

Worland city

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DEMOGRAPHICS

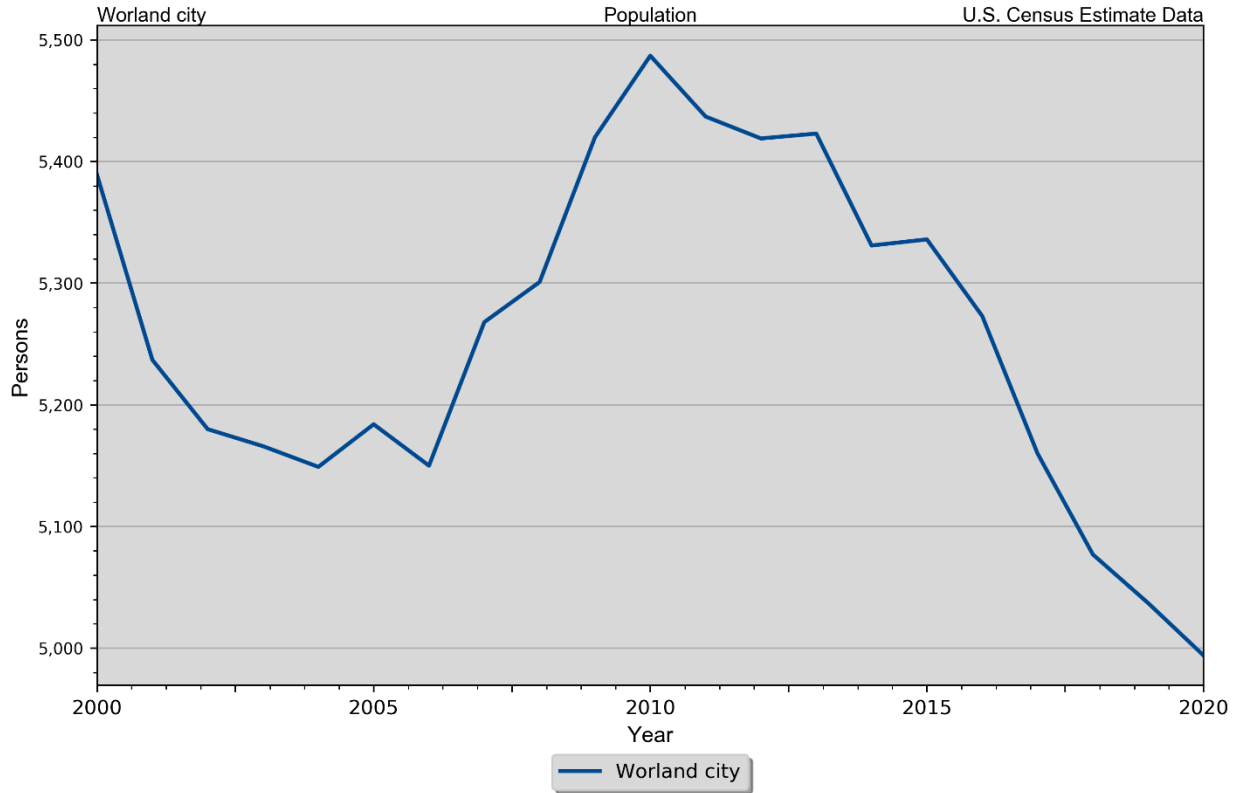
Population Estimates

Table III.26.1, at right shows the population for Worland city. The 2020 estimates indicate that Worland city's population decreased from 5,487 in 2010 to 4,994 in 2020, or by -9 percent.

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

Year	Population	Percent Yearly Change
2000	5,389	.
2001	5,237	-2.8%
2002	5,180	-1.1%
2003	5,166	-0.3%
2004	5,149	-0.3%
2005	5,184	0.7%
2006	5,150	-0.7%
2007	5,268	2.3%
2008	5,301	0.6%
2009	5,420	2.2%
2010	5,487	1.2%
2011	5,437	-0.9%
2012	5,419	-0.3%
2013	5,423	0.1%
2014	5,331	-1.7%
2015	5,336	0.1%
2016	5,273	-1.2%
2017	5,160	-2.1%
2018	5,077	-1.6%
2019	5,037	-0.8%
2020	4,994	-0.9%

**Diagram III.26.1
Population**



Population Migration Trends

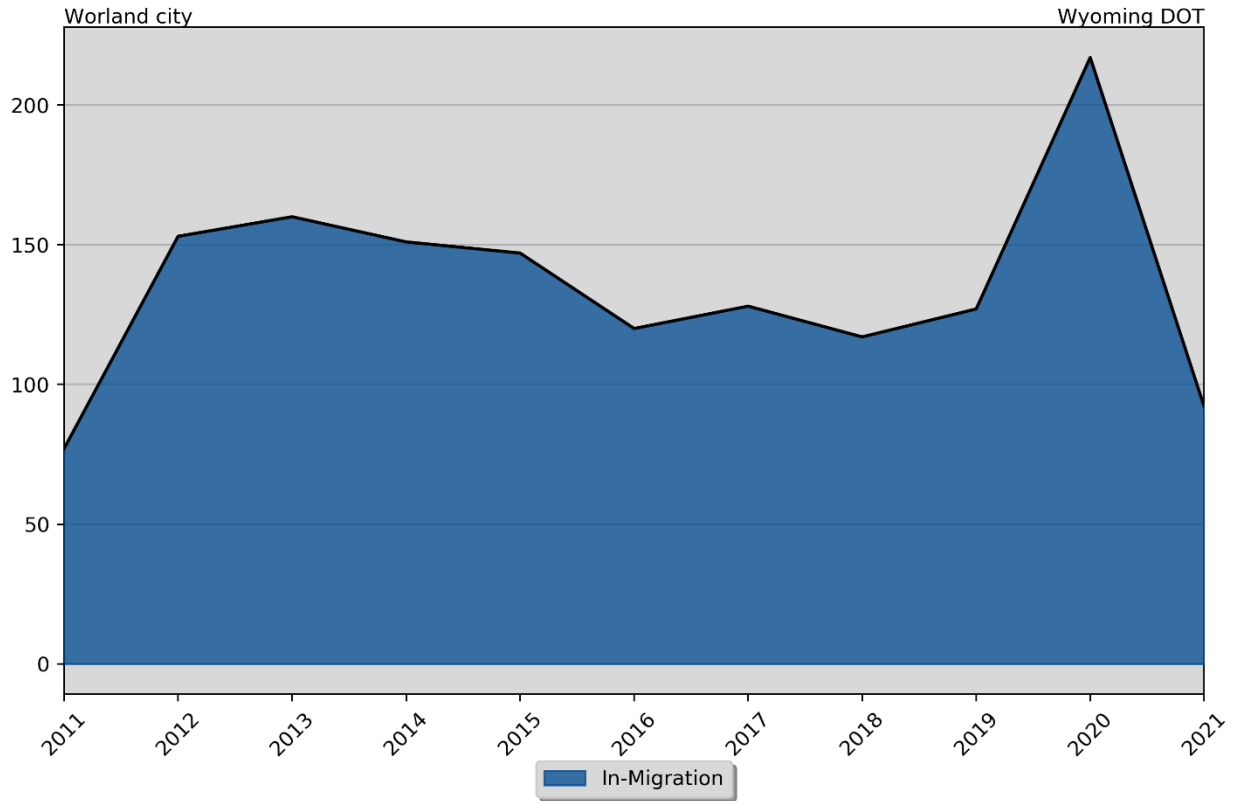
The Wyoming Department of Transportation (WYDOT) collects data on drivers who move to Wyoming and exchange licenses from other states as well as those surrendering Wyoming driver's licenses when relocating to a different state. The WYDOT data do not represent a precise count of migration, as they show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

Table III.26.2 shows in-migration between 2011 and the first half of 2021 for Worland city by age cohort. Because out-migration is not tracked at the city level, we use county level data from Washakie County to display net- and out-migration.

Table III.26.2											
In-Migration by Age Cohort											
Worland city											
Wyoming DOT Data											
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021(p)
In											
14-17	0	4	2	3	2	1	1	2	4	1	1
18-22	6	12	9	14	11	10	5	13	9	22	8
23-25	6	21	12	17	15	6	11	14	8	12	5
26-35	21	57	60	50	38	29	41	36	31	62	19
36-45	22	28	34	38	31	32	27	23	27	34	12
46-55	10	15	18	19	24	18	24	10	17	27	15
56-65	7	12	16	6	17	13	12	10	21	33	12
66 +	5	4	9	4	9	11	7	9	10	26	20
Total	77	153	160	151	147	120	128	117	127	217	92

The shaded area in Diagram III.26.2 represents in-migration, as seen, the maximum net migration occurred in 2020 with 217 people entering Worland city.

Diagram III.26.2
In-Migration



The driver’s license total exchanges since 2000 for Washakie County are presented in Diagram III.26.3, and showed a net migration of 376 persons over the time period. In 2008, there were a total of 182 in-migrations and 140 out-migrations, for a net-migration of 42 people. In the first half of 2021, there were 103 in-migrants, 141 out-migrants for a net out-migration of -38 people. The maximum net migration occurred in 2010 with 89 people entering and the lowest net migration occurred in 2018 with 81 entering Washakie County.

Only one year of the most recent five years experienced a positive net-migration in Washakie County, with four years of negative or outward migration. Since 2017, a net 73 people have left Washakie County, creating an overall negative net-migration trend. Wyoming DOT data indicates that there was a net decrease of 38 people in the most recent year.

**Diagram III.26.3
Migration Trends**

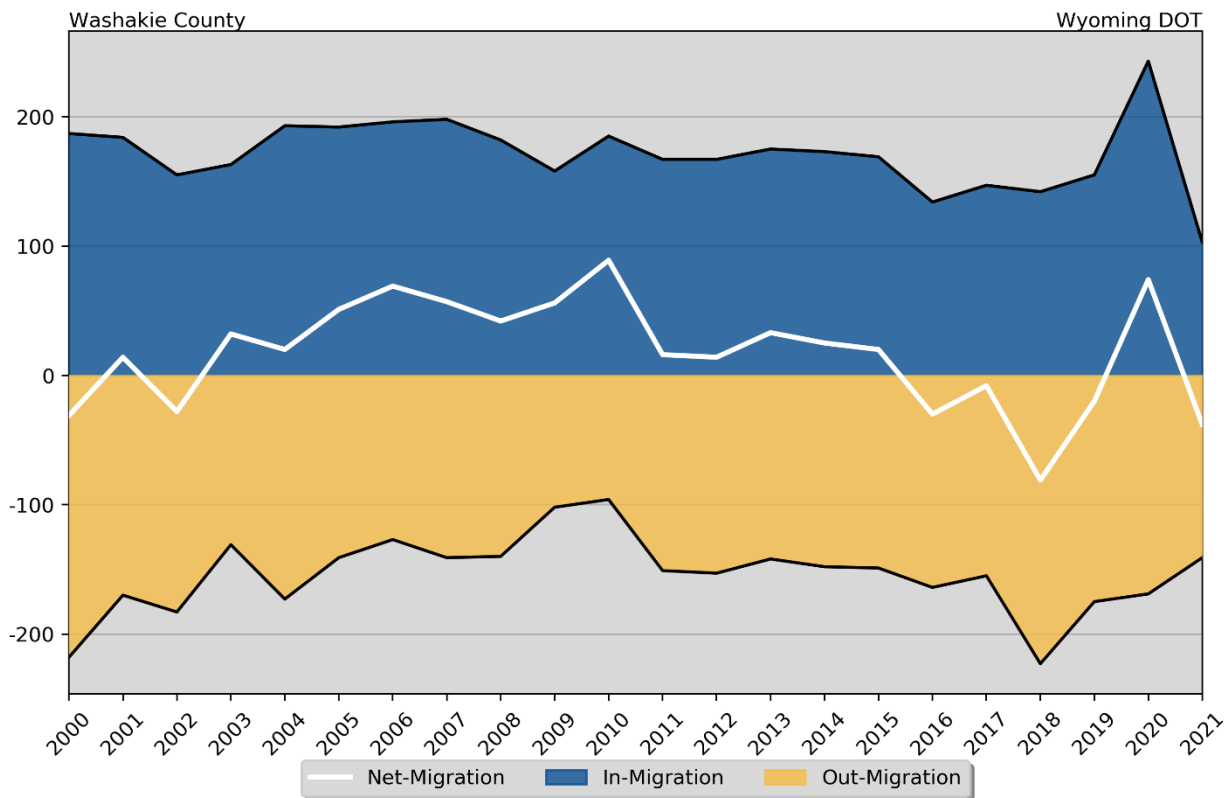


Table III.26.3, shows net-migration for Washakie County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 2 persons entering Washakie County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 21 persons leaving Washakie County.

Table III.26.3
Net-Migration by Age Range
 Washakie County
 Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net														
14-17	-1	1	2	2	2	0	1	2	-2	-3	0	4	-1	-3
18-22	1	5	6	-3	-9	-10	2	-5	0	-5	-10	-20	11	-13
23-25	-9	-1	5	1	2	0	4	0	-7	5	-15	-3	-5	-11
26-35	12	24	17	3	28	36	9	-1	-13	9	-16	5	27	-21
36-45	19	9	24	17	4	3	24	9	-8	-6	-8	7	6	-10
46-55	5	5	14	0	-7	5	7	10	3	9	-18	-5	11	2
56-65	12	7	17	5	-1	0	-5	3	-2	-10	-6	8	13	7
66 +	3	6	4	-9	-5	-1	-17	2	-1	-7	-8	-16	12	11
Total	42	56	89	16	14	33	25	20	-30	-8	-81	-20	74	-38

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 data⁵¹, 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 Worland city population by race and ethnicity is shown in Table III.26.4. The white population represented 88 percent of the population in 2019, compared with black populations accounting for 0 percent of the population in 2019. Hispanic households represented 20.1 percent of the population in 2019.

Table III.26.4				
Population by Race and Ethnicity				
Worland city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	4,931	89.9%	4,559	88%
Black	14	0.3%	0	0%
American Indian	71	1.3%	72	1.4%
Asian	34	0.6%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	292	5.3%	394	7.6%
Two or More Races	144	2.6%	155	3%
Total	5,487	100.0%	5,180	100.0%
Non-Hispanic	4,577	83.4%	4,138	79.9%
Hispanic	910	16.6%	1,042	20.1%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.26.5. During this time, the total non-Hispanic population was 4,138 persons in 2019, while the Hispanic population was 1,042.

Table III.26.5				
Population by Race and Ethnicity				
Worland city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	4,437	96.9%	3,952	95.5%
Black	14	0.3%	0	0%
American Indian	31	0.7%	38	0.9%
Asian	32	0.7%	0	0%
Native Hawaiian/ Pacific Islander	1	0%	0	0%
Other	0	0%	15	0.4%
Two or More Races	62	1.4%	133	3.2%
Total Non-Hispanic	4,577	100.0%	4,138	100.0%
Hispanic				
White	494	54.3%	607	58.3%
Black	0	0%	0	0%
American Indian	40	4.4%	34	3.3%
Asian	2	0.2%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	292	32.1%	379	36.4%
Two or More Races	82	9%	22	2.1%
Total Hispanic	910	100.0	1,042	100.0%
Total Population	5,487	100.0%	5,180	100.0%

Cohorts

Table III.26.6 shows the population distribution in Worland city by age. In 2010, children under the age of 5 accounted for 7.6 percent of the total population, which compared to 7.5 percent in 2019.

Table III.26.6				
Population Distribution by Age				
Worland city				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-YearACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	415	7.6	388	7.5
5 to 19	1,089	19.8	1,118	21.6
20 to 24	256	4.7	281	5.4
25 to 34	726	13.2	569	11
35 to 54	1,310	23.9	1,173	22.6
55 to 64	715	13	612	11.8
65 or Older	976	17.8	1,039	20.1
Total	5,487	100%	5,180	100%

Table III.26.7 shows the population in Worland city by age and gender. In 2010, there were 726 people aged 25 to 34, made up of 365 men, and 361 women. In comparison, in 2019, there were 569 people in the 25 to 34 age cohort, with 286 men and 283 women.

Table III.26.7								
Population by Age and Gender								
Worland city								
2010 Census & 2019 Five-Year ACS Data								
Age	2010 Census				2019 Five Year ACs			
	Male	Female	Total	Percent	Male	Female	Total	Percent
Under 5	195	220	415	7.6%	209	179	388	7.5%
5 to 19	550	539	1,089	19.8%	505	613	1,118	21.6%
20 to 24	124	132	256	4.7%	206	75	281	5.4%
25 to 34	365	361	726	13.2%	286	283	569	11%
35 to 54	646	664	1,310	23.9%	650	523	1,173	22.6%
55 to 64	350	365	715	13%	320	292	612	11.8%
65 and Older	430	546	976	17.8%	447	592	1,039	20.1%
Total	2,660	2,827	5,487	100%	2,623	2,557	5,180	100%

Diagram III.26.4
Population Distribution by Age
Worland city
2010 Census and 2019 Five-Year ACS Data

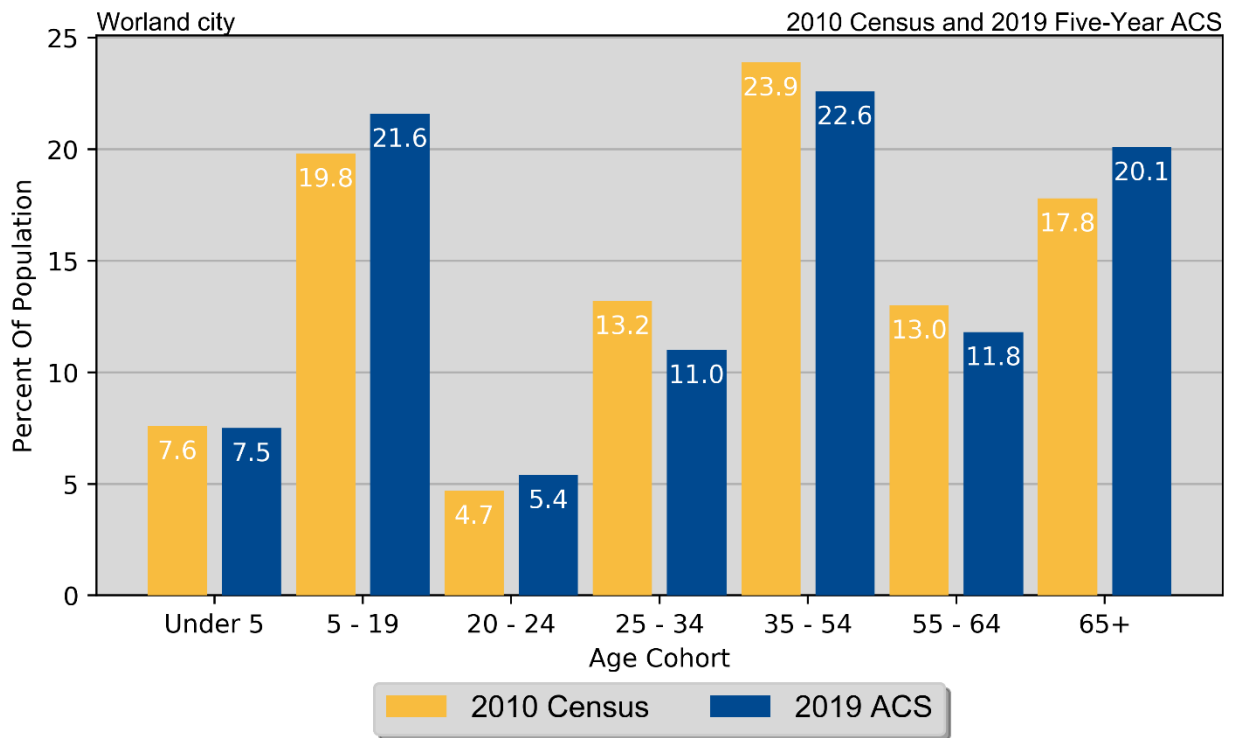
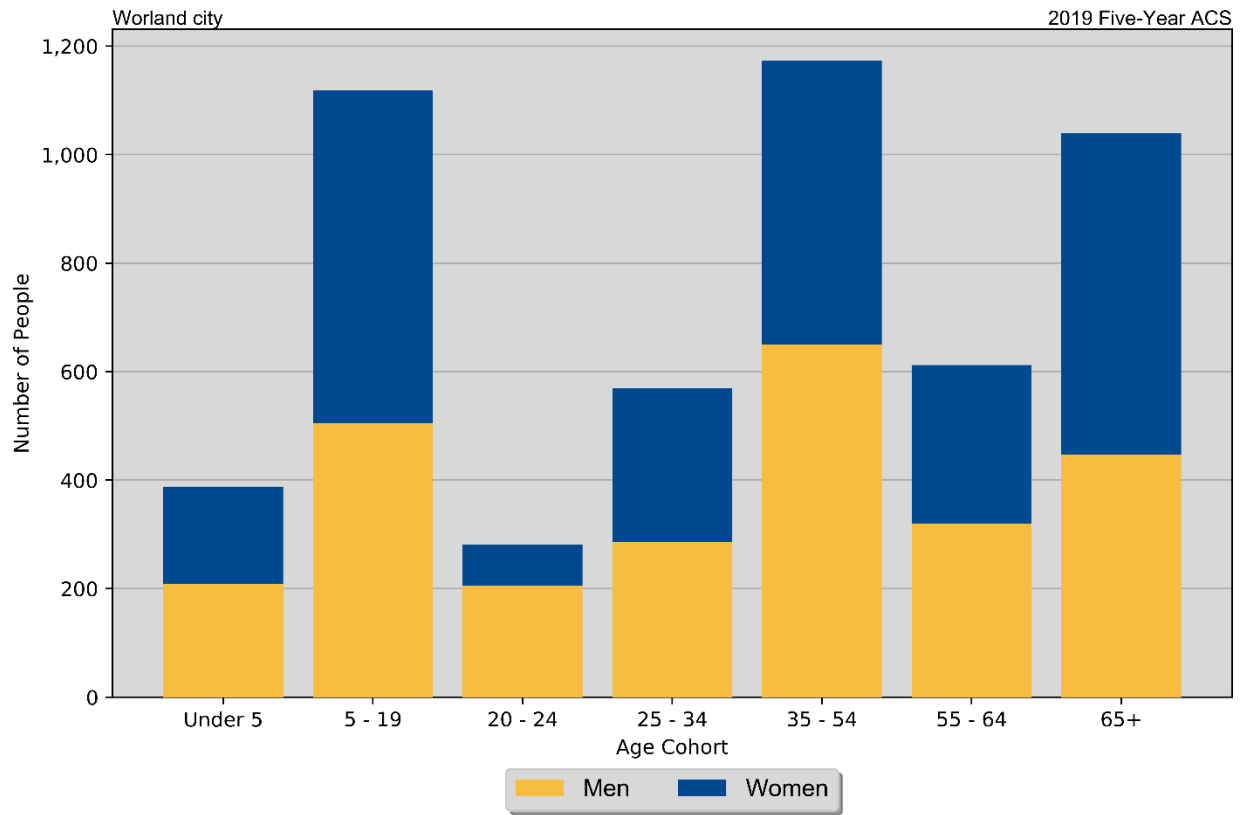


Diagram III.26.5
Population Distribution by Age and Gender
Worland city
2019 Five-Year ACS



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 III.26.8, between 2000 and 2010, the institutionalized population changed -27.2 percent in Worland city, from 103 people in 2000 to 75 in 2010.

Table III.26.8					
Group Quarters Population					
Worland city					
2000 & 2010 Census SF1 Data					
Group Quarters Type	2000 Census		2010 Census		% Change 00–10
	Population	% of Total	Population	% of Total	
Institutionalized					
Correctional Institutions	32	31.1%	10	13.3%	-68.8%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	71	68.9%	65	86.7%	-8.5%
Other Institutions	0	0%	0	0%	%
Total	103	100.0%	75	100.0%	-27.2%
Noninstitutionalized					
College Dormitories	0	0%	0	0%	%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	8	100%	8	100%	0%
Total	8	100.0%	8	100.0%	0%
Group Quarters Population	111	100.0%	83	100.0%	-25.2%

Foreign Born Populations

The number of foreign-born persons is shown in Table III.26.9. An estimated 1.5 percent of the population was born in Mexico , some 0.4 percent were born in Canada , and another 0.4 percent were born in Moldova .

Table III.26.9			
Place of Birth for the Foreign-Born Population			
Worland city			
2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	77	1.5%
#2 country of origin	Canada	22	0.4%
#3 country of origin	Moldova	22	0.4%
#4 country of origin	Afghanistan	0	0%
#5 country of origin	Africa, n.e.c.	0	0%
#6 country of origin	Albania	0	0%
#7 country of origin	Argentina	0	0%
#8 country of origin	Armenia	0	0%
#9 country of origin	Asia,n.e.c.	0	0%
#10 country of origin	Australia	0	0%

The language spoken at home for those with Limited English Proficiency are shown in Table III.26.10. An estimated 2 percent of the population speaks Spanish at home, followed by 0.2 percent speaking German or other West Germanic languages .

Table III.26.10			
Limited English Proficiency and Language Spoken at Home			
Worland city			
2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	94	2%
#2 LEP Language	German or other West Germanic languages	8	0.2%
#3 LEP Language	Arabic	0	0%
#4 LEP Language	Chinese	0	0%
#5 LEP Language	French, Haitian, or Cajun	0	0%
#6 LEP Language	Korean	0	0%
#7 LEP Language	Other Asian and Pacific Island languages	0	0%
#8 LEP Language	Other Indo-European languages	0	0%
#9 LEP Language	Other and unspecified languages	0	0%
#10 LEP Language	Russian, Polish, or other Slavic languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.26.11, below. The disability rate for females was 16.2 percent, compared to 12.5 percent for males. The disability rate grew precipitously higher with age, with 42.1 percent of those over 75 experiencing a disability.

Table III.26.11						
Disability by Age						
Worland city						
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%	0	0%	0	0%
5 to 17	11	2.3%	76	13.8%	87	8.5%
18 to 34	31	6.1%	15	3.6%	46	4.9%
35 to 64	147	15.4%	108	13.3%	255	14.4%
65 to 74	85	34.1%	74	24.7%	159	29%
75 or Older	47	26.9%	136	52.3%	183	42.1%
Total	321	12.5%	409	16.2%	730	14.3%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.26.12. Some 6.7 percent have an ambulatory disability, 3.4 have an independent living disability, and 1.7 percent have a self-care disability.

Table III.26.12		
Total Disabilities Tallied: Aged 5 and Older		
Worland city		
2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	251	4.9%
Vision disability	126	2.5%
Cognitive disability	309	6.6%
Ambulatory disability	313	6.7%
Self-Care disability	81	1.7%
Independent living difficulty	124	3.4%

Education and Employment

Education and employment data from the Worland city 2019 Five-Year ACS is presented in Table III.26.13, Table III.26.14, and Table III.26.15. In 2019, 2,579 people were in the labor force, including 2,458 employed and 121 unemployed people. The unemployment rate for Worland city was estimated at 4.7 percent in 2019.

Table III.26.13	
Employment, Labor Force and Unemployment	
Worland city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	2,458
Unemployed	121
Labor Force	2,579
Unemployment Rate	4.7%

Table III.26.14 and Table III.26.15 show educational attainment in Worland city. In 2019, 87.1 percent of households had a high school education or greater, including 31.1 percent with a high school diploma or equivalent, 34.9 percent with some college, 13.6 percent with a Bachelor's Degree, and 7.5 percent with a graduate or professional degree.

Table III.26.14	
High School or Greater Education	
Worland city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	3,288
Total Households	2,182
Percent High School or Above	87.1%

Table III.26.15		
Educational Attainment		
Worland city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	486	12.9%
High School or Equivalent	1,172	31.1%
Some College or Associates Degree	1,317	34.9%
Bachelor's Degree	515	13.6%
Graduate or Professional Degree	284	7.5%
Total Population Above 18 years	3,774	100.0%

Commuting Patterns

Table III.26.16 shows the place of work by county of residence. In 2010 93.1 percent of residents worked within the county they reside with 5.6 percent working outside their home county. This compares to 88 percent of residents in 2019 who worked within the county in which they resided and 7.5 percent of residents worked outside their home county but still within the state.

Table III.26.16				
Place of Work				
Worland city				
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	2,401	93.1%	2,091	88%
Worked outside county of residence	144	5.6%	178	7.5%
Worked outside state of residence	33	1.3%	107	4.5%
Total	2,578	100.0%	2,376	100.0%

Table III.26.17 shows the aggregate travel time to work based on place of work and residence. In Worland city the total aggregate travel time was 24,550 minutes, with residents working in their home county spending a total of 15,260 minutes traveling.

Table III.26.17				
Aggregate Travel Time to Work (in Minutes)				
Worland city				
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	0	%	15,260	62.2%
Worked outside county of residence	0	%	8,495	34.6%
Worked outside State of residence	0	%	795	3.2%
Aggregate travel time to work (in minutes):	0	100.0%	24,550	100.0%

Table III.26.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 0 minutes. Residents working within their home county spent an average of 7.3 minutes commuting to work, with those working outside their county of residence spending an average of 47.7 minutes on their commute.

Table III.26.18		
Average Travel Time to Work (in Minutes)		
Worland city		
2010 & 2019 Five-Year ACS Data		
Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	0	7.3
Worked outside county of residence	0	47.7
Worked outside State of residence	0	7.4
Average travel time to work (in minutes):	0	10.3

Table III.26.19 shows the means of transportation to work. In 2019, 78.6 percent of commuters drove alone in a car, truck, or van. Only 10.1 percent carpooled, with an additional 0 percent taking public transportation. Also, there were 11 persons or 0.5 percent who worked from home.

Table III.26.19				
Means of Transportation to Work				
Worland city				
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	1,803	69.9%	1,868	78.6%
Car, truck, or van: Carpooled:	318	12.3%	241	10.1%
Public transportation (excluding taxicab):	0	0%	0	0%
Taxicab	0	0%	0	0%
Motorcycle	21	0.8%	9	0.4%
Bicycle	25	1%	37	1.6%
Walked	275	10.7%	179	7.5%
Other means	8	0.3%	31	1.3%
Worked at home	128	5%	11	0.5%
Total	2,578	100.0%	2,376	100.0%

Table III.26.20 shows the breakdown of the means of transportation by tenure. In 2019, 61.5 percent of commuters owned their home and commuted alone by car, which compares to 50.6 percent in 2010. There were also 407 renters who drove alone in 2019 and accounted for 17.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 0 percent of the population, which compares to 0 renters, or 0 percent taking public transportation.

Table III.26.20				
Means Of Transportation To Work By Tenure				
Worland city				
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	1,305	50.6%	1,460	61.5%
Renter	498	19.3%	407	17.1%
Car, truck, or van - carpooled:				
Owner	274	10.6%	209	8.8%
Renter	44	1.7%	32	1.3%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	114	4.4%	156	6.6%
Renter	161	6.2%	23	1%
Taxicab, motorcycle, bicycle, or other means:				
Owner	54	2.1%	49	2.1%
Renter	0	0%	28	1.2%
Worked at home:				
Owner	75	2.9%	11	0.5%
Renter	53	2.1%	0	0%
Total:	2,578	100.0%	2,375	100.0%

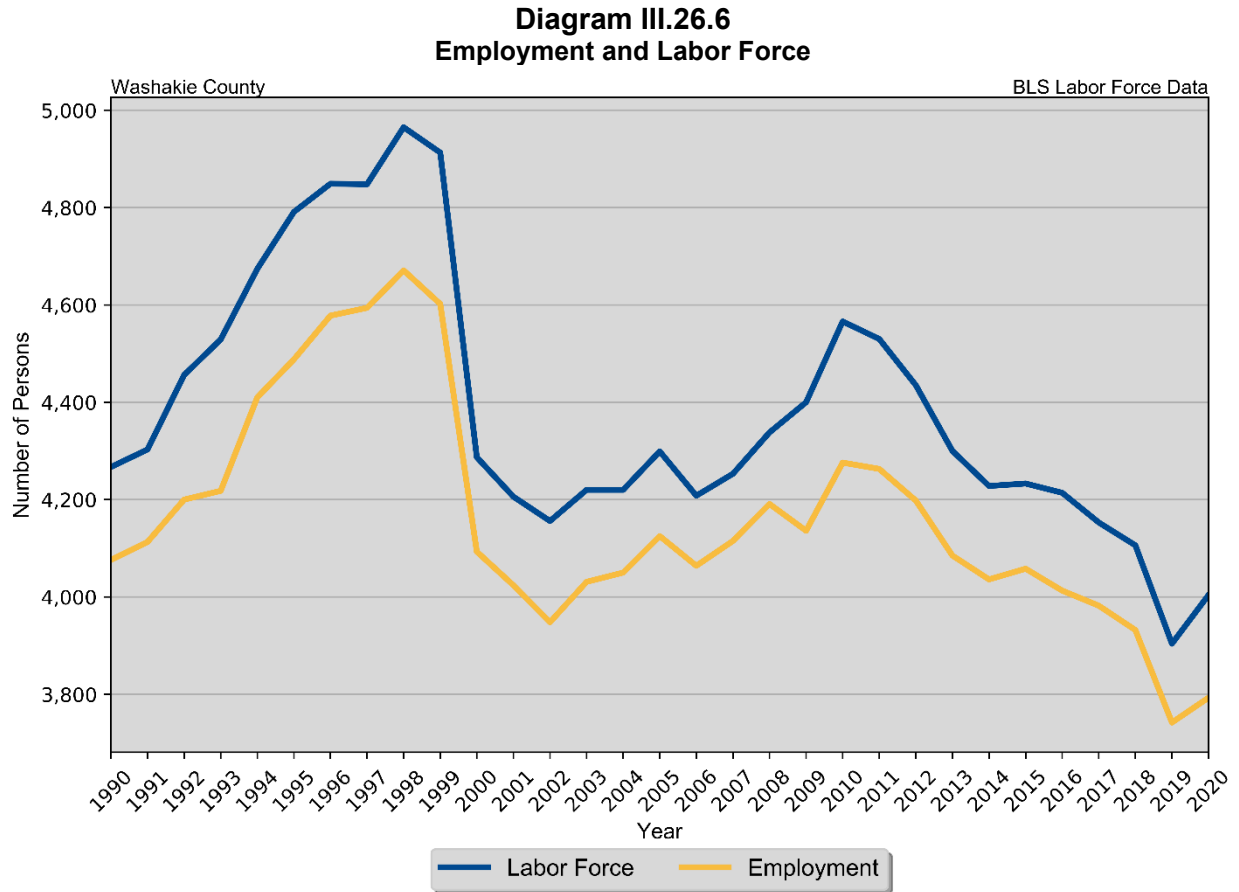
ECONOMICS

Labor Force

Table III.26.21, shows the labor force statistics for Washakie County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.2 percent. The highest level of unemployment occurred during 1993 rising to a rate of 6.9 percent. This compared to a statewide low of 2.6 in 2007 and statewide high of 6.9 percent in 2010. Over the last year, the unemployment rate in Washakie County increased from 4.1 percent in 2019 to 5.3 percent in 2020, which compared to a statewide increase to 5.8 percent.

Table III.26.21 Labor Force Statistics Washakie County 1990 - 2020 BLS Data					
Year	Washakie County				Statewide Unemployment Rate
	Unemployment	Employment	Labor Force	Unemployment Rate	
1990	191	4,076	4,267	4.5%	5.1%
1991	190	4,113	4,303	4.4%	5%
1992	256	4,200	4,456	5.7%	5.4%
1993	311	4,218	4,529	6.9%	5.3%
1994	264	4,410	4,674	5.6%	4.9%
1995	303	4,488	4,791	6.3%	4.8%
1996	271	4,578	4,849	5.6%	5%
1997	254	4,594	4,848	5.2%	4.8%
1998	294	4,671	4,965	5.9%	4.8%
1999	311	4,602	4,913	6.3%	4.7%
2000	194	4,093	4,287	4.5%	3.8%
2001	182	4,024	4,206	4.3%	3.8%
2002	208	3,948	4,156	5%	4%
2003	189	4,031	4,220	4.5%	4.3%
2004	170	4,050	4,220	4%	3.8%
2005	174	4,125	4,299	4%	3.6%
2006	144	4,064	4,208	3.4%	3%
2007	138	4,115	4,253	3.2%	2.6%
2008	147	4,191	4,338	3.4%	2.9%
2009	264	4,136	4,400	6%	6.3%
2010	290	4,276	4,566	6.4%	6.9%
2011	267	4,263	4,530	5.9%	6.2%
2012	237	4,198	4,435	5.3%	5.5%
2013	215	4,085	4,300	5%	4.8%
2014	192	4,036	4,228	4.5%	4.3%
2015	175	4,058	4,233	4.1%	4.2%
2016	201	4,013	4,214	4.8%	5.4%
2017	171	3,982	4,153	4.1%	4.3%
2018	174	3,932	4,106	4.2%	4%
2019	162	3,742	3,904	4.1%	3.7%
2020	211	3,793	4,004	5.3%	5.8%

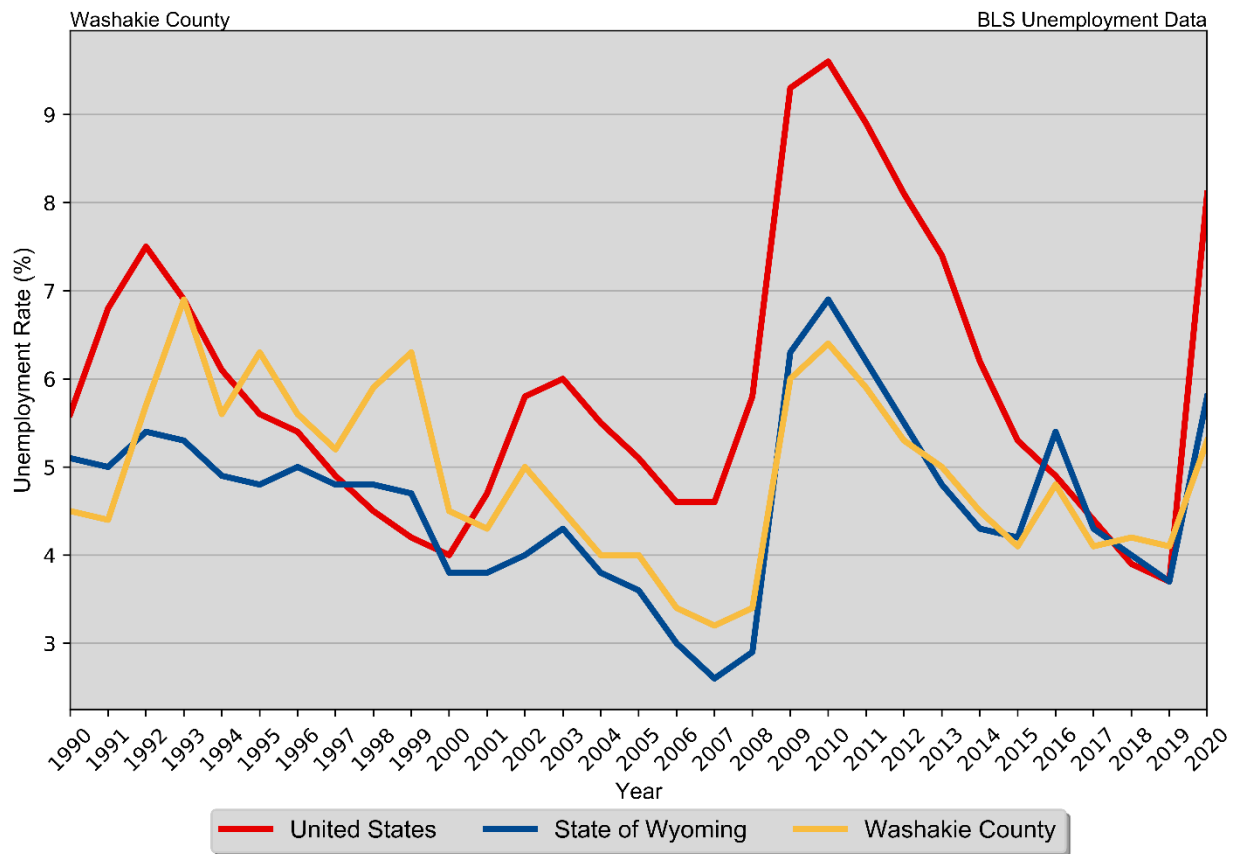
Diagram III.26.6, shows the employment and labor force for Washakie County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 3,793 persons, with the labor force reaching 4,004, indicating there were a total of 211 unemployed persons.



Unemployment

Diagram III.26.7, shows the unemployment rate for both the State and Washakie County. During the 1990's the average rate for Washakie County was 5.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.3 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 4.9 percent. Over the course of the entire period the Washakie County had an average unemployment rate that higher than the State, 5 percent for Washakie County, versus 4.6 statewide.

Diagram III.26.7
Annual Unemployment Rate



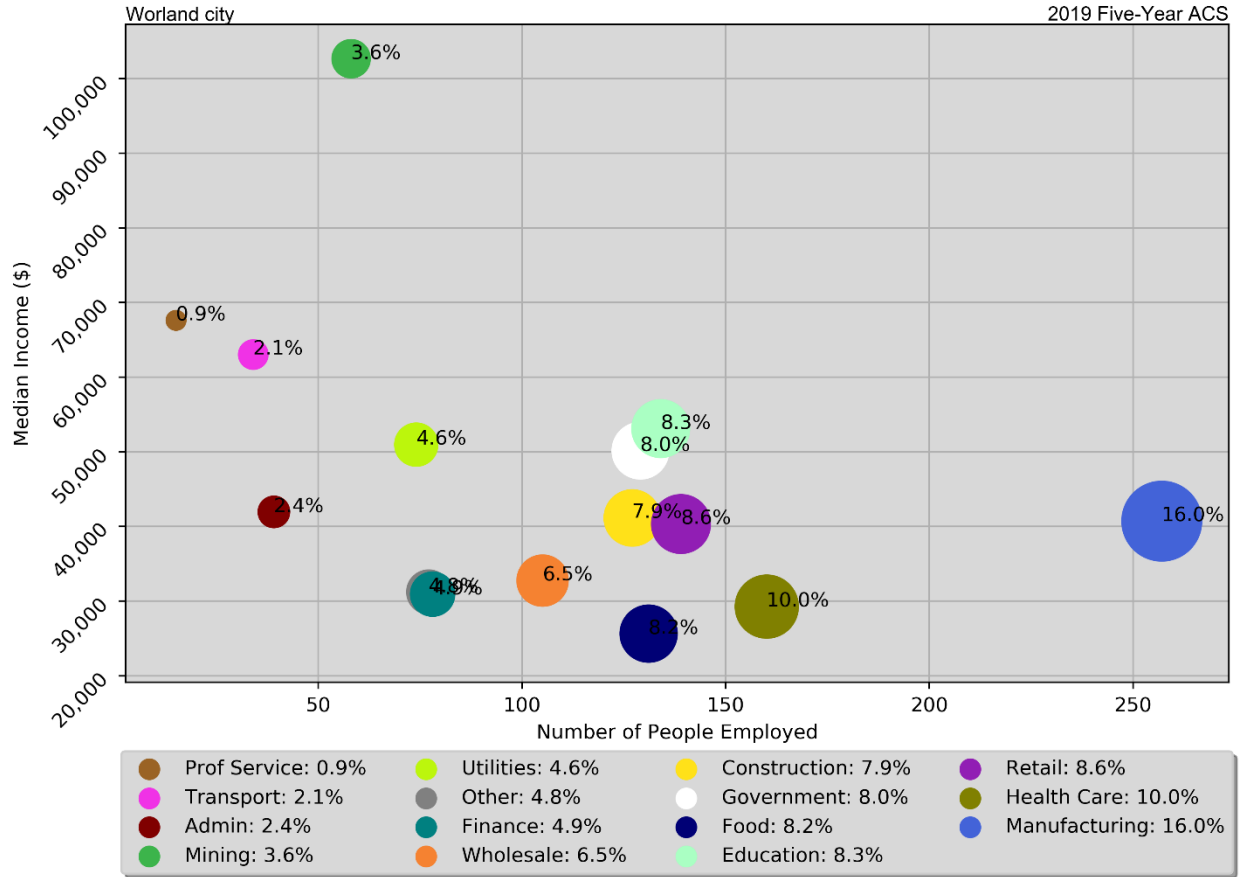
Earnings and Employment by Industry

Table III.26.22 shows employment and median earnings by industry for Worland city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Worland city was Manufacturing, which employed 257 people and paid a median salary of 40,744 dollars. The highest paying industry in Worland city was the Mining industry, which paid a median salary of 102,667 dollars in 2019. This data is also displayed in Diagram III.26.8.

Table III.26.22			
City Level Employment by Industry			
Worland city			
2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	39	2.4%	\$41,964
Arts, entertainment, and recreation	12	0.7%	\$
Construction	127	7.9%	\$41,165
Educational services ⁵²	134	8.3%	\$53,117
Agriculture, forestry, fishing and hunting	11	0.7%	\$
Finance and insurance	78	4.9%	\$30,948
Accommodation and food services	131	8.2%	\$25,660
Health care and social assistance	160	10%	\$29,318
Information	12	0.7%	\$
Management of companies and enterprises	0	0%	\$
Manufacturing	257	16%	\$40,744
Mining, quarrying, and oil and gas extraction	58	3.6%	\$102,667
Other services, except public administration	77	4.8%	\$31,250
Prof Service	15	0.9%	\$67,656
Government	129	8%	\$50,170
Real estate and rental and leasing	15	0.9%	\$
Retail Trade	139	8.6%	\$40,375
Transportation and warehousing	34	2.1%	\$63,068
Utilities	74	4.6%	\$50,987
Wholesale trade	105	6.5%	\$32,788

⁵² Includes both Public and Private Education

Diagram III.26.8
Earnings and Employment by Industry



Earnings: Washakie County

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

Table III.26.23, shows the total employment by industry for the Washakie County. The most recent estimates show the government and government enterprises industry was the largest employer in Washakie County, with employment reaching 900 jobs in 2019. Between 2018 and 2019 the mining industry saw the largest percentage increase, rising by 3.8 percent to 108 jobs.

Table III.26.23									
Employment by Industry									
Washakie County									
BEA Table CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	279	300	304	318	324	338	323	331	2.5%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	195	243	249	228	160	132	104	108	3.8%
Utilities	46	45	45	41	43	46	49	50	2%
Construction	395	424	417	398	353	339	340	348	2.4%
Manufacturing	483	446	447	461	469	501	474	475	0.2%
Wholesale trade	128	122	140	149	158	159	165	169	2.4%
Retail trade	492	452	446	454	452	423	422	408	-3.3%
Transportation and warehousing	183	210	198	211	201	177	182	181	-0.5%
Information	90	88	88	88	88	88	85	62	-27.1%
Finance and insurance	184	160	161	174	173	174	177	179	1.1%
Real estate and rental and leasing	263	262	265	256	243	281	285	281	-1.4%
Professional and technical services	229	197	196	188	158	166	164	169	3%
Management of companies and enterprises	0	0	0	0	0	0	0	0	0%
Administrative and waste services	0	0	0	0	0	0	0	0	0%
Educational services	37	0	0	0	0	0	0	0	0%
Health care and social assistance	630	0	0	0	0	0	0	0	0%
Arts, entertainment, and recreation	71	116	87	87	83	87	106	100	-5.7%
Accommodation and food services	323	321	350	361	345	343	349	317	-9.2%
Other services, except public administration	278	276	283	290	283	277	286	285	-0.3%
Government and government enterprises	951	904	900	914	922	929	904	900	-0.4%
Total	5,522	5,425	5,389	5,394	5,247	5,299	5,255	5,199	-1.1%

Table III.26.24, shows the real average earnings per job by industry for Washakie County. In 2019, the transportation and warehousing industry had the highest average earnings reaching 140,381 dollars. Between 2018 and 2019 the information industry saw the largest percentage increase, rising by 19.8 percent to 63,700 dollars.

Table III.26.24									
Real Earnings Per Job by Industry									
Washakie County									
BEA Table CA5N and CA25 Data									
NAICS Categories	2010	2013	2014	2015	2016	2017	2018	2019	% Change 18-19
Farm earnings	34,952	39,989	60,874	45,472	22,097	18,003	24,523	25,842	5.4%
Forestry, fishing, related activities, and other	0	0	0	0	0	0	0	0	0%
Mining	86,026	93,003	82,422	71,215	56,259	46,147	58,057	61,666	6.2%
Utilities	107,963	108,270	113,633	114,693	118,229	110,611	110,146	114,980	4.4%
Construction	51,169	53,003	57,109	57,477	55,104	51,619	54,336	55,540	2.2%
Manufacturing	67,181	65,635	72,191	70,018	68,891	67,680	67,775	68,670	1.3%
Wholesale trade	45,652	48,247	43,667	46,771	48,842	52,078	50,273	49,907	-0.7%
Retail trade	32,181	32,031	31,932	32,717	34,339	33,948	29,087	31,099	6.9%
Transportation and warehousing	60,963	80,577	93,679	127,774	135,249	162,131	147,203	140,381	-4.6%
Information	59,844	54,020	53,037	53,178	53,191	53,887	53,182	63,700	19.8%
Finance and insurance	51,367	38,051	37,644	33,654	37,003	37,621	34,625	34,894	0.8%
Real estate and rental and leasing	15,463	23,796	23,855	23,761	21,297	17,604	21,471	16,400	-23.6%
Professional and technical services	48,851	47,865	50,338	53,307	47,788	42,446	42,483	42,480	-0%
Management of companies and enterprises	0	0	0	0	0	0	0	0	0%
Administrative and waste services	0	0	0	0	0	0	0	0	0%
Educational services	10,703	0	0	0	0	0	0	0	0%
Health care and social assistance	44,909	0	0	0	0	0	0	0	0%
Arts, entertainment, and recreation	9,790	9,559	11,947	10,948	9,388	11,035	9,087	7,146	-21.4%
Accommodation and food services	15,976	17,978	18,100	17,752	16,524	16,381	15,648	15,719	0.5%
Other services, except public administration	28,678	27,590	27,584	26,458	28,310	27,292	26,579	27,516	3.5%
Government and government enterprises	63,267	67,323	67,737	67,557	67,511	67,331	68,292	67,175	-1.6%
Total	47,461	49,178	51,173	51,224	49,242	47,977	47,623	47,867	0.5%

Diagram III.26.9, shows real average earnings per job for Washakie County from 1990 to 2019. Over this period the average earning per job for Washakie County was 42,701 dollars, which was lower than the statewide average of 48,885 dollars over the same period.

Diagram III.26.9
Real Average Earnings Per Job

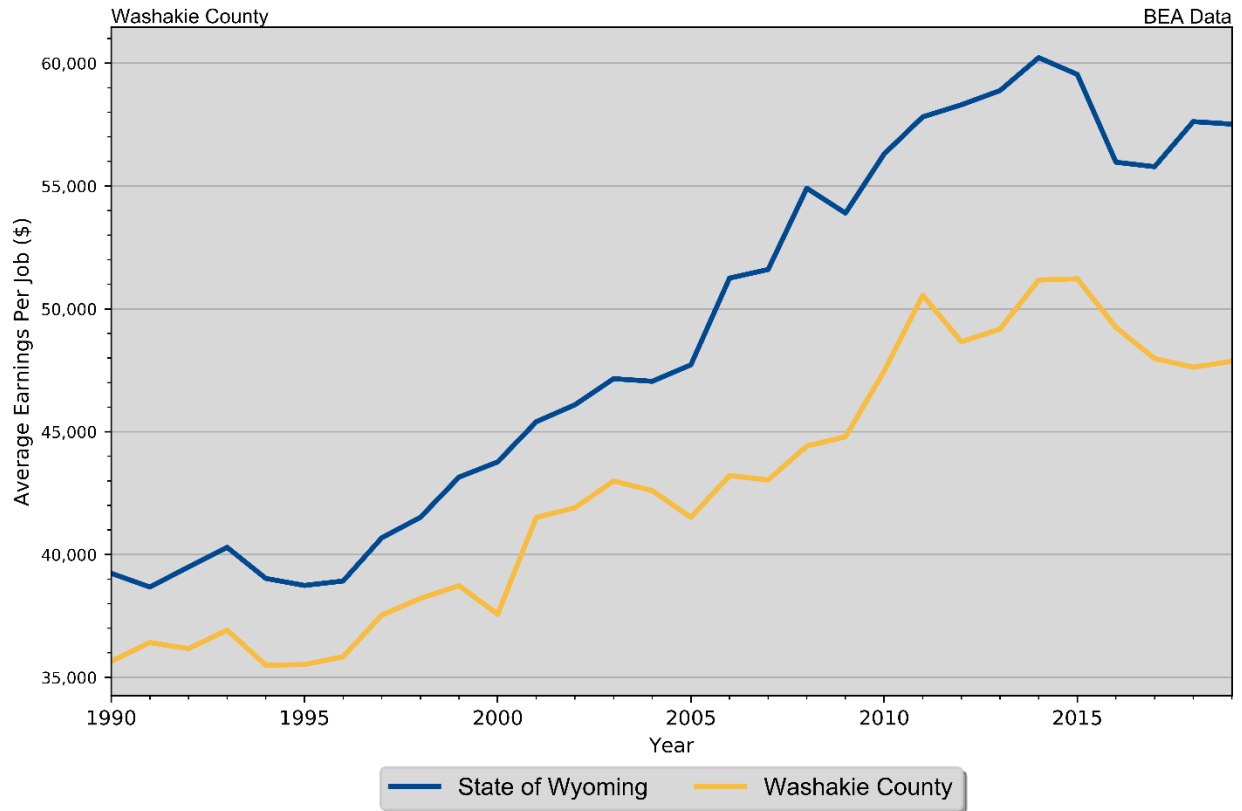
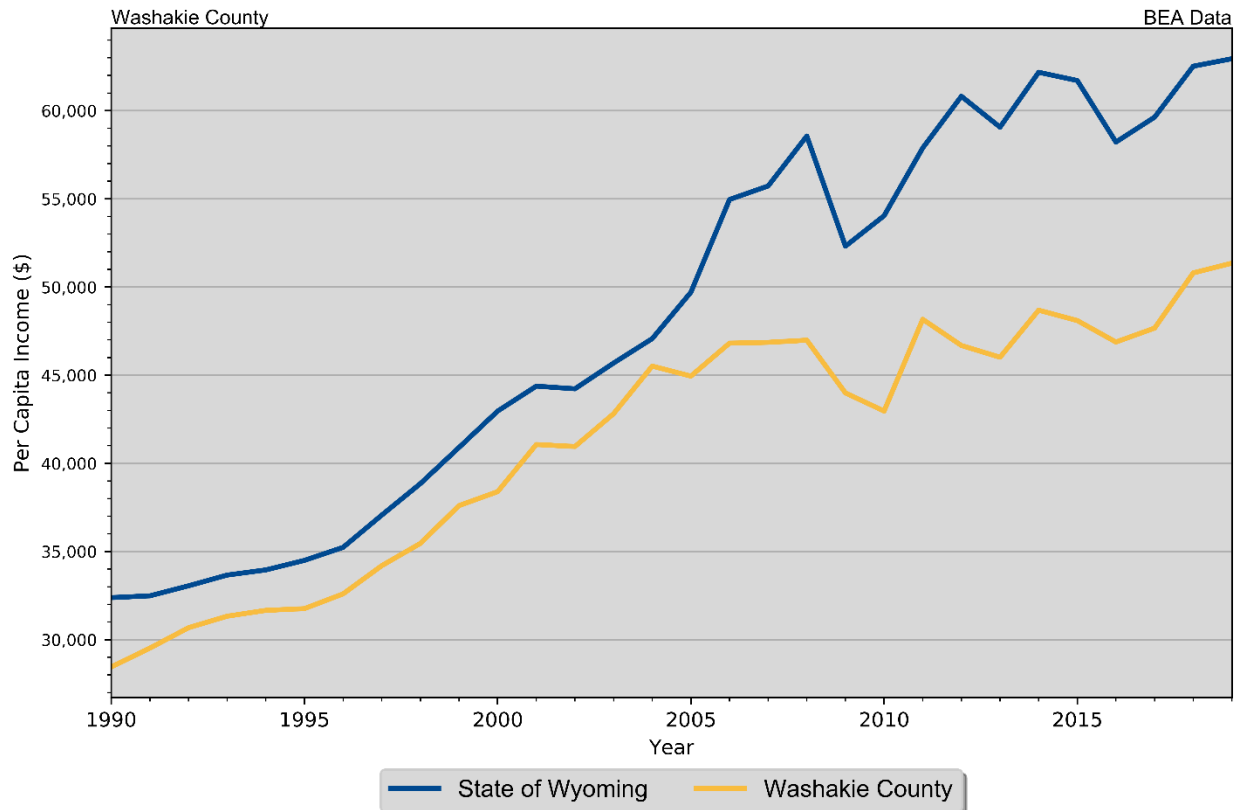


Diagram III.26.10, shows real per capita income for the Washakie County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Washakie County was 41,295 dollars, which was lower than the statewide average of 48,222 dollars over the same period.

Diagram III.26.10
Real Per Capita Income



Poverty

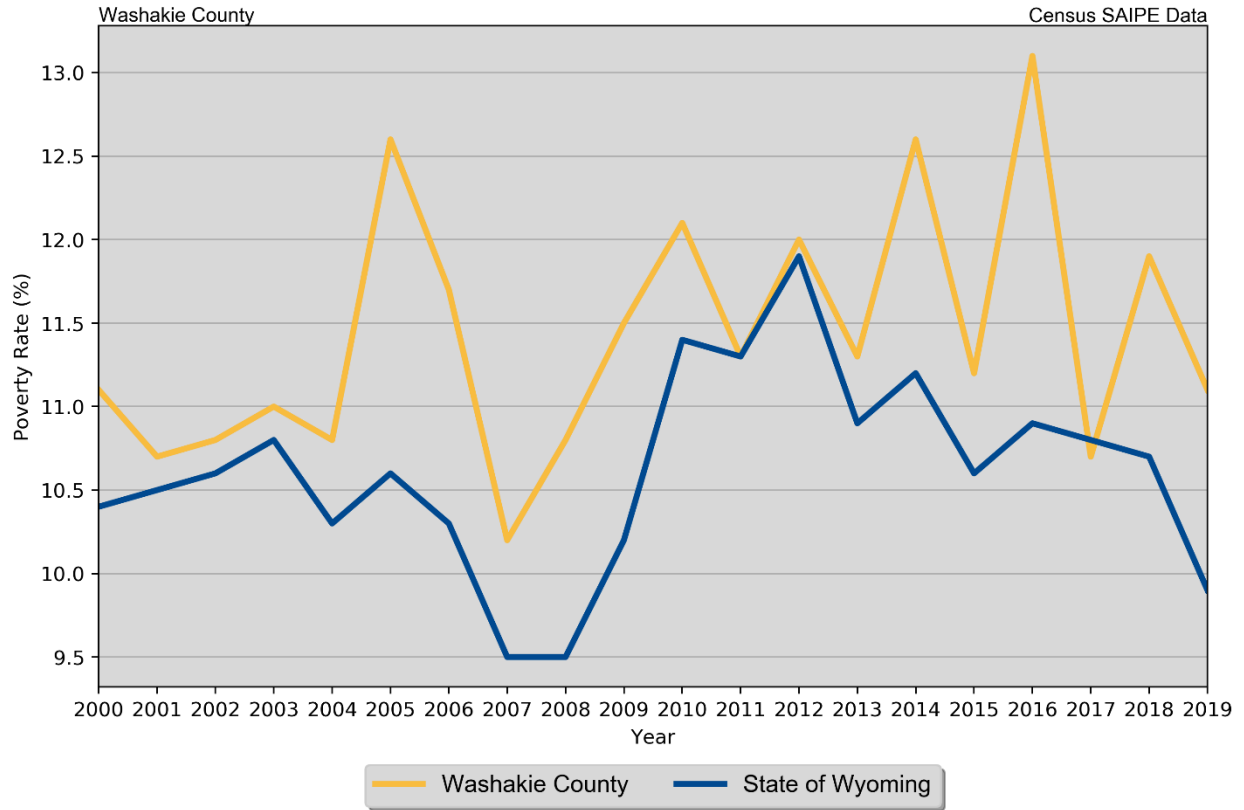
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 1,022 in 2010 to 845 in 2019, with the poverty rate reaching 11.1 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 III.26.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.26.11.

The rate of poverty for Worland city is shown in Table III.26.26. In 2019, the poverty rate was 13.6 percent meaning there were an estimated 688 people living in poverty, compared to 393 persons living in poverty in 2010. In 2019, some 28.3 percent of those in poverty were under age 6 and 4 percent were 65 or older.

Table III.26.25 Persons in Poverty Washakie County 2000–2019 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	877	11.1%
2001	836	10.7%
2002	836	10.8%
2003	860	11%
2004	837	10.8%
2005	971	12.6%
2006	893	11.7%
2007	776	10.2%
2008	825	10.8%
2009	889	11.5%
2010	1,022	12.1%
2011	945	11.3%
2012	993	12%
2013	941	11.3%
2014	1,030	12.6%
2015	916	11.2%
2016	1,060	13.1%
2017	845	10.7%
2018	918	11.9%
2019	845	11.1%

Table III.26.26 Poverty by Age Worland city 2000 Census SF3 & 2019 Five-Year ACS Data				
Age	2010 Five-Year ACS		2019 Five-Year ACS	
	Persons in Poverty	% of Total	Persons in Poverty	% of Total
Under 6	7	1.5	115	28.3%
6 to 17	10	1.1	174	17.8%
18 to 64	248	8.2	360	13.3%
65 or Older	128	14.5	39	4%
Total	393	100.0%	688	100.0%
Poverty Rate	7.5%	.	13.6%	.

**Diagram III.26.11
Poverty Rates**

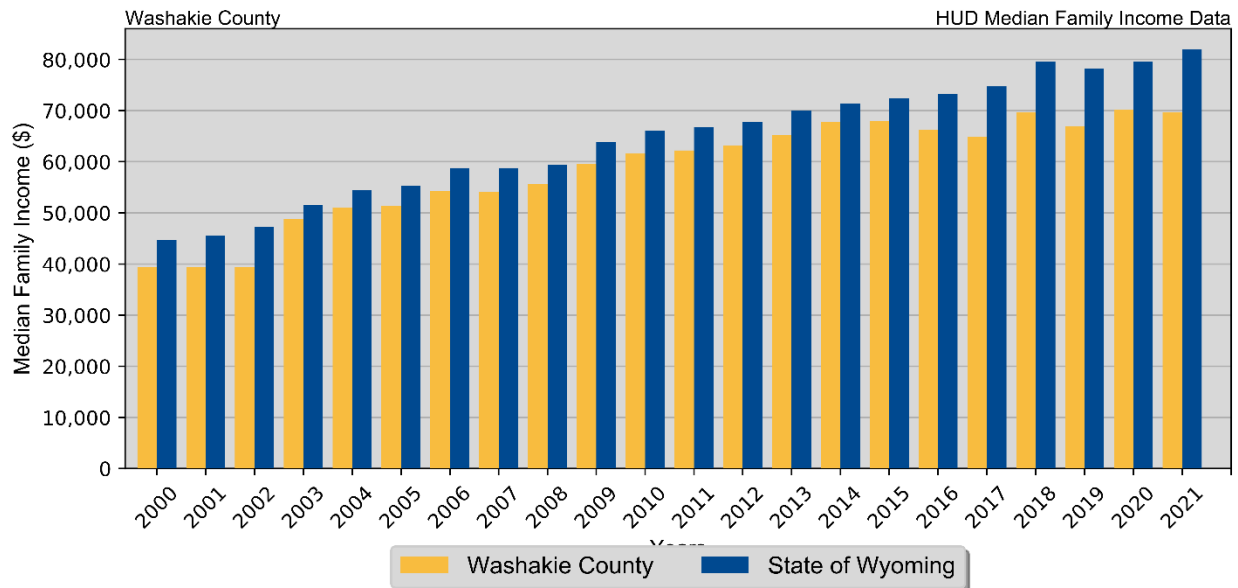


Household Income

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 III.26.46 shows that the HUD estimated MFI for Washakie County was \$69,700 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram III.26.12, illustrates the estimated MFI for 2000 through 2021 in Washakie County.

Table III.26.27 Median Family Income Washakie County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	39,400	44,700
2001	39,400	45,500
2002	39,400	47,200
2003	48,800	51,600
2004	51,000	54,500
2005	51,350	55,250
2006	54,300	58,800
2007	54,100	58,800
2008	55,600	59,450
2009	59,600	63,900
2010	61,600	66,100
2011	62,200	66,800
2012	63,100	67,700
2013	65,200	70,000
2014	67,700	71,400
2015	68,000	72,400
2016	66,300	73,300
2017	64,900	74,700
2018	69,700	79,600
2019	66,900	78,200
2020	70,200	79,500
2021	69,700	81,900

Diagram III.26.12
Estimated Median Family Income



HOUSING

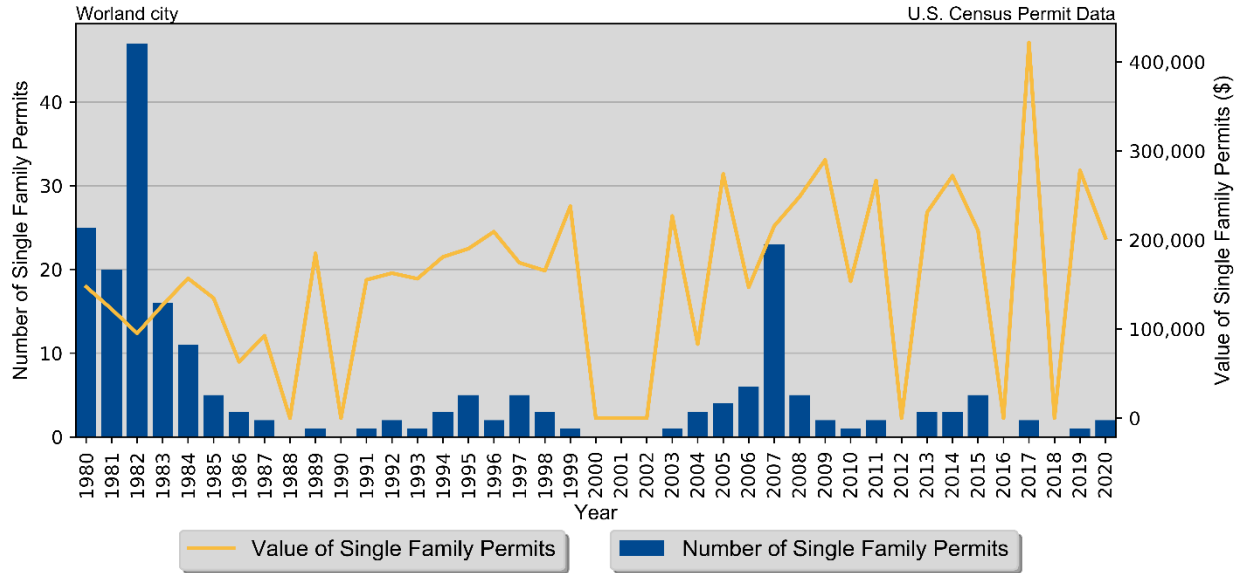
Housing Production

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Worland city increased from 1 authorizations in 2019 to 2 in 2020.

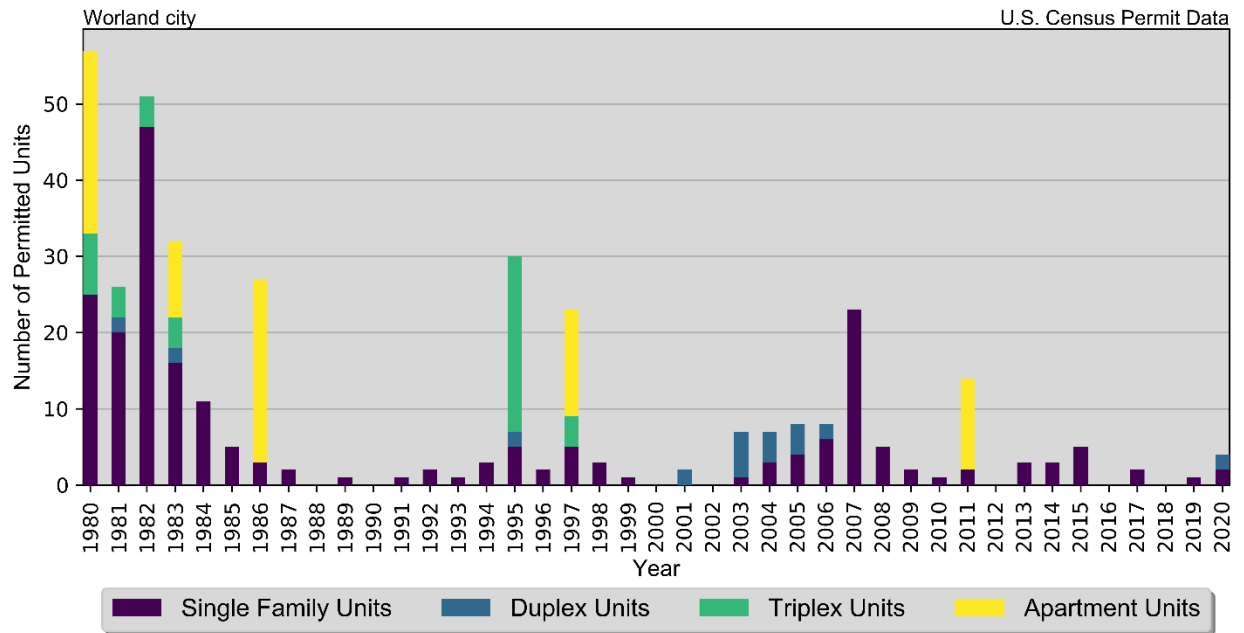
The real value of single-family building permits decreased from 278,340 dollars in 2019 to 202,500 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,270 dollars from 344,472 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table III.26.28.

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	25	0	8	24	57	147,562	71,275
1981	20	2	4	0	26	122,483	0
1982	47	0	4	0	51	95,258	0
1983	16	2	4	10	32	127,050	60,593
1984	11	0	0	0	11	156,947	0
1985	5	0	0	0	5	134,874	0
1986	3	0	0	24	27	63,278	64,554
1987	2	0	0	0	2	92,611	0
1988	0	0	0	0	0	0	0
1989	1	0	0	0	1	185,151	0
1990	0	0	0	0	0	0	0
1991	1	0	0	0	1	155,360	0
1992	2	0	0	0	2	162,869	0
1993	1	0	0	0	1	156,611	0
1994	3	0	0	0	3	181,105	0
1995	5	2	23	0	30	190,331	0
1996	2	0	0	0	2	209,440	0
1997	5	0	4	14	23	174,603	21,259
1998	3	0	0	0	3	165,680	0
1999	1	0	0	0	1	238,060	0
2000	0	0	0	0	0	0	0
2001	0	2	0	0	2	0	0
2002	0	0	0	0	0	0	0
2003	1	6	0	0	7	227,085	0
2004	3	4	0	0	7	83,099	0
2005	4	4	0	0	8	274,264	0
2006	6	2	0	0	8	146,966	0
2007	23	0	0	0	23	215,735	0
2008	5	0	0	0	5	248,879	0
2009	2	0	0	0	2	290,037	0
2010	1	0	0	0	1	153,682	0
2011	2	0	0	12	14	266,937	134,723
2012	0	0	0	0	0	0	0
2013	3	0	0	0	3	231,156	0
2014	3	0	0	0	3	272,265	0
2015	5	0	0	0	5	210,686	0
2016	0	0	0	0	0	0	0
2017	2	0	0	0	2	421,985	0
2018	0	0	0	0	0	0	0
2019	1	0	0	0	1	278,340	0
2020	2	2	0	0	4	202,500	0

**Diagram III.26.13
Single-Family Permits**



**Diagram III.26.14
Total Permits by Unit Type**



Housing Characteristics

Households by type and tenure are shown in Table II.26.29. Family households represented 59.7 percent of households, while non-family households accounted for 40.3 percent. These changed from 64 and 36 percent, respectively.

Table II.26.29				
Household Type by Tenure				
Worland city				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,479	64%	1,302	59.7%
Married-Couple Family	1,148	77.6%	989	76%
Owner-Occupied	980	85.4%	884	89.4%
Renter-Occupied	168	14.6%	105	10.6%
Other Family	331	22.4%	313	25.4%
Male Householder, No Spouse Present	103	31.1%	143	32.9%
Owner-Occupied	55	53.4%	107	74.8%
Renter-Occupied	48	46.6%	36	25.2%
Female Householder, No Spouse Present	228	68.9%	170	72.8%
Owner-Occupied	122	53.5%	76	44.7%
Renter-Occupied	106	46.5%	94	55.3%
Non-Family Households	831	36%	880	40.3%
Owner-Occupied	454	54.6%	534	60.7%
Renter-Occupied	377	45.4%	346	39.3%
Total	2,310	100.0%	2,182	100.0%

Table II.26.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,491 housing units, compared with 2,459 in 2019. Single-family units accounted for 73.7 percent of units in 2019, compared to 73.3 in 2010. Apartment units accounted for 4.8 percent in 2019, compared to 2.6 percent in 2010.

Table II.26.30				
Housing Units by Type				
Worland city				
2010 & 2019 Five-Year ACS Data				
Unit Type	2010 Five-Year ACS		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Single-Family	1,827	73.3%	1,813	73.7%
Duplex	73	2.9%	152	6.2%
Tri- or Four-Plex	227	9.1%	179	7.3%
Apartment	66	2.6%	119	4.8%
Mobile Home	298	12%	182	7.4%
Boat, RV, Van, Etc.	0	0%	14	0.6%
Total	2,491	100.0%	2,459	100.0%

Table II.26.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 2,459 housing units. An estimated 73.4 percent were owner-occupied, and 11.3 percent were vacant.

Table II.26.31				
Housing Units by Tenure				
Worland city				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,310	93.4%	2,182	88.7%
Owner-Occupied	1,611	69.7%	1,601	73.4%
Renter-Occupied	699	30.3%	581	26.6%
Vacant Housing Units	163	6.6%	277	11.3%
Total Housing Units	2,473	100.0%	2,459	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.26.32. Households earning more than 100,000 dollars per year represented 13.3 percent of households in 2019, compared to 12 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 11 percent of households in 2019, compared to 10.2 percent in 2010.

Table II.26.32				
Households by Income				
Worland city				
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	230	10.2%	240	11%
\$15,000 to \$19,999	157	6.9%	55	2.5%
\$20,000 to \$24,999	140	6.2%	151	6.9%
\$25,000 to \$34,999	270	11.9%	309	14.2%
\$35,000 to \$49,999	434	19.2%	311	14.3%
\$50,000 to \$74,999	430	19%	444	20.3%
\$75,000 to \$99,999	332	14.7%	381	17.5%
\$100,000 or More	271	12%	291	13.3%
Total	2,264	100.0%	2,182	100.0%

Table II.26.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 1.6 percent of households in 2010 and 3 percent of households in 2019. Housing units built in 1939 or earlier represented 8.1 percent of households in 2019 and 9.7 percent of households in 2010.

Table II.26.33				
Households by Year Home Built				
Worland city				
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	220	9.7%	177	8.1%
1940 to 1949	266	11.7%	318	14.6%
1950 to 1959	604	26.7%	472	21.6%
1960 to 1969	212	9.4%	303	13.9%
1970 to 1979	469	20.7%	579	26.5%
1980 to 1989	377	16.7%	98	4.5%
1990 to 1999	79	3.5%	137	6.3%
2000 to 2009	37	1.6%	65	3%
2010 or Later	.	.	33	1.5%
Total	2,264	100.0%	2,182	100.0%

The distribution of unit types by race are shown in Table II.26.34. An estimated 81.4 percent of white households occupy single-family homes, compared to percent of black households. Some 3.5 percent of white households occupied apartments, compared to percent of black households. An estimated percent of Asian, and 100 percent of American Indian households occupy single-family homes.

Table II.26.34
Distribution of Units in Structure by Race
 Worland city
 2019 Five-Year ACS Data

Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	81.4%	%	100%	%	%	18.3%	46.3%
Duplex	1.6%	%	0%	%	%	0%	22%
Tri- or Four-Plex	6%	%	0%	%	%	51.7%	0%
Apartment	3.5%	%	0%	%	%	0%	0%
Mobile Home	6.8%	%	0%	%	%	30%	31.7%
Boat, RV, Van, Etc.	0.7%	%	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.26.35. An estimated 28.2 percent of vacant units were for rent in 2010. In addition, some 10.4 percent of vacant units were for sale. "Other" vacant units represented 45.4 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 83.4 percent of vacant units, while for sale units accounted for 0 percent. "Other" vacant units accounted for 3.6 percent of vacant units, representing a total of 10 "other" vacant units.

Table II.26.35
Disposition of Vacant Housing Units
 Worland city
 2010 Census & 2019 Five-Year ACS Data

Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	46	28.2%	231	83.4%
For Sale	17	10.4%	0	0%
Rented Not Occupied	3	1.8%	36	13%
Sold Not Occupied	11	6.7%	0	0%
For Seasonal, Recreational, or Occasional Use	11	6.7%	0	0%
For Migrant Workers	1	0.6%	0	0%
Other Vacant	74	45.4%	10	3.6%
Total	163	100.0%	277	100.0%

Table II.26.36 shows the number of households in the county by number of bedrooms and tenure. There were 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 31.85 percent of total households in Worland city. In Worland city the 743 households with three bedrooms accounted for 34.05 percent of all households, and there were 108 five-bedroom or more households, which accounted for 4.95 percent of all households.

Table II.26.36				
Households by Number of Bedrooms				
Worland city				
2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	0%
One	43	120	163	7.47%
Two	329	366	695	31.85%
Three	676	67	743	34.05%
Four	457	16	473	21.68%
Five or more	96	12	108	4.95%
Total	1,601	581	2,182	100.0

The age of a structure influences its value. As shown in Table II.26.37, structures built in 1939 or earlier had a median value of, 134,200 while structures built between 1950 and 1959 had a median value of 142,400 and those built between 1990 to 1999 had a median value of . 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 and, respectively. The total median value in Worland city was, 145,900.

Table II.26.37	
Owner Occupied Median Value by Year Structure Built	
Worland city	
2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	134,200
1940 to 1949	122,400
1950 to 1959	142,400
1960 to 1969	92,700
1970 to 1979	160,300
1980 to 1989	204,800
1990 to 1999	
2000 to 2009	
2010 to 2013	
2014 or later	
Median Value	145,900

Household mortgage status is reported in Table II.26.38. In, Worland city households with a mortgage accounted for 61.3 percent of all households or 981 housing units, and the remaining 56.2 percent or 900 units had no mortgage. Of those units with a mortgage, 67 had either a second mortgage or home equity loan, 14 had both a second mortgage and home equity loan, and 900 or 56.2 percent had no second mortgage or no home equity loan.

Table II.26.38		
Mortgage Status		
Worland city		
2019 Five-Year ACS Data		
Mortgage Status	Worland city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	981	61.3
With either a second mortgage or home equity loan, but not both	67	4.2
Second mortgage only	52	3.2
Home equity loan only	15	0.9
Both second mortgage and home equity loan	14	0.9
No second mortgage and no home equity loan	900	56.2
Housing units without a mortgage	620	38.7
Total	1,601	100.0%

Table II.26.39 lists the Worland city median rent as \$537 and the median home value as \$145,900 in 2019.

Table II.26.39	
Median Rent	
Worland city	
2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$537
Median Home Value	\$145,900

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.26.40. In 2019, an estimated 1.5 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.26.40 Overcrowding and Severe Overcrowding Worland city 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	1,510	100%	0	0%	0	0%	1,510
2019 Five-Year ACS	1,583	98.9%	18	1.1%	0	0%	1,601
Renter							
2010 Five-Year ACS	728	96.6%	26	3.4%	0	0%	754
2019 Five-Year ACS	566	97.4%	15	2.6%	0	0%	581
Total							
2010 Five-Year ACS	2,238	98.9%	26	1.1%	0	0%	2,264
2019 Five-Year ACS	2,149	98.5%	33	1.5%	0	0%	2,182

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.26.41 and Table II.26.42, below.

There were a total of 0 households with incomplete plumbing facilities in 2019, representing 0 percent of households in Worland city. This is compared to 0 percent of households lacking complete plumbing facilities in 2010.

Table II.26.41 Households with Incomplete Plumbing Facilities 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Plumbing Facilities	2,264	2,182
Lacking Complete Plumbing Facilities	0	0
Total Households	2,264	2,182
Percent Lacking	0%	0%

There were 0 households lacking complete kitchen facilities in 2019, compared to 12 households in 2010. This was a change from 0.5 percent of households in 2010 to 0 percent in 2019.

Table II.26.42 Households with Incomplete Kitchen Facilities Worland city 2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	2,252	2,182
Lacking Complete Kitchen Facilities	12	0
Total Households	2,264	2,182
Percent Lacking	0.5%	0%

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.26.43, in Worland city 13.3 percent of households had a cost burden and 6.6 percent had a severe cost burden. Some 24.1 percent of renters were cost burdened, and 7.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 1.3 percent and a severe cost burden rate of 7.7 percent. Owner occupied households with a mortgage had a cost burden rate of 14.6 percent, and severe cost burden at 5.2 percent.

Table II.26.43
Cost Burden and Severe Cost Burden by Tenure
 Worland city
 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	730	72.3%	226	22.4%	54	5.3%	0	0%	1,010
2019 Five-Year ACS	787	80.2%	143	14.6%	51	5.2%	0	0%	981
Owner Without a Mortgage									
2010 Five-Year ACS	447	89.4%	34	6.8%	19	3.8%	0	0%	500
2019 Five-Year ACS	541	87.3%	8	1.3%	48	7.7%	23	3.7%	620
Renter									
2010 Five-Year ACS	532	70.6%	122	16.2%	50	6.6%	50	6.6%	754
2019 Five-Year ACS	361	62.1%	140	24.1%	46	7.9%	34	5.9%	581
Total									
2010 Five-Year ACS	1,709	75.5%	382	16.9%	123	5.4%	50	2.2%	2,264
2019 Five-Year ACS	1,689	77.4%	291	13.3%	145	6.6%	57	2.6%	2,182

Comprehensive Housing Affordability Strategy (CHAS)

The following tables show 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. To make this dataset more accessible to the average user the income brackets were replaced with actual HUD Area Median Family Income (HAMFI/MFI) from Washakie County. Below is a table showing the MFI breakdown:

Washakie County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$20,910
30.1 – 50% MFI	\$20,911 to \$34,850
50.1 – 80% MFI	\$34,851 to \$55,760
80.1 – 100% MFI	\$55,761 to \$69,700
Above 100% MFI	Above \$69,700

Housing Problems by Income, Race, and Tenure

Table III.26.44 through Table III.26.49 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 Worland city, housing problems are faced by 240 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 35 Hispanic homeowner households.

Table III.26.44								
Percent of Homeowner Households with Housing Problems by Income and Race								
Worland city 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 \$20,910	78.3%	0%	0%	0%	0%	0%	71.4%	77.5%
\$20,911 to \$34,850	47.4%	0%	0%	0%	0%	100%	33.3%	48%
\$34,851 to \$55,760	21.1%	0%	0%	0%	0%	0%	16.7%	19.2%
\$55,761 to \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Above \$69,700	3.3%	0%	0%	0%	0%	0%	0%	2.8%
Total	19.1%	0%	0%	0%	0%	60%	12.1%	18.3%
Without Housing Problems								
\$0 to \$20,910	8.7%	0%	0%	0%	0%	0%	28.6%	10.9%
\$20,911 to \$34,850	52.6%	0%	0%	0%	0%	0%	66.7%	52%
\$34,851 to \$55,760	78.9%	0%	0%	0%	0%	100%	83.3%	80.8%
\$55,761 to \$69,700	100%	0%	0%	0%	0%	0%	100%	100%
Above \$69,700	96.7%	0%	0%	100%	0%	0%	100%	97.2%
Total	79.7%	0%	0%	100%	0%	40%	87.9%	80.7%

Table III.26.45								
Homeowner Households with Housing Problems by Income and Race								
Worland city								
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 \$20,910	90	0	0	0	0	0	10	100
\$20,911 to \$34,850	90	0	0	0	0	15	15	120
\$34,851 to \$55,760	40	0	0	0	0	0	10	50
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	20	0	0	0	0	0	0	20
Total	240	0	0	0	0	15	35	290
Without Housing Problems								
\$0 to \$20,910	10	0	0	0	0	0	4	14
\$20,911 to \$34,850	100	0	0	0	0	0	30	130
\$34,851 to \$55,760	150	0	0	0	0	10	50	210
\$55,761 to \$69,700	155	0	0	0	0	0	75	230
Above \$69,700	585	0	0	15	0	0	95	695
Total	1,000	0	0	15	0	10	254	1,279
Not Computed								
\$0 to \$20,910	15	0	0	0	0	0	0	15
\$20,911 to \$34,850	0	0	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	0	15
Total								
\$0 to \$20,910	115	0	0	0	0	0	14	129
\$20,911 to \$34,850	190	0	0	0	0	15	45	250
\$34,851 to \$55,760	190	0	0	0	0	10	60	260
\$55,761 to \$69,700	155	0	0	0	0	0	75	230
Above \$69,700	605	0	0	15	0	0	95	715
Total	1,255	0	0	15	0	25	289	1,584

In total, some 230 renter households face housing problems in Worland city. Of these, some 195 white renter households, 0 black renter households, 0 Asian renter households, and 20 Hispanic renter households face housing problems.

Table III.26.46								
Renter Households with Housing Problems by Income and Race								
Worland city 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 \$20,910	115	0	0	0	0	0	0	115
\$20,911 to \$34,850	70	0	0	0	0	0	20	90
\$34,851 to \$55,760	10	0	0	0	0	15	0	25
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0	0	0
Total	195	0	0	0	0	15	20	230
Without Housing Problems								
\$0 to \$20,910	15	0	0	0	0	0	20	35
\$20,911 to \$34,850	60	0	0	0	0	0	0	60
\$34,851 to \$55,760	130	0	0	0	0	25	30	185
\$55,761 to \$69,700	35	0	0	0	0	0	0	35
Above \$69,700	45	0	0	0	0	0	0	45
Total	285	0	0	0	0	25	50	360
Not Computed								
\$0 to \$20,910	0	0	0	0	0	0	30	30
\$20,911 to \$34,850	0	0	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	30	30
Total								
\$0 to \$20,910	130	0	0	0	0	0	50	180
\$20,911 to \$34,850	130	0	0	0	0	0	20	150
\$34,851 to \$55,760	140	0	0	0	0	40	30	210
\$55,761 to \$69,700	35	0	0	0	0	0	0	35
Above \$69,700	45	0	0	0	0	0	0	45
Total	480	0	0	0	0	40	100	620

Table III.26.47
Percent of Renter Households with Housing Problems by Income and Race
 Worland city
 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 \$20,910	88.5%	0%	0%	0%	0%	0%	0%	63.9%
\$20,911 to \$34,850	53.8%	0%	0%	0%	0%	0%	100%	60%
\$34,851 to \$55,760	7.1%	0%	0%	0%	0%	37.5%	0%	11.9%
\$55,761 to \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Above \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	40.6%	0%	0%	0%	0%	37.5%	20%	37.1%
Without Housing Problems								
\$0 to \$20,910	11.5%	0%	0%	0%	0%	0%	40%	19.4%
\$20,911 to \$34,850	46.2%	0%	0%	0%	0%	0%	0%	40%
\$34,851 to \$55,760	92.9%	0%	0%	0%	0%	62.5%	100%	88.1%
\$55,761 to \$69,700	100%	0%	0%	0%	0%	0%	0%	100%
Above \$69,700	100%	0%	0%	0%	0%	0%	0%	100%
Total	59.4%	0%	0%	0%	0%	62.5%	50%	58.1%

Overall, there are 520 households, or 23.6 percent of households with housing problems in Worland city. This includes 435 white households, 0 black households, 0 Asian households, 0 American Indian, 0 Pacific Islander, and 30 “other” race households with housing problems. In addition, there are 55 Hispanic households with housing problems. This is shown in Table III.26.48 and Table III.26.49.

Table III.26.48
Percent of Total Households with Housing Problems by Income and Race

Worland city
 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 \$20,910	83.7%	0%	0%	0%	0%	0%	15.6%	69.6%
\$20,911 to \$34,850	50%	0%	0%	0%	0%	100%	53.8%	52.5%
\$34,851 to \$55,760	15.2%	0%	0%	0%	0%	30%	11.1%	16%
\$55,761 to \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Above \$69,700	3.1%	0%	0%	0%	0%	0%	0%	2.6%
Total	25.1%	0%	0%	0%	0%	46.2%	14.1%	23.6%
Without Housing Problems								
\$0 to \$20,910	10.2%	0%	0%	0%	0%	0%	37.5%	15.9%
\$20,911 to \$34,850	50%	0%	0%	0%	0%	0%	46.2%	47.5%
\$34,851 to \$55,760	84.8%	0%	0%	0%	0%	70%	88.9%	84%
\$55,761 to \$69,700	100%	0%	0%	0%	0%	0%	100%	100%
Above \$69,700	96.9%	0%	0%	100%	0%	0%	100%	97.4%
Total	74.1%	0%	0%	100%	0%	53.8%	78.1%	74.4%

Table III.26.49 Total Households with Housing Problems by Income and Race Worland city 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 \$20,910	205	0	0	0	0	0	10	215
\$20,911 to \$34,850	160	0	0	0	0	15	35	210
\$34,851 to \$55,760	50	0	0	0	0	15	10	75
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	20	0	0	0	0	0	0	20
Total	435	0	0	0	0	30	55	520
Without Housing Problems								
\$0 to \$20,910	25	0	0	0	0	0	24	49
\$20,911 to \$34,850	160	0	0	0	0	0	30	190
\$34,851 to \$55,760	280	0	0	0	0	35	80	395
\$55,761 to \$69,700	190	0	0	0	0	0	75	265
Above \$69,700	630	0	0	15	0	0	95	740
Total	1,285	0	0	15	0	35	304	1,639
Not Computed								
\$0 to \$20,910	15	0	0	0	0	0	30	45
\$20,911 to \$34,850	0	0	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	30	45
Total								
\$0 to \$20,910	245	0	0	0	0	0	64	309
\$20,911 to \$34,850	320	0	0	0	0	15	65	400
\$34,851 to \$55,760	330	0	0	0	0	50	90	470
\$55,761 to \$69,700	190	0	0	0	0	0	75	265
Above \$69,700	650	0	0	15	0	0	95	760
Total	1,735	0	0	15	0	65	389	2,204

Table III.26.50 through Table III.26.53 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 199 white households, 0 black households, 0 Asian households, as well as 25 Hispanic households.

Table III.26.50								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Worland city 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 \$20,910	70.8%	0%	0%	0%	0%	0%	71.4%	70.9%
\$20,911 to \$34,850	13.5%	0%	0%	0%	0%	0%	33.3%	16.3%
\$34,851 to \$55,760	2.1%	0%	0%	0%	0%	0%	0%	1.6%
\$55,761 to \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Above \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	9.1%	0	0%	0%	0%	0%	8.8%	8.8%
Without A Severe Housing Problems								
\$0 to \$20,910	16.7%	0%	0%	0%	0%	0%	28.6%	17.9%
\$20,911 to \$34,850	86.5%	0%	0%	0%	0%	100%	66.7%	83.7%
\$34,851 to \$55,760	97.9%	0%	0%	0%	0%	100%	100%	98.4%
\$55,761 to \$69,700	100%	0%	0%	0%	0%	0%	100%	100%
Above \$69,700	100%	0%	0%	100%	0%	0%	100%	100%
Total	89.7%	0%	0%	100%	0%	100%	91.2%	90.2%

Table III.26.51								
Percent of Renter Households with Severe Housing Problems by Income and Race								
Worland city								
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 \$20,910	65.4%	0%	0%	0%	0%	0%	0%	47.2%
\$20,911 to \$34,850	0%	0%	0%	0%	0%	0%	0%	0%
\$34,851 to \$55,760	0%	0%	0%	0%	0%	37.5%	0%	7%
\$55,761 to \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Above \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	17.5%	0%	0%	0%	0%	37.5%	0%	16%
Without A Severe Housing Problem								
\$0 to \$20,910	34.6%	0%	0%	0%	0%	0%	40%	36.1%
\$20,911 to \$34,850	100%	0%	0%	0%	0%	0%	100%	100%
\$34,851 to \$55,760	100%	0%	0%	0%	0%	62.5%	100%	93%
\$55,761 to \$69,700	100%	0%	0%	0%	0%	0%	0%	100%
Above \$69,700	100%	0%	0%	0%	0%	0%	0%	100%
Total	82.5%	0%	0%	0%	0%	62.5%	70%	79.2%

Table III.26.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Worland city
 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 \$20,910	68%	0%	0%	0%	0%	0%	15.6%	57.3%
\$20,911 to \$34,850	7.9%	0%	0%	0%	0%	0%	23.1%	10.1%
\$34,851 to \$55,760	1.2%	0%	0%	0%	0%	30%	0%	4.1%
\$55,761 to \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Above \$69,700	0%	0%	0%	0%	0%	0%	0%	0%
Total	11.4%	0%	0%	0%	0%	23.1%	6.5%	10.8%
Without A Severe Housing Problems								
\$0 to \$20,910	26%	0%	0%	0%	0%	0%	37.5%	28.3%
\$20,911 to \$34,850	92.1%	0%	0%	0%	0%	100%	76.9%	89.9%
\$34,851 to \$55,760	98.8%	0%	0%	0%	0%	70%	100%	95.9%
\$55,761 to \$69,700	100%	0%	0%	0%	0%	0%	100%	100%
Above \$69,700	100%	0%	0%	100%	0%	0%	100%	100%
Total	87.7%	0%	0%	100%	0%	76.9%	85.7%	87.1%

Table III.26.53 Total Households with Severe Housing Problems by Income and Race Worland city 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 \$20,910	170	0	0	0	0	0	10	180
\$20,911 to \$34,850	25	0	0	0	0	0	15	40
\$34,851 to \$55,760	4	0	0	0	0	15	0	19
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0	0	0
Total	199	0	0	0	0	15	25	239
Without A Severe Housing Problems								
\$0 to \$20,910	65	0	0	0	0	0	24	89
\$20,911 to \$34,850	290	0	0	0	0	15	50	355
\$34,851 to \$55,760	330	0	0	0	0	35	85	450
\$55,761 to \$69,700	190	0	0	0	0	0	75	265
Above \$69,700	650	0	0	15	0	0	95	760
Total	1,525	0	0	15	0	50	329	1,919
Not Computed								
\$0 to \$20,910	15	0	0	0	0	0	30	45
\$20,911 to \$34,850	0	0	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0	0	0
Total	15	0	0	0	0	0	30	45
Total								
\$0 to \$20,910	250	0	0	0	0	0	64	314
\$20,911 to \$34,850	315	0	0	0	0	15	65	395
\$34,851 to \$55,760	334	0	0	0	0	50	85	469
\$55,761 to \$69,700	190	0	0	0	0	0	75	265
Above \$69,700	650	0	0	15	0	0	95	760
Total	1,739	0	0	15	0	65	384	2,203

Housing problems are explored by type and income in Table III.26.54 and Table III.26.55. More than 274 households have a cost burden and 199 have a severe cost burden. Some 130 renter households are impacted by cost burdens, and 70 are impacted by severe cost burdens. On the other hand, some 144 owner-occupied households have cost burdens, and 129 have severe cost burdens. Overall, there are 1,650 households without a housing problem.

Table III.26.54						
Percent of Housing Problems by Income and Tenure						
Worland city						
2013–2017 HUD CHAS Data						
Housing Problem	\$0 to \$20,910	\$20,911 to \$34,850	\$34,851 to \$55,760	\$55,761 to \$69,700	Above \$69,700	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	0%	0%	0%	0%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	0%	0%	0%	0%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	7.5%	0%	0%	0%	0%	0.6%
Housing cost burden greater than 50% of income (and none of the above problems)	63.4%	16.3%	1.5%	0%	0%	8.1%
Housing cost burden greater than 30% of income (and none of the above problems)	3%	30.6%	17.4%	0%	2.8%	9.1%
Zero/negative income (and none of the above problems)	11.2%	0%	0%	0%	0%	0.9%
Has none of the 4 housing problems	14.9%	53.1%	81.1%	100%	97.2%	81.2%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	7.1%	0%	0%	2.4%
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)	8.3%	0%	0%	0%	0%	2.4%
Housing cost burden greater than 50% of income (and none of the above problems)	38.9%	0%	0%	0%	0%	11.3%
Housing cost burden greater than 30% of income (and none of the above problems)	16.7%	60%	4.8%	0%	0%	21%
Zero/negative income (and none of the above problems)	16.7%	0%	0%	0%	0%	4.8%
Has none of the 4 housing problems	19.4%	40%	88.1%	100%	100%	58.1%
Total	100%	100%	100%	100%	100%	100%

Table III.26.55
Housing Problems by Income and Tenure

Worland city
 2013–2017 HUD CHAS Data

Housing Problem	\$0 to \$20,910	\$20,911 to \$34,850	\$34,851 to \$55,760	\$55,761 to \$69,700	Above \$69,700	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	0	0	0	0
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	10	0	0	0	0	10
Housing cost burden greater that 50% of income (and none of the above problems)	85	40	4	0	0	129
Housing cost burden greater than 30% of income (and none of the above problems)	4	75	45	0	20	144
Zero/negative income (and none of the above problems)	15	0	0	0	0	15
Has none of the 4 housing problems	20	130	210	235	695	1,290
Total	134	245	259	235	715	1,588
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	15	0	0	0	0	15
Housing cost burden greater that 50% of income (and none of the above problems)	70	0	0	0	0	70
Housing cost burden greater than 30% of income (and none of the above problems)	30	90	10	0	0	130
Zero/negative income (and none of the above problems)	30	0	0	0	0	30
Has none of the 4 housing problems	35	60	185	35	45	360
Total	180	150	210	35	45	620
Total						
Lacking complete plumbing or kitchen facilities	0	0	15	0	0	15
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	0	0	0	0
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	25	0	0	0	0	25
Housing cost burden greater that 50% of income (and none of the above problems)	155	40	4	0	0	199
Housing cost burden greater than 30% of income (and none of the above problems)	34	165	55	0	20	274
Zero/negative income (and none of the above problems)	45	0	0	0	0	45
Has none of the 4 housing problems	55	190	395	270	740	1,650
Total	314	395	469	270	760	2,208

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 23.8 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 91.8 percent of elderly non-family and 100 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.26.56.

Table III.26.57 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 140 renter occupied households faced cost burdens, compared to 144 owner occupied households. Of these, there are 40 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.26.56						
Owner-Occupied Households by Income and Family Status and Cost Burden						
Worland city						
2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,910	4	0	0	4	4	12
\$20,911 to \$34,850	10	4	4	85	25	128
\$34,851 to \$55,760	40	20	10	60	80	210
\$55,761 to \$69,700	90	80	25	30	10	235
Above \$69,700	175	400	35	45	40	695
Total	319	504	74	224	159	1,280
Cost Burden						
\$0 to \$20,910	4	0	0	0	0	4
\$20,911 to \$34,850	15	15	35	10	0	75
\$34,851 to \$55,760	15	20	10	0	0	45
\$55,761 to \$69,700	0	0	0	0	0	0
Above \$69,700	20	0	0	0	0	20
Total	54	35	45	10	0	144
Severe Cost Burden						
\$0 to \$20,910	0	0	10	45	45	100
\$20,911 to \$34,850	0	10	0	15	15	40
\$34,851 to \$55,760	0	0	4	0	0	4
\$55,761 to \$69,700	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0
Total	0	10	14	60	60	144
Cost Burden Not Computed						
\$0 to \$20,910	0	0	0	0	15	15
\$20,911 to \$34,850	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0
Total	0	0	0	0	15	15
Total						
\$0 to \$20,910	8	0	10	49	64	131
\$20,911 to \$34,850	25	29	39	110	40	243
\$34,851 to \$55,760	55	40	24	60	80	259
\$55,761 to \$69,700	90	80	25	30	10	235
Above \$69,700	195	400	35	45	40	715
Total	373	549	133	294	234	1,583

Table III.26.57						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Worland city						
2013–2017 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$20,910	0	20	0	15	0	35
\$20,911 to \$34,850	0	60	0	0	0	60
\$34,851 to \$55,760	0	50	25	25	95	195
\$55,761 to \$69,700	0	4	0	10	20	34
Above \$69,700	4	40	0	0	0	44
Total	4	174	25	50	115	368
Cost Burden						
\$0 to \$20,910	0	10	10	10	10	40
\$20,911 to \$34,850	0	20	0	55	15	90
\$34,851 to \$55,760	0	0	0	0	10	10
\$55,761 to \$69,700	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0
Total	0	30	10	65	35	140
Severe Cost Burden						
\$0 to \$20,910	0	25	20	0	25	70
\$20,911 to \$34,850	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0
Total	0	25	20	0	25	70
Cost Burden Not Computed						
\$0 to \$20,910	0	30	4	0	0	34
\$20,911 to \$34,850	0	0	0	0	0	0
\$34,851 to \$55,760	0	0	0	0	0	0
\$55,761 to \$69,700	0	0	0	0	0	0
Above \$69,700	0	0	0	0	0	0
Total	0	30	4	0	0	34
Total						
\$0 to \$20,910	0	85	34	25	35	179
\$20,911 to \$34,850	0	80	0	55	15	150
\$34,851 to \$55,760	0	50	25	25	105	205
\$55,761 to \$69,700	0	4	0	10	20	34
Above \$69,700	4	40	0	0	0	44
Total	4	259	59	115	175	612

In total, some 285 households face cost burdens, and 215 face severe cost burdens. This includes 145 owner households and 140 renter households with a cost burden, as seen in Table III.26.58.

Table III.26.58					
Households with Cost Burden by Tenure and Race					
Worland city					
2013–2017 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	1,005	120	120	15	1,260
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	15	0	0	0	15
Pacific Islander	0	0	0	0	0
Other Race	10	15	0	0	25
Hispanic	255	10	25	0	290
Total	1,285	145	145	15	1,590
Renter-Occupied					
White	285	120	70	4	479
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	35	0	0	0	35
Hispanic	50	20	0	30	100
Total	370	140	70	34	614
Total					
White	1,290	240	190	19	1,739
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	15	0	0	0	15
Pacific Islander	0	0	0	0	0
Other Race	45	15	0	0	60
Hispanic	305	30	25	30	390
Total	1,655	285	215	49	2,204

Lead-Based Paint Risks

Table III.26.59 shows the risk of lead-based paint for households with young children present. There are an estimated 184 households built between 1940 and 1979 with young children present, and 14 built prior to 1939.

Table III.26.59			
Vintage of Households by Income and Presence of Young Children			
Worland city			
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 \$20,910	0	65	65
\$20,911 to \$34,850	0	0	0
\$34,851 to \$55,760	4	15	19
\$55,761 to \$69,700	0	4	4
Above \$69,700	10	115	125
Total	14	199	213
Built 1940 to 1979			
\$0 to \$20,910	10	200	210
\$20,911 to \$34,850	35	235	270
\$34,851 to \$55,760	80	270	350
\$55,761 to \$69,700	14	240	254
Above \$69,700	45	445	490
Total	184	1,390	1,574
Built 1980 or Later			
\$0 to \$20,910	10	30	40
\$20,911 to \$34,850	60	70	130
\$34,851 to \$55,760	10	90	100
\$55,761 to \$69,700	0	0	0
Above \$69,700	40	105	145
Total	120	295	415
Total			
\$0 to \$20,910	20	295	315
\$20,911 to \$34,850	95	305	400
\$34,851 to \$55,760	94	375	469
\$55,761 to \$69,700	14	244	258
Above \$69,700	95	665	760
Total	318	1,884	2,202

Elderly Housing Needs

Table III.26.60 shows the rate of housing problems for elderly households. Some 100 elderly and 130 extra-elderly households have housing problems. Of these, some 30 elderly households with housing problems have incomes less than 30 percent HAMFI, and 30 extra-elderly households have incomes below 30 percent HAMFI.

Table III.26.60				
Households with Housing Problems by Income and Elderly Status				
Worland city				
2013–2017 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$20,910	30	30	155	215
\$20,911 to \$34,850	40	70	100	210
\$34,851 to \$55,760	10	30	35	75
\$55,761 to \$69,700	0	0	0	0
Above \$69,700	20	0	0	20
Total	100	130	290	520
Without Housing Problems				
\$0 to \$20,910	25	0	24	49
\$20,911 to \$34,850	60	30	95	185
\$34,851 to \$55,760	60	55	280	395
\$55,761 to \$69,700	120	25	125	270
Above \$69,700	164	60	515	739
Total	429	170	1,039	1,638
Not Computed				
\$0 to \$20,910	0	0	45	45
\$20,911 to \$34,850	0	0	0	0
\$34,851 to \$55,760	0	0	0	0
\$55,761 to \$69,700	0	0	0	0
Above \$69,700	0	0	0	0
Total	0	0	45	45
Total				
\$0 to \$20,910	55	30	224	309
\$20,911 to \$34,850	100	100	195	395
\$34,851 to \$55,760	70	85	315	470
\$55,761 to \$69,700	120	25	125	270
Above \$69,700	184	60	515	759
Total	529	300	1,374	2,203

Survey of Rental Properties

From June 2021 through July of 2021, a telephone survey was conducted with landlords and rental property managers throughout Wyoming. Table III.26.61 presents some basic statistics about the completed surveys.

Table III.26.61 Survey of Rental Properties Washakie County 2021A Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A				
2019B				
2020A				
2020B				
2021A	11	104	9.6	10

Table III.26.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 12 single-family units in Worland city, with 0 of them available. This translates into a vacancy rate of 0 percent in Worland city, which compares to a single-family vacancy rate of 3 percent for the State of Wyoming. There were 74 apartment units reported in the survey, with 5 of them available, which resulted in a vacancy rate of 6.8 percent. This compares to a statewide vacancy rate of 3 percent for apartment units across the state.

Table III.26.62 Rental Vacancy Survey by Type Worland city 2021A Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	12	0	0%
Apartments	74	5	6.8%
Mobile Homes	14	4	28.6%
"Other" Units	0	0	0%
Don't Know	0	0	0%
Total	104	10	9.6%

Table III.26.63, reports units by bedroom size. As can be seen there were 45 two-bedroom apartment units and 4 three-bedroom units. Overall, the 52 two bedroom units accounted for 50 percent of all units, and the 8 three bedroom units accounted for 7.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 18 units listed as "Don't Know." Additional details for additional unit types are reported.

Table III.26.63 Rental Units by Bedroom Size Worland city 2021A Survey of Rental Properties						
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	0	0	.	0
One	0	25	0	0	.	25
Two	6	45	1	0	.	52
Three	2	4	0	0	.	8
Four	0	0	0	0	.	0
Don't Know	3	0	13	0	0	18

Total	12	74	14	0	0	104
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Table III.26.64 displays the vacancy rate of single-family units by the number of bedrooms. Two-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.26.64 Single-Family Units by Bedroom Size Worland city 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	0	0	0%
Two	6	0	0%
Three	2	0	0%
Four	0	0	0%
Don't know	3	0	0%
Total	12	0	0%

Table III.26.65 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 11.1 percent.

Table III.26.65 Apartment Units by Bedroom Size Worland city 2021A Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	25	0	0%
Two	45	5	11.1%
Three	4	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	74	5	6.8%

Average market-rate rents by unit type are shown in Table III.26.66. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents.

Table III.26.66 Average Market Rate Rents by Bedroom Size Worland city 2021A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$450	\$0	\$0	\$450
Two	\$567	\$500	\$550	\$0	\$550
Three	\$600	\$0	\$0	\$0	\$600
Four	\$0	\$0	\$0	\$0	\$0
Total	\$565.6	\$475	\$516.7	\$0	\$537.5

Table III.26.67, shows the average rental rates for assisted units by bedroom size and unit type. Since assistance is often based on income of the resident or other case by case determinations average assisted rents can vary across bedroom size.

Table III.26.67					
Average Assisted Rate Rents by Bedroom Size					
Worland city					
2021A Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$0	\$160	\$0	\$0	\$160
Two	\$0	\$160	\$0	\$0	\$160
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$0	\$160	\$0	\$0	\$160

Table III.26.68, shows vacancy rates for single-family units by average rental rates for Worland city. The most common rent for single-family units was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.26.68			
Single-Family Market Rate Rents by Vacancy Status			
Worland city			
2021A Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	5	0	0%
\$500 to \$749	5	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	2	0	0%
Total	12	0	0%

The average rent and availability of apartment units is displayed in Table III.26.69. The most common rent for apartment rents was less than 500 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.26.69			
Apartment Market Rate Rents by Vacancy Status			
Worland city			
2021A Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	4	0	0%
\$500 to \$749	0	0	0%
\$750 to \$999	0	0	0%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	70	5	7.1%
Total	74	5	6.8%

Respondents were asked if utilities are included in the rent and as shown in Table III.26.70, 7 respondents, or 63.6 percent, included some sort of utility in the rent.

Table III.26.70	
Are there any utilities included with the rent?	
Worland city	
2021A Survey of Rental Properties	
Period	Respondent
Yes	7
No	4
% Offering Utilities	63.6%

The type of utility included in the rent is shown in Table III.26.71. There were 0 respondents who included electricity, 24 respondents who included natural gas, 96 respondents who included water and sewer and 81 respondents included trash collection in the rent.

Table III.26.71	
Which utilities are included with the rent?	
Worland city	
2021A Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	24
Water/Sewer	96
Trash Collection	81

Perceived Need for Housing Units

Table III.26.72, shows the number of survey respondents who keep a waiting list. As can be seen 1 respondents said they keep a waitlist, with an estimated 3 number of persons on the wait list.

Table III.26.72 Do you keep a waiting list? Worland city 2021A Survey of Rental Properties	
Period	Respondent
Yes	1
No	9
Waitlist Size	3

Table III.26.73, shows the condition of rental units by unit type for Worland city. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported 58 units were in good condition, or 55.8 percent and 11 units, or 10.6 percent, being in average condition. Details by unit type and condition are displayed.

Table III.26.73 Condition by Unit Type Worland city 2021A Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	9	8.7%
Fair	0	0%
Average	11	10.6%
Good	58	55.8%
Excellent	26	25%
Don't Know	0	0%
Total	104	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 III.26.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 0 respondents indicated they would prefer more units of any type.

Table III.26.74 If you had the opportunity to own/manage more units, how many would you prefer Worland city 2021A Survey of Rental Properties	
Unit Type	Respondents citing more units
Single family units	0
Duplex Units	0
Apartments	0
Mobile homes	0
Other	0
All types	0
Total	0

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 III.26.75, 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 284 owner occupied and 235 renter occupied households experiencing a housing problem.

Table III.26.75			
Households with Housing Problems by Income			
Worland city			
2013-2017 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	100	115	215
30.1-50% HAMFI	115	95	210
50.1-80% HAMFI	49	25	74
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	20	0	20
115.1% HAMFI or more	0	0	0
Total	284	235	519
Without Housing Problems			
30% HAMFI or less	14	35	49
30.1-50% HAMFI	130	60	190
50.1-80% HAMFI	210	185	395
80.1-95% HAMFI	140	15	155
95 – 115% HAMFI	260	55	315
115.1% HAMFI or more	530	4	534
Total	1,284	354	1,638
Not Computed			
30% HAMFI or less	15	30	45
30.1-50% HAMFI	0	0	0
50.1-80% HAMFI	0	0	0
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	0	0	0
115.1% HAMFI or more	0	0	0
Total	15	30	45
Total			
30% HAMFI or less	129	180	309
30.1-50% HAMFI	245	155	400
50.1-80% HAMFI	259	210	469
80.1-95% HAMFI	140	15	155
95 – 115% HAMFI	280	55	335
115.1% HAMFI or more	530	4	534
Total	1,583	619	2,202

Table III.26.76, shows the total estimated housing by tenure for Worland city. As can be seen, in 2030 there are estimated to be a total of 1,508 owner and 541 renter occupied households or a total of 2,049 households. By 2050 there are estimated to be 1,584 owner, 463 renter for a total of 2,047 households in Worland city.

Year	Owner	Renter	Total
2020	1,472	580	2,052
2025	1,490	561	2,051
2030	1,508	541	2,049
2035	1,527	522	2,049
2040	1,546	502	2,048
2045	1,565	483	2,048
2050	1,584	463	2,047

Table III.26.77, below shows the incremental housing demand for Worland city. The incremental housing demand estimates the additional housing stock needed above the currently available housing stock. In 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 0 owner-occupied and 0 renter occupied households will be needed above current 2020 housing levels to address future household demand. The incremental housing demand is also reported by income breakdown. In 2050, it is estimated Worland city will see an additional 0 households, of which 0 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 0 household’s above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.26.77
Incremental Housing Demand Forecast
 Worland city
 Strong Growth Scenario

Year	2020	2025	2030	2035	2040	2045	2050
Owner							
0	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
5%	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Renter							
0	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
5%	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
Total							
0	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
%	0	0	0	0	0	0	0
5%	0	0	0	0	0	0	0
	0	0	0	0	0	0	0
	0	0	0	0	0	0	0

Table III.26.78 shows the Incremental Total Housing Need Forecast for Worland city. The incremental total housing need forecast is calculated by adding the incremental housing demand forecast with current un-met housing need. Un-met housing need is defined as any household experiencing a housing problem as defined by HUD. The total housing need shows the broadest measure of future housing need because it takes into account future housing demand as well as the current need among existing housing stock. Total housing need does not necessarily mean the constructions of new units. Unmet housing needs can be alleviated through the rehabilitation of existing units or by focusing on creating more affordable housing options.

In 2020, the base year, the total housing need set at the 484 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 284 owner and 176 renter occupied households for a total of 460 quality households.

Table III.26.78							
Incremental Total Housing Need Forecast							
Worland city							
Strong Growth Scenario							
Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	93	94	95	96	98	99	100
30.1-50%	107	108	110	111	112	114	115
50.1-80%	46	46	47	47	48	48	49
80.1-95%	0	0	0	0	0	0	0
95.1-115%	19	19	19	19	20	20	20
115+%	0	0	0	0	0	0	0
Total	264	267	271	274	277	281	284
Renter							
0-30%	108	104	101	97	93	90	86
30.1-50%	89	86	83	80	77	74	71
50.1-80%	23	23	22	21	20	20	19
80.1-95%	0	0	0	0	0	0	0
95.1-115%	0	0	0	0	0	0	0
115+%	0	0	0	0	0	0	0
Total	220	213	205	198	191	183	176
Total							
0-30%	201	198	196	193	191	189	186
30.1-50%	196	194	193	191	189	188	186
50.1-80%	69	69	69	68	68	68	68
80.1-95%	0	0	0	0	0	0	0
95.1-115%	19	19	19	19	20	20	20
115+%	0	0	0	0	0	0	0
Total	484	480	476	472	468	464	460