of available units are expected to be on the market for less than seven days. An additional 52 units, or 23.1 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 57 units, or 25.3 percent are expected to be on the market for 90 days.

Table II.19.83 Number of Estimated Days to Fill a Vacant Unit Sweetwater County 2019B Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	4	1.8%
7 to 30 days	52	23.1%
31 to 60 days	9	4.0%
61 to 90 days	93	41.3%
More than 90 days	57	25.3%
Unknown	10	4.4%
Total	225	100.0%

Respondents were asked if utilities are included in the rent, responses are shown in Table II.19.84, 54 respondents, or 77.1 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.19.85. There were 277 respondents who included electricity, 247 respondents who included natural gas, 1,510 respondents who included water and sewer and 1,569 respondents included trash collection in the rent.

Table II.19.84 Are there any utilities included with the rent? Sweetwater County 2019B Survey of Rental Properties	
Period	Respondent
Yes	54
No	16
% Offering Utilities	77.1%

Table II.19.85 Which utilities are included with the rent? Sweetwater County 2019B Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	277
Natural Gas	247
Propane	0
Water/Sewer	1,510
Trash Collection	1,569
Cable Television	0
Other	140

Perceived Need for Housing Units

Table II.19.86, shows the number of survey respondents who keep a waiting list. As can be seen 6 respondents said they keep a waitlist, with an estimated 39 number of persons on the wait list.

Table II.19.87, shows the condition of rental units by unit type for Sweetwater County. 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 1,364 units were in good condition, or 56.4 percent and 217 units, or 9.0 percent, being in average condition. Details by unit type and condition are displayed.

Table II.19.86 Do you keep a waiting list? Sweetwater County 2019B Survey of Rental Properties	
Period	Respondent
Yes	6
No	65
Waitlist Size	39

Table II.19.87 Condition by Unit Type Sweetwater County 2019B Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	1	0%
Fair	15	0.6%
Average	217	9.0%
Good	1,364	56.4%
Excellent	711	29.4%
Don't Know	0	0%
Total	2,420	100.0%

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 II.19.88, 6 respondents said they would prefer more single family units, 5 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

Table II.19.88 If you had the opportunity to own/manage more units, how many would you prefer Sweetwater County 2019B Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	6
Duplex Units	0
Apartments	5
Mobile homes	2
Other	0
All types	4
Total	17

Table II.19.89, shows the most common answers from the 2019 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Sweetwater County had a total of 36.0 respondents, with an average persons per household of 2.7 people. Of new residents to Sweetwater County, 57.1 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents renting their residence. The average mortgage payment in Sweetwater County was \$1223.75 and the average rent was \$727.69. When asked if they were satisfied with their current housing, 77.8 percent said they were satisfied with their current housing.

Table II.19.89	
Most Replied Response	
Sweetwater County	
HNA Survey: Calendar Year 2019	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	36.0
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (37.1%)
Marital status	Married (57.1%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (27.8%)
In which industry are you primarily employed	Mining (25.0%)
Highest education level completed	Associates Degree/Trade School (33.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (36.8%)
Current Housing Characteristics	
Current Residence	Single family home (58.3%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1223.75
Average rental payment	\$727.69
Are you satisfied with your current housing	Satisfied with current housing (77.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (57.1%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (57.1%)
Type of tenure seeking	Seeking to rent (71.4%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	(%)
Expected building price	\$300,000 to \$349,999 dollars (50%)
Expected rental price	\$0 to \$300 dollars (33.3%)

For residents who are unsatisfied with their current housing, 57.1 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 57.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 28.6 percent wanted to buy and 71.4 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending if they were buying an existing unit, and \$300,000 to \$349,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 33.3 percent of respondents, anticipated spending \$0 to \$300 dollars.

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 II.19.90, 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 1,465 owner occupied and 1,622 renter occupied households experiencing a housing problem.

Table II.19.90			
Households with Housing Problems by Income			
Sweetwater County			
2012-2016 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	580	685	1,265
30.1-50% HAMFI	235	545	780
50.1-80% HAMFI	320	290	610
80.1-95% HAMFI	80	25.0	105
95 – 115% HAMFI	110	59.0	169
115.1% HAMFI or more	140	18.0	158
Total	1,465	1,622	3,087
Without Housing Problems			
30% HAMFI or less	345	210	555
30.1-50% HAMFI	835	335	1,170
50.1-80% HAMFI	1,460	650	2,110
80.1-95% HAMFI	885	525	1,410
95 – 115% HAMFI	1,475	300	1,775
115.1% HAMFI or more	5,450	860	6,310
Total	10,450	2,880	13,330
Not Computed			
30% HAMFI or less	90.0	40.0	130
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	90.0	40.0	130
Total			
30% HAMFI or less	1,015	935	1,950
30.1-50% HAMFI	1,070	880	1,950
50.1-80% HAMFI	1,780	940	2,720
80.1-95% HAMFI	965	550	1,515
95 – 115% HAMFI	1,585	359	1,944
115.1% HAMFI or more	5,590	878	6,468
Total	12,005	4,542	16,547

Table II.19.91, shows the total estimated housing by tenure for Sweetwater County. As can be seen, in 2030 there are estimated to be a total of 13,454 owner and 5,356 renter occupied households or a total of 18,810 households. By 2050 there are estimated to be 15,798 owner, 6,297 renter for a total of 22,095 households in Sweetwater County.

Table II.19.92, shows the incremental housing demand for Sweetwater County. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 2017, 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 1,595 owner-occupied and 625 renter occupied households will be needed above current 2016 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Sweetwater County will see an additional 5,505 households, of which 655 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 908 household's above current 2018 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Year	Owner	Renter	Total
2018	11,859	4,731	16,590
2020	12,128	4,835	16,963
2025	12,791	5,094	17,885
2030	13,454	5,356	18,810
2035	14,087	5,610	19,697
2040	14,683	5,851	20,534
2045	15,249	6,080	21,329
2050	15,798	6,297	22,095

Table II.19.92 Incremental Housing Demand Forecast Sweetwater County Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	0	23.0	79.0	135	188	239	287	333
30.1-50%	0	24.0	83	142	199	252	302	351
50.1-80%	0	40.0	138	236	330	419	503	584
80.1-95%	0	22.0	75.0	128	179	227	272	317
95.1-115%	0	36.0	123	211	294	373	448	520
115+%	0	125	434	743	1,037	1,315	1,579	1,834
Total	0	269	932	1,595	2,228	2,824	3,390	3,939
Renter								
0-30%	0	21.0	75	129	181	231	278	322
30.1-50%	0	20.0	70	121	170	217	261	303
50.1-80%	0	22.0	75	129	182	232	279	324
80.1-95%	0	13.0	44.0	76.0	106	136	163	190
95.1-115%	0	8.0	29.0	49.0	69	89	107	124
115+%	0	20.0	70	121	170	217	261	303
Total	0	104	363	625	879	1,120	1,349	1,566
Total								
0-30%	0	44.0	154	264	369	469	564	655
30.1-50%	0	44.0	153	263	369	469	564	654
50.1-80%	0	61.0	213	366	512	651	782	908
80.1-95%	0	34.0	119	204	286	363	436	506
95.1-115%	0	44.0	152	260	364	461	554	644
115+%	0	145	504	864	1,207	1,531	1,839	2,137
Total	0	373	1,295	2,220	3,107	3,944	4,739	5,505

Table II.19.93 shows the Incremental Total Housing Need Forecast for Sweetwater County. 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 2017, the base year, the total housing need set at the 3,137 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 5,386 owner and 3,255 renter occupied households for a total of 8,642 quality households.

Table II.19.93								
Incremental Total Housing Need Forecast								
Sweetwater County								
Strong Growth Scenario								
Income (% of MFI)	2018	2020	2025	2030	2035	2040	2045	2050
Owner								
0-30%	573	596	652	708	761	812	860	906
30.1-50%	232	256	315	374	431	484	534	583
50.1-80%	316	356	454	553	646	735	819	900
80.1-95%	79	101	154	207	258	306	352	396
95.1-115%	109	144	232	319	403	482	556	629
115+%	138	264	572	881	1,176	1,453	1,717	1,972
Total	1,447	1,716	2,379	3,042	3,675	4,271	4,837	5,386
Renter								
0-30%	714	735	788	842	894	944	991	1,036
30.1-50%	568	588	638	689	738	785	829	871
50.1-80%	302	324	377	431	484	534	581	626
80.1-95%	26.0	39.0	70	102	132	162	189	216
95.1-115%	61.0	70.0	90.0	111	131	150	168	185
115+%	19.0	39.0	89	140	189	235	280	321
Total	1,689	1,793	2,052	2,314	2,568	2,809	3,038	3,255
Total								
0-30%	1,286	1,331	1,440	1,550	1,656	1,756	1,851	1,942
30.1-50%	800	844	953	1,063	1,169	1,269	1,363	1,454
50.1-80%	618	680	831	984	1,130	1,269	1,400	1,526
80.1-95%	105	139	224	309	391	468	541	611
95.1-115%	170	214	322	430	534	631	724	814
115+%	157	302	661	1,021	1,364	1,689	1,996	2,294
Total	3,137	3,510	4,432	5,357	6,244	7,081	7,876	8,642