

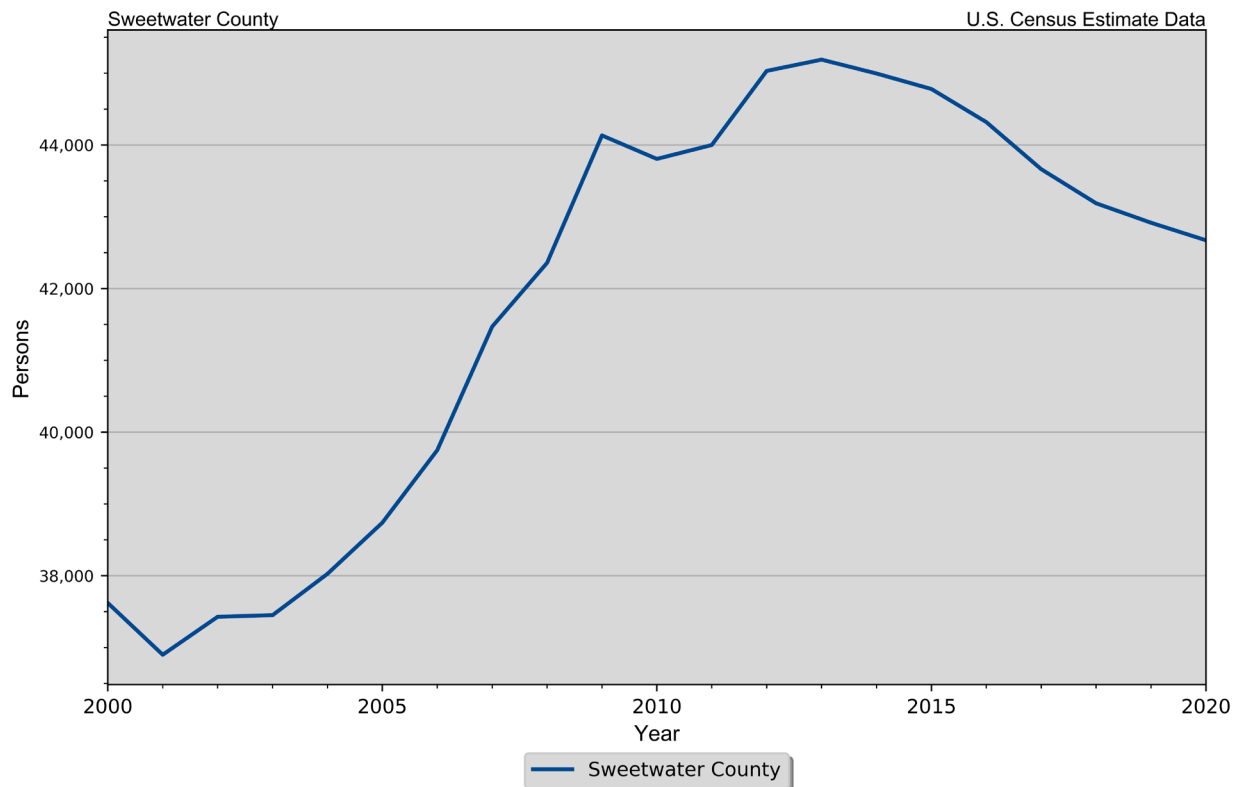
Sweetwater County

Demographics

The Census Bureau’s current census estimates for each year since the 2010 Census are presented in Table II.19.1. The 2020 estimates indicate that the Sweetwater County’s population decreased from 43,806 in 2010 to 42,673 in 2020, or by -3 percent. The 2020 population estimate is not yet available broken down by race, age, or gender. For those purposes, we will use the 2019 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 2010-2019 Census Data and Intercensal Estimates	
2010 Census	43,806
2011 Population Estimate	44,000
2012 Population Estimate	45,032
2013 Population Estimate	45,189
2014 Population Estimate	44,996
2015 Population Estimate	44,780
2016 Population Estimate	44,319
2017 Population Estimate	43,663
2018 Population Estimate	43,188
2019 Population Estimate	42,917
2020 Population Estimate	42,673

Diagram II.19.1
Population
 Sweetwater County



Population Estimates

The Census Bureau's current estimates indicate that Sweetwater County's population decreased from 43,806 in 2010 to 42,673 in 2019, or by 2.6 percent. This compares to a statewide population change of 3.3 percent over the period. The number of people from 25 to 34 years of age decreased by 18.7 percent, and the number of people from 55 to 64 years of age increased by 5.9 percent.

Between 2010 and 2019 the white population decreased by 4.1 percent, while the black population increased by 18.4 percent. The Hispanic population increased from 6,689 to 6,908 people between 2010 and 2019 or by 3.3 percent. These data are presented in Table II.19.2.

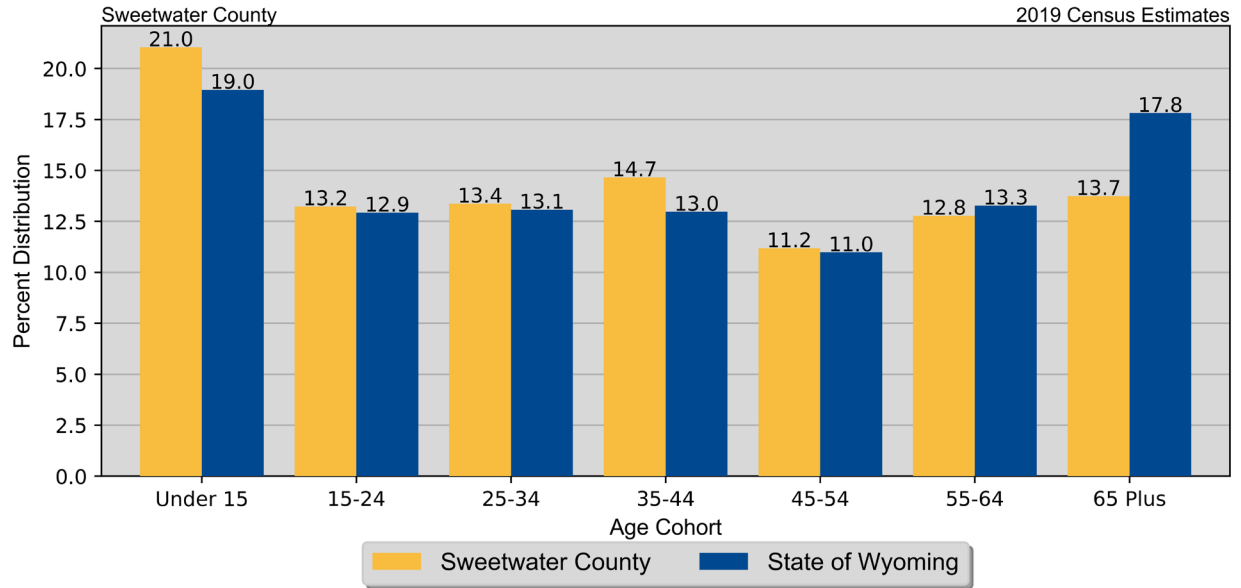
Table II.19.2						
Profile of Population Characteristics						
Sweetwater County vs. State of Wyoming						
2010 Census and 2019 Current Census Estimates						
Subject	Sweetwater County			State of Wyoming		
	2010 Census	Jul-19	% Change	2010 Census	Jul-19	% Change
Population	43,806	42,673	-2.6%	563,626	582,328	3.3%
Age						
Under 14 years	10,158	8,980	-11.6%	113,371	110,372	-2.6%
15 to 24 years	6,044	5,648	-6.6%	78,460	75,297	-4%
25 to 34 years	7,020	5,705	-18.7%	77,649	76,106	-2%
35 to 44 years	5,309	6,255	17.8%	66,966	75,526	12.8%
45 to 54 years	6,484	4,771	-26.4%	83,577	63,937	-23.5%
55 to 64 years	5,148	5,450	5.9%	73,513	77,314	5.2%
65 and Over	3,643	5,864	61%	70,090	103,776	48.1%
Race						
White	41,739	40,047	-4.1%	529,110	538,519	1.8%
Black	489	579	18.4%	5,135	7,083	37.9%
American Indian and Alaskan Native	506	618	22.1%	14,457	16,374	13.3%
Asian	354	430	21.5%	4,649	6,394	37.5%
Native Hawaiian or Pacific Islander	56	76	35.7%	521	617	18.4%
Two or more races	662	923	39.4%	9,754	13,341	36.8%
Ethnicity (of any race)						
Hispanic or Latino	6,689	6,908	3.3%	50,231	60,279	20%

Table II.19.3, presents the population of Sweetwater County by age and gender from the 2010 Census and 2019 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 2019, there were 22,036 men, accounting for 51.6 percent of the population and 20,637 women, representing the remaining 48.4 percent of the population.

Table II.19.3							
Population by Age and Gender							
Sweetwater County							
2010 Census and Current Census Estimates							
Age	2010 Census			2019 Current Census Estimates			% Change 10-19
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,288	4,870	10,158	4,657	4,323	8,980	-11.6%
15 to 24 years	3,130	2,914	6,044	2,933	2,715	5,648	-6.6%
25 to 34 years	3,746	3,274	7,020	2,964	2,741	5,705	-18.7%
35 to 44 years	2,784	2,525	5,309	3,238	3,017	6,255	17.8%
45 to 54 years	3,436	3,048	6,484	2,499	2,272	4,771	-26.4%
55 to 64 years	2,731	2,417	5,148	2,848	2,602	5,450	5.9%
65 and Over	1,734	1,909	3,643	2,897	2,967	5,864	61%
Total	22,849	20,957	43,806	22,036	20,637	42,673	-2.6%
% of Total	52.2%	47.8%	.	51.6%	48.4%	.	

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

Diagram II.19.2
Age Distribution
 Sweetwater County

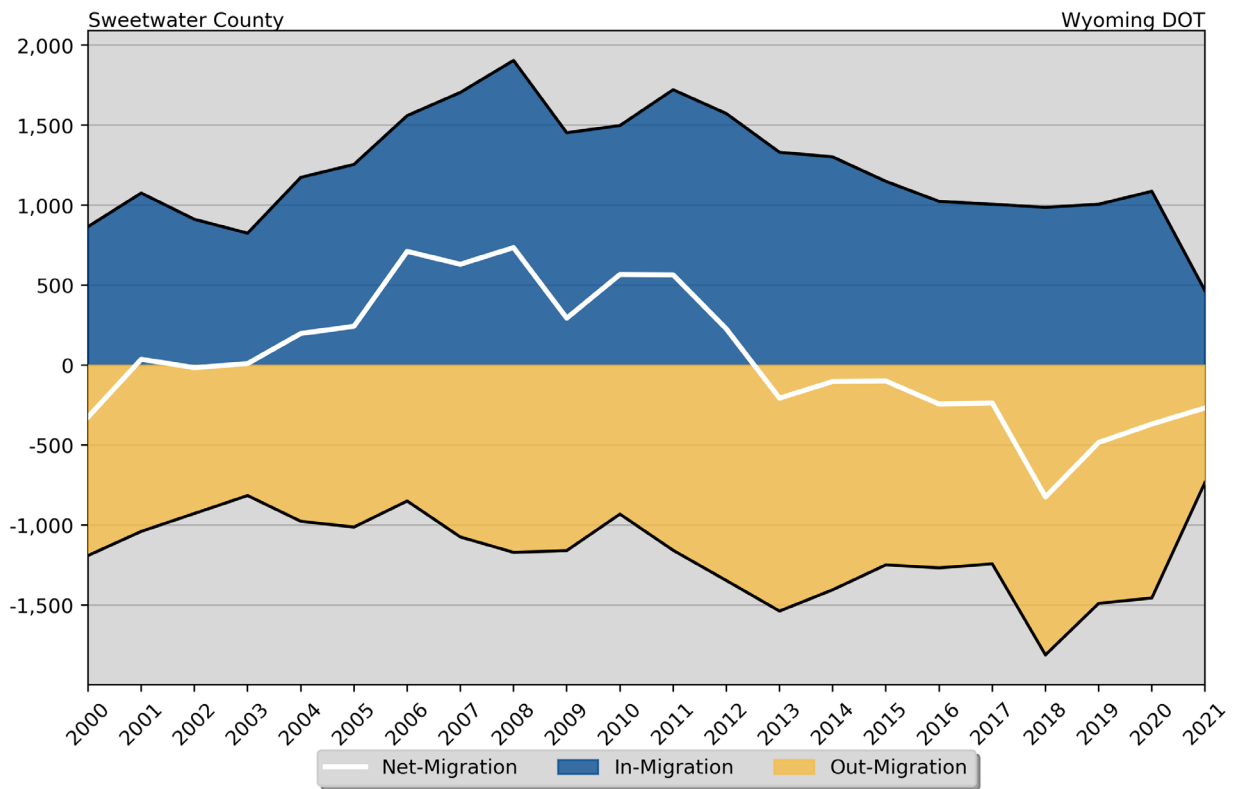


Population Migration Trends

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.

Diagram II.19.3
Migration Trends
 Sweetwater County
 Wyoming DOT Data: 2008 – First Half 2021



The driver's license total exchanges since 2000 for Sweetwater County are presented in Table II.19.4, and showed a net migration of 1,051 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 the first half of 2021, there were 465 in-migrants, 732 out-migrants for a net out-migration of -267 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 2,178 persons leaving Sweetwater County since 2017. Wyoming DOT data indicates that there was a net decrease of 267 people in the most recent year.

Table II.19.4			
Driver's Licenses Exchanged and Surrendered			
Sweetwater County			
WYDOT Data, 2000 – 2021 (First Half)			
Year	In-Migrants	Out-Migrants	Net Change
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
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
2020	1,087	1,455	-368
2021 (p)	465	732	-267
Total	26,881	25,830	1,051

The WYDOT data also collects gender and age information. Table II.19.5, shows in- and out-migration by gender. In the most recent 2021 data, 35 percent of net-migrants, or -93 persons were male, with the remaining 65 percent, or -174 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	2020	2021 (p)
In-Migration													
Male	605	579	631	641	580	576	522	465	457	446	498	500	225
Female	848	919	1,091	932	751	726	627	559	549	541	508	587	240
Total	1,453	1,498	1,722	1,573	1,331	1,302	1,149	1,024	1,006	987	1,006	1,087	465
Out-Migration													
Male	415	345	404	489	519	549	478	503	526	748	667	616	318
Female	744	586	753	857	1,018	855	770	764	716	1,063	822	839	414
Total	1,159	931	1,157	1,346	1,537	1,404	1,248	1,267	1,242	1,811	1,489	1,455	732
Net-Migration													
Male	190	234	227	152	61	27	44	-38	-69	-302	-169	-116	-93
Female	104	333	338	75	-267	-129	-143	-205	-167	-522	-314	-252	-174
Total	294	567	565	227	-206	-102	-99	-243	-236	-824	-483	-368	-267

Table II.19.6, shows net-migration for Sweetwater County by age cohort. The largest age cohort in the most recent 2021 net migration data was those in the age range of 16 to 17, with 8 persons leaving Sweetwater County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 80 persons leaving Sweetwater County.

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

Age Range	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 (p)
In													
14-17	22	20	23	22	25	19	15	10	17	13	26	22	3
18-22	165	189	219	196	184	162	138	92	108	106	107	111	35
23-25	189	200	250	206	157	151	125	100	102	86	100	97	43
26-35	493	492	604	517	398	457	357	359	310	315	264	270	114
36-45	270	281	306	289	253	227	220	199	202	203	203	234	101
46-55	207	200	209	211	183	171	184	143	126	120	146	152	59
56-65	77	92	85	101	86	88	78	86	99	87	94	114	58
66 +	30	24	26	31	45	27	32	35	42	57	66	87	52
Total	1,453	1,498	1,722	1,573	1,331	1,302	1,149	1,024	1,006	987	1,006	1,087	465
Out													
14-17	10	13	10	17	9	20	14	10	12	17	24	22	11
18-22	135	95	125	127	147	130	123	117	126	167	170	111	62
23-25	140	119	109	134	149	125	115	99	108	130	113	97	61
26-35	361	287	390	450	490	420	408	396	389	516	457	270	194
36-45	202	164	201	246	295	267	238	246	240	363	266	234	158
46-55	171	146	171	178	228	207	158	177	160	287	201	152	99
56-65	97	86	102	148	160	165	144	155	131	232	166	114	82
66 +	43	21	49	46	59	70	48	67	76	99	92	87	65
Total	1,159	931	1,157	1,346	1,537	1,404	1,248	1,267	1,242	1,811	1,489	1,087	732
Net													
14-17	12	7	13	5	16	-1	1	0	5	-4	2	22	-8
18-22	30	94	94	69	37	32	15	-25	-18	-61	-63	111	-27
23-25	49	81	141	72	8	26	10	1	-6	-44	-13	97	-18
26-35	132	205	214	67	-92	37	-51	-37	-79	-201	-193	270	-80
36-45	68	117	105	43	-42	-40	-18	-47	-38	-160	-63	234	-57
46-55	36	54	38	33	-45	-36	26	-34	-34	-167	-55	152	-40
56-65	-20	6	-17	-47	-74	-77	-66	-69	-32	-145	-72	114	-24
66 +	-13	3	-23	-15	-14	-43	-16	-32	-34	-42	-26	87	-13
Total	294	567	565	227	-206	-102	-99	-243	-236	-824	-483	1,087	-267

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 data⁷³, along with additional tabulations including the one-in-six SF3 sample. The Census Bureau did not collect additional sample data such as the SF3 in the 2010 decennial census, so many important housing and income concepts are not available in the 2010 Census.

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

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

Population Characteristics

The Sweetwater County population by race and ethnicity is shown in Table II.19.7. The white population represented 93.4 percent of the population in 2019, compared with black populations accounting for 1.2 percent of the population in 2019. Hispanic households represented 15.9 percent of the population in 2019.

Table II.19.7				
Population by Race and Ethnicity				
Sweetwater County				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	38,748	88.5%	40,642	93.4%
Black	438	1%	502	1.2%
American Indian	423	1%	508	1.2%
Asian	336	0.8%	340	0.8%
Native Hawaiian/ Pacific Islander	42	0.1%	19	0%
Other	2,799	6.4%	523	1.2%
Two or More Races	1,020	2.3%	987	2.3%
Total	43,806	100.0%	43,521	100.0%
Non-Hispanic	37,117	84.7%	36,608	84.1%
Hispanic	6,689	15.3%	6,913	15.9%

The change in race and ethnicity between 2010 and 2019 is shown in Table II.19.8. During this time, the total non-Hispanic population was 36,608 persons in 2019, while the Hispanic population was 6,913.

Table II.19.8				
Population by Race and Ethnicity				
Sweetwater County				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	35,432	95.5%	34,624	94.6%
Black	415	1.1%	488	1.3%
American Indian	317	0.9%	442	1.2%
Asian	324	0.9%	322	0.9%
Native Hawaiian/ Pacific Islander	41	0.1%	13	0%
Other	30	0.1%	16	0%
Two or More Races	558	1.5%	703	1.9%
Total Non-Hispanic	37,117	100.0%	36,608	100.0%
Hispanic				
White	3,316	49.6%	6,018	87.1%
Black	23	0.3%	14	0.2%
American Indian	106	1.6%	66	1%
Asian	12	0.2%	18	0.3%
Native Hawaiian/ Pacific Islander	1	0%	6	0.1%
Other	2,769	41.4%	507	7.3%
Two or More Races	462	6.9%	284	4.1%
Total Hispanic	6,689	100.0	6,913	100.0%
Total Population	43,806	100.0%	43,521	100.0%

Cohorts

Table II.19.9 shows the population distribution in Sweetwater County by age. In 2010, children under the age of 5 accounted for 8.4 percent of the total population, which compared to 6.9 percent in 2019.

Table II.19.9				
Population Distribution by Age				
Sweetwater County				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	3,666	8.4	3,015	6.9
5 to 19	9,431	21.5	9,939	22.8
20 to 24	3,105	7.1	2,605	6
25 to 34	7,020	16	5,913	13.6
35 to 54	11,793	26.9	11,373	26.1
55 to 64	5,148	11.8	5,704	13.1
65 or Older	3,643	8.3	4,972	11.4
Total	43,806	100%	43,521	100%

Table II.19.10 shows the population in Sweetwater County by age and gender. In 2010, there were 7,020 people aged 25 to 34, made up of 3,746 men, and 3,274 women. In comparison, in 2019, there were 5,913 people in the 25 to 34 age cohort, with 3,142 men and 2,771 women.

Table II.19.10								
Population by Age and Gender								
Sweetwater County								
2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	1,877	1,789	3,666	8.4%	1,590	1,425	3,015	6.9%
5 to 19	4,938	4,493	9,431	21.5%	5,074	4,865	9,939	22.8%
20 to 24	1,603	1,502	3,105	7.1%	1,373	1,232	2,605	6%
25 to 34	3,746	3,274	7,020	16%	3,142	2,771	5,913	13.6%
35 to 54	6,220	5,573	11,793	26.9%	5,885	5,488	11,373	26.1%
55 to 64	2,731	2,417	5,148	11.8%	3,033	2,671	5,704	13.1%
65 and Older	1,734	1,909	3,643	8.3%	2,374	2,598	4,972	11.4%
Total	22,849	20,957	43,806	100%	22,471	21,050	43,521	100%

Diagram II.19.4
Population Distribution by Age
Sweetwater County
2010 Census and 2019 Five-Year ACS Data

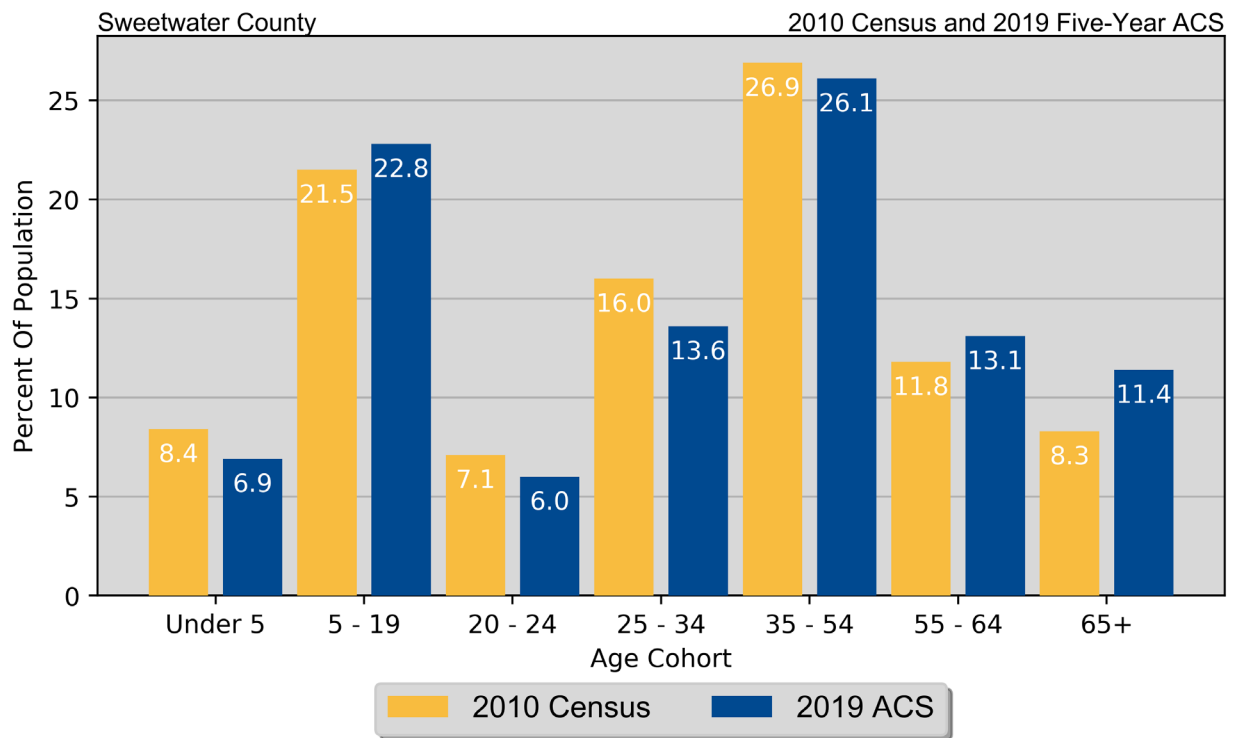
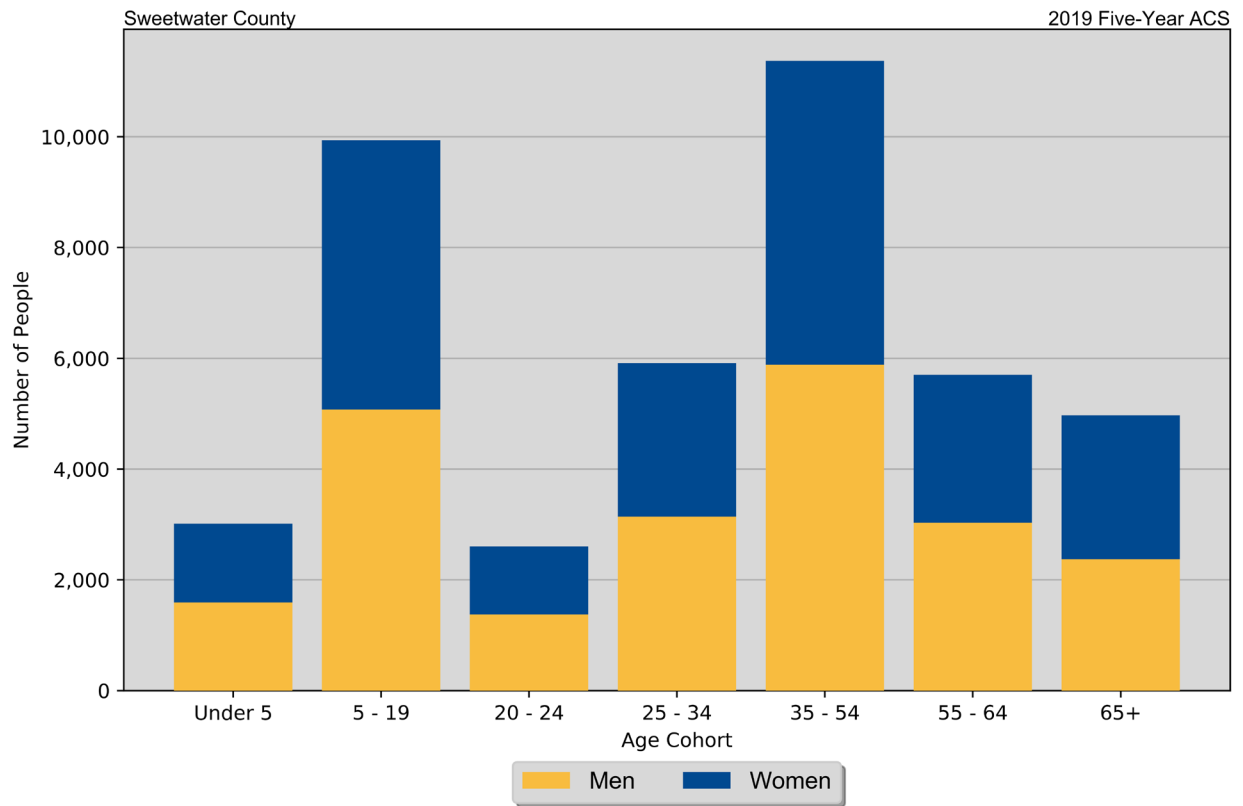


Diagram II.19.5
Population Distribution by Age and Gender
Sweetwater County
2019 Five-Year ACS



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.19.11, 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 percent, from 419 in 2000 to 414 in 2010.

Table II.19.11					
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%
Juvenile Facilities	.	.	12	4.5%	.
Nursing Homes	119	61.3%	121	45.7%	1.7%
Other Institutions	0	0%	0	0%	%
Total	194	100.0%	265	100.0%	36.6%
Noninstitutionalized					
College Dormitories	327	78%	363	87.7%	11%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	92	22%	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.19.12. An estimated 2 percent of the population was born in Mexico , some 0.4 percent were born in Guatemala , and another 0.3 percent were born in Peru .

Table II.19.12			
Place of Birth for the Foreign-Born Population			
Sweetwater County 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	884	2%
#2 country of origin	Guatemala	170	0.4%
#3 country of origin	Peru	126	0.3%
#4 country of origin	England	101	0.2%
#5 country of origin	Italy	79	0.2%
#6 country of origin	Venezuela	60	0.1%
#7 country of origin	Philippines	53	0.1%
#8 country of origin	Iran	50	0.1%
#9 country of origin	Spain	47	0.1%
#10 country of origin	Thailand	39	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table II.19.13. An estimated 2.6 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other Indo-European languages .

Table II.19.13			
Limited English Proficiency and Language Spoken at Home			
Sweetwater County 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	1,048	2.6%
#2 LEP Language	Other Indo-European languages	58	0.1%
#3 LEP Language	Russian, Polish, or other Slavic languages	41	0.1%
#4 LEP Language	French, Haitian, or Cajun	36	0.1%
#5 LEP Language	Other Asian and Pacific Island languages	34	0.1%
#6 LEP Language	Vietnamese	26	0.1%
#7 LEP Language	Chinese	18	0%
#8 LEP Language	German or other West Germanic languages	4	0%
#9 LEP Language	Other and unspecified languages	4	0%
#10 LEP Language	Korean	2	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table II.19.14, below. The disability rate for females was 11.7 percent, compared to 14.8 percent for males. The disability rate grew precipitously higher with age, with 51.4 percent of those over 75 experiencing a disability.

Table II.19.14						
Disability by Age						
Sweetwater County						
2019 Five-Year ACS Data						
Age	Male		Female		Total	
	Disabled Population	Disability Rate	Disabled Population	Disability Rate	Disabled Population	Disability Rate
Under 5	0	0%	22	1.5%	22	0.7%
5 to 17	375	8.7%	137	3.3%	512	6%
18 to 34	599	11.5%	289	6.2%	888	9%
35 to 64	1,321	14.9%	1,091	13.4%	2,412	14.2%
65 to 74	675	41.5%	404	25.5%	1,079	33.6%
75 or Older	335	46.5%	500	55.3%	835	51.4%
Total	3,305	14.8%	2,443	11.7%	5,748	13.3%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table II.19.15. Some 6.1 percent have an ambulatory disability, 4.8 have an independent living disability, and 1.8 percent have a self-care disability.

Table II.19.15		
Total Disabilities Tallied: Aged 5 and Older		
Sweetwater County		
2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	2,401	5.6%
Vision disability	1,162	2.7%
Cognitive disability	1,918	4.8%
Ambulatory disability	2,436	6.1%
Self-Care disability	721	1.8%
Independent living difficulty	1,524	4.8%

Education and Employment

Education and employment data from the Sweetwater County 2019 Five-Year ACS is presented in Table II.19.16, Table II.19.17, and Table II.19.18. In 2019, 22,881 people were in the labor force, including 21,487 employed and 1,394 unemployed people. The unemployment rate for Sweetwater County was estimated at 6.1 percent in 2019.

Table II.19.16	
Employment, Labor Force and Unemployment	
Sweetwater County 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	21,487
Unemployed	1,394
Labor Force	22,881
Unemployment Rate	6.1%

Table II.19.17 and Table II.19.18 show educational attainment in Sweetwater County. In 2019, 92.2 percent of households had a high school education or greater, including 33.6 percent with a high school diploma or equivalent, 38.7 percent with some college, 13.2 percent with a Bachelor's Degree, and 6.7 percent with a graduate or professional degree.

Table II.19.17	
High School or Greater Education	
Sweetwater County 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	29,476
Total Households	15,523
Percent High School or Above	92.2%

Table II.19.18		
Educational Attainment		
Sweetwater County 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	2,498	7.8%
High School or Equivalent	10,740	33.6%
Some College or Associates Degree	12,372	38.7%
Bachelor's Degree	4,209	13.2%
Graduate or Professional Degree	2,155	6.7%
Total Population Above 18 years	31,974	100.0%

Commuting Patterns

Table II.19.19 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 2019 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.19.19				
Place of Work				
Sweetwater County				
2010 and 2019 Five-Year ACS Data				
Place of work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	20,812	94.9%	20,588	97.2%
Worked outside county of residence	796	3.6%	340	1.6%
Worked outside state of residence	311	1.4%	260	1.2%
Total	21,919	100.0%	21,188	100.0%

Table II.19.20 shows the aggregate travel time to work based on place of work and residence. In Sweetwater County the total aggregate travel time was 405,505 minutes, with residents working in their home county spending a total of 379,730 minutes traveling.

Table II.19.20				
Aggregate Travel Time to Work (in Minutes)				
Sweetwater County				
2010 & 2019 Five-Year ACS Data				
Place of Work	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Worked in county of residence	388,115	81.1%	379,730	93.6%
Worked outside county of residence	67,485	14.1%	14,765	3.6%
Worked outside State of residence	23,235	4.9%	11,010	2.7%
Aggregate travel time to work (in minutes):	478,835	100.0%	405,505	100.0%

Table II.19.21 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 478,835 minutes. Residents working within their home county spent an average of 18.4 minutes commuting to work, with those working outside their county of residence spending an average of 43.4 minutes on their commute.

Table II.19.21
Average Travel Time to Work (in Minutes)
 Sweetwater County
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	18.6	18.4
Worked outside county of residence	84.8	43.4
Worked outside State of residence	74.7	42.3
Average travel time to work (in minutes):	21.8	19.1

Table II.19.22 shows the means of transportation to work. In 2019, 75.5 percent of commuters drove alone in a car, truck, or van. Only 15.1 percent carpooled, with an additional 2.9 percent taking public transportation. Also, there were 471 persons or 2.2 percent who worked from home.

Table II.19.22
Means of Transportation to Work
 Sweetwater County
 2010 & 2019 Five-Year ACS Data

Means	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van: Drove alone	16,359	74.6%	16,003	75.5%
Car, truck, or van: Carpooled:	3,723	17%	3,204	15.1%
Public transportation (excluding taxicab):	668	3%	612	2.9%
Taxicab	0	0%	50	0.2%
Motorcycle	33	0.2%	80	0.4%
Bicycle	26	0.1%	33	0.2%
Walked	556	2.5%	655	3.1%
Other means	91	0.4%	80	0.4%
Worked at home	463	2.1%	471	2.2%
Total	21,919	100.0%	21,188	100.0%

Table II.19.23 shows the breakdown of the means of transportation by tenure. In 2019, 59.2 percent of commuters owned their home and commuted alone by car, which compares to 60.5 percent in 2010. There were also 3,471 renters who drove alone in 2019 and accounted for 16.4 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.5 percent of the population, which compares to 90 renters, or 0.4 percent taking public transportation.

Table II.19.23				
Means Of Transportation To Work By Tenure				
Sweetwater County				
2010 & 2019 Five-Year ACS Data				
Tenure	2010 Five-Year ACS	% of Total	2019 Five-Year ACS	% of Total
Car, truck, or van - drove alone:				
Owner	13,082	60.5%	12,509	59.2%
Renter	3,213	14.9%	3,471	16.4%
Car, truck, or van - carpooled:				
Owner	2,339	10.8%	2,501	11.8%
Renter	1,285	5.9%	694	3.3%
Public transportation (excluding taxicab):				
Owner	644	3%	521	2.5%
Renter	24	0.1%	90	0.4%
Walked:				
Owner	262	1.2%	411	1.9%
Renter	215	1%	207	1%
Taxicab, motorcycle, bicycle, or other means:				
Owner	107	0.5%	187	0.9%
Renter	37	0.2%	56	0.3%
Worked at home:				
Owner	383	1.8%	449	2.1%
Renter	43	0.2%	21	0.1%
Total:	21,634	100.0%	21,117	100.0%

Economics

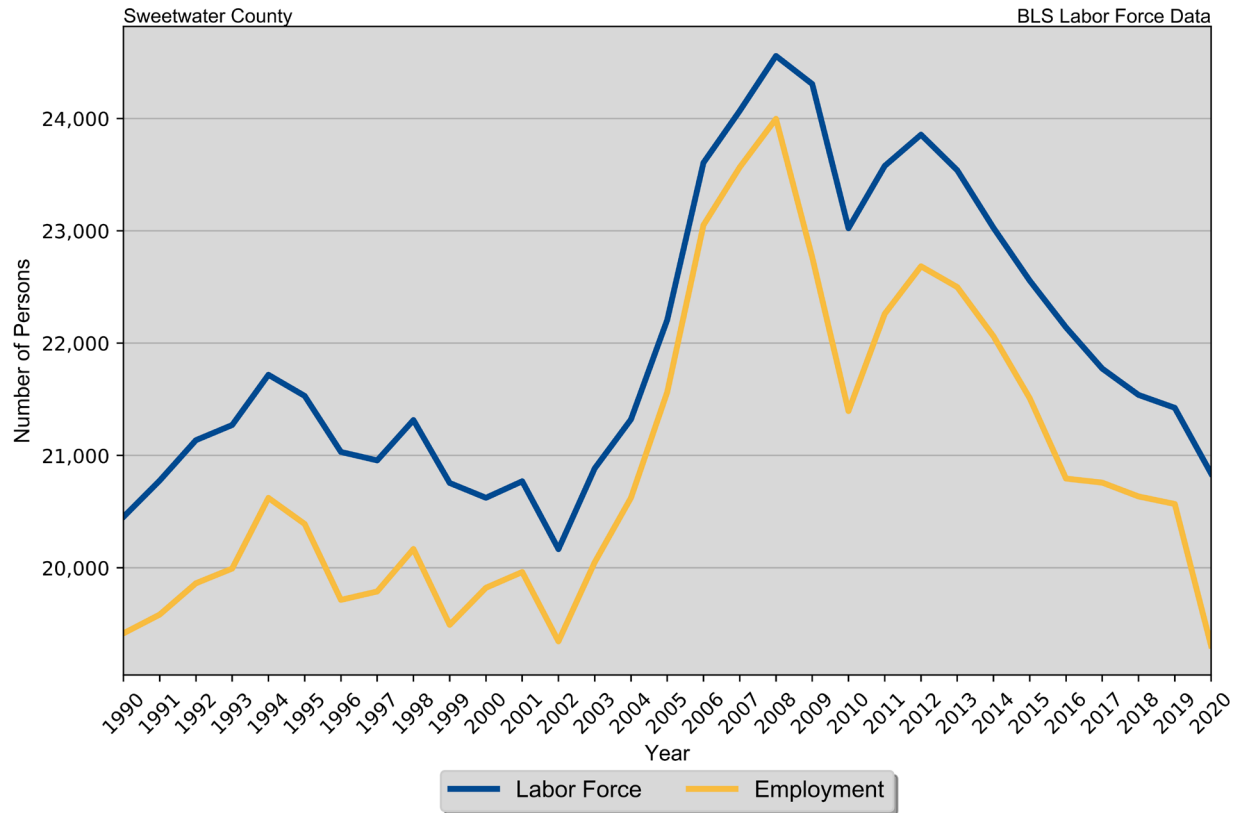
Labor Force

Table II.19.24 shows labor force statistics for Sweetwater County between 1990 and 2020. The unemployment rate in Sweetwater County was 7.4 percent in 2020, with 1,532 unemployed persons and 20,840 in the labor force. The statewide unemployment rate in 2020 was 5.8 percent. In 2020, 19,308 people were employed, 1,532 were unemployed, and the labor force totaled 20,840 people.

Table II.19.24					
Labor Force Statistics					
Sweetwater County					
1990 - 2020 BLS Data					
Year	Sweetwater County			Unemployment Rate	Statewide Unemployment Rate
	Unemployment	Employment	Labor Force		
1990	1,036	19,416	20,452	5.1%	5.1%
1991	1,193	19,583	20,776	5.7%	5%
1992	1,274	19,862	21,136	6%	5.4%
1993	1,278	19,993	21,271	6%	5.3%
1994	1,096	20,622	21,718	5%	4.9%
1995	1,140	20,390	21,530	5.3%	4.8%
1996	1,317	19,714	21,031	6.3%	5%
1997	1,167	19,789	20,956	5.6%	4.8%
1998	1,148	20,167	21,315	5.4%	4.8%
1999	1,263	19,492	20,755	6.1%	4.7%
2000	801	19,822	20,623	3.9%	3.8%
2001	808	19,962	20,770	3.9%	3.8%
2002	821	19,345	20,166	4.1%	4%
2003	836	20,049	20,885	4%	4.3%
2004	698	20,623	21,321	3.3%	3.8%
2005	643	21,564	22,207	2.9%	3.6%
2006	555	23,051	23,606	2.4%	3%
2007	502	23,566	24,068	2.1%	2.6%
2008	560	23,997	24,557	2.3%	2.9%
2009	1,543	22,764	24,307	6.3%	6.3%
2010	1,628	21,395	23,023	7.1%	6.9%
2011	1,317	22,261	23,578	5.6%	6.2%
2012	1,172	22,684	23,856	4.9%	5.5%
2013	1,040	22,499	23,539	4.4%	4.8%
2014	965	22,061	23,026	4.2%	4.3%
2015	1,047	21,509	22,556	4.6%	4.2%
2016	1,346	20,794	22,140	6.1%	5.4%
2017	1,015	20,758	21,773	4.7%	4.3%
2018	904	20,635	21,539	4.2%	4%
2019	856	20,568	21,424	4%	3.7%
2020	1,532	19,308	20,840	7.4%	5.8%

Diagram II.19.6, 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 19,308 persons, with the labor force reaching 20,840, indicating there were a total of 1,532 unemployed persons

Diagram II.19.6
Employment and Labor Force
 Sweetwater County



Unemployment

Diagram II.19.7, shows the unemployment rate for both the State and Sweetwater County. During the 1990's the average rate for Sweetwater County was 5.6 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 3.5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.2 percent. Over the course of the entire period the Sweetwater County had an average unemployment rate higher than the State, 4.8 percent for Sweetwater County, versus 4.6 percent statewide.

Diagram II.19.7
Annual Unemployment Rate
 Sweetwater County
 1990 – 2020 BLS Data

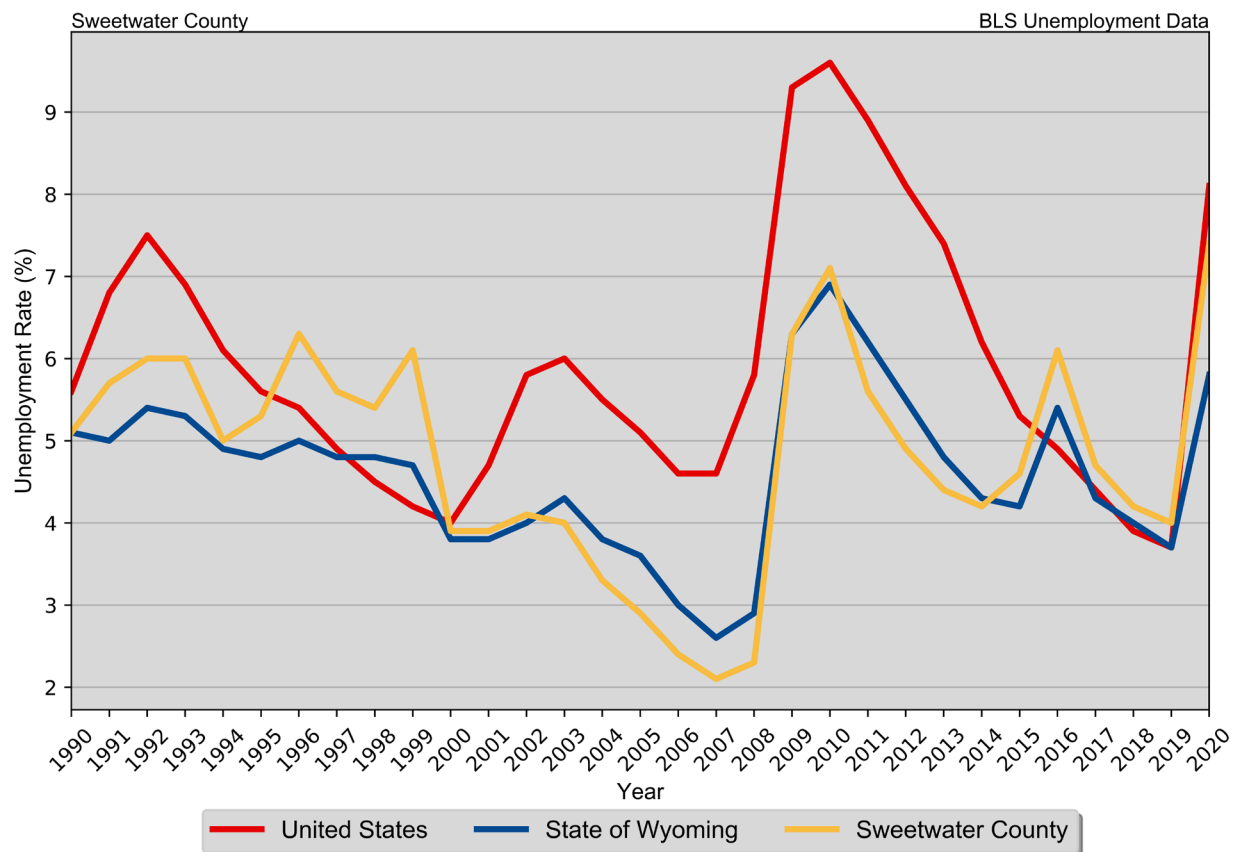
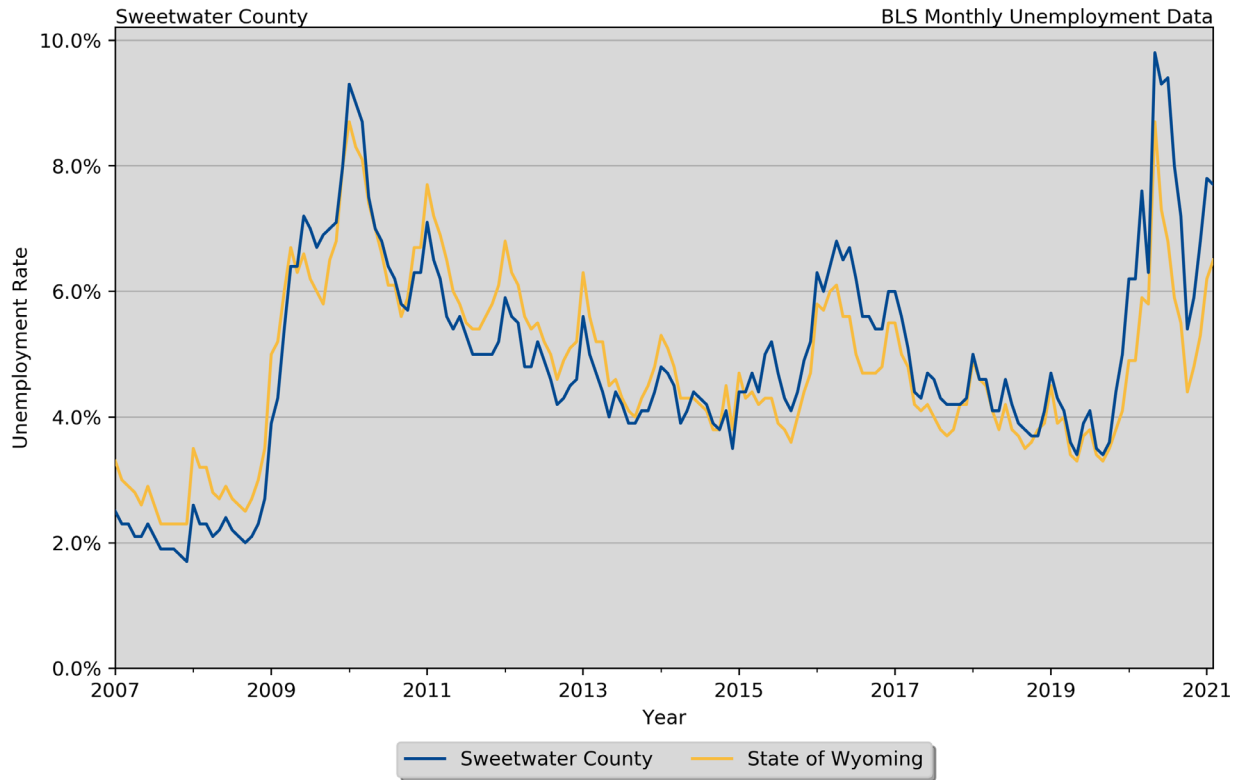


Diagram II.19.8 shows the monthly unemployment rate for both the State and Sweetwater County from 2007 through December of 2020.

Diagram II.19.8
Monthly Unemployment Rate
Sweetwater County
2007 – December 2020 BLS Data



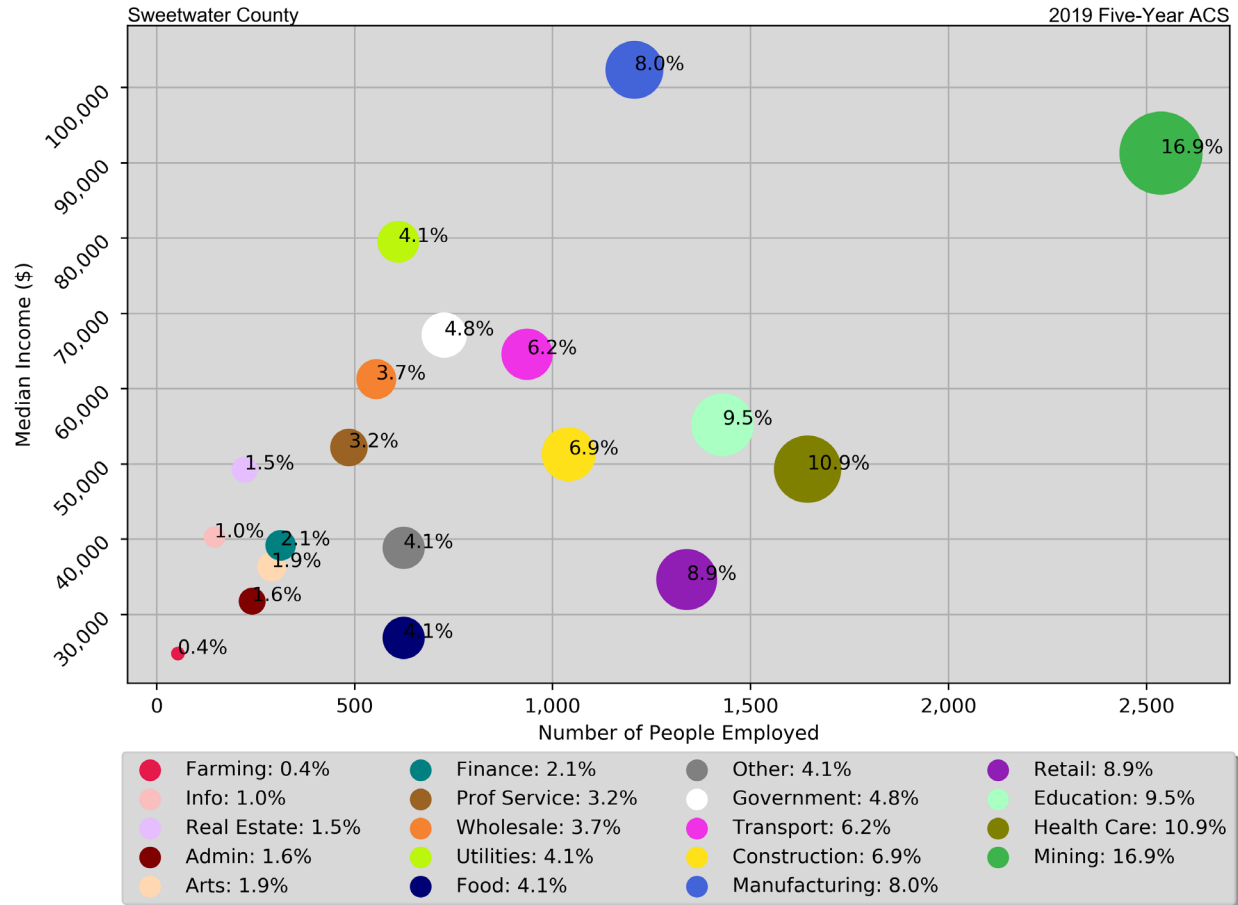
Employment

Table II.19.25 shows earnings and employment by industry in Sweetwater County as reported by the 2019 five year ACS. In 2019, the largest industry in Sweetwater County by employment was the Mining industry, which employed 2,536 people and paid a median salary of 91,307 dollars. The highest paying industry in Sweetwater County was the Manufacturing industry, which paid a median salary of 102,372 dollars in 2019. This data is also displayed in Diagram II.19.9.

Table II.19.25			
Employment by Industry			
Sweetwater County			
2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	241	1.6%	\$31,803
Arts, entertainment, and recreation	290	1.9%	\$36,350
Construction	1,040	6.9%	\$51,311
Educational services ⁷⁴	1,429	9.5%	\$55,254
Agriculture, forestry, fishing and hunting	53	0.4%	\$24,813
Finance and insurance	313	2.1%	\$39,225
Accommodation and food services	623	4.1%	\$26,925
Health care and social assistance	1,643	10.9%	\$49,338
Information	146	1%	\$40,270
Management of companies and enterprises	0	0%	\$
Manufacturing	1,206	8%	\$102,372
Mining, quarrying, and oil and gas extraction	2,536	16.9%	\$91,307
Other services, except public administration	623	4.1%	\$38,849
Prof Service	485	3.2%	\$52,224
Government	726	4.8%	\$67,157
Real estate and rental and leasing	222	1.5%	\$49,286
Retail Trade	1,338	8.9%	\$34,667
Transportation and warehousing	935	6.2%	\$64,604
Utilities	610	4.1%	\$79,542
Wholesale trade	554	3.7%	\$61,278

⁷⁴ Includes both Public and Private Education

Diagram II.19.9
Earnings and Employment by Industry



Earnings and Employment

The Bureau of Economic Analysis (BEA) produces regional economic accounts, which provide a consistent framework for analyzing and comparing individual state and local area economies. Table II.19.26, shows total real earnings by industry for Sweetwater County. In 2019, the mining industry had the largest total real earnings with 822,966,000 dollars. Between 2018 and 2019, the arts, entertainment, and recreation industry saw the largest percentage increase of 22.4 percent, to 2,851,000 dollars.

Table II.19.26
Real Earnings by Industry
 Sweetwater County
 BEA Table CA-5N Data (1,000's of 2019 Dollars)

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	-1,797	2,514	3,029	3,633	2,871	4,873	12,715	10,307	-18.9
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0
Mining	684,530	769,420	780,660	730,219	651,823	749,691	845,379	822,966	-2.7
Utilities	0	0	0	0	0	0	0	0	0
Construction	180,447	162,279	178,011	179,410	155,612	141,198	128,234	153,099	19.4
Manufacturing	155,129	183,489	182,510	195,390	201,338	196,406	186,035	196,418	5.6
Wholesale trade	0	0	0	0	0	0	0	0	0
Retail trade	93,809	100,369	101,286	103,009	98,534	96,405	93,085	91,330	-1.9
Transportation and warehousing	158,662	185,600	172,220	179,301	144,824	149,495	153,341	155,747	1.6
Information	10,300	10,271	9,442	9,295	9,287	10,276	10,259	9,614	-6.3
Finance and insurance	33,820	26,584	26,909	27,893	27,136	27,486	25,511	25,897	1.5
Real estate and rental and leasing	67,694	83,722	79,996	73,847	53,639	41,743	40,522	36,336	-10.3
Professional and technical services	56,688	59,525	57,013	50,674	43,509	47,102	48,790	47,616	-2.4
Management of companies and enterprises	7,533	16,410	15,236	14,875	14,690	14,538	14,162	14,685	3.7
Administrative and waste services	24,415	28,266	26,476	28,552	23,350	31,282	34,805	27,941	-19.7
Educational services	2,604	2,743	2,794	2,663	3,007	3,416	3,544	3,615	2
Health care and social assistance	61,260	67,672	69,720	67,558	66,608	68,145	66,384	67,575	1.8
Arts, entertainment, and recreation	2,535	1,515	1,708	2,580	2,685	2,456	2,330	2,851	22.4
Accommodation and food services	50,686	61,497	59,191	58,842	57,238	57,038	55,689	54,913	-1.4
Other services, except public administration	57,922	45,557	44,722	42,820	41,883	42,577	44,095	45,477	3.1
Government and government enterprises	326,768	344,540	352,370	355,015	355,653	340,736	335,487	335,894	0.1
Total	2,094,858	2,282,984	2,281,663	2,293,693	2,253,069	2,070,556	2,140,657	2,225,571	-0

Table II.19.27, 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 4,799 jobs in 2019. Between 2018 and 2019 the construction industry saw the largest percentage increase, rising by 17 percent to 2,092 jobs.

Table II.19.27									
Employment by Industry									
Sweetwater County									
BEA Table CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	266	273	279	285	287	291	284	290	2.1%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	5,788	6,270	6,107	5,495	4,835	5,026	4,998	4,799	-4%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	2,196	1,967	2,089	2,107	1,978	1,900	1,788	2,092	17%
Manufacturing	1,369	1,524	1,473	1,442	1,494	1,433	1,383	1,431	3.5%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	2,874	2,876	2,764	2,823	2,777	2,770	2,727	2,651	-2.8%
Transportation and warehousing	1,650	1,713	1,694	1,616	1,376	1,346	1,418	1,485	4.7%
Information	247	226	203	180	182	189	179	164	-8.4%
Finance and insurance	710	791	749	726	728	691	693	697	0.6%
Real estate and rental and leasing	1,237	1,412	1,416	1,359	1,245	1,236	1,219	1,220	0.1%
Professional and technical services	862	837	838	803	736	785	822	820	-0.2%
Management of companies and enterprises	92	139	156	130	125	126	124	118	-4.8%
Administrative and waste services	742	748	673	660	594	739	862	798	-7.4%
Educational services	124	125	131	127	139	161	161	160	-0.6%
Health care and social assistance	1,283	1,403	1,425	1,454	1,530	1,569	1,574	1,614	2.5%
Arts, entertainment, and recreation	260	193	203	235	252	225	236	257	8.9%
Accommodation and food services	2,274	2,514	2,427	2,423	2,408	2,393	2,420	2,397	-1%
Other services, except public administration	1,159	1,121	1,153	1,100	1,059	1,072	1,099	1,110	1%
Government and government enterprises	4,820	4,842	4,765	4,761	4,825	4,689	4,642	4,671	0.6%
Total	29,291	30,380	29,976	29,133	27,836	27,858	27,908	28,052	0.5%

Table II.19.28, shows the real average earnings per job by industry for Sweetwater County. These figures are calculated by dividing the total real earning displayed in Table II.19.26 and Table II.19.27, by industry. In 2019, the mining industry had the highest average earnings reaching 171,487 dollars. Between 2018 and 2019 the arts, entertainment, and recreation industry saw the largest percentage increase, rising by 12.4 percent to 11,094 dollars.

Table II.19.28
Real Earnings Per Job by Industry
 Sweetwater County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	-6,755	9,208	10,858	12,746	10,003	16,745	44,769	35,540	-20.6%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	118,267	122,715	127,830	132,888	134,813	149,163	169,143	171,487	1.4%
Utilities	0	0	0	0	0	0	0	0	0%
Construction	82,171	82,501	85,214	85,150	78,671	74,315	71,719	73,183	2%
Manufacturing	113,316	120,399	123,903	135,499	134,764	137,059	134,515	137,259	2%
Wholesale trade	0	0	0	0	0	0	0	0	0%
Retail trade	32,641	34,899	36,645	36,489	35,482	34,803	34,135	34,451	0.9%
Transportation and warehousing	96,159	108,348	101,665	110,953	105,250	111,066	108,139	104,880	-3%
Information	41,702	45,448	46,512	51,640	51,030	54,372	57,310	58,624	2.3%
Finance and insurance	47,633	33,608	35,927	38,420	37,274	39,777	36,813	37,155	0.9%
Real estate and rental and leasing	54,724	59,293	56,494	54,339	43,084	33,772	33,242	29,784	-10.4%
Professional and technical services	65,763	71,118	68,035	63,106	59,116	60,003	59,355	58,069	-2.2%
Management of companies and enterprises	81,878	118,056	97,668	114,424	117,524	115,385	114,209	124,451	9%
Administrative and waste services	32,905	37,788	39,341	43,261	39,310	42,330	40,377	35,014	-13.3%
Educational services	21,003	21,941	21,325	20,968	21,635	21,217	22,011	22,596	2.7%
Health care and social assistance	47,748	48,234	48,927	46,463	43,535	43,432	42,175	41,868	-0.7%
Arts, entertainment, and recreation	9,748	7,852	8,415	10,980	10,654	10,915	9,874	11,094	12.4%
Accommodation and food services	22,289	24,462	24,388	24,285	23,770	23,835	23,012	22,909	-0.4%
Other services, except public administration	49,976	40,639	38,788	38,928	39,550	39,718	40,123	40,970	2.1%
Government and government enterprises	67,794	71,157	73,950	74,567	73,711	72,667	72,272	71,910	-0.5%
Total	71,519	75,104	76,518	77,337	74,384	76,842	79,747	79,329	-0.5%

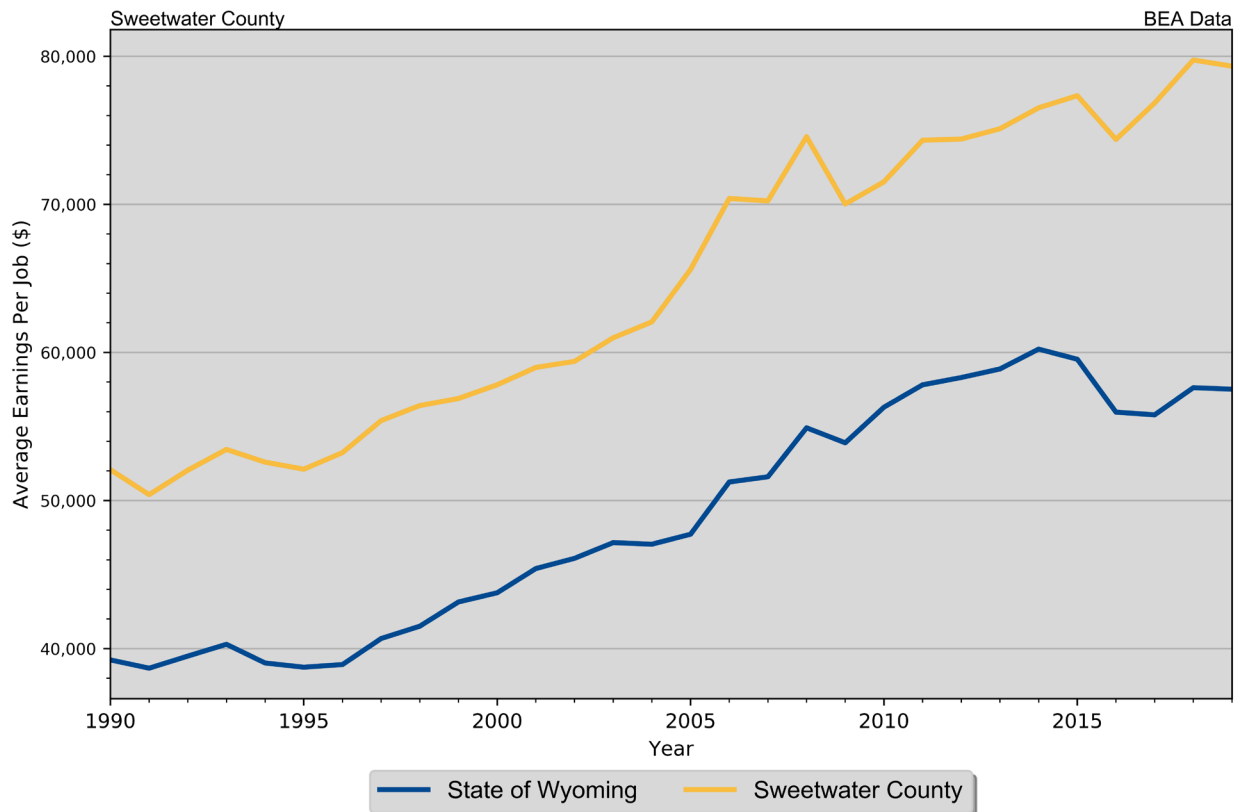
Table II.19.29 shows total employment and real personal income for the years of 1969 to 2019. Total real personal income includes all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments. In 2018, total real personal income was \$2,443,876,000, a 0.4 percent change between 2018 and 2019. Total employment was 29,291 in 2010 and 27,908 in 2019, a change of 0.5 percent over the period.

Table II.19.29
Total Employment and Real Personal Income
 Sweetwater County
 BEA Data 1969 Through 2019

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	314,288	23,411	-7,290	50,618	28,306	362,511	19,741	8,400	37,417
1970	322,584	24,172	-10,797	56,593	32,107	376,316	20,304	8,699	37,081
1971	347,041	26,013	-13,069	58,942	38,278	405,180	21,063	9,154	37,909
1972	476,495	38,087	-20,866	61,162	41,621	520,325	24,319	11,234	42,415
1973	681,310	64,139	-37,724	71,872	49,905	701,224	30,603	14,463	47,108
1974	902,633	88,765	-59,617	83,482	49,559	887,292	32,820	17,926	50,354
1975	895,173	86,315	-54,640	88,607	57,530	900,354	28,987	18,053	49,585
1976	973,634	94,958	-54,930	96,647	61,628	982,021	30,303	19,044	51,126
1977	1,009,351	97,354	-60,258	103,346	62,524	1,017,609	29,327	19,694	51,253
1978	1,135,290	112,882	-80,432	113,116	66,890	1,121,983	29,854	21,691	52,339
1979	1,264,285	130,783	-89,809	122,521	73,781	1,239,994	31,322	23,246	54,387
1980	1,424,304	146,497	-86,446	145,884	79,825	1,417,070	33,538	25,472	55,917
1981	1,543,863	172,193	-106,726	173,561	88,691	1,527,195	34,484	27,581	55,975
1982	1,434,017	160,580	-97,574	193,182	98,975	1,468,020	32,088	26,578	53,955
1983	1,204,899	131,961	-76,105	189,510	115,286	1,301,629	29,112	22,933	52,540
1984	1,166,142	130,773	-75,482	198,754	97,390	1,256,030	29,570	22,516	51,792
1985	1,219,709	139,500	-80,244	204,095	100,181	1,304,241	30,491	23,211	52,548
1986	1,237,328	139,426	-80,490	206,503	110,606	1,334,521	30,176	22,688	54,538
1987	1,109,663	125,089	-80,086	200,440	108,000	1,212,930	28,797	21,409	51,832
1988	1,052,878	127,166	-84,104	191,439	108,209	1,141,256	28,476	21,345	49,327
1989	1,138,128	131,042	-90,478	203,027	112,794	1,232,429	31,405	21,665	52,533
1990	1,184,781	144,035	-104,527	200,783	116,699	1,253,701	32,318	22,749	52,081
1991	1,185,260	149,581	-103,737	202,491	125,791	1,260,224	31,830	23,519	50,395
1992	1,250,473	155,060	-109,762	194,275	136,024	1,315,949	32,889	24,026	52,047
1993	1,277,056	156,835	-109,477	186,759	139,618	1,337,120	33,373	23,892	53,450
1994	1,314,376	163,532	-110,722	206,802	144,894	1,391,819	34,830	24,992	52,592
1995	1,283,062	160,764	-104,049	230,092	148,786	1,397,127	35,061	24,620	52,115
1996	1,291,816	157,963	-99,311	240,831	152,262	1,427,635	36,367	24,267	53,234
1997	1,338,292	162,473	-100,174	250,340	148,919	1,474,905	38,083	24,158	55,397
1998	1,379,882	168,062	-103,254	274,090	150,290	1,532,946	39,749	24,460	56,414
1999	1,372,038	163,235	-98,817	300,878	152,882	1,563,746	40,998	24,118	56,889
2000	1,388,911	164,745	-97,641	309,427	161,438	1,597,390	42,538	24,023	57,815
2001	1,427,035	167,320	-107,186	296,880	166,891	1,616,300	43,804	24,193	58,986
2002	1,404,639	160,656	-103,681	279,314	179,272	1,598,888	42,718	23,649	59,396
2003	1,497,242	172,557	-110,820	275,684	188,743	1,678,292	44,814	24,550	60,987
2004	1,591,691	182,728	-120,946	262,123	184,663	1,734,804	45,621	25,646	62,064
2005	1,780,121	201,471	-139,056	226,683	187,371	1,853,647	47,850	27,135	65,602
2006	2,080,324	254,442	-166,227	256,290	188,939	2,104,885	52,954	29,553	70,394
2007	2,164,967	268,947	-154,633	258,700	198,279	2,198,366	53,011	30,824	70,236
2008	2,370,830	284,576	-182,227	282,560	227,319	2,413,906	56,988	31,795	74,566
2009	2,072,546	255,185	-156,880	262,751	244,942	2,168,175	49,128	29,597	70,025
2010	2,094,858	258,372	-158,358	278,891	264,249	2,221,267	50,976	29,291	71,519
2011	2,250,536	248,505	-177,732	305,153	259,701	2,389,153	54,316	30,278	74,329
2012	2,282,984	253,688	-187,958	334,301	252,889	2,428,527	53,964	30,682	74,407
2013	2,281,663	275,613	-173,337	315,339	256,854	2,404,907	53,256	30,380	75,104
2014	2,293,693	279,841	-173,679	310,900	270,025	2,421,097	53,865	29,976	76,518
2015	2,253,069	267,369	-172,831	304,894	284,927	2,402,690	53,728	29,133	77,337
2016	2,070,556	252,008	-159,275	298,021	299,737	2,257,031	51,038	27,836	74,384
2017	2,140,657	253,654	-163,432	299,673	303,367	2,326,611	53,530	27,858	76,841
2018	2,225,571	254,433	-161,307	322,964	311,081	2,443,876	57,023	27,908	79,747
2019	2,225,338	252,947	-162,827	320,937	322,027	2,452,528	57,920	28,052	79,329

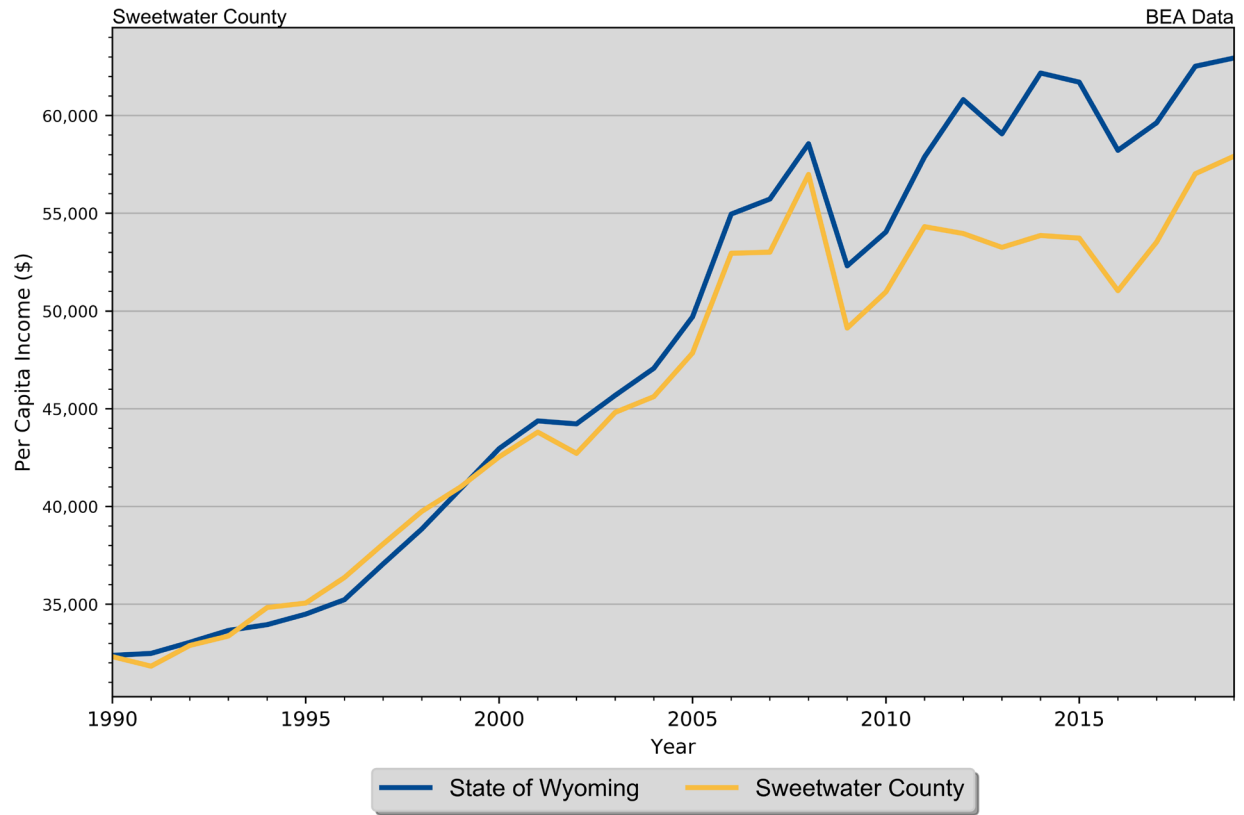
Diagram II.19.10, shows real average earnings per job for Sweetwater County from 1990 to 2019. Over this period the average earning per job for Sweetwater County was 64,807 dollars, which was higher than the statewide average of 48,885 dollars over the same period.

Diagram II.19.10
Real Average Earnings per Job
 Sweetwater County



Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Diagram II.19.11 shows real per capita income for Sweetwater County from 1990 to 2019 of \$45,818, which was lower than the statewide average of \$48,222 over the same period.

Diagram II.19.11
Real per Capita Income
 Sweetwater County



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 2010 through June 2020 and are presented in Table II.19.30. Between 2018 and 2019, total annual employment decreased from 22,263 persons in 2018 to 22,293 in 2019, a change of -9.7 percent.

Table II.19.30
Total Monthly Employment
Sweetwater County
BLS QCEW Data, 2010–2020(p)

Period	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020(p)
Jan	22,262	23,574	24,258	24,472	24,054	23,805	22,460	21,801	21,969	21,936	21,222
Feb	22,431	23,545	24,401	24,383	24,090	23,795	22,262	21,727	21,990	22,045	21,114
Mar	22,813	23,967	24,561	24,434	24,212	23,664	22,324	22,006	22,087	22,329	21,091
Apr	23,744	24,302	24,581	24,626	24,220	23,862	22,423	22,148	22,209	22,340	19,593
May	24,212	24,623	25,070	24,914	24,819	23,813	22,545	22,375	22,237	22,812	19,652
Jun	23,991	25,075	25,229	25,013	24,620	23,499	22,547	22,410	22,452	22,758	19,784
Jul	23,411	24,700	24,612	24,374	23,832	23,069	21,896	21,713	21,833	22,044	
Aug	24,077	25,074	25,078	24,769	24,178	23,419	22,407	22,467	22,360	22,602	
Sep	24,297	25,133	25,051	24,893	24,410	23,727	22,346	22,533	22,384	22,470	
Oct	24,470	24,997	25,254	24,701	24,312	23,834	22,419	22,446	22,568	22,334	
Nov	24,239	24,936	25,233	24,533	24,210	23,501	22,254	22,504	22,600	21,998	
Dec	24,070	25,038	25,195	24,442	24,266	23,094	22,197	22,443	22,463	21,715	
Annual	23,668	24,580	24,877	24,630	24,269	23,590	22,340	22,214	22,263	22,293	
% Change	-1.1%	3.9%	1.2%	-1%	-1.5%	-2.8%	-5.3%	-0.6%	0.2%	0.1%	%

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 1,132 dollars in 2018. In 2019, average weekly wages saw an decreased of 1.6 percent over the prior year, rising to 1,159 dollars, or by 19 dollars. These data are shown in Table II.19.31.

Table II.19.31						
Average Weekly Wages						
Sweetwater County						
BLS QCEW Data, 2002–2020(p)						
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%
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	1,129	1,123	1,096	1,153	1,126	4.2%
2015	1,138	1,096	1,076	1,174	1,121	-0.4%
2016	1,071	1,063	1,088	1,107	1,082	-3.5%
2017	1,111	1,126	1,074	1,152	1,116	3.1%
2018	1,131	1,134	1,096	1,164	1,132	1.4%
2019	1,157	1,171	1,126	1,185	1,159	2.4%
2020	1,160	1,140				

Total business establishments reported by the QCEW are displayed in Table II.19.32. Between 2018 and 2019, the total number of business establishments in Wyoming increased by 1.6 percent, from 1,614 to 1,613 establishments. The most recent 2020 estimates show there were 1,618 business establishments in the second quarter of 2020.

Table II.19.32						
Number of Business Establishments						
Sweetwater County						
BLS QCEW Data, 2001–2020(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	1,690	1,696	1,688	1,683	1,689	-0.8%
2015	1,708	1,698	1,676	1,657	1,685	-0.2%
2016	1,641	1,645	1,632	1,601	1,630	-3.3%
2017	1,617	1,623	1,631	1,610	1,620	-0.6%
2018	1,611	1,611	1,617	1,617	1,614	-0.4%
2019	1,628	1,632	1,604	1,621	1,613	-0.1%
2020	1,617	1,618				

Poverty

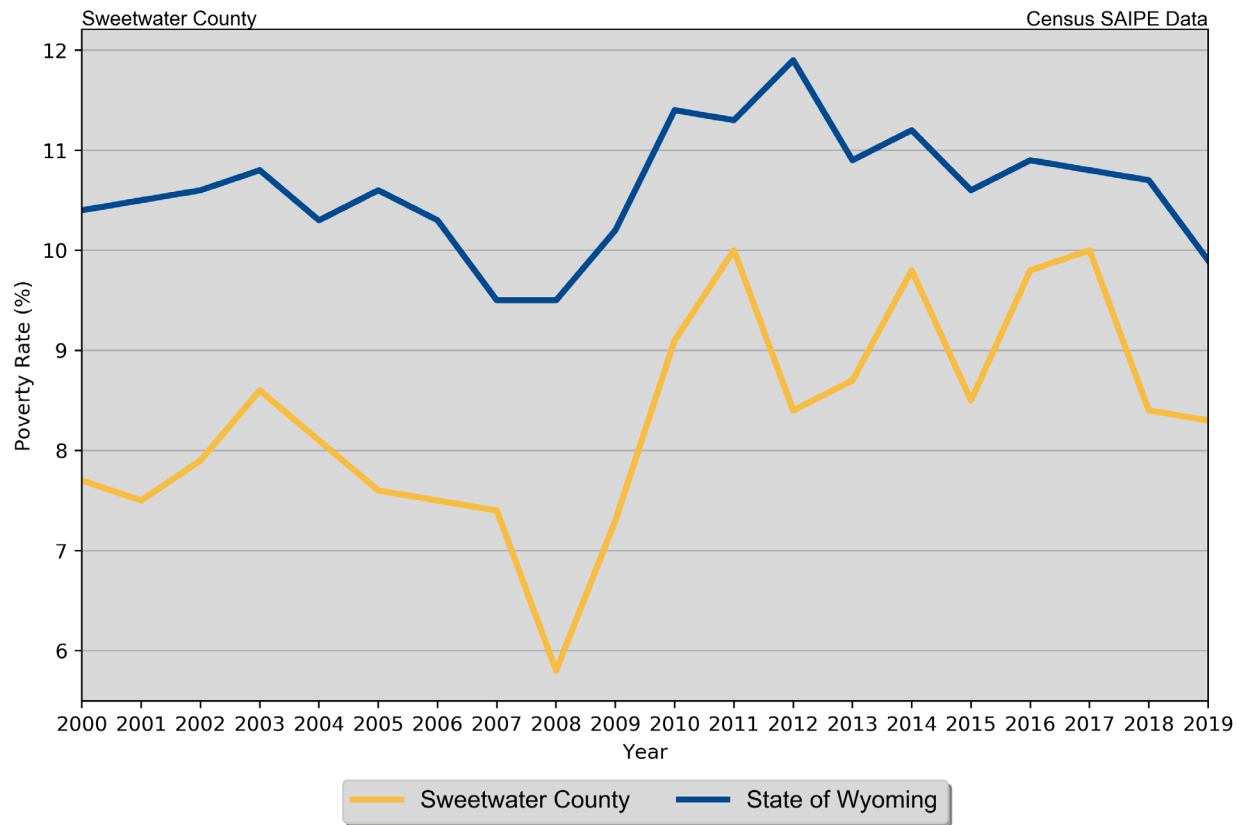
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau's Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,914 in 2010 to 3,453 in 2019, with the poverty rate reaching 8.3 percent in 2019. This compared to a state poverty rate of 9.9 percent and a national rate of 12.3 percent in 2019. Table II.19.33, at right, presents poverty data for 37.

The rate of poverty for Sweetwater County is shown in Table II.19.34. In 2019, the poverty rate was 11.5 percent meaning there were an estimated 4,921 people living in poverty, compared to 3,407 persons living in poverty in 2010. In 2019, some 19.8 percent of those in poverty were under age 6 and 12.3 percent were 65 or older.

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%
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%
2018	3,540	8.4%
2019	3,453	8.3%

Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	501	11.5%	732	19.8%
6 to 17	847	12.3%	822	10.6%
18 to 64	1,892	7%	2,772	10.4%
65 or Older	167	5%	595	12.3%
Total	3,407	100.0%	4,921	100.0%
Poverty Rate	8.2%	.	11.5%	.

Diagram II.19.12
Poverty Rates
Sweetwater County
SAIPE Estimates 2000 – 2019

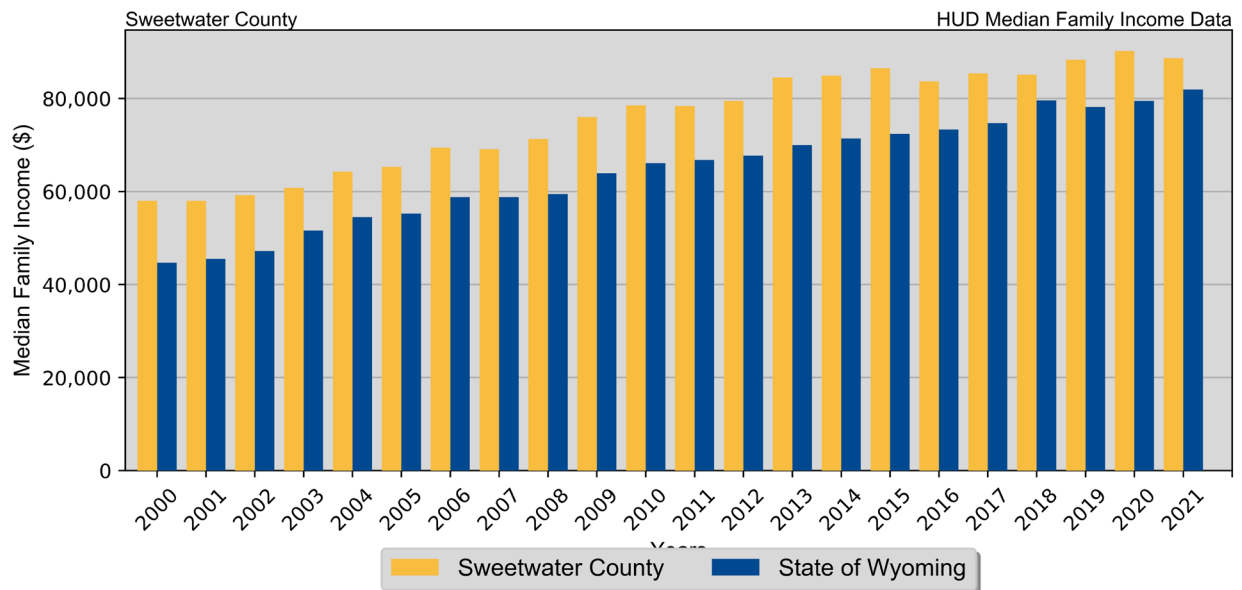


Household Income

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.19.35 shows that the HUD estimated MFI for Sweetwater County was \$88,700 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram II.19.13, illustrates the estimated MFI for 2000 through 2021.

Table II.19.35 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
2020	90,200	79,500
2021	88,700	81,900

Diagram II.19.13
Estimated Median Family Income
Sweetwater County vs. Wyoming
HUD Data: 2000 - 2021



Housing

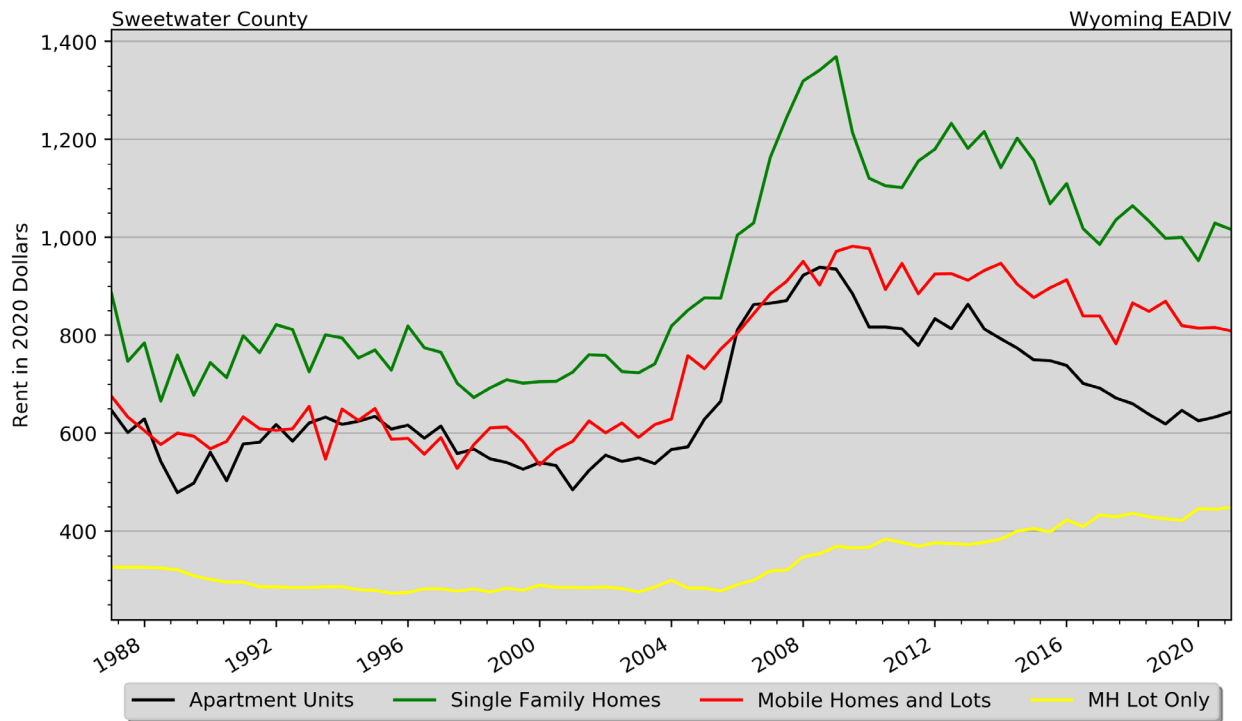
EADIV

According to the Wyoming cost of living index, real average apartment rents in Sweetwater County increased by 2.96 percent from fourth quarter of 2019 to fourth quarter of 2020, from \$625.5 to \$644. During that same period, detached single-family home rents increased by 6.67 percent, rents for mobile homes on lots decreased by 0.71 percent, and rents for mobile home lots increased by 0.59 percent. Beginning in fourth quarter of 1986 rental prices for apartment units experienced an average annual decrease of 0.01 percent, while rental prices for single family homes experienced an average annual increase of 0.39 percent since fourth quarter of 1986.

Table II.19.36 and Diagram II.19.14, present the Sweetwater County county data for each rental type.

Table II.19.36				
Semiannual Average Monthly Rental Prices				
Sweetwater County				
EAD Data, 2000:Q2 – 2019:Q4, Real 2019 Dollars				
Quarter Year	Apartments	Houses	Mobile Homes	Mobile Home Lots
Q2.00	534.1	705.9	566.1	285.3
Q4.00	484.6	724.8	583.6	285.3
Q2.01	524.1	760.5	625.2	284.8
Q4.01	555.4	759	601	286.2
Q2.02	542.5	726.2	621.1	283.2
Q4.02	549.6	723.4	591.6	276.2
Q2.03	538.1	741.8	617.9	286.3
Q4.03	567	818.9	629	300
Q2.04	572.3	851.1	758.6	284.1
Q4.04	628.6	876.6	731.8	284.1
Q2.05	665.5	876	772	278.1
Q4.05	811	1,004.7	804.5	291.1
Q2.06	862.9	1,029.4	844	300.2
Q4.06	865.4	1,163.1	884.3	319.2
Q2.07	871	1,244.5	910.3	320.6
Q4.07	922.6	1,319.4	950.9	347.7
Q2.08	938.8	1,341.3	902.6	354.3
Q4.08	935.2	1,369	971.3	368.8
Q2.09	885.1	1,214	981.9	366
Q4.09	816.9	1,120.7	977.2	367.2
Q2.10	816.9	1,105.3	893.7	384.2
Q4.10	813.3	1,101.8	946.9	377.1
Q2.11	779.4	1,155.8	884.8	369.4
Q4.11	833.8	1,180.1	925.3	376.4
Q2.12	813.5	1,232.8	926	375
Q4.12	863.5	1,181.7	912.4	372.7
Q2.13	813	1,216.1	932.4	377.4
Q4.13	792.9	1,142.4	947	384.1
Q2.14	774	1,202.7	904.5	400.2
Q4.14	749.9	1,156.7	877.1	405.7
Q2.15	748.3	1,068.6	897	398.6
Q4.15	738.5	1,109.9	913.3	423.5
Q2.16	701.8	1,017.8	839.4	409.5
Q4.16	692.2	985.6	839.4	433.1
Q2.17	672	1,036	782.8	429.4
Q4.17	660.4	1,064.5	866.1	436.8
Q2.18	638.7	1,033.3	848.9	429.6
Q4.18	619.1	998.2	869.5	425.5
Q2.19	646.8	1,000	819.8	422.1
Q4.19	625.5	952.4	814.8	446.4
Q2.20	633	1,029	816	445
Q4.20	644	1,016	809	449

Diagram II.19.14
Average Rents
Sweetwater County
EAD Data 1986 – 2020



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 68 authorizations in 2019 to 50 in 2020.

The real value of single-family building permits decreased from 292,814 dollars in 2019 to 261,777 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,270 dollars from 344,472 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table II.19.37 as well as in Diagram II.19.15 and Diagram II.19.16.

Table II.19.37
Building Permits and Valuation
 Sweetwater County
 Census Bureau Data, 1980–2020

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2019\$)	
	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	114,839	55,347
1981	385	8	60	63	516	101,716	66,425
1982	278	12	19	16	325	99,459	65,044
1983	189	2	0	22	213	99,023	84,576
1984	123	0	0	16	139	99,297	70,271
1985	93	0	0	0	93	111,827	0
1986	85	0	0	0	85	117,839	0
1987	50	2	0	20	72	121,365	55,978
1988	30	0	0	0	30	134,490	0
1989	34	0	0	0	34	118,485	0
1990	56	0	0	0	56	139,076	0
1991	80	0	0	0	80	144,832	0
1992	102	0	0	0	102	156,366	0
1993	99	0	0	0	99	192,129	0
1994	115	0	0	8	123	207,746	77,156
1995	90	0	0	0	90	198,662	0
1996	90	0	0	0	90	192,654	0
1997	75	0	0	0	75	203,411	0
1998	73	0	0	0	73	220,280	0
1999	39	0	0	12	51	185,068	35,957
2000	36	0	0	5	41	195,274	35,172
2001	38	0	0	0	38	238,966	0
2002	48	0	0	0	48	215,959	0
2003	63	0	0	0	63	244,304	0
2004	216	0	0	0	216	214,611	0
2005	260	0	0	0	260	199,201	0
2006	236	0	8	24	268	210,997	47,307
2007	438	8	0	26	472	187,273	137,876
2008	144	0	22	79	245	215,130	71,961
2009	130	0	7	214	351	194,118	70,292
2010	100	0	0	47	147	205,504	69,478
2011	102	0	4	16	122	204,930	27,251
2012	116	0	0	16	132	248,779	49,000
2013	87	0	0	16	103	266,909	172,148
2014	108	2	0	117	227	307,970	75,462
2015	84	0	0	0	84	269,599	0
2016	70	2	0	0	72	299,620	0
2017	67	0	0	38	105	284,269	103,619
2018	54	0	0	0	54	281,174	0
2019	68	0	0	0	68	292,814	0
2020	50	0	0	0	50	261,777	0

Diagram II.19.15 Single-Family Permits

Sweetwater County
Census Bureau Data, 1980–2020

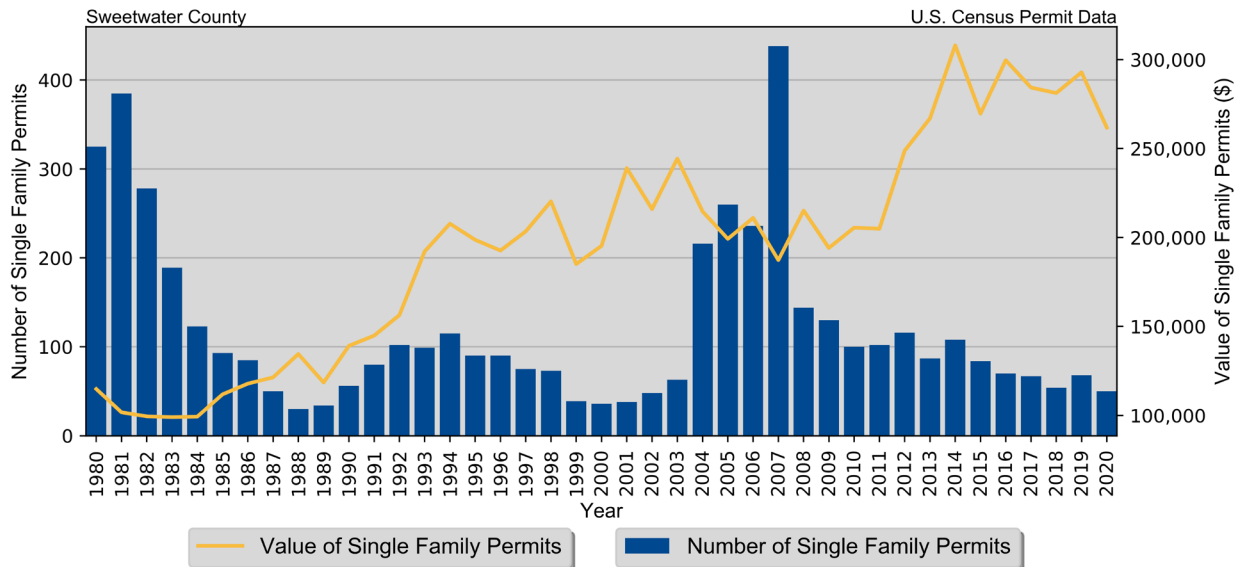
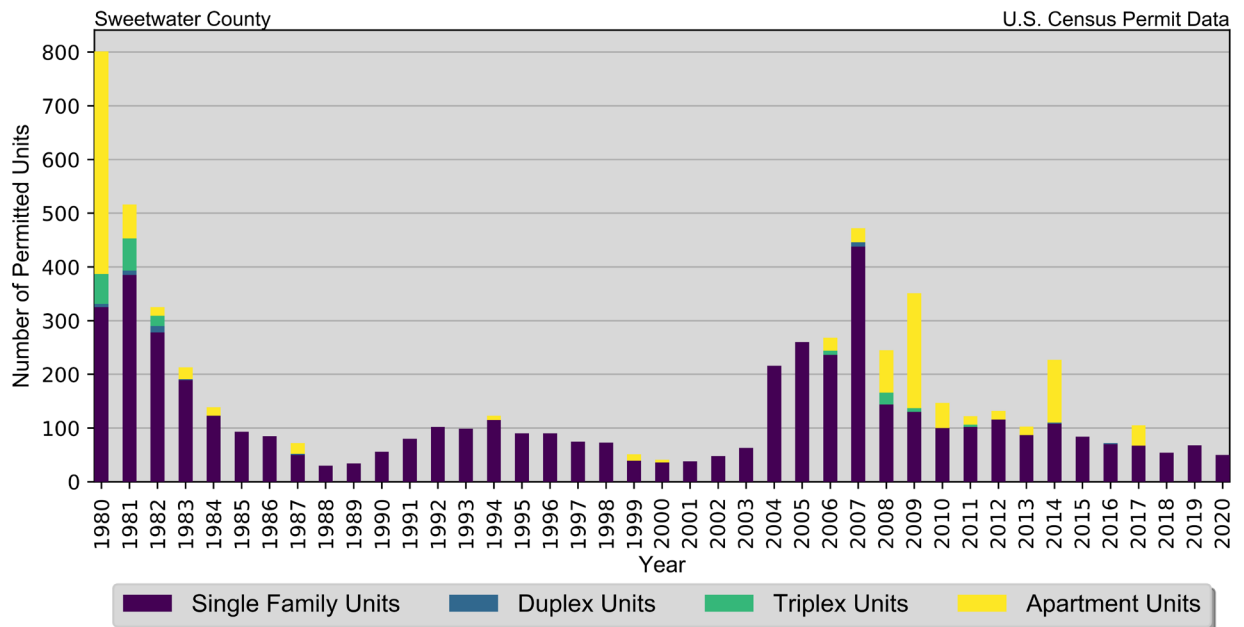


Diagram II.19.16 Total Permits by Unit Type

Sweetwater County
Census Bureau Data, 1980–2020



Housing Characteristics

Households by type and tenure are shown in Table II.19.38. Family households represented 69.5 percent of households, while non-family households accounted for 30.5 percent. These changed from 69.2 and 30.8 percent, respectively.

Table II.19.38				
Household Type by Tenure				
Sweetwater County				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	11,405	69.2%	10,794	69.5%
Married-Couple Family	8,813	77.3%	8,534	79.1%
Owner-Occupied	7,460	84.6%	7,386	86.5%
Renter-Occupied	1,353	15.4%	1,148	13.5%
Other Family	2,592	22.7%	2,260	24%
Male Householder, No Spouse Present	1,116	43.1%	613	49.4%
Owner-Occupied	673	60.3%	448	73.1%
Renter-Occupied	443	39.7%	165	26.9%
Female Householder, No Spouse Present	1,476	56.9%	1,647	65.3%
Owner-Occupied	789	53.5%	946	57.4%
Renter-Occupied	687	46.5%	701	42.6%
Non-Family Households	5,070	30.8%	4,729	30.5%
Owner-Occupied	2,950	58.2%	3,052	64.5%
Renter-Occupied	2,120	41.8%	1,677	35.5%
Total	16,475	100.0%	15,523	100.0%

Table II.19.39, below, shows housing units by type in 2010 and 2019. In 2010, there were 18,007 housing units, compared with 19,771 in 2019. Single-family units accounted for 62.3 percent of units in 2019, compared to 61.7 in 2010. Apartment units accounted for 9.1 percent in 2019, compared to 7.9 percent in 2010.

Table II.19.39				
Housing Units by Type				
Sweetwater County				
2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	11,111	61.7%	12,326	62.3%
Duplex	586	3.3%	541	2.7%
Tri- or Four-Plex	618	3.4%	817	4.1%
Apartment	1,414	7.9%	1,809	9.1%
Mobile Home	4,278	23.8%	4,226	21.4%
Boat, RV, Van, Etc.	0	0%	52	0.3%
Total	18,007	100.0%	19,771	100.0%

Table II.19.40 shows housing units by tenure from 2010 to 2019. By 2019, there were 19,771 housing units. An estimated 76.2 percent were owner-occupied, and 21.5 percent were vacant.

Table II.19.40				
Housing Units by Tenure				
Sweetwater County				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,475	87.9%	15,523	78.5%
Owner-Occupied	11,872	72.1%	11,832	76.2%
Renter-Occupied	4,603	27.9%	3,691	23.8%
Vacant Housing Units	2,260	12.1%	4,248	21.5%
Total Housing Units	18,735	100.0%	19,771	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.19.41. Households earning more than 100,000 dollars per year represented 33.7 percent of households in 2019, compared to 27.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 9.3 percent of households in 2019, compared to 6.8 percent in 2010.

Table II.19.41				
Households by Income				
Sweetwater County				
2010 & 2019 Five-Year ACS Data				
Income	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
Less than \$15,000	1,109	6.8%	1,450	9.3%
\$15,000 to \$19,999	611	3.7%	614	4%
\$20,000 to \$24,999	603	3.7%	588	3.8%
\$25,000 to \$34,999	1,294	7.9%	868	5.6%
\$35,000 to \$49,999	1,823	11.1%	1,653	10.6%
\$50,000 to \$74,999	3,608	22%	2,605	16.8%
\$75,000 to \$99,999	2,790	17%	2,506	16.1%
\$100,000 or More	4,577	27.9%	5,239	33.7%
Total	16,415	100.0%	15,523	100.0%

Table II.19.42 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 10.4 percent of households in 2010 and 14.5 percent of households in 2019. Housing units built in 1939 or earlier represented 10.7 percent of households in 2019 and 11.8 percent of households in 2010.

Table II.19.42				
Households by Year Home Built				
Sweetwater County				
2010 & 2019 Five-Year ACS Data				
Year Built	2010 Five-Year ACS		2019 Five-Year ACS	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,936	11.8%	1,666	10.7%
1940 to 1949	966	5.9%	527	3.4%
1950 to 1959	917	5.6%	630	4.1%
1960 to 1969	1,045	6.4%	1,071	6.9%
1970 to 1979	5,161	31.4%	3,691	23.8%
1980 to 1989	2,929	17.8%	2,690	17.3%
1990 to 1999	1,755	10.7%	1,699	10.9%
2000 to 2009	1,706	10.4%	2,245	14.5%
2010 or Later	-	-	1,304	8.4%
Total	16,415	100.0%	15,523	100.0%

The distribution of unit types by race are shown in Table II.19.43. An estimated 69.5 percent of white households occupy single-family homes, compared to 30.3 percent of black households. Some 6.5 percent of white households occupied apartments, compared to 37.7 percent of black households. An estimated 51 percent of Asian, and 41.8 percent of American Indian households occupy single-family homes.

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/Pacific Islanders	Other	Two or More Races
Single-Family	69.5%	30.3%	41.8%	51%	31.6%	53.3%	60%
Duplex	1.8%	6.1%	12.2%	10%	0%	0%	0%
Tri- or Four-Plex	2%	26%	11.2%	0%	0%	10.2%	12.9%
Apartment	6.5%	37.7%	22.4%	22%	68.4%	12%	19.6%
Mobile Home	19.7%	0%	12.2%	17%	0%	24.6%	7.5%
Boat, RV, Van, Etc.	0.4%	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 2019 are shown in Table II.19.44. 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 2019, for rent units accounted for 40.3 percent of vacant units, while for sale units accounted for 6.1 percent. "Other" vacant units accounted for 33.5 percent of vacant units, representing a total of 1,422 "other" vacant units.

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	934	41.3%	1,711	40.3%
For Sale	337	14.9%	258	6.1%
Rented Not Occupied	24	1.1%	183	4.3%
Sold Not Occupied	45	2%	428	10.1%
For Seasonal, Recreational, or Occasional Use	295	13.1%	185	4.4%
For Migrant Workers	107	4.7%	61	1.4%
Other Vacant	518	22.9%	1,422	33.5%
Total	2,260	100.0%	4,248	100.0%

Table II.19.45 shows the number of households in the county by number of bedrooms and tenure. There were 102 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 18.4 percent of total households in Sweetwater County. In Sweetwater County the 7,136 households with three bedrooms accounted for 45.97 percent of all households, and there were 1,601 five-bedroom or more households, which accounted for 10.31 percent of all households.

Table II.19.45				
Households by Number of Bedrooms				
Sweetwater County				
2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	94	102	196	1.26
One	141	690	831	5.35
Two	1,376	1,481	2,857	18.4
Three	6,005	1,131	7,136	45.97
Four	2,676	226	2,902	18.69
Five or more	1,540	61	1,601	10.31
Total	11,832	3,691	15,523	100.0

The age of a structure influences its value. As shown in Table II.19.46, structures built in 1939 or earlier had a median value of, 138,400 dollars while structures built between 1950 and 1959 had a median value of 169,700 dollars and those built between 1990 to 1999 had a median value of 230,200 dollars. 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 347,200 dollars and 350,500 dollars, respectively. The total median value in Sweetwater County was 205,600 dollars.

Table II.19.46	
Owner Occupied Median Value by Year Structure Built	
Sweetwater County	
2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	138,400
1940 to 1949	163,400
1950 to 1959	169,700
1960 to 1969	194,300
1970 to 1979	209,300
1980 to 1989	219,000
1990 to 1999	230,200
2000 to 2009	221,500
2010 to 2013	347,200
2014 or later	350,500
Median Value	205,600

Household mortgage status is reported in Table II.19.47. In, Sweetwater County households with a mortgage accounted for 52.6 percent of all households or 6,224 housing units, and the remaining 50.1 percent or 5,926 units had no mortgage. Of those units with a mortgage, 246 had either a second mortgage or home equity loan, 52 had both a second mortgage and home equity loan, and 5,926 or 50.1 percent had no second mortgage or no home equity loan.

Table II.19.47 Mortgage Status Sweetwater County 2019 Five-Year ACS Data		
Mortgage Status	Sweetwater County	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	6,224	52.6
With either a second mortgage or home equity loan, but not both	246	2.1
Second mortgage only	74	0.6
Home equity loan only	172	1.5
Both second mortgage and home equity loan	52	0.4
No second mortgage and no home equity loan	5,926	50.1
Housing units without a mortgage	5,608	47.4
Total	11,832	100.0%

Table II.19.48 lists the Sweetwater County median rent as 766 dollars and the median home value as 205,600 dollars in 2019.

Table II.19.48 Median Rent Sweetwater County 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$766
Median Home Value	\$205,600

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.19.49. In 2019, an estimated 1.5 percent of households were overcrowded, and an additional 0.5 percent were severely overcrowded.

Table II.19.49 Overcrowding and Severe Overcrowding Sweetwater County 2010 & 2019 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
2019 Five-Year ACS	11,642	98.4%	114	1%	76	0.6%	11,832
Renter							
2010 Five-Year ACS	4,096	94.8%	187	4.3%	36	0.8%	4,319
2019 Five-Year ACS	3,564	96.6%	121	3.3%	6	0.2%	3,691
Total							
2010 Five-Year ACS	15,923	97%	448	2.7%	44	0.3%	16,415
2019 Five-Year ACS	15,206	98%	235	1.5%	82	0.5%	15,523

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.19.50 and Table II.19.51, below.

There were a total of 60 households with incomplete plumbing facilities in 2019, 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	2019 Five-Year ACS
With Complete Plumbing Facilities	16,296	15,463
Lacking Complete Plumbing Facilities	119	60
Total Households	16,415	15,523
Percent Lacking	0.7%	0.4%

There were 32 households lacking complete kitchen facilities in 2019, compared to 147 households in 2010. This was a change from 0.9 percent of households in 2010 to 0.2 percent in 2019.

Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	16,268	15,491
Lacking Complete Kitchen Facilities	147	32
Total Households	16,415	15,523
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.19.52, in Sweetwater County 9.9 percent of households had a cost burden and 8.2 percent had a severe cost burden. Some 17.3 percent of renters were cost burdened, and 17 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 4.9 percent and a severe cost burden rate of 4.7 percent. Owner occupied households with a mortgage had a cost burden rate of 10 percent, and severe cost burden at 6.1 percent.

Table II.19.52
Cost Burden and Severe Cost Burden by Tenure
 Sweetwater County
 2010 & 2019 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%	7,211
2019 Five-Year ACS	5,208	83.7%	623	10%	380	6.1%	13	0.2%	6,224
Owner Without a Mortgage									
2010 Five-Year ACS	4,532	92.8%	172	3.5%	138	2.8%	43	0.9%	4,885
2019 Five-Year ACS	5,029	89.7%	273	4.9%	264	4.7%	42	0.7%	5,608
Renter									
2010 Five-Year ACS	2,964	68.6%	559	12.9%	375	8.7%	421	9.7%	4,319
2019 Five-Year ACS	2,088	56.6%	637	17.3%	628	17%	338	9.2%	3,691
Total									
2010 Five-Year ACS	13,304	81%	1,698	10.3%	949	5.8%	464	2.8%	16,415
2019 Five-Year ACS	12,325	79.4%	1,533	9.9%	1,272	8.2%	393	2.5%	15,523

Comprehensive Housing Affordability Strategy (CHAS)

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

Each year, the U.S. Department of Housing and Urban Development (HUD) receives custom tabulations of American Community Survey (ACS) data from the U.S. Census Bureau. These data, known as the "CHAS" data (Comprehensive Housing Affordability Strategy), demonstrate the extent of housing problems and housing needs, particularly for low income households. The CHAS data are used by local governments to plan how to spend HUD funds, and may also be used by HUD to distribute grant funds.

Housing Problems by Income, Race, and Tenure

Table II.19.53 through Table II.19.58 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 1,345 white homeowner households, 0 black homeowner households, 20 Asian homeowner households, and 185 Hispanic homeowner households.

Table II.19.53								
Percent of Homeowner Households with Housing Problems by Income and Race								
Sweetwater County 2013–2017 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 \$26,610	56.6%	0%	100%	0%	0%	0%	41.9%	54.5%
\$26,611 to \$44,350	23.5%	0%	0%	100%	0%	100%	30.4%	25.9%
\$44,351 to \$70,960	26.9%	0%	0%	0%	0%	0%	10.8%	25.2%
\$70,961 to \$88,700	4%	0%	0%	0%	0%	0%	8.8%	5.2%
Above \$88,700	3.5%	0%	0%	0%	0%	0%	1.9%	3.3%
Total	12.8%	0%	30.8%	33.3%	0%	25%	13.4%	13.1%
Without Housing Problems								
\$0 to \$26,610	34.9%	0%	0%	0%	0%	0%	39.5%	35.2%
\$26,611 to \$44,350	76.5%	0%	0%	0%	0%	0%	69.6%	74.1%
\$44,351 to \$70,960	73.1%	0%	0%	0%	0%	0%	89.2%	74.8%
\$70,961 to \$88,700	96%	0%	0%	0%	0%	0%	91.2%	94.8%
Above \$88,700	96.5%	100%	100%	100%	0%	100%	98.1%	96.7%
Total	86.5%	100%	69.2%	66.7%	0%	75%	83.8%	86%

Table II.19.54
Homeowner Households with Housing Problems by Income and Race
 Sweetwater County
 2013–2017 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 \$26,610	470	0	20	0	0	0	90	580
\$26,611 to \$44,350	200	0	0	10	0	10	35	255
\$44,351 to \$70,960	415	0	0	0	0	0	20	435
\$70,961 to \$88,700	40	0	0	0	0	0	30	70
Above \$88,700	220	0	0	0	0	0	10	230
Total	1,345	0	20	10	0	10	185	1,570
Without Housing Problems								
\$0 to \$26,610	290	0	0	0	0	0	85	375
\$26,611 to \$44,350	650	0	0	0	0	0	80	730
\$44,351 to \$70,960	1,125	0	0	0	0	0	165	1,290
\$70,961 to \$88,700	960	0	0	0	0	0	310	1,270
Above \$88,700	6,035	25	45	20	0	30	520	6,675
Total	9,060	25	45	20	0	30	1,160	10,340
Not Computed								
\$0 to \$26,610	70	0	0	0	0	0	40	110
\$26,611 to \$44,350	0	0	0	0	0	0	0	0
\$44,351 to \$70,960	0	0	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0	0	0
Total	70	0	0	0	0	0	40	110
Total								
\$0 to \$26,610	830	0	20	0	0	0	215	1,065
\$26,611 to \$44,350	850	0	0	10	0	10	115	985
\$44,351 to \$70,960	1,540	0	0	0	0	0	185	1,725
\$70,961 to \$88,700	1,000	0	0	0	0	0	340	1,340
Above \$88,700	6,255	25	45	20	0	30	530	6,905
Total	10,475	25	65	30	0	40	1,385	12,020

In total, some 1,584 renter households face housing problems in Sweetwater County. Of these, some 1,040 white renter households, 135 black renter households, 0 Asian renter households, and 340 Hispanic renter households face housing problems.

Table II.19.55
Renter Households with Housing Problems by Income and Race
 Sweetwater County
 2013–2017 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 \$26,610	515	100	0	25	0	4	220	864
\$26,611 to \$44,350	310	35	0	10	0	20	105	480
\$44,351 to \$70,960	175	0	0	0	0	10	0	185
\$70,961 to \$88,700	30	0	0	0	0	0	0	30
Above \$88,700	10	0	0	0	0	0	15	25
Total	1,040	135	0	35	0	34	340	1,584
Without Housing Problems								
\$0 to \$26,610	175	0	0	0	0	0	15	190
\$26,611 to \$44,350	185	0	0	0	0	0	40	225
\$44,351 to \$70,960	415	10	10	0	0	0	160	595
\$70,961 to \$88,700	360	0	0	4	0	0	80	444
Above \$88,700	880	20	0	10	65	35	110	1,120
Total	2,015	30	10	14	65	35	405	2,574
Not Computed								
\$0 to \$26,610	115	0	0	0	0	0	0	115
\$26,611 to \$44,350	0	0	0	0	0	0	0	0
\$44,351 to \$70,960	0	0	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0	0	0
Total	115	0	0	0	0	0	0	115
Total								
\$0 to \$26,610	805	100	0	25	0	4	235	1,169
\$26,611 to \$44,350	495	35	0	10	0	20	145	705
\$44,351 to \$70,960	590	10	10	0	0	10	160	780
\$70,961 to \$88,700	390	0	0	4	0	0	80	474
Above \$88,700	890	20	0	10	65	35	125	1,145
Total	3,170	165	10	49	65	69	745	4,273

Table II.19.56
Percent of Renter Households with Housing Problems by Income and Race
 Sweetwater County
 2013–2017 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 \$26,610	64%	100%	0%	100%	0%	100%	93.6%	73.9%
\$26,611 to \$44,350	62.6%	100%	0%	100%	0%	100%	72.4%	68.1%
\$44,351 to \$70,960	29.7%	0%	0%	0%	0%	100%	0%	23.7%
\$70,961 to \$88,700	7.7%	0%	0%	0%	0%	0%	0%	6.3%
Above \$88,700	1.1%	0%	0%	0%	0%	0%	12%	2.2%
Total	32.8%	81.8%	0%	71.4%	0%	49.3%	45.6%	37.1%
Without Housing Problems								
\$0 to \$26,610	21.7%	0%	0%	0%	0%	0%	6.4%	16.3%
\$26,611 to \$44,350	37.4%	0%	0%	0%	0%	0%	27.6%	31.9%
\$44,351 to \$70,960	70.3%	100%	100%	0%	0%	0%	100%	76.3%
\$70,961 to \$88,700	92.3%	0%	0%	100%	0%	0%	100%	93.7%
Above \$88,700	98.9%	100%	0%	100%	100%	100%	88%	97.8%
Total	63.6%	18.2%	100%	28.6%	100%	50.7%	54.4%	60.2%

Overall, there are 3,154 households, or 19.4 percent of households with housing problems in Sweetwater County. This includes 2,385 white households, 135 black households, 20 Asian households, 45 American Indian, 0 Pacific Islander, and 44 “other” race households with housing problems. In addition, there are 525 Hispanic households with housing problems. This is shown in Table II.19.57 and Table II.19.58.

Table II.19.57
Percent of Total Households with Housing Problems by Income and Race

Sweetwater County
 2013–2017 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 \$26,610	60.2%	100%	100%	100%	0%	100%	68.9%	64.6%
\$26,611 to \$44,350	37.9%	100%	0%	100%	0%	100%	53.8%	43.5%
\$44,351 to \$70,960	27.7%	0%	0%	0%	0%	100%	5.8%	24.8%
\$70,961 to \$88,700	5%	0%	0%	0%	0%	0%	7.1%	5.5%
Above \$88,700	3.2%	0%	0%	0%	0%	0%	3.8%	3.2%
Total	17.5%	71.1%	26.7%	57%	0%	40.4%	24.6%	19.4%
Without Housing Problems								
\$0 to \$26,610	28.4%	0%	0%	0%	0%	0%	22.2%	25.3%
\$26,611 to \$44,350	62.1%	0%	0%	0%	0%	0%	46.2%	56.5%
\$44,351 to \$70,960	72.3%	100%	100%	0%	0%	0%	94.2%	75.2%
\$70,961 to \$88,700	95%	0%	0%	100%	0%	0%	92.9%	94.5%
Above \$88,700	96.8%	100%	100%	100%	100%	100%	96.2%	96.8%
Total	81.2%	28.9%	73.3%	43%	100%	59.6%	73.5%	79.3%

Table II.19.58
Total Households with Housing Problems by Income and Race
 Sweetwater County
 2013–2017 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 \$26,610	985	100	20	25	0	4	310	1,444
\$26,611 to \$44,350	510	35	0	20	0	30	140	735
\$44,351 to \$70,960	590	0	0	0	0	10	20	620
\$70,961 to \$88,700	70	0	0	0	0	0	30	100
Above \$88,700	230	0	0	0	0	0	25	255
Total	2,385	135	20	45	0	44	525	3,154
Without Housing Problems								
\$0 to \$26,610	465	0	0	0	0	0	100	565
\$26,611 to \$44,350	835	0	0	0	0	0	120	955
\$44,351 to \$70,960	1,540	10	10	0	0	0	325	1,885
\$70,961 to \$88,700	1,320	0	0	4	0	0	390	1,714
Above \$88,700	6,915	45	45	30	65	65	630	7,795
Total	11,075	55	55	34	65	65	1,565	12,914
Not Computed								
\$0 to \$26,610	185	0	0	0	0	0	40	225
\$26,611 to \$44,350	0	0	0	0	0	0	0	0
\$44,351 to \$70,960	0	0	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0	0	0
Total	185	0	0	0	0	0	40	225
Total								
\$0 to \$26,610	1,635	100	20	25	0	4	450	2,234
\$26,611 to \$44,350	1,345	35	0	20	0	30	260	1,690
\$44,351 to \$70,960	2,130	10	10	0	0	10	345	2,505
\$70,961 to \$88,700	1,390	0	0	4	0	0	420	1,814
Above \$88,700	7,145	45	45	30	65	65	655	8,050
Total	13,645	190	75	79	65	109	2,130	16,293

Table II.19.59 through Table II.19.62 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 1,250 white households, 100 black households, 20 Asian households, as well as 410 Hispanic homeowner households.

Table II.19.59								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Sweetwater County 2013–2017 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 \$26,610	40.1%	0%	100%	0%	0%	0%	37.2%	40.7%
\$26,611 to \$44,350	15.9%	0%	0%	100%	0%	0%	21.7%	17.3%
\$44,351 to \$70,960	5.2%	0%	0%	0%	0%	0%	10.8%	5.8%
\$70,961 to \$88,700	0%	0%	0%	0%	0%	0%	8.8%	2.2%
Above \$88,700	1.8%	0%	0%	0%	0%	0%	1.9%	1.8%
Total	6.3%	0	30.8%	33.3%	0%	0%	11.9%	7.2%
Without A Severe Housing Problem								
\$0 to \$26,610	51.5%	0%	0%	0%	0%	0%	44.2%	49.1%
\$26,611 to \$44,350	84.1%	0%	0%	0%	0%	100%	78.3%	82.7%
\$44,351 to \$70,960	94.8%	0%	0%	0%	0%	0%	89.2%	94.2%
\$70,961 to \$88,700	100%	0%	0%	0%	0%	0%	91.2%	97.8%
Above \$88,700	98.2%	100%	100%	100%	0%	100%	98.1%	98.2%
Total	93%	100%	69.2%	66.7%	0%	100%	85.2%	91.9%

Table II.19.60
Percent of Renter Households with Severe Housing Problems by Income and Race
 Sweetwater County
 2013–2017 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 \$26,610	49.7%	100%	0%	100%	0%	100%	64.6%	58.3%
\$26,611 to \$44,350	26.3%	0%	0%	0%	0%	50%	51.7%	30.5%
\$44,351 to \$70,960	2.6%	0%	0%	0%	0%	0%	0%	1.9%
\$70,961 to \$88,700	7.7%	0%	0%	0%	0%	0%	0%	6.3%
Above \$88,700	1.1%	0%	0%	0%	0%	0%	12%	2.2%
Total	18.5%	60.6%	0%	51%	0%	20.3%	32.7%	22.7%
Without A Severe Housing Problems								
\$0 to \$26,610	36%	0%	0%	0%	0%	0%	35.4%	31.9%
\$26,611 to \$44,350	73.7%	100%	0%	100%	0%	50%	48.3%	69.5%
\$44,351 to \$70,960	97.4%	100%	100%	0%	0%	100%	100%	98.1%
\$70,961 to \$88,700	92.3%	0%	0%	100%	0%	0%	100%	93.7%
Above \$88,700	98.9%	100%	0%	100%	100%	100%	88%	97.8%
Total	77.9%	39.4%	100%	49%	100%	79.7%	67.3%	74.6%

Table II.19.61
Percent of Total Households with Severe Housing Problems by Income and Race

Sweetwater County
 2013–2017 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 \$26,610	44.8%	100%	100%	100%	0%	100%	51.6%	49.9%
\$26,611 to \$44,350	19.7%	0%	0%	50%	0%	33.3%	38.5%	22.8%
\$44,351 to \$70,960	4.5%	0%	0%	0%	0%	0%	5.8%	4.6%
\$70,961 to \$88,700	2.2%	0%	0%	0%	0%	0%	7.1%	3.3%
Above \$88,700	1.7%	0%	0%	0%	0%	0%	3.8%	1.9%
Total	9.2%	52.6%	26.7%	44.3%	0%	12.8%	19.2%	11.2%
Without A Severe Housing Problem								
\$0 to \$26,610	43.9%	0%	0%	0%	0%	0%	39.6%	40.1%
\$26,611 to \$44,350	80.3%	100%	0%	50%	0%	66.7%	61.5%	77.2%
\$44,351 to \$70,960	95.5%	100%	100%	0%	0%	100%	94.2%	95.4%
\$70,961 to \$88,700	97.8%	0%	0%	100%	0%	0%	92.9%	96.7%
Above \$88,700	98.3%	100%	100%	100%	100%	100%	96.2%	98.1%
Total	89.5%	47.4%	73.3%	55.7%	100%	87.2%	78.9%	87.4%

Table II.19.62
Total Households with Severe Housing Problems by Income and Race
 Sweetwater County
 2013–2017 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 \$26,610	735	100	20	25	0	4	235	1,119
\$26,611 to \$44,350	265	0	0	10	0	10	100	385
\$44,351 to \$70,960	95	0	0	0	0	0	20	115
\$70,961 to \$88,700	30	0	0	0	0	0	30	60
Above \$88,700	125	0	0	0	0	0	25	150
Total	1,250	100	20	35	0	14	410	1,829
Without A Severe Housing Problems								
\$0 to \$26,610	720	0	0	0	0	0	180	900
\$26,611 to \$44,350	1,080	35	0	10	0	20	160	1,305
\$44,351 to \$70,960	2,025	10	10	0	0	10	325	2,380
\$70,961 to \$88,700	1,360	0	0	4	0	0	390	1,754
Above \$88,700	7,020	45	45	30	65	65	630	7,900
Total	12,205	90	55	44	65	95	1,685	14,239
Not Computed								
\$0 to \$26,610	185	0	0	0	0	0	40	225
\$26,611 to \$44,350	0	0	0	0	0	0	0	0
\$44,351 to \$70,960	0	0	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0	0	0
Total	185	0	0	0	0	0	40	225
Total								
\$0 to \$26,610	1,640	100	20	25	0	4	455	2,244
\$26,611 to \$44,350	1,345	35	0	20	0	30	260	1,690
\$44,351 to \$70,960	2,120	10	10	0	0	10	345	2,495
\$70,961 to \$88,700	1,390	0	0	4	0	0	420	1,814
Above \$88,700	7,145	45	45	30	65	65	655	8,050
Total	13,640	190	75	79	65	109	2,135	16,293

Housing problems are explored by type and income in Table II.19.63 and Table II.19.64. More than 1,325 households have a cost burden and 1,335 have a severe cost burden. Some 610 renter households are impacted by cost burdens, and 760 are impacted by severe cost burdens. On the other hand, some 715 owner-occupied households have cost burdens, and 575 have severe cost burdens. Overall there are 12,910 households without a housing problem.

Table II.19.63						
Percent of Housing Problems by Income and Tenure						
Sweetwater County						
2013–2017 HUD CHAS Data						
Housing Problem	\$0 to \$26,610	\$26,611 to \$44,350	\$44,351 to \$70,960	\$70,961 to \$88,700	Above \$88,700	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	5.7%	0%	0.2%	0%	0.2%	0.7%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0.5%	0.3%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0.4%	6.1%	2%	2.2%	0.5%	1.4%
Housing cost burden greater than 50% of income (and none of the above problems)	34.5%	10.7%	3.8%	0%	0.6%	4.8%
Housing cost burden greater than 30% of income (and none of the above problems)	14.2%	9.2%	19.1%	3%	1.5%	6%
Zero/negative income (and none of the above problems)	9.9%	0%	0%	0%	0%	0.9%
Has none of the 4 housing problems	35.4%	74%	74.8%	94.8%	96.7%	86.1%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	1.3%	0%	0%	0%	0.9%	0.6%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4.7%	9.2%	1.9%	6.4%	1.3%	4.2%
Housing cost burden greater than 50% of income (and none of the above problems)	52.1%	21.3%	0%	0%	0%	17.8%
Housing cost burden greater than 30% of income (and none of the above problems)	15.4%	37.6%	21.3%	0%	0%	14.3%
Zero/negative income (and none of the above problems)	9.8%	0%	0%	0%	0%	2.7%
Has none of the 4 housing problems	16.7%	31.9%	76.8%	93.6%	97.8%	60.4%
Total	100%	100%	100%	100%	100%	100%

Table II.19.64
Housing Problems by Income and Tenure
 Sweetwater County
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$26,610	\$26,611 to \$44,350	\$44,351 to \$70,960	\$70,961 to \$88,700	Above \$88,700	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	60	0	4	0	15	79
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	35	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	4	60	35	30	35	164
Housing cost burden greater that 50% of income (and none of the above problems)	365	105	65	0	40	575
Housing cost burden greater than 30% of income (and none of the above problems)	150	90	330	40	105	715
Zero/negative income (and none of the above problems)	105	0	0	0	0	105
Has none of the 4 housing problems	375	725	1,290	1,270	6,675	10,335
Total	1,059	980	1,724	1,340	6,905	12,008
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	0	0	10	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	55	65	15	30	15	180
Housing cost burden greater that 50% of income (and none of the above problems)	610	150	0	0	0	760
Housing cost burden greater than 30% of income (and none of the above problems)	180	265	165	0	0	610
Zero/negative income (and none of the above problems)	115	0	0	0	0	115
Has none of the 4 housing problems	195	225	595	440	1,120	2,575
Total	1,170	705	775	470	1,145	4,265
Total						
Lacking complete plumbing or kitchen facilities	75	0	4	0	25	104
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	35	35
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	59	125	50	60	50	344
Housing cost burden greater that 50% of income (and none of the above problems)	975	255	65	0	40	1,335
Housing cost burden greater than 30% of income (and none of the above problems)	330	355	495	40	105	1,325
Zero/negative income (and none of the above problems)	220	0	0	0	0	220
Has none of the 4 housing problems	570	950	1,885	1,710	7,795	12,910
Total	2,229	1,685	2,499	1,810	8,050	16,273

Cost Burdens

For owner occupied housing, elderly non-family households are more likely to be impacted by housing cost burdens, with 21 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 percent of elderly non-family and 21.1 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table II.19.65

Table II.19.66 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 648 renter occupied households faced cost burdens, compared to 719 owner occupied households. Of these, there are 210 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table II.19.65
Owner-Occupied Households by Income and Family Status and Cost Burden
 Sweetwater County
 2013–2017 HUD CHAS Data

Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$26,610	45	135	15	70	105	370
\$26,611 to \$44,350	130	160	60	295	125	770
\$44,351 to \$70,960	365	400	135	210	220	1,330
\$70,961 to \$88,700	210	580	200	150	160	1,300
Above \$88,700	1,005	3,940	620	240	955	6,760
Total	1,755	5,215	1,030	965	1,565	10,530
Cost Burden						
\$0 to \$26,610	0	55	4	60	30	149
\$26,611 to \$44,350	20	40	30	10	0	100
\$44,351 to \$70,960	10	185	100	15	20	330
\$70,961 to \$88,700	15	15	0	10	0	40
Above \$88,700	50	20	15	0	15	100
Total	95	315	149	95	65	719
Severe Cost Burden						
\$0 to \$26,610	30	140	0	105	150	425
\$26,611 to \$44,350	10	10	15	35	40	110
\$44,351 to \$70,960	0	40	0	25	0	65
\$70,961 to \$88,700	0	0	0	0	0	0
Above \$88,700	0	10	0	0	30	40
Total	40	200	15	165	220	640
Cost Burden Not Computed						
\$0 to \$26,610	25	10	0	15	55	105
\$26,611 to \$44,350	0	0	0	0	0	0
\$44,351 to \$70,960	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0
Total	25	10	0	15	55	105
Total						
\$0 to \$26,610	100	340	19	250	340	1,049
\$26,611 to \$44,350	160	210	105	340	165	980
\$44,351 to \$70,960	375	625	235	250	240	1,725
\$70,961 to \$88,700	225	595	200	160	160	1,340
Above \$88,700	1,055	3,970	635	240	1,000	6,900
Total	1,915	5,740	1,194	1,240	1,905	11,994

Table II.19.66						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Sweetwater County						
2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$26,610	0	60	0	55	80	195
\$26,611 to \$44,350	30	125	50	20	45	270
\$44,351 to \$70,960	0	315	35	75	185	610
\$70,961 to \$88,700	10	130	80	15	235	470
Above \$88,700	50	460	140	65	440	1,155
Total	90	1,090	305	230	985	2,700
Cost Burden						
\$0 to \$26,610	0	80	0	35	95	210
\$26,611 to \$44,350	0	75	25	45	135	280
\$44,351 to \$70,960	4	90	4	15	45	158
\$70,961 to \$88,700	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0
Total	4	245	29	95	275	648
Severe Cost Burden						
\$0 to \$26,610	20	340	70	10	215	655
\$26,611 to \$44,350	0	90	0	10	50	150
\$44,351 to \$70,960	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0
Total	20	430	70	20	265	805
Cost Burden Not Computed						
\$0 to \$26,610	0	30	45	25	10	110
\$26,611 to \$44,350	0	0	0	0	0	0
\$44,351 to \$70,960	0	0	0	0	0	0
\$70,961 to \$88,700	0	0	0	0	0	0
Above \$88,700	0	0	0	0	0	0
Total	0	30	45	25	10	110
Total						
\$0 to \$26,610	20	510	115	125	400	1,170
\$26,611 to \$44,350	30	290	75	75	230	700
\$44,351 to \$70,960	4	405	39	90	230	768
\$70,961 to \$88,700	10	130	80	15	235	470
Above \$88,700	50	460	140	65	440	1,155
Total	114	1,795	449	370	1,535	4,263

In total, some 1,385 households face cost burdens, and 1,444 face severe cost burdens. This includes 730 owner households and 655 renter households with a cost burden, as seen in Table II.19.67.

Table II.19.67					
Households with Cost Burden by Tenure and Race					
Sweetwater County					
2013–2017 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	9,190	690	525	70	10,475
Black	25	0	0	0	25
Asian	45	0	20	0	65
American Indian	20	0	10	0	30
Pacific Islander	0	0	0	0	0
Other Race	30	10	0	0	40
Hispanic	1,225	30	80	40	1,375
Total	10,535	730	635	110	12,010
Renter-Occupied					
White	2,075	460	515	115	3,165
Black	35	35	100	0	170
Asian	10	0	0	0	10
American Indian	20	10	25	0	55
Pacific Islander	65	0	0	0	65
Other Race	35	25	4	0	64
Hispanic	460	125	165	0	750
Total	2,700	655	809	115	4,279
Total					
White	11,265	1,150	1,040	185	13,640
Black	60	35	100	0	195
Asian	55	0	20	0	75
American Indian	40	10	35	0	85
Pacific Islander	65	0	0	0	65
Other Race	65	35	4	0	104
Hispanic	1,685	155	245	40	2,125
Total	13,235	1,385	1,444	225	16,289

Lead-Based Paint Risks

Table II.19.68 shows the risk of lead-based paint for households with young children present. As seen therein, there are an estimated 1,240 households built between 1940 and 1979 with young children present, and 192 built prior to 1939.

Table II.19.68 Vintage of Households by Income and Presence of Young Children Sweetwater County 2013–2017 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 \$26,610	64	265	329
\$26,611 to \$44,350	10	190	200
\$44,351 to \$70,960	14	335	349
\$70,961 to \$88,700	39	100	139
Above \$88,700	65	665	730
Total	192	1,555	1,747
Built 1940 to 1979			
\$0 to \$26,610	280	800	1,080
\$26,611 to \$44,350	135	585	720
\$44,351 to \$70,960	195	840	1,035
\$70,961 to \$88,700	160	735	895
Above \$88,700	470	2,490	2,960
Total	1,240	5,450	6,690
Built 1980 or Later			
\$0 to \$26,610	125	690	815
\$26,611 to \$44,350	210	550	760
\$44,351 to \$70,960	245	865	1,110
\$70,961 to \$88,700	225	550	775
Above \$88,700	795	3,570	4,365
Total	1,600	6,225	7,825
Total			
\$0 to \$26,610	469	1,755	2,224
\$26,611 to \$44,350	355	1,325	1,680
\$44,351 to \$70,960	454	2,040	2,494
\$70,961 to \$88,700	424	1,385	1,809
Above \$88,700	1,330	6,725	8,055
Total	3,032	13,230	16,262

Elderly Housing Needs

Table II.19.69 shows the rate of housing problems for elderly households. Some 360 elderly and 215 extra-elderly households have housing problems. Of these, some 125 elderly households with housing problems have incomes less than 30 percent HAMFI, and 140 extra-elderly households have incomes below 30 percent HAMFI.

Table II.19.69 Households with Housing Problems by Income and Elderly Status Sweetwater County 2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$26,610	125	140	1,180	1,445
\$26,611 to \$44,350	90	45	595	730
\$44,351 to \$70,960	60	30	520	610
\$70,961 to \$88,700	30	0	65	95
Above \$88,700	55	0	200	255
Total	360	215	2,560	3,135
Without Housing Problems				
\$0 to \$26,610	155	45	370	570
\$26,611 to \$44,350	180	340	430	950
\$44,351 to \$70,960	475	210	1,200	1,885
\$70,961 to \$88,700	375	40	1,295	1,710
Above \$88,700	1,385	200	6,215	7,800
Total	2,570	835	9,510	12,915
Not Computed				
\$0 to \$26,610	35	35	150	220
\$26,611 to \$44,350	0	0	0	0
\$44,351 to \$70,960	0	0	0	0
\$70,961 to \$88,700	0	0	0	0
Above \$88,700	0	0	0	0
Total	35	35	150	220
Total				
\$0 to \$26,610	315	220	1,700	2,235
\$26,611 to \$44,350	270	385	1,025	1,680
\$44,351 to \$70,960	535	240	1,720	2,495
\$70,961 to \$88,700	405	40	1,360	1,805
Above \$88,700	1,440	200	6,415	8,055
Total	2,965	1,085	12,220	16,270

Home Ownership

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2020, the average sales price in Sweetwater County was 274,870.75 dollars. This represented a change of **3.77** percent from the previous year. Wyoming's average was 402,110.24 dollars, a change of **25.54** percent over the previous year. Table II.19.70 compares the average sales prices between 2000 and 2020.

Table II.19.70 Average Sales Prices Sweetwater County vs. Wyoming DOR Data, 2000–2020						
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	2.23	128,771	-1.86
2002	114,838	.	378	3.41	138,295	7.4
2003	121,652	.	510	5.93	148,276	7.22
2004	142,688	.	598	17.29	159,558	7.61
2005	179,000	.	461	25.45	178,183	11.67
2006	195,981	.	751	9.49	219,438	23.15
2007	230,063	.	664	17.39	265,044	20.78
2008	242,470	.	466	5.39	256,045	-3.4
2009	232,959	.	120	-3.92	241,622	-5.63
2010	213,689	211,500	313	-8.27	250,958	3.86
2011	217,245	206,000	274	1.66	241,301	-3.85
2012	229,003	224,000	329	5.41	266,406	10.4
2013	237,067	225,000	381	3.52	281,345	5.61
2014	248,511	239,000	335	4.83	263,432	4.83
2015	245,919	238,000	419	-1.04	275,611	4.62
2016	255,705	245,000	403	3.98	280,428	1.75
2017	256,410	245,000	377	0.28	292,759	4.4
2018	254,847.17	240,000	389	-0.61	325,776.95	11.28
2019	264,887.75	252,000	423	3.94	320,316.99	-1.68
2020	274,870.75	255,000	417	3.77	402,110.24	25.54

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.19.71, of the 894 loans in 2019, 555 loans were for Home Purchases, 15 were for Home Improvement and 292 were for refinancing.

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	463	74	559	N/A	1,096
2009	261	45	798	N/A	1,104
2010	236	52	518	N/A	806
2011	366	31	401	N/A	798
2012	520	41	575	N/A	1,136
2013	500	45	515	N/A	1,060
2014	500	46	254	N/A	800
2015	509	34	396	N/A	939
2016	492	38	425	N/A	955
2017	472	33	251	N/A	756
2018	328	9	142	11	490
2019	555	15	292	32	894

Table II.19.72, shows the average loan value by loan type. In 2012 the average home purchase loan was 214,090 dollars, compared to and 229,523 dollars in 2019. Overall, average loans were 191,493 dollars in 2012 and 220,492 dollars in 2019.

Table II.19.72
Owner-Occupied Single-Family Home Loans by Average Loan Amount
 Sweetwater County
 2008 – 2019 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	\$207,067	\$98,824	\$173,311	N/A	\$182,542
2009	\$203,084	\$92,178	\$182,188	N/A	\$183,459
2010	\$190,326	\$61,692	\$170,560	N/A	\$169,324
2011	\$201,765	\$66,710	\$168,262	N/A	\$179,683
2012	\$214,090	\$89,976	\$178,296	N/A	\$191,493
2013	\$227,744	\$107,533	\$176,491	N/A	\$197,740
2014	\$224,898	\$56,217	\$189,098	N/A	\$203,832
2015	\$232,642	\$99,588	\$197,040	N/A	\$212,810
2016	\$234,978	\$132,316	\$204,428	N/A	\$217,297
2017	\$237,386	\$95,485	\$202,175	N/A	\$219,501
2018	\$217,195	\$100,556	\$180,915	\$85,909	\$201,592
2019	\$229,523	\$92,333	\$221,986	\$110,312	\$220,492

Table II.19.73, shows the total volume of owner-occupied single-family loans. The average home purchase loan was 111,327,000 dollars in 2012 and 127,385,000 dollars in 2019. Overall, average loans were 217,536,000 dollars in 2012 and 197,120,000 dollars in 2019.

Table II.19.73
Total Volume of Owner-Occupied Single-Family Loans
 Sweetwater County
 2008 – 2017 HMDA Data

Year	Home Purchase	Home Improvement	Refinancing	Other	Total
2008	\$95,872,000	\$7,313,000	\$96,881,000	N/A	\$200,066,000
2009	\$53,005,000	\$4,148,000	\$145,386,000	N/A	\$202,539,000
2010	\$44,917,000	\$3,208,000	\$88,350,000	N/A	\$136,475,000
2011	\$73,846,000	\$2,068,000	\$67,473,000	N/A	\$143,387,000
2012	\$111,327,000	\$3,689,000	\$102,520,000	N/A	\$217,536,000
2013	\$113,872,000	\$4,839,000	\$90,893,000	N/A	\$209,604,000
2014	\$112,449,000	\$2,586,000	\$48,031,000	N/A	\$163,066,000
2015	\$118,415,000	\$3,386,000	\$78,028,000	N/A	\$199,829,000
2016	\$115,609,000	\$5,028,000	\$86,882,000	N/A	\$207,519,000
2017	\$112,046,000	\$3,151,000	\$50,746,000	N/A	\$165,943,000
2018	\$71,240,000	\$905,000	\$25,690,000		\$98,780,000
2019	\$127,385,000	\$1,385,000	\$64,820,000		\$197,120,000

Survey of Rental Properties

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in July 2021.⁷⁵ From June through July of 2021⁷⁶, a telephone survey was conducted with landlords and rental property managers throughout the Wyoming, a total of 42 surveys were completed by property managers in Sweetwater County. Of the 992 rental units surveyed 113 were vacant, indicating a vacancy rate of 11.4 percent. Table II.19.74 presents some basic statistics about the completed surveys. Diagram II.19.17 shows the historical vacancy rate from Sweetwater County and Wyoming over the period of June 2001 to July 2021.

Table II.19.74				
Total Units, Vacant Units, and Vacancy Rate				
Sweetwater County				
RVS Data, December 2003 – July 2021				
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
2020a	68	2,647	257	9.7
2020b	39	911	141	15.5
2021a	42	992	113	11.4

⁷⁵ 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.

⁷⁶ Wyoming Rental Vacancy Surveys done during June/July are designated as 2018a, and surveys done during November/December are designated as 2018b.

**Diagram II.19.17
Vacancy Rates by Year**

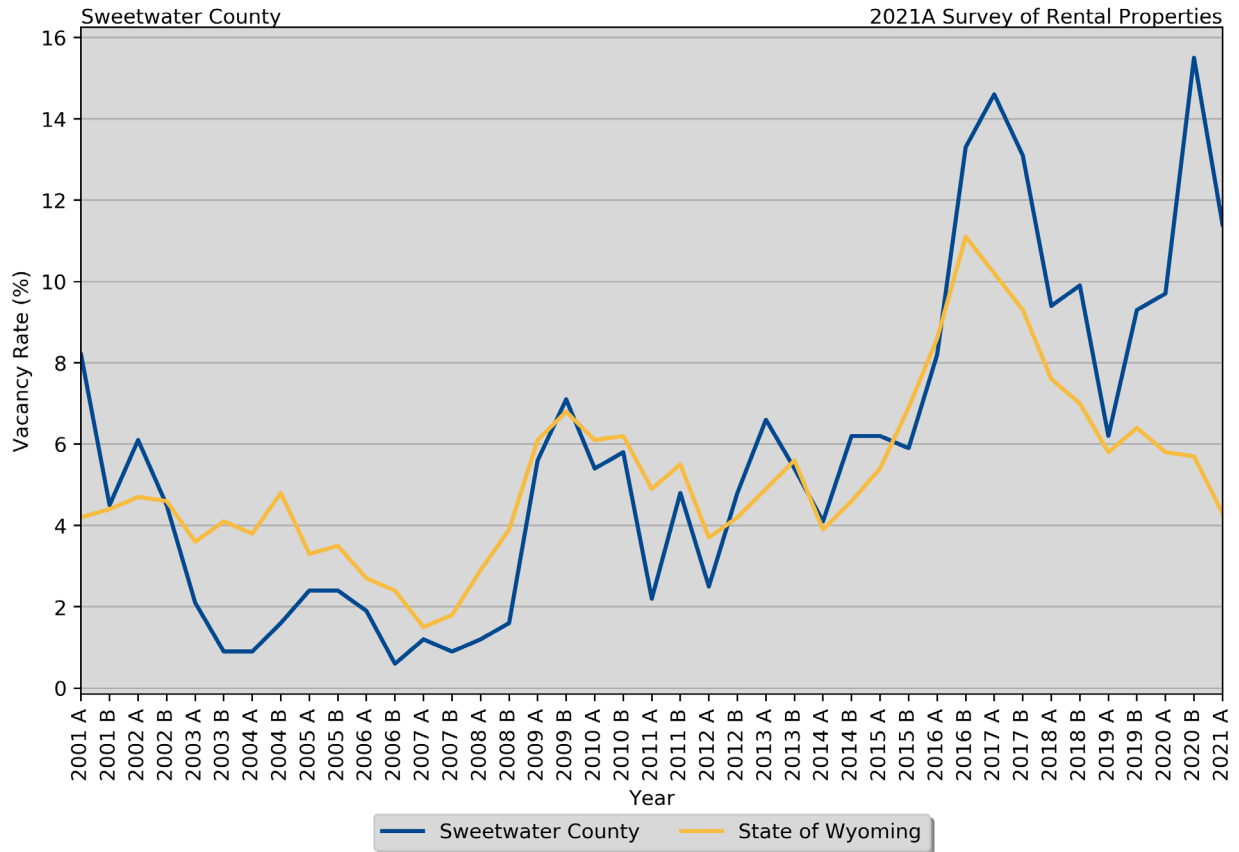


Diagram II.19.18 shows the average rent of single-family and apartment units in Sweetwater County. In 2019, rents for single-family units were \$848.6 and average rents for apartments were \$730.3.

Diagram II.19.18
Average Rent of Single Family and Apartment Units

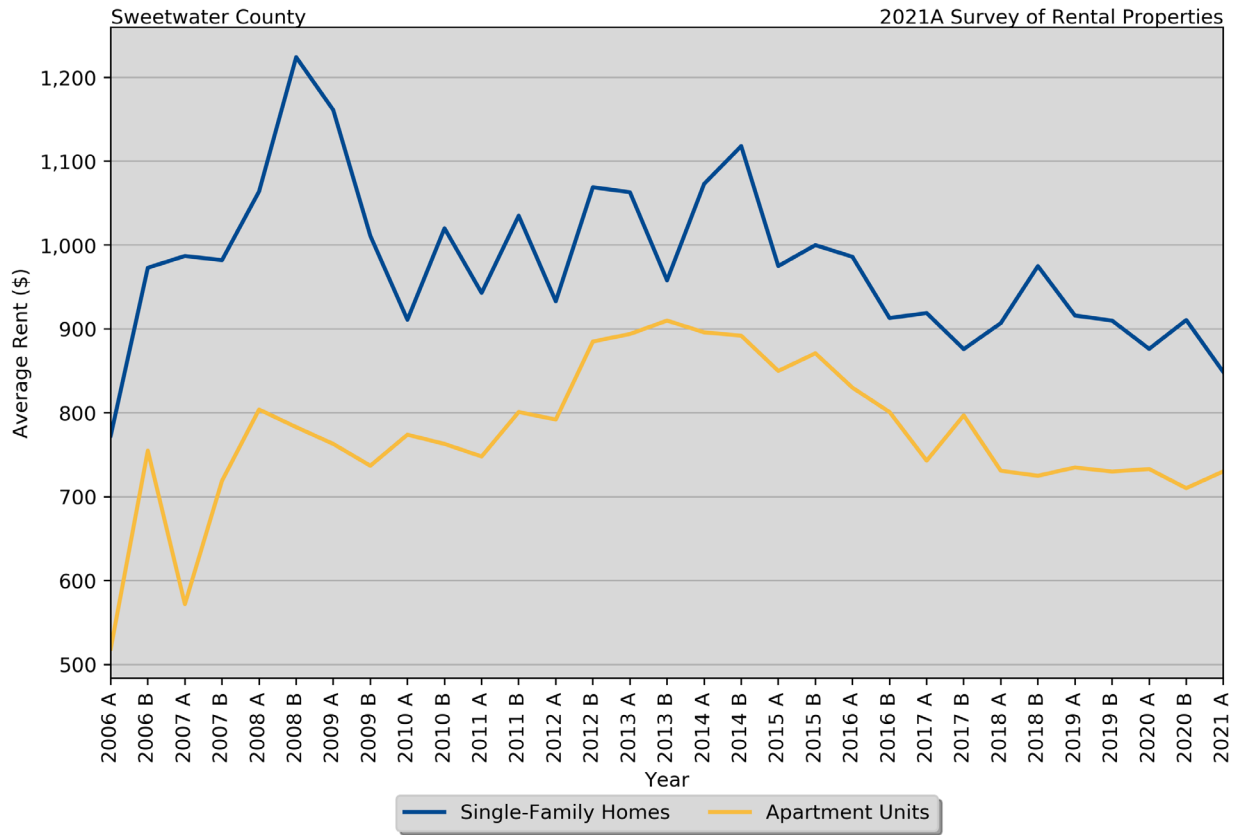


Table II.19.75, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 62 single family units in Sweetwater County, with 9 of them available. This translates into a vacancy rate of 14.5 percent in Sweetwater County, which compares to a single family vacancy rate of 3 percent for the State of 56. There were 748 apartment units reported in the survey, with 75 of them available, which resulted in a vacancy rate of 10 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across Wyoming.

Table II.19.75			
Rental Vacancy Survey by Type			
Sweetwater County			
2021A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single Family	62	9	14.5%
Apartments	748	75	10%
Mobile Homes	19	0	0%
"Other" Units	123	11	8.9%
Don't Know	17	16	94.1%
Total	992	113	11.4%

Table II.19.76, reports units by bedroom size. As can be seen there were 280 two-bedroom apartment units and 85 three bedroom units. Overall, the 357 two-bedroom units accounted for 36 percent of all units, and the 202 three bedroom units accounted for 20.4 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 259 units listed as "Don't Know". Additional details for additional unit types are reported below.

Table II.19.76							
Rental Units by Number of Bedrooms							
Sweetwater County							
2021A Survey of Rental Properties							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	0	2	0	0	.	3
One	1	1	154	0	0	.	156
Two	20	2	280	3	52	.	357
Three	24	8	85	16	69	.	202
Four	1	0	10	0	2	.	13
Five	2	0	0	0	0	.	2
Don't Know	13	12	217	0	0	17	259
Total	62	23	748	19	123	17	992

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.19.77, Two apartments were the most available apartment units, with Three units being the most available single family units.

Table II.19.77							
Available Rental Units by Number of Bedrooms							
Sweetwater County							
2021A 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	1	0	0	.	1
One	0	0	23	0	0		23
Two	1	1	32	0	2		36
Three	2	0	3	0	8		13
Four	0	0	0	0	1		1
Five	0	0	0	0	0		0
Don’t Know	6	1	16	0	0	16	39
Total	9	2	75	0	11	16	113

Table II.19.78, shows the vacancy rate by bedroom size for each type of unit. Overall, units with two bedrooms had a vacancy rate of 10.1 percent and three bedroom units had a vacancy rate of 10.1 percent.

Table II.19.78 Vacancy Rates by Number of Bedrooms Sweetwater County 2021A 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%	50%	0%	0%		33.3
One	0%	0%	14.9%	0%	0%		14.7
Two	5%	50%	11.4%	0%	3.8%		10.1
Three	8.3%	0%	3.5%	0%	11.6%		6.4
Four	0%	0%	0%	0%	50%		7.7
Five	0%	0%	0%	0%	0%		0
Don’t Know	46.2%	16.7%	7.4%	0%	0%	94.1%	15.1
Total	14.5%	8.7%	10%	0%	8.9%	94.1%	113

Table II.19.79 displays the vacancy rate of single family units by the number of bedrooms. Three-bedroom units were the most common type of reported single family unit, which had a vacancy rate of 8.3 percent.

Table II.19.79 Single Family Units by Bedroom Size Sweetwater County 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	1	0	0%
One	1	0	0%
Two	20	1	5%
Three	24	2	8.3%
Four	1	0	0%
Don’t know	13	6	46.2%
Total	62	9	14.5%

Table II.19.80 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 11.4 percent.

Table II.19.80 Apartment Units by Bedroom Size Sweetwater County 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	2	1	50%
One	154	23	14.9%
Two	280	32	11.4%
Three	85	3	3.5%
Four	10	0	0%
Don’t know	217	16	7.4%
Total	748	75	10%

Average market-rate rents by unit type are shown in Table II.19.81. 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.19.81						
Average Market Rate Rents by Bedroom Size						
Sweetwater County						
2021A Survey of Rental Properties						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$475	\$0	\$550	\$0	\$0	\$512
One	\$600	\$500	\$722	\$0	\$0	\$684
Two	\$700	\$700	\$752	\$575	\$0	\$728
Three	\$1,012	\$700	\$800	\$0	\$925	\$856
Four	\$850	\$0	\$912	\$0	\$1,000	\$921
Five	\$0	\$0	\$0	\$0	\$0	\$0
Total	\$848.6	\$800	\$730.3	\$768.8	\$900	\$797.8

Table II.19.82, shows vacancy rates for single family units by average rental rates for Sweetwater County. The most common rent for single family units was between 500 and 750 dollars and the units in this price range had a vacancy rate of 10 percent.

Table II.19.82			
Single Family Market Rate Rents by Vacancy Status			
Sweetwater County			
2021A Survey of Rental Properties			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	10	5	50%
\$500 to \$750	30	3	10%
\$750 to \$1,000	18	1	5.6%
\$1,000 to \$1,250	2	0	0%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	2	0	0%
Total	62	9	14.5%

The average rent and availability of apartment units is displayed in Table II.19.83. The most common rent for apartments was between 500 and 750 dollars and the units in this price range had a vacancy rate of 6.4 percent.

Table II.19.83 Apartment Market Rate Rents by Vacancy Status Sweetwater County 2021A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	2	0	0%
\$500 to \$750	595	38	6.4%
\$750 to \$1,000	75	6	8%
\$1,000 to \$1,250	52	26	50%
\$1,250 to \$1,500	0	0	0%
Above \$1,500	0	0	0%
Missing	24	5	20.8%
Total	748	75	10%

Table II.19.84, displays units designed to serve elderly occupants. In the most recent survey there were 20 units designed for elderly occupants, of which 0 units were available, which indicates a vacancy rate of 0 percent.

Table II.19.84 Units Designed for Elderly Occupants Sweetwater County 2021A Survey of Rental Properties	
Elderly	Units
Elderly Units	20
Available Elderly Units	0
Elderly Vacancy Rate	0%

Table II.19.85, shows the number of estimated days an available unit is expected to be on the market. As can be seen 0 units, or 0 percent of available units are expected to be on the market for less than seven days. An additional 38 units, or 33.6 percent, of all units are expected to be rented between seven and thirty days. On the other end of the spectrum, 26 units, or 23 percent are expected to be on the market for 90 days.

Table II.19.85 Number of Estimated Days to Fill a Vacant Unit Sweetwater County 2021A Survey of Rental Properties		
Average Days	Number of Units	Percent of Total
Less than 7 days	0	0%
7 to 30 days	38	33.6%
31 to 60 days	27	23.9%
61 to 90 days	20	17.7%
More than 90 days	26	23%
Unknown	2	1.8%
Total	113	100.0%

Respondents were asked if utilities are included in the rent, responses are shown in Table II.19.86, 28 respondents, or 77.8 percent, included some sort of utility in the rent.

The type of utility included in the rent is shown in Table II.19.87. There were 68 respondents who included electricity, 64 respondents who included natural gas, 840 respondents who included water and sewer and 846 respondents included trash collection in the rent.

Table II.19.86 Are there any utilities included with the rent? Sweetwater County 2021A Survey of Rental Properties	
Period	Respondent
Yes	28
No	8
% Offering Utilities	77.8%

Table II.19.87 Which utilities are included with the rent? Sweetwater County 2021A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	68
Natural Gas	64
Propane	0
Water/Sewer	840
Trash Collection	846
Cable Television	0
Other	

Perceived Need for Housing Units

Table II.19.88, shows the number of survey respondents who keep a waiting list. As can be seen 2 respondents said they keep a waitlist, with an estimated 23 number of persons on the wait list.

Table II.19.88 Do you keep a waiting list? Sweetwater County 2021A Survey of Rental Properties	
Period	Respondent
Yes	2
No	34
Waitlist Size	23

Table II.19.89, 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 815 units were in good condition, or 82.2 percent and 6 units, or 0.6 percent, being in average condition. Details by unit type and condition are displayed.

Table II.19.89 Condition by Unit Type Sweetwater County 2021A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	1	0.1%
Average	6	0.6%
Good	815	82.2%
Excellent	125	12.6%
Don't Know	0	0%
Total	992	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.19.90, 1 respondents said they would prefer more single family units, 1 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

Table II.19.90 If you had the opportunity to own/manage more units, how many would you prefer Sweetwater County 2021A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	1
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	1
Total	3

2020 Household Forecast

The 2020 Housing Needs Forecast reports housing demand projections from 2019 to 2050, with 2019 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 2019 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.19.91, shows the current CHAS housing problem estimates for the period of 2013-2017. 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 1,564 owner occupied and 1,579 renter occupied households experiencing a housing problem.

Table II.19.91			
Households with Housing Problems by Income			
Sweetwater County 2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	580	860	1,440
30.1-50% HAMFI	255	475	730
50.1-80% HAMFI	430	185	615
80.1-95% HAMFI	60	30	90
95 – 115% HAMFI	150	15	165
115.1% HAMFI or more	89	14	103
Total	1,564	1,579	3,143
Without Housing Problems			
30% HAMFI or less	375	195	570
30.1-50% HAMFI	725	225	950
50.1-80% HAMFI	1,290	595	1,885
80.1-95% HAMFI	910	370	1,280
95 – 115% HAMFI	1,440	305	1,745
115.1% HAMFI or more	5,595	885	6,480
Total	10,335	2,575	12,910
Not Computed			
30% HAMFI or less	105	115	220
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	105	115	220
Total			
30% HAMFI or less	1,060	1,170	2,230
30.1-50% HAMFI	980	700	1,680
50.1-80% HAMFI	1,720	780	2,500
80.1-95% HAMFI	970	400	1,370
95 – 115% HAMFI	1,590	320	1,910
115.1% HAMFI or more	5,684	899	6,583
Total	12,004	4,269	16,273

Table II.19.92, shows the total estimated housing by tenure for Sweetwater County. As can be seen, in 2030 there are estimated to be a total of 12,817 owner and 3,985 renter occupied households or a total of 16,802 households. By 2050 there are estimated to be 15,211 owner, 3,911 renter for a total of 19,122 households in Sweetwater County.

Year	Owner	Renter	Total
2020	11,532	3,902	15,434
2025	12,181	3,948	16,129
2030	12,817	3,985	16,802
2035	13,434	3,997	17,431
2040	14,026	3,980	18,006
2045	14,609	3,946	18,555
2050	15,211	3,911	19,122

Table II.19.93 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 2020, 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 985 owner-occupied and 294 renter occupied households will be needed above current 2019 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 3,599 households, of which 359 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 524 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table II.19.93
Incremental Housing Demand Forecast
 Sweetwater County
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	0	31	87	141	194	245	298
30.1-50%	0	28	80	131	179	227	276
50.1-80%	0	50	141	230	314	398	484
80.1-95%	0	28	80	129	177	224	273
95.1-115%	0	46	130	212	291	368	448
115+%	0	165	466	759	1,039	1,315	1,600
Total	0	349	985	1,602	2,194	2,777	3,379
Renter							
0-30%	0	70	81	84	79	70	60
30.1-50%	0	42	48	50	47	42	36
50.1-80%	0	47	54	56	53	47	40
80.1-95%	0	24	28	29	27	24	21
95.1-115%	0	19	22	23	22	19	16
115+%	0	54	62	64	61	54	46
Total	0	257	294	306	289	255	220
Total							
0-30%	0	101	168	225	273	315	359
30.1-50%	0	71	129	181	227	269	312
50.1-80%	0	97	195	285	367	444	524
80.1-95%	0	52	107	158	204	248	294
95.1-115%	0	65	153	235	312	387	464
115+%	0	219	528	823	1,100	1,369	1,646
Total	0	606	1,279	1,908	2,483	3,032	3,599

Table II.19.94 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 2020, the base year, the total housing need set at the 3,079 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 4,921 owner and 1,585 renter occupied households for a total of 6,506 quality households.

Table II.19.94
Incremental Total Housing Need Forecast
 Sweetwater County
 Strong Growth Scenario

Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	557	603	659	713	765	817	870
30.1-50%	245	280	332	382	430	478	527
50.1-80%	413	474	565	653	738	822	908
80.1-95%	58	87	139	189	236	284	332
95.1-115%	144	194	278	360	438	516	595
115+%	86	253	554	846	1,127	1,403	1,688
Total	1,503	1,891	2,527	3,144	3,736	4,319	4,921
Renter							
0-30%	801	814	824	827	823	813	804
30.1-50%	445	453	459	461	458	453	447
50.1-80%	199	207	214	216	213	207	200
80.1-95%	46	50	53	55	53	50	47
95.1-115%	29	32	35	36	35	32	29
115+%	57	66	74	77	73	66	58
Total	1,576	1,622	1,659	1,671	1,654	1,620	1,585
Total							
0-30%	1,359	1,417	1,483	1,541	1,588	1,630	1,674
30.1-50%	690	733	791	843	889	931	974
50.1-80%	612	681	779	869	951	1,028	1,108
80.1-95%	103	137	192	243	289	333	379
95.1-115%	173	226	313	396	473	548	625
115+%	142	319	628	923	1,200	1,468	1,746
Total	3,079	3,513	4,186	4,815	5,390	5,939	6,506