

Powell city

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DEMOGRAPHICS

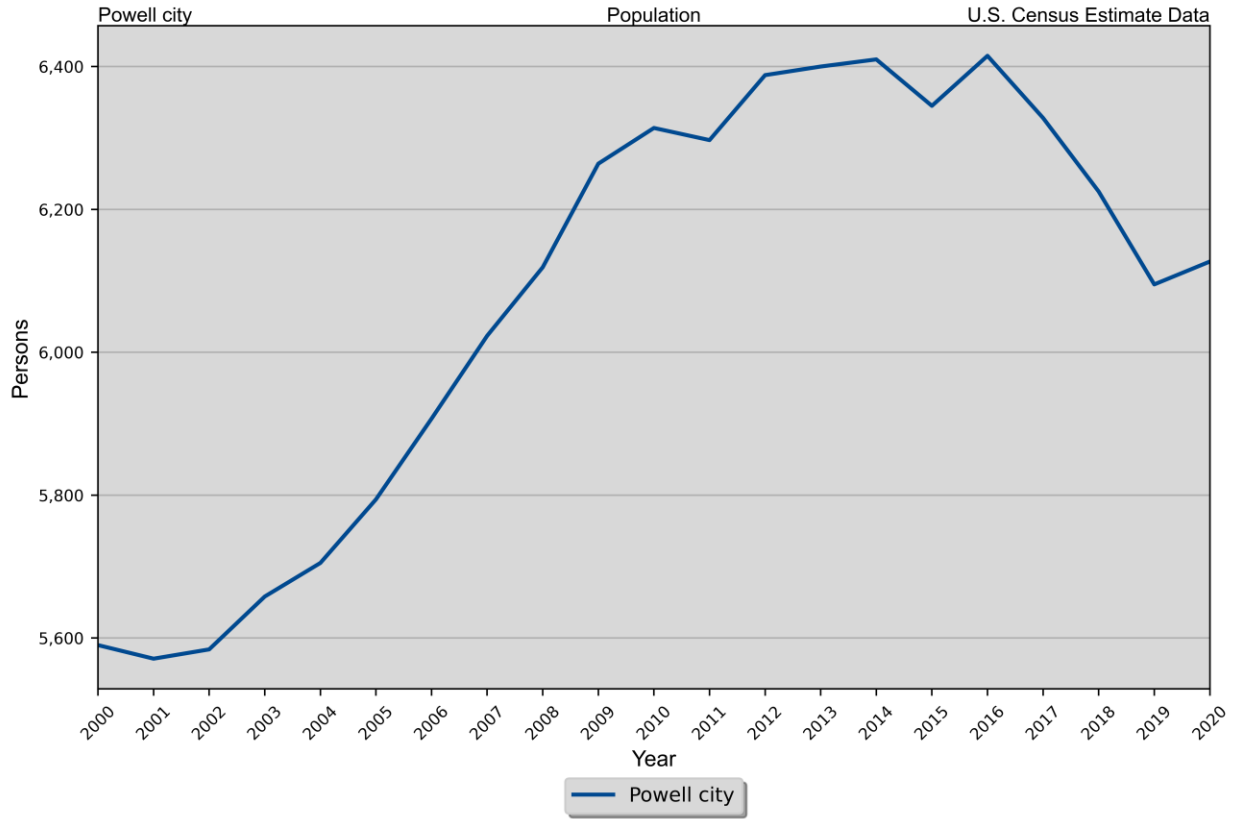
Population Estimates

Table III.17.1, at right shows the population for Powell city. The 2020 estimates indicate that Powell city's population decreased from 6,314 in 2010 to 6,127 in 2020, or by -3 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 Powell city. Although a city may span several counties, for the county level data pieces, Park County was selected.

Year	Population	Percent Yearly Change
2000	5,590	.
2001	5,571	-0.3%
2002	5,584	0.2%
2003	5,658	1.3%
2004	5,705	0.8%
2005	5,794	1.6%
2006	5,907	2%
2007	6,023	2%
2008	6,119	1.6%
2009	6,264	2.4%
2010	6,314	0.8%
2011	6,297	-0.3%
2012	6,388	1.4%
2013	6,400	0.2%
2014	6,410	0.2%
2015	6,345	-1%
2016	6,415	1.1%
2017	6,328	-1.4%
2018	6,225	-1.6%
2019	6,095	-2.1%
2020	6,127	0.5%

**Diagram III.17.1
Population**



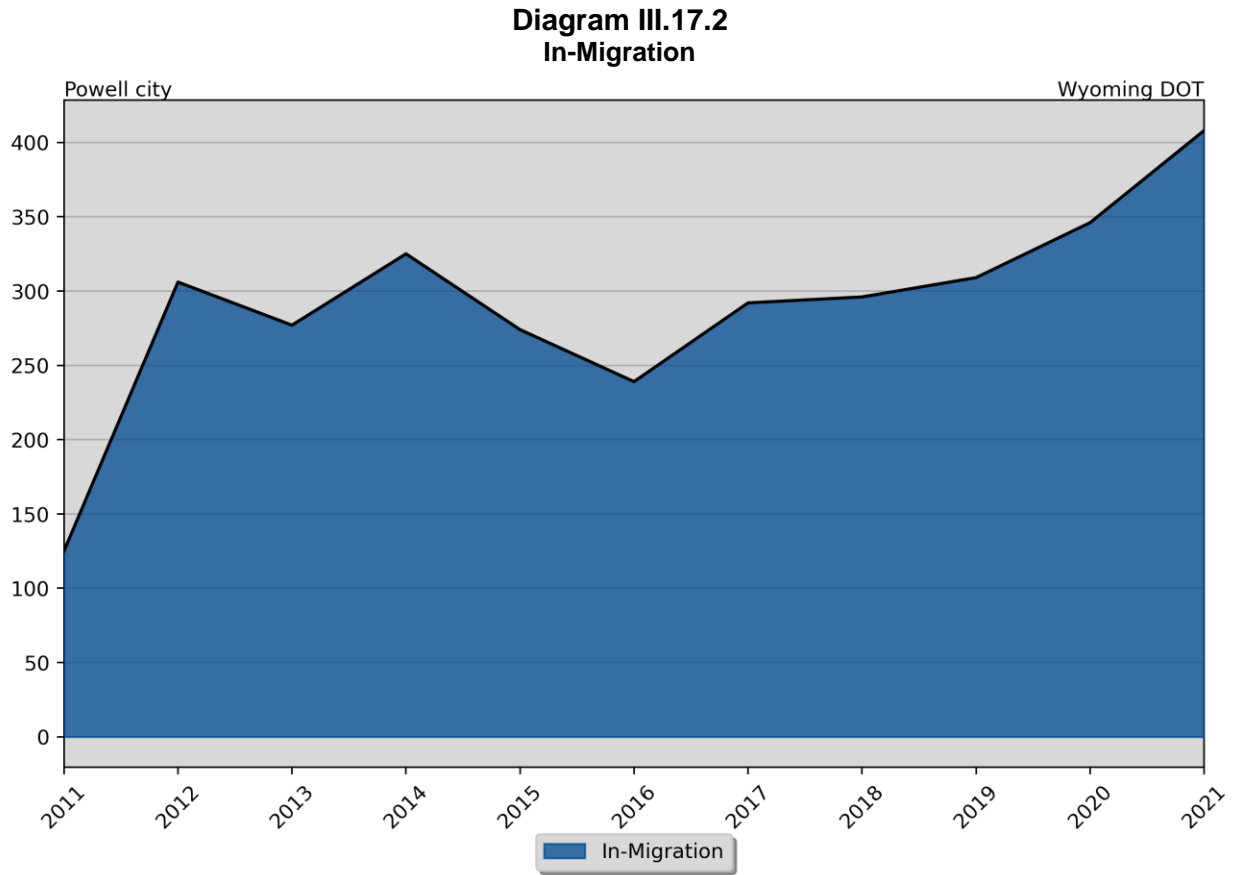
Population Migration Trends

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

Table III.17.2											
In-Migration by Age Cohort											
Powell city Wyoming DOT Data											
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In											
14-17	2	5	2	6	4	4	3	3	5	11	5
18-22	17	40	33	42	32	33	41	30	24	37	39
23-25	15	29	32	31	18	25	22	33	28	17	28
26-35	23	73	83	77	60	61	82	61	77	71	86
36-45	22	39	37	55	51	34	31	55	43	52	61
46-55	20	56	42	47	38	30	34	41	39	47	66
56-65	20	47	25	38	47	31	33	48	52	63	66
66 +	6	17	23	29	24	21	46	25	41	48	57
Total	125	306	277	325	274	239	292	296	309	346	408

The shaded area in Diagram III.17.2 represents in-migration, as seen, the maximum net migration occurred in 2021 with 408 people entering Powell city.



The driver’s license total exchanges since 2000 for Park County are presented in Diagram III.17.3, and showed a net migration of 4,883 persons over the time period. In 2008, there were a total of 998 in-migrations and 647 out-migrations, for a net-migration of 351 people. In the first half of 2021, there were 1,151 in-migrants, 1,283 out-migrants for a net out-migration of -132 people. The maximum net migration occurred in 2010 with 494 people entering and the lowest net migration occurred in 2021 with 132 entering Park County.

Over the past five years, there were two years with negative net-migration, and three years of positive net-migration in Empty. Since 2017, Empty has experienced a net growth of 340 persons, creating an overall positive net-migration trend. Wyoming DOT data indicates that there was a net decrease of 132 people in the most recent year.

**Diagram III.17.3
Migration Trends**

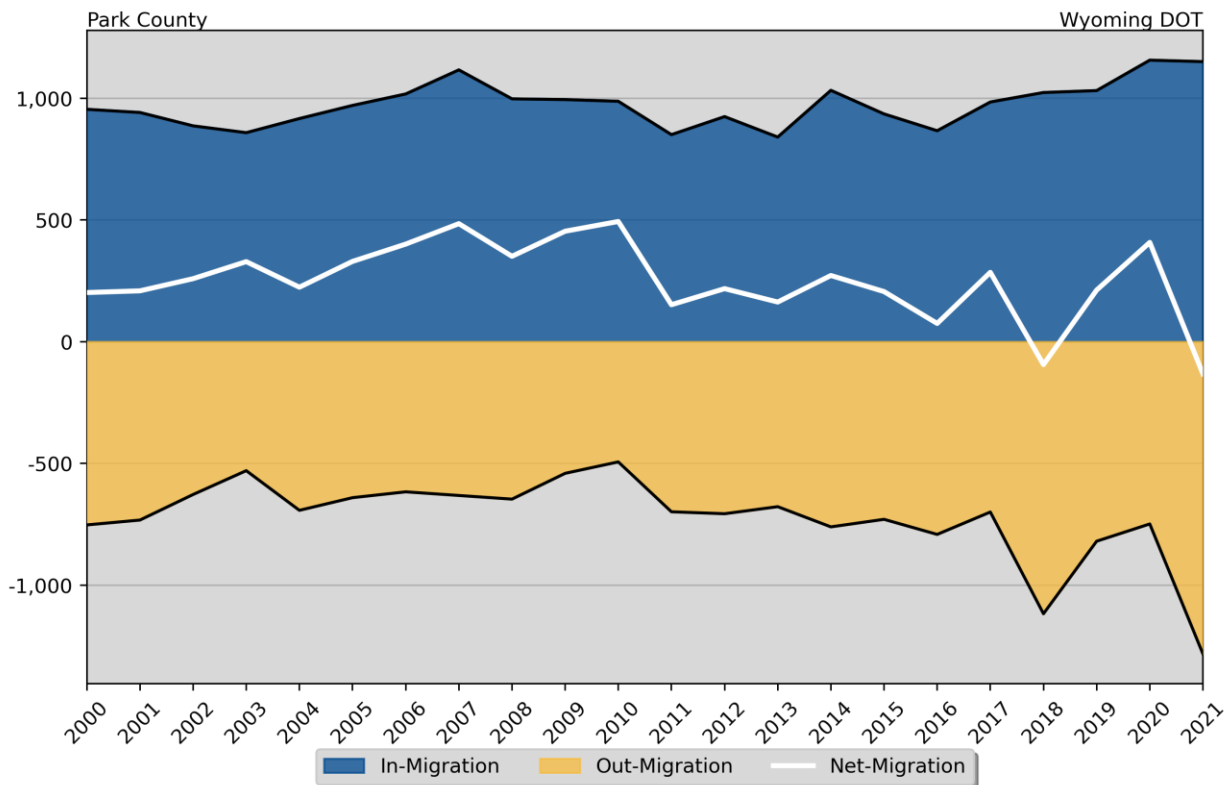


Table III.17.3, shows net-migration for Park County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 46 to 55, with 32 persons entering Park County. Those in the age range of 26 to 35 had the lowest levels of net migration, with 150 persons leaving Park County.

Table III.17.3
Net-Migration by Age Range
Park County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net														
14-17	10	14	4	-2	13	6	2	1	8	4	-1	3	11	-1
18-22	16	10	35	-2	-18	-19	28	12	-2	11	-19	-14	27	-24
23-25	15	14	50	7	-21	-6	7	10	-13	-11	-24	-26	6	-40
26-35	93	123	117	24	56	87	18	54	54	66	-2	48	50	-150
36-45	81	116	76	59	50	20	63	27	-29	23	-14	30	30	-17
46-55	84	114	73	11	66	40	57	56	31	34	9	57	58	32
56-65	50	55	100	57	56	34	69	47	22	101	-10	81	157	63
66 +	2	8	39	-2	16	1	28	-1	4	57	-33	33	69	5
Total	351	454	494	152	218	163	272	206	75	285	-94	212	408	-132

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 data¹, 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 Powell city population by race and ethnicity is shown in Table III.17.4. The white population represented 93 percent of the population in 2019, compared with black populations accounting for 0.3 percent of the population in 2019. Hispanic households represented 9.7 percent of the population in 2019.

Table III.17.4				
Population by Race and Ethnicity				
Powell city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	5,914	93.7%	5,856	93%
Black	24	0.4%	16	0.3%
American Indian	35	0.6%	98	1.6%
Asian	77	1.2%	46	0.7%
Native Hawaiian/ Pacific Islander	3	0%	0	0%
Other	152	2.4%	162	2.6%
Two or More Races	109	1.7%	117	1.9%
Total	6,314	100.0%	6,295	100.0%
Non-Hispanic	5,723	90.6%	5,685	90.3%
Hispanic	591	9.4%	610	9.7%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.17.5. During this time, the total non-Hispanic population was 5,685 persons in 2019, while the Hispanic population was 610.

Table III.17.5				
Population by Race and Ethnicity				
Powell city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	5,521	96.5%	5,395	94.9%
Black	19	0.3%	14	0.2%
American Indian	26	0.5%	98	1.7%
Asian	75	1.3%	46	0.8%
Native Hawaiian/ Pacific Islander	3	0.1%	0	0%
Other	10	0.2%	20	0.4%
Two or More Races	69	1.2%	112	2%
Total Non-Hispanic	5,723	100.0%	5,685	100.0%
Hispanic				
White	393	66.5%	461	75.6%
Black	5	0.8%	2	0.3%
American Indian	9	1.5%	0	0%
Asian	2	0.3%	0	0%
Native Hawaiian/ Pacific Islander	0	0%	0	0%
Other	142	24%	142	23.3%
Two or More Races	40	6.8%	5	0.8%
Total Hispanic	591	100.0	610	100.0%
Total Population	6,314	100.0%	6,295	100.0%

Cohorts

Table III.17.6 shows the population distribution in Powell city by age. In 2010, children under the age of 5 accounted for 6.7 percent of the total population, which compared to 6.3 percent in 2019.

Table III.17.6				
Population Distribution by Age				
Powell city				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	421	6.7	396	6.3
5 to 19	1,420	22.5	1,546	24.6
20 to 24	694	11	539	8.6
25 to 34	826	13.1	916	14.6
35 to 54	1,255	19.9	1,132	18
55 to 64	653	10.3	724	11.5
65 or Older	1,045	16.6	1,042	16.6
Total	6,314	100%	6,295	100%

Table III.17.7 shows the population in Powell city by age and gender. In 2010, there were 826 people aged 25 to 34, made up of 415 men, and 411 women. In comparison, in 2019, there were 916 people in the 25 to 34 age cohort, with 406 men and 510 women.

Table III.17.7								
Population by Age and Gender								
Powell 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	210	211	421	6.7%	226	170	396	6.3%
5 to 19	752	668	1,420	22.5%	766	780	1,546	24.6%
20 to 24	376	318	694	11%	386	153	539	8.6%
25 to 34	415	411	826	13.1%	406	510	916	14.6%
35 to 54	586	669	1,255	19.9%	639	493	1,132	18%
55 to 64	310	343	653	10.3%	326	398	724	11.5%
65 and Older	412	633	1,045	16.6%	512	530	1,042	16.6%
Total	3,061	3,253	6,314	100%	3,261	3,034	6,295	100%

Diagram III.17.4
Population Distribution by Age
Powell city
2010 Census and 2019 Five-Year ACS Data

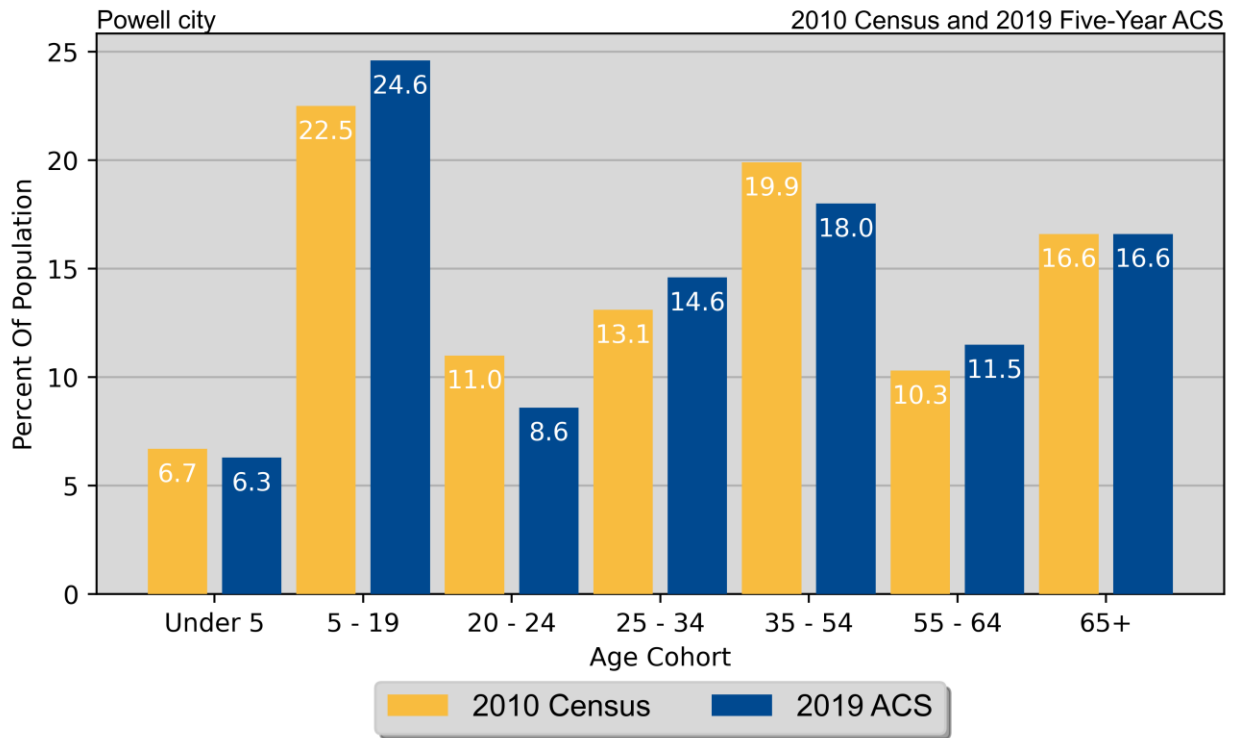
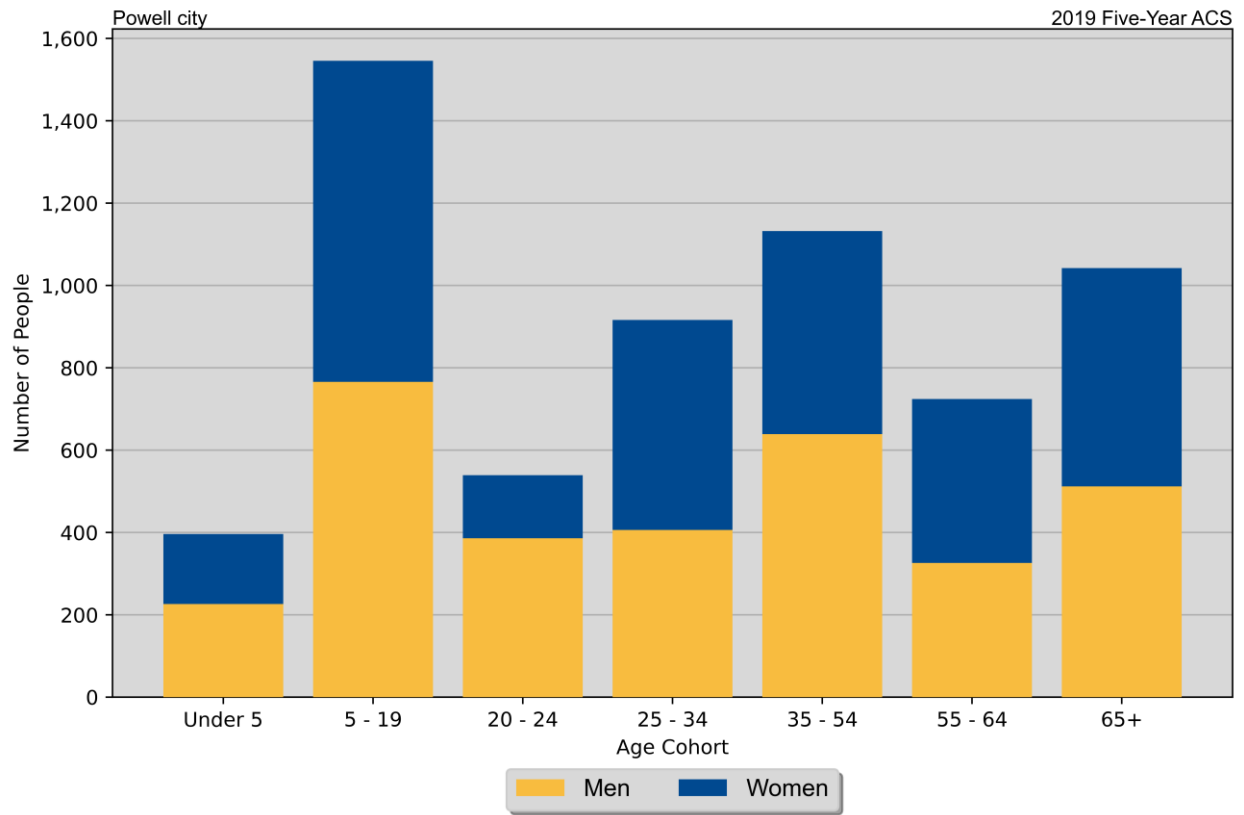


Diagram III.17.5
Population Distribution by Age and Gender
Powell city
2019 Five-Year ACS



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.17.8, between 2000 and 2010, the institutionalized population changed 21.5 percent in Powell city, from 121 people in 2000 to 147 in 2010.

Table III.17.8					
Group Quarters Population					
Powell 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	0	0%	0	0%	%
Juvenile Facilities	.	.	1	0.7%	.
Nursing Homes	121	100%	146	99.3%	20.7%
Other Institutions	0	0%	0	0%	%
Total	121	100.0%	147	100.0%	21.5%
Noninstitutionalized					
College Dormitories	479	96.4%	560	98.1%	16.9%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	18	3.6%	11	1.9%	-38.9%
Total	497	100.0%	571	100.0%	14.9%
Group Quarters Population	618	100.0%	718	100.0%	16.2%

Foreign Born Populations

The number of foreign-born persons is shown in Table III.17.9. An estimated 0.5 percent of the population was born in Mexico , some 0.3 percent were born in England , and another 0.2 percent were born in Canada .

Table III.17.9			
Place of Birth for the Foreign-Born Population			
Powell city			
2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Mexico	29	0.5%
#2 country of origin	England	17	0.3%
#3 country of origin	Canada	13	0.2%
#4 country of origin	Japan	9	0.1%
#5 country of origin	Hong Kong	4	0.1%
#6 country of origin	France	3	0%
#7 country of origin	India	3	0%
#8 country of origin	Brazil	2	0%
#9 country of origin	Other Eastern Africa	2	0%
#10 country of origin	Russia	2	0%

The language spoken at home for those with Limited English Proficiency are shown in Table III.17.10. An estimated 0.8 percent of the population speaks Other Asian and Pacific Island languages at home, followed by 0.7 percent speaking Spanish .

Table III.17.10			
Limited English Proficiency and Language Spoken at Home			
Powell city			
2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Other Asian and Pacific Island languages	49	0.8%
#2 LEP Language	Spanish	44	0.7%
#3 LEP Language	Other Indo-European languages	3	0.1%
#4 LEP Language	Korean	1	0%
#5 LEP Language	Vietnamese	1	0%
#6 LEP Language	Arabic	0	0%
#7 LEP Language	Chinese	0	0%
#8 LEP Language	French, Haitian, or Cajun	0	0%
#9 LEP Language	German or other West Germanic languages	0	0%
#10 LEP Language	Other and unspecified languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.17.11, below. The disability rate for females was 14.7 percent, compared to 12.9 percent for males. The disability rate grew precipitously higher with age, with 53.9 percent of those over 75 experiencing a disability.

Table III.17.11						
Disability by Age						
Powell 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	0	0%	0	0%	0	0%
18 to 34	49	5%	91	9.5%	140	7.2%
35 to 64	190	19.7%	169	19%	359	19.3%
65 to 74	60	22.1%	73	24.5%	133	23.4%
75 or Older	121	51.7%	106	56.7%	227	53.9%
Total	420	12.9%	439	14.7%	859	13.8%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.17.12. Some 6.2 percent have an ambulatory disability, 4.4 have an independent living disability, and 2.7 percent have a self-care disability.

Table III.17.12		
Total Disabilities Tallied: Aged 5 and Older		
Powell city		
2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	299	4.8%
Vision disability	95	1.5%
Cognitive disability	322	5.5%
Ambulatory disability	364	6.2%
Self-Care disability	158	2.7%
Independent living difficulty	209	4.4%

Education and Employment

Education and employment data from the Powell city 2019 Five-Year ACS is presented in Table III.17.13, Table III.17.14, and Table III.17.15. In 2019, 3,300 people were in the labor force, including 3,114 employed and 186 unemployed people. The unemployment rate for Powell city was estimated at 5.6 percent in 2019.

Table III.17.13	
Employment, Labor Force and Unemployment	
Powell city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	3,114
Unemployed	186
Labor Force	3,300
Unemployment Rate	5.6%

Table III.17.14 and Table III.17.15 show educational attainment in Powell city. In 2019, 90.4 percent of households had a high school education or greater, including 26.5 percent with a high school diploma or equivalent, 39.6 percent with some college, 13.2 percent with a Bachelor's Degree, and 11.2 percent with a graduate or professional degree.

Table III.17.14	
High School or Greater Education	
Powell city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	4,377
Total Households	2,479
Percent High School or Above	90.4%

Table III.17.15		
Educational Attainment		
Powell city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	464	9.6%
High School or Equivalent	1,282	26.5%
Some College or Associates Degree	1,917	39.6%
Bachelor's Degree	637	13.2%
Graduate or Professional Degree	541	11.2%
Total Population Above 18 years	4,841	100.0%

Commuting Patterns

Table III.17.16 shows the place of work by county of residence. In 2010 91.3 percent of residents worked within the county they reside with 7.7 percent working outside their home county. This compares to 91 percent of residents in 2019 who worked within the county in which they resided and 7.9 percent of residents worked outside their home county but still within the state.

Table III.17.16				
Place of Work				
Powell 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	2,690	91.3%	2,747	91%
Worked outside county of residence	228	7.7%	239	7.9%
Worked outside state of residence	27	0.9%	33	1.1%
Total	2,945	100.0%	3,019	100.0%

Table III.17.17 shows the aggregate travel time to work based on place of work and residence. In Powell city the total aggregate travel time was 38,190 minutes, with residents working in their home county spending a total of 28,760 minutes traveling.

Table III.17.17				
Aggregate Travel Time to Work (in Minutes)				
Powell 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	%	28,760	75.3%
Worked outside county of residence	0	%	8,095	21.2%
Worked outside State of residence	0	%	1,335	3.5%
Aggregate travel time to work (in minutes):	0	100.0%	38,190	100.0%

Table III.17.18 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 10.5 minutes commuting to work, with those working outside their county of residence spending an average of 33.9 minutes on their commute.

Table III.17.18
Average Travel Time to Work (in Minutes)

Powell city
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	0	10.5
Worked outside county of residence	0	33.9
Worked outside State of residence	0	40.5
Average travel time to work (in minutes):	0	12.6

Table III.17.19 shows the means of transportation to work. In 2019, 70.3 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 174 persons or 5.8 percent who worked from home.

Table III.17.19
Means of Transportation to Work

Powell 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	2,185	74.2%	2,121	70.3%
Car, truck, or van: Carpooled:	299	10.2%	304	10.1%
Public transportation (excluding taxicab):	0	0%	0	0%
Taxicab	0	0%	0	0%
Motorcycle	28	1%	0	0%
Bicycle	0	0%	33	1.1%
Walked	283	9.6%	385	12.8%
Other means	0	0%	2	0.1%
Worked at home	150	5.1%	174	5.8%
Total	2,945	100.0%	3,019	100.0%

Table III.17.20 shows the breakdown of the means of transportation by tenure. In 2019, 45.3 percent of commuters owned their home and commuted alone by car, which compares to 61.3 percent in 2010. There were also 779 renters who drove alone in 2019 and accounted for 27.6 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.17.20				
Means Of Transportation To Work By Tenure				
Powell 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	1,578	61.3%	1,278	45.3%
Renter	447	17.4%	779	27.6%
Car, truck, or van - carpooled:				
Owner	216	8.4%	184	6.5%
Renter	71	2.8%	104	3.7%
Public transportation (excluding taxicab):				
Owner	0	0%	0	0%
Renter	0	0%	0	0%
Walked:				
Owner	96	3.7%	114	4%
Renter	15	0.6%	175	6.2%
Taxicab, motorcycle, bicycle, or other means:				
Owner	12	0.5%	33	1.2%
Renter	16	0.6%	0	0%
Worked at home:				
Owner	94	3.7%	92	3.3%
Renter	29	1.1%	64	2.3%
Total:	2,574	100.0%	2,823	100.0%

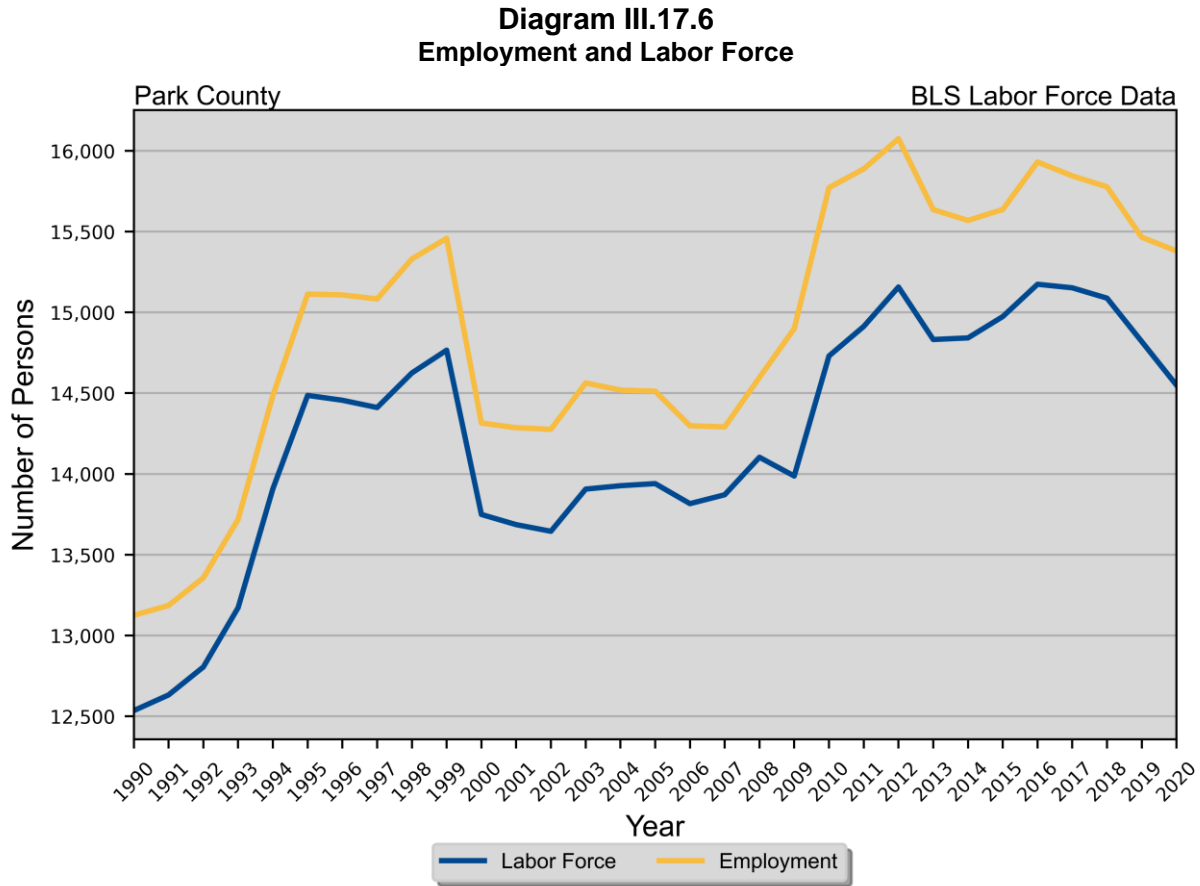
ECONOMICS

Labor Force

Table III.17.21, shows the labor force statistics for Park County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 2.9 percent. The highest level of unemployment occurred during 2010 rising to a rate of 6.6 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 Park County increased from 4.2 percent in 2019 to 5.4 percent in 2020, which compared to a statewide increase to 5.8 percent.

Table III.17.21 Labor Force Statistics Park County 1990 - 2020 BLS Data					
Year	Park County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	590	12,535	13,125	4.5%	5.1%
1991	554	12,632	13,186	4.2%	5%
1992	552	12,805	13,357	4.1%	5.4%
1993	547	13,172	13,719	4%	5.3%
1994	577	13,908	14,485	4%	4.9%
1995	627	14,486	15,113	4.1%	4.8%
1996	652	14,456	15,108	4.3%	5%
1997	672	14,411	15,083	4.5%	4.8%
1998	706	14,625	15,331	4.6%	4.8%
1999	692	14,766	15,458	4.5%	4.7%
2000	566	13,749	14,315	4%	3.8%
2001	600	13,686	14,286	4.2%	3.8%
2002	631	13,645	14,276	4.4%	4%
2003	657	13,906	14,563	4.5%	4.3%
2004	592	13,927	14,519	4.1%	3.8%
2005	572	13,940	14,512	3.9%	3.6%
2006	482	13,816	14,298	3.4%	3%
2007	420	13,871	14,291	2.9%	2.6%
2008	494	14,103	14,597	3.4%	2.9%
2009	912	13,987	14,899	6.1%	6.3%
2010	1,042	14,730	15,772	6.6%	6.9%
2011	975	14,913	15,888	6.1%	6.2%
2012	918	15,157	16,075	5.7%	5.5%
2013	804	14,832	15,636	5.1%	4.8%
2014	727	14,842	15,569	4.7%	4.3%
2015	663	14,974	15,637	4.2%	4.2%
2016	757	15,174	15,931	4.8%	5.4%
2017	693	15,152	15,845	4.4%	4.3%
2018	689	15,088	15,777	4.4%	4%
2019	646	14,819	15,465	4.2%	3.7%
2020	831	14,549	15,380	5.4%	5.8%

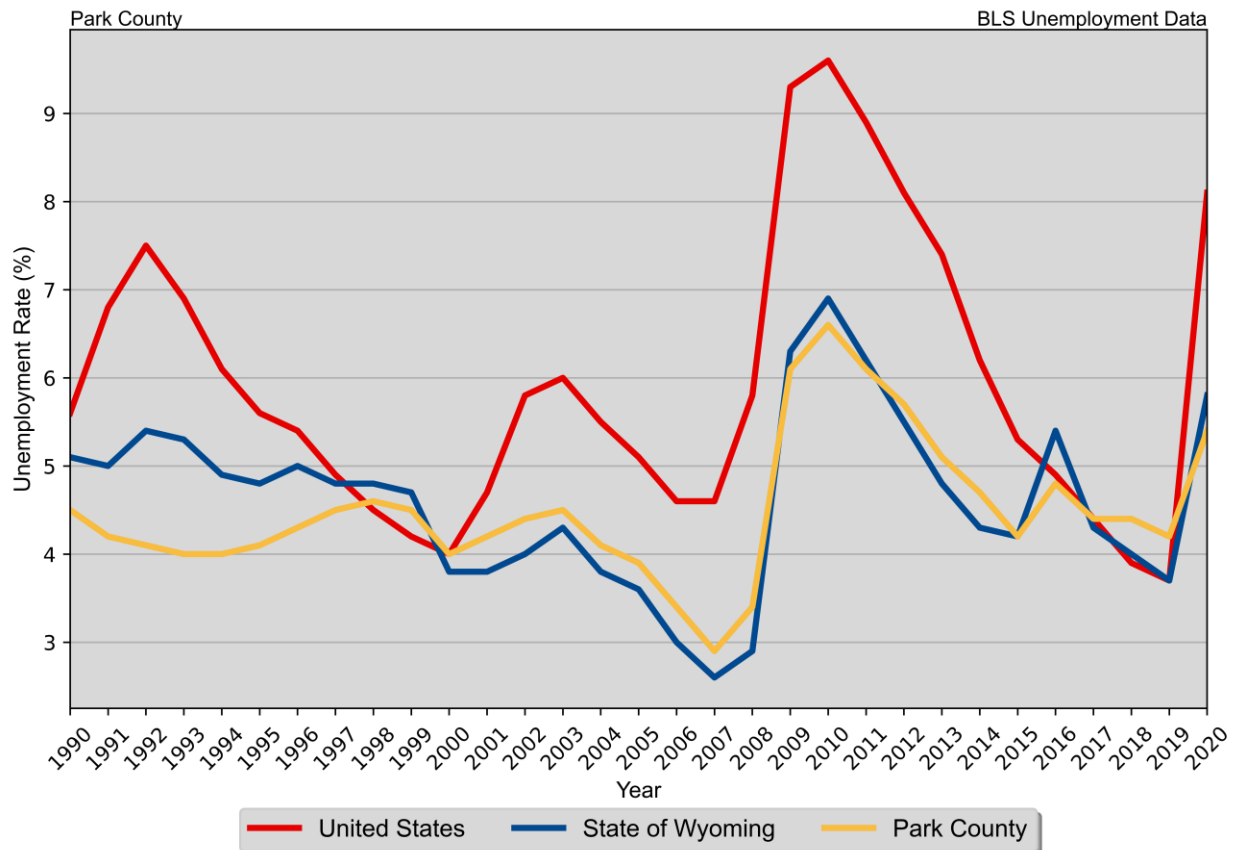
Diagram III.17.6, shows the employment and labor force for Park County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 14,549 persons, with the labor force reaching 15,380, indicating there were a total of 831 unemployed persons.



Unemployment

Diagram III.17.7, shows the unemployment rate for both the State and Park County. During the 1990’s the average rate for Park County was 4.3 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 4.1 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 5.1 percent. Over the course of the entire period the Park County had an average unemployment rate that lower than the State, 4.5 percent for Park County, versus 4.6 statewide.

**Diagram III.17.7
Annual Unemployment Rate**



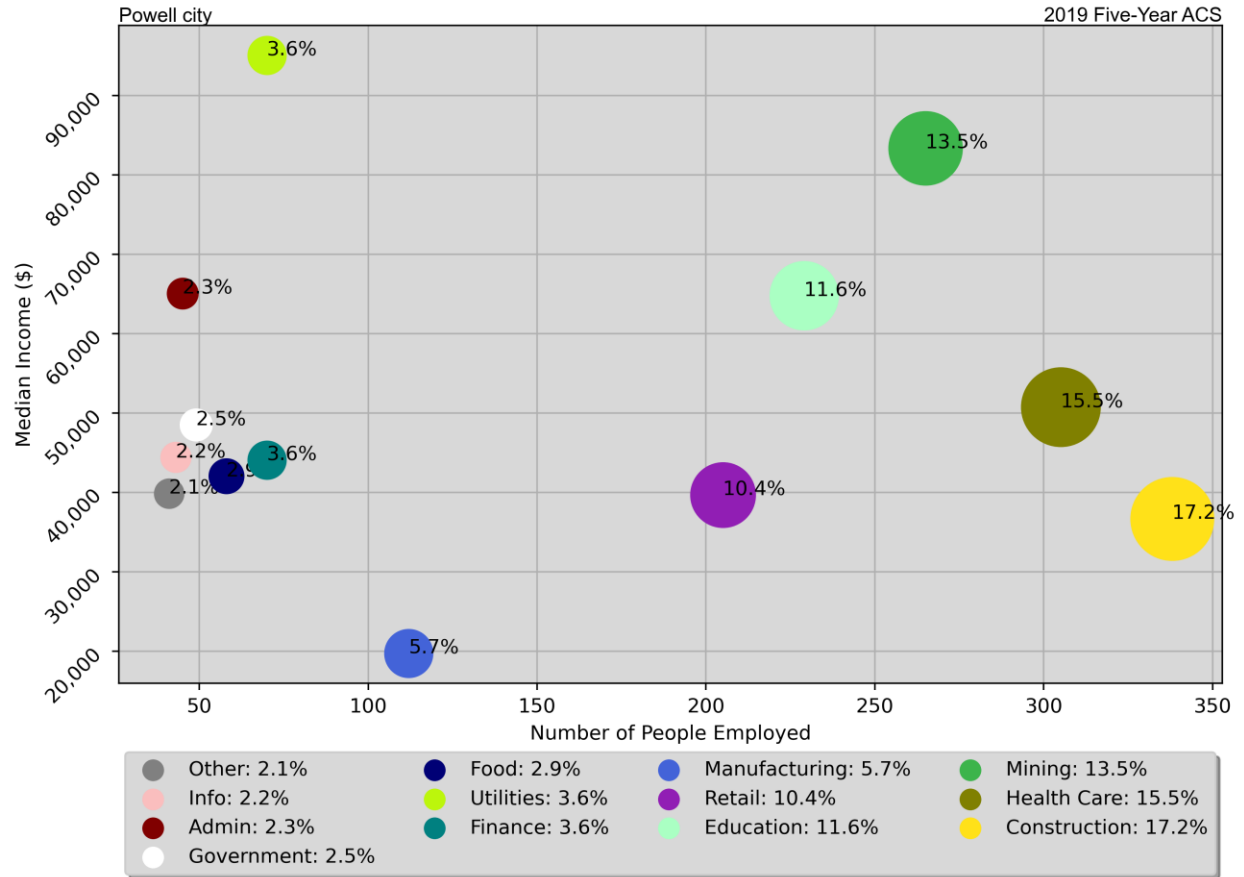
Earnings and Employment by Industry

Table III.17.22 shows employment and median earnings by industry for Powell city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Powell city was Construction, which employed 338 people and paid a median salary of 36,694 dollars. The highest paying industry in Powell city was the Utilities industry, which paid a median salary of 95,069 dollars in 2019. This data is also displayed in Diagram III.17.8.

Table III.17.22			
City Level Employment by Industry			
Powell city			
2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	45	2.3%	\$65,074
Arts, entertainment, and recreation	4	0.2%	\$
Construction	338	17.2%	\$36,694
Educational services ²	229	11.6%	\$64,792
Agriculture, forestry, fishing and hunting	0	0%	\$
Finance and insurance	70	3.6%	\$44,091
Accommodation and food services	58	2.9%	\$42,059
Health care and social assistance	305	15.5%	\$50,750
Information	43	2.2%	\$44,432
Management of companies and enterprises	0	0%	\$
Manufacturing	112	5.7%	\$19,737
Mining, quarrying, and oil and gas extraction	265	13.5%	\$83,381
Other services, except public administration	41	2.1%	\$39,875
Prof Service	36	1.8%	\$
Government	49	2.5%	\$48,523
Real estate and rental and leasing	14	0.7%	\$
Retail Trade	205	10.4%	\$39,712
Transportation and warehousing	79	4%	\$
Utilities	70	3.6%	\$95,069
Wholesale trade	5	0.3%	\$

² Includes both Public and Private Education

Diagram III.17.8 Earnings and Employment by Industry



Earnings: Park 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.17.23, shows the total employment by industry for the Park County. The most recent estimates show the government and government enterprises industry was the largest employer in Park County, with employment reaching 3,513 jobs in 2019. Between 2018 and 2019 the transportation and warehousing industry saw the largest percentage increase, rising by 2.3 percent to 404 jobs.

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	980	1,075	1,106	1,119	1,149	1,111	1,136	1,111	-2.2%
Forestry, fishing, related activities, and other	232	242	230	251	265	261	268	250	-6.7%
Mining	866	991	901	787	644	653	658	594	-9.7%
Utilities	78	71	68	82	61	61	60	59	-1.7%
Construction	1,591	1,723	1,751	1,746	1,670	1,611	1,664	1,696	1.9%
Manufacturing	647	719	727	730	722	770	691	594	-14%
Wholesale trade	337	408	396	373	390	391	392	392	0%
Retail trade	2,422	2,206	2,287	2,244	2,208	2,200	2,148	2,070	-3.6%
Transportation and warehousing	382	399	423	366	369	388	395	404	2.3%
Information	253	315	314	317	311	290	296	279	-5.7%
Finance and insurance	780	733	812	866	914	937	970	934	-3.7%
Real estate and rental and leasing	906	1,080	1,101	1,174	1,230	1,309	1,352	1,193	-11.8%
Professional and technical services	901	957	978	955	939	972	1,002	1,018	1.6%
Management of companies and enterprises	97	82	70	62	42	63	66	44	-33.3%
Administrative and waste services	582	585	579	611	681	693	716	678	-5.3%
Educational services	135	142	187	175	188	207	208	210	1%
Health care and social assistance	1,734	1,705	1,741	1,746	1,749	1,765	1,841	1,872	1.7%
Arts, entertainment, and recreation	590	679	648	683	663	676	693	591	-14.7%
Accommodation and food services	2,180	2,367	2,398	2,423	2,450	2,514	2,524	1,970	-21.9%
Other services, except public administration	892	1,011	1,013	993	986	994	1,011	923	-8.7%
Government and government enterprises	3,695	3,723	3,716	3,775	3,715	3,660	3,636	3,513	-3.4%
Total	20,280	21,213	21,446	21,478	21,346	21,526	21,727	20,395	-6.1%

Table III.17.24, shows the real average earnings per job by industry for Park County. In 2019, the utilities industry had the highest average earnings reaching 117,034 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 116.6 percent to 34,009 dollars.

Table III.17.24
Real Earnings Per Job by Industry
 Park County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	12,956	20,398	25,511	8,825	9,730	17,806	15,701	34,009	116.6%
Forestry, fishing, related activities, and other	18,777	14,554	14,927	15,360	16,769	17,098	16,696	16,588	-0.6%
Mining	114,744	87,731	65,457	51,651	62,861	68,806	74,713	63,827	-14.6%
Utilities	94,094	94,720	94,968	89,408	101,578	107,498	108,066	117,034	8.3%
Construction	56,360	62,011	58,719	53,554	51,762	52,666	52,306	53,946	3.1%
Manufacturing	41,854	51,765	55,644	54,894	55,130	57,029	58,074	53,103	-8.6%
Wholesale trade	51,447	54,314	56,138	54,334	53,676	58,879	58,096	59,329	2.1%
Retail trade	28,807	29,241	30,052	29,915	30,470	28,227	28,836	31,360	8.8%
Transportation and warehousing	46,770	52,941	61,697	53,628	49,307	65,413	59,830	55,980	-6.4%
Information	43,436	55,854	66,037	75,279	78,946	79,314	80,244	77,538	-3.4%
Finance and insurance	32,984	29,802	27,525	28,466	28,582	25,358	24,969	30,810	23.4%
Real estate and rental and leasing	24,511	23,912	23,710	20,308	18,332	17,389	17,740	24,635	38.9%
Professional and technical services	42,177	48,963	47,772	44,411	50,872	51,025	53,029	51,373	-3.1%
Management of companies and enterprises	127,998	153,587	177,898	101,352	71,717	34,163	30,463	8,091	-73.4%
Administrative and waste services	21,600	31,112	32,767	31,507	27,911	27,576	29,034	25,525	-12.1%
Educational services	8,416	11,937	10,763	12,217	13,461	12,317	12,896	12,029	-6.7%
Health care and social assistance	56,029	61,048	61,734	61,486	58,902	55,610	54,543	58,119	6.6%
Arts, entertainment, and recreation	18,012	16,566	17,127	17,552	18,525	18,878	17,159	19,575	14.1%
Accommodation and food services	24,695	25,516	26,447	26,716	26,361	25,980	26,141	26,302	0.6%
Other services, except public administration	34,037	35,552	34,022	32,637	34,438	35,372	35,879	39,510	10.1%
Government and government enterprises	66,041	70,921	73,136	72,397	72,447	75,333	74,998	74,928	-0.1%
Total	44,602	46,731	46,396	43,511	43,263	43,902	43,784	46,322	5.8%

Diagram III.17.9, shows real average earnings per job for Park County from 1990 to 2019. Over this period the average earning per job for Park County was 40,148 dollars, which was lower than the statewide average of 48,507 dollars over the same period.

Diagram III.17.9
Real Average Earnings Per Job

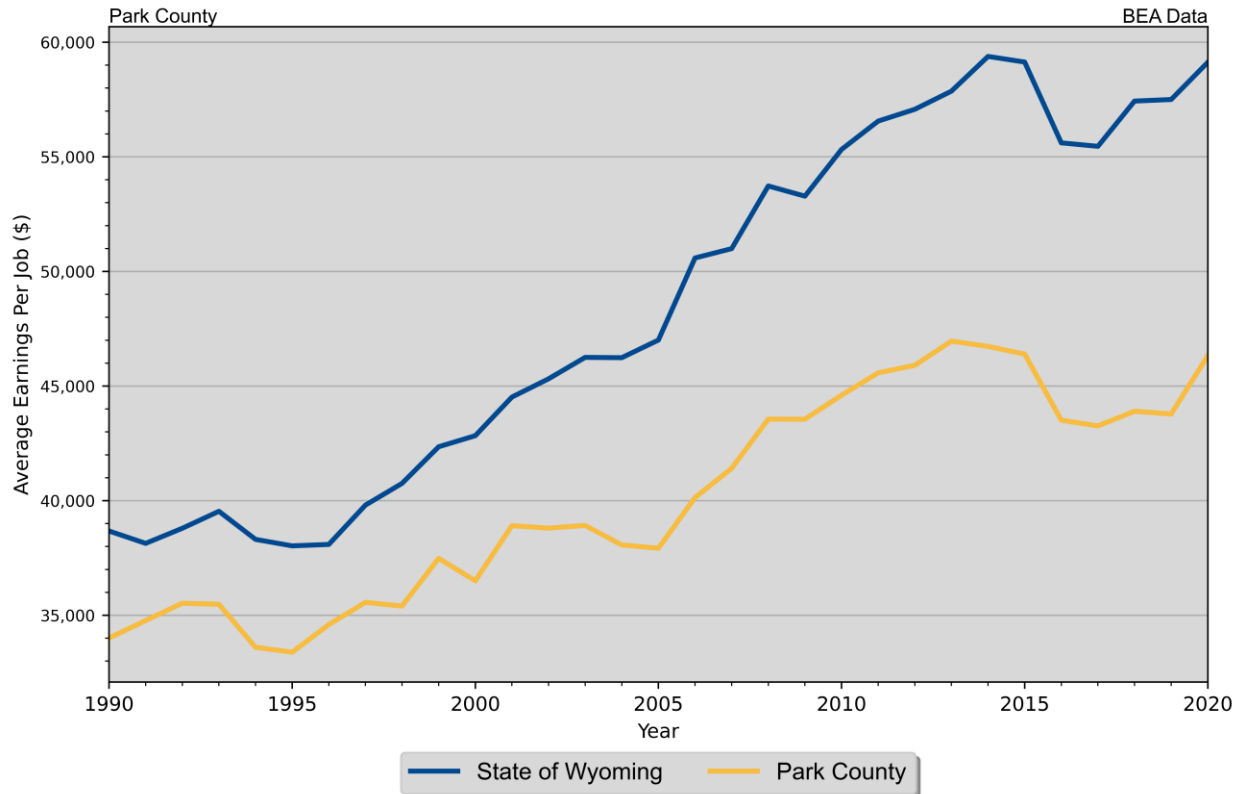
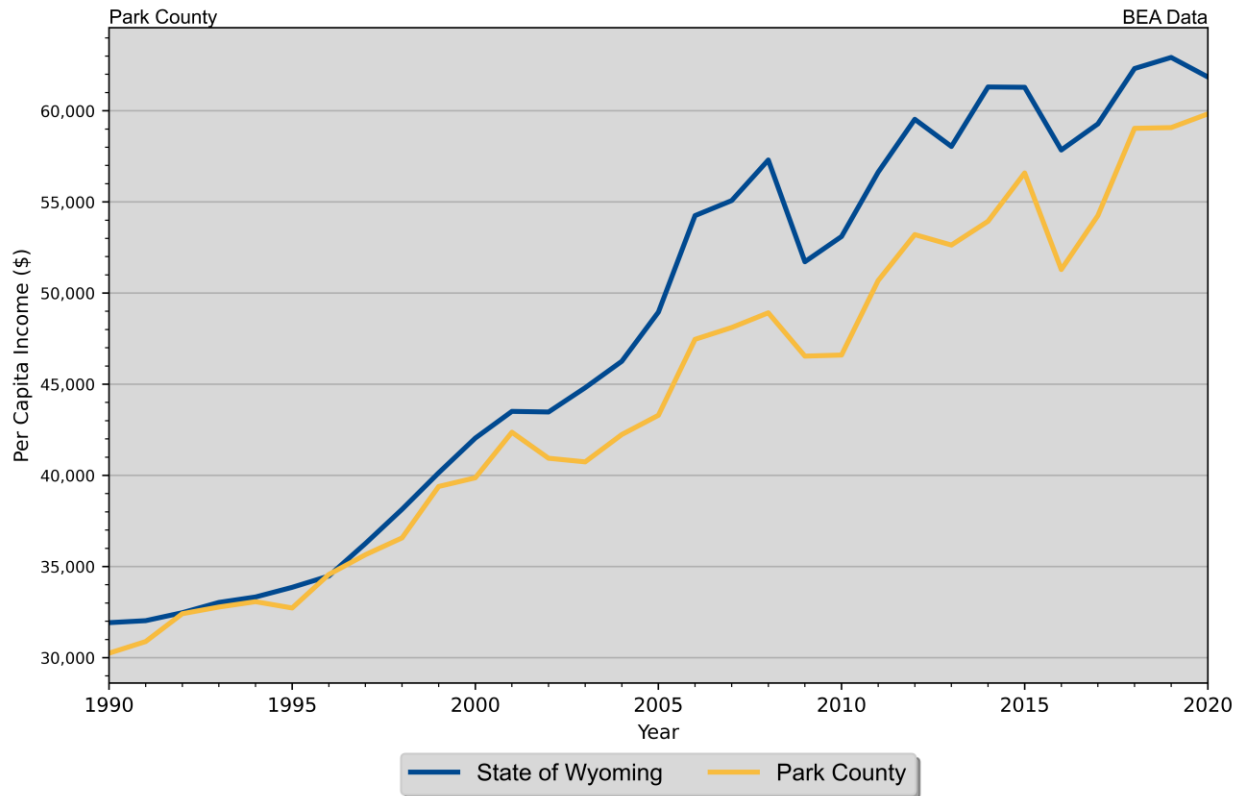


Diagram III.17.10, shows real per capita income for the Park County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Park County was 44,385 dollars, which was lower than the statewide average of 47,974 dollars over the same period.

Diagram III.17.10
Real Per Capita Income



Poverty

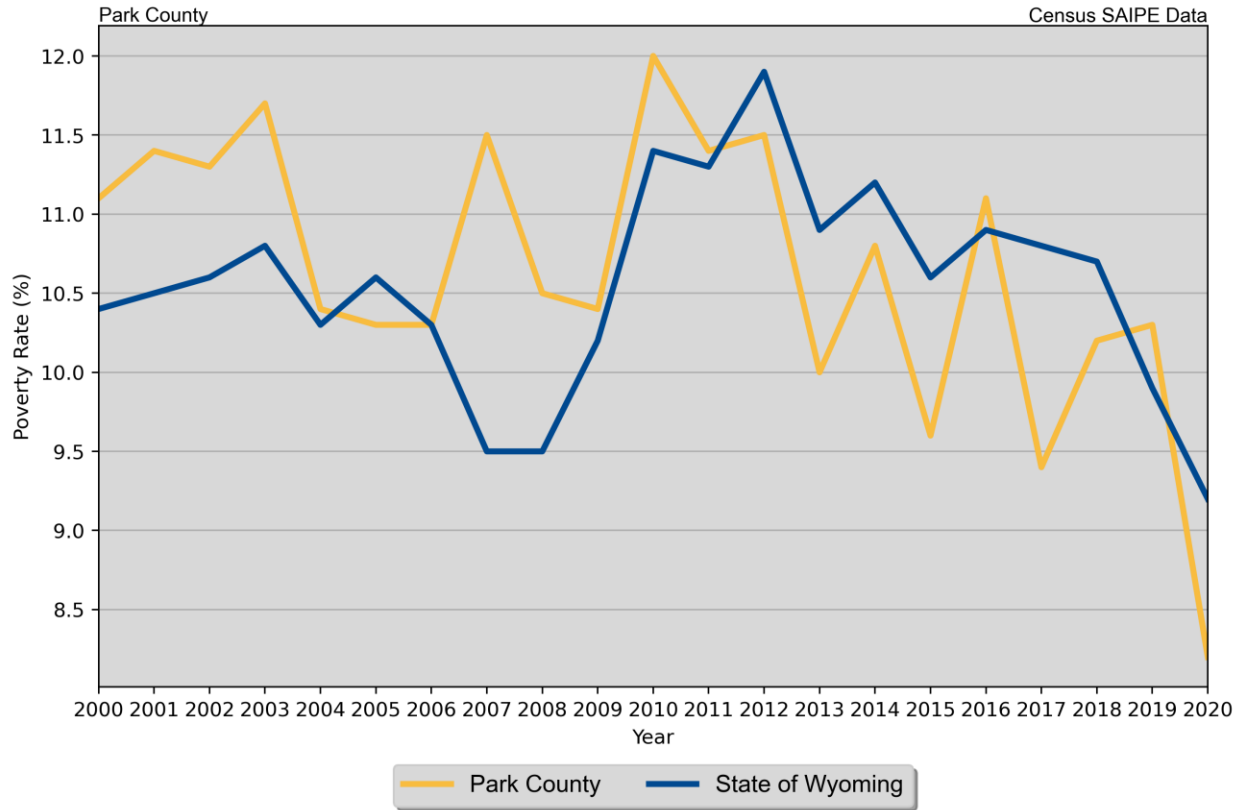
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty decreased from 3,295 in 2010 to 2,368 in 2019, with the poverty rate reaching 8.2 percent in 2019. This compared to a state poverty rate of 9.2 percent and a national rate of 11.9 percent in 2019. Table III.17.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.17.11.

The rate of poverty for Powell city is shown in Table III.17.26. In 2019, the poverty rate was 15.5 percent meaning there were an estimated 912 people living in poverty, compared to 394 persons living in poverty in 2010. In 2019, some 29.7 percent of those in poverty were under age 6 and 8.9 percent were 65 or older.

Table III.17.25 Persons in Poverty Park County 2000–2019 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	2,785	11.1%
2001	2,884	11.4%
2002	2,914	11.3%
2003	3,036	11.7%
2004	2,708	10.4%
2005	2,658	10.3%
2006	2,712	10.3%
2007	3,009	11.5%
2008	2,802	10.5%
2009	2,803	10.4%
2010	3,295	12%
2011	3,154	11.4%
2012	3,202	11.5%
2013	2,849	10%
2014	3,049	10.8%
2015	2,739	9.6%
2016	3,173	11.1%
2017	2,694	9.4%
2018	2,921	10.2%
2019	2,936	10.3%
2020	2,368	8.2%

Table III.17.26 Poverty by Age Powell 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	93	19.7	156	29.7%
6 to 17	8	1.3	118	12.8%
18 to 64	236	7.4	550	16%
65 or Older	57	5.6	88	8.9%
Total	394	100.0%	912	100.0%
Poverty Rate	7.4%	.	15.5%	.

Diagram III.17.11 Poverty Rates

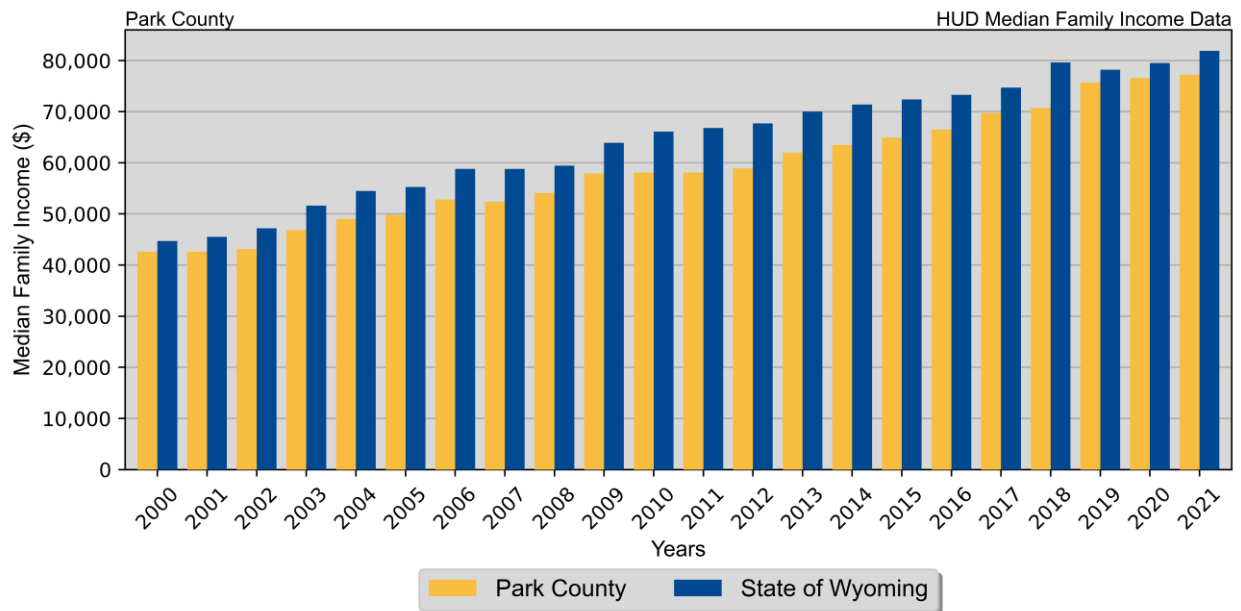


Household Income

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.17.46 shows that the HUD estimated MFI for Park County was \$77,200 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram III.17.12, illustrates the estimated MFI for 2000 through 2021 in Park County.

Table III.17.27 Median Family Income Park County 2000–2019 HUD MFI		
Year	MFI	State of Wyoming MFI
2000	42,600	44,700
2001	42,600	45,500
2002	43,100	47,200
2003	46,800	51,600
2004	49,000	54,500
2005	49,800	55,250
2006	52,800	58,800
2007	52,400	58,800
2008	54,100	59,450
2009	57,900	63,900
2010	58,100	66,100
2011	58,100	66,800
2012	58,900	67,700
2013	62,000	70,000
2014	63,500	71,400
2015	64,900	72,400
2016	66,500	73,300
2017	69,700	74,700
2018	70,700	79,600
2019	75,700	78,200
2020	76,600	79,500
2021	77,200	81,900

Diagram III.17.12
Estimated Median Family Income



HOUSING

Housing Production

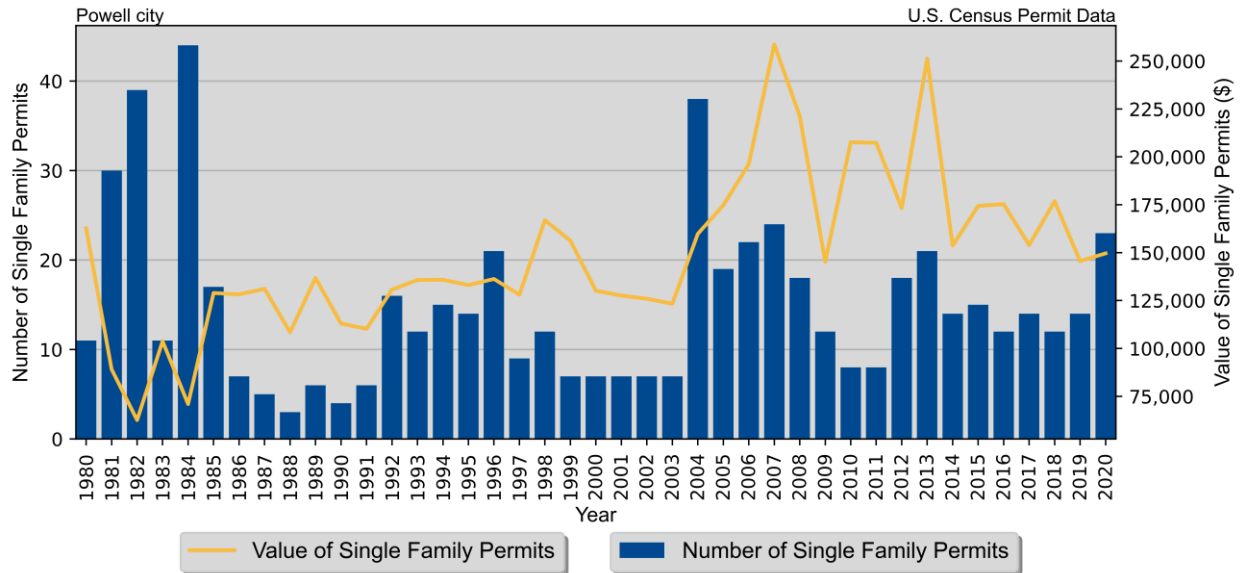
The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Powell city increased from 14 authorizations in 2019 to 23 in 2020.

The real value of single-family building permits increased from 145,562 dollars in 2019 to 149,620 dollars in 2020. This compares to an increase in permit value statewide, with values rising by 26,370 dollars from 344,372 dollars in 2019 to 370,742 dollars in 2020. Additional details are given in Table III.17.28.

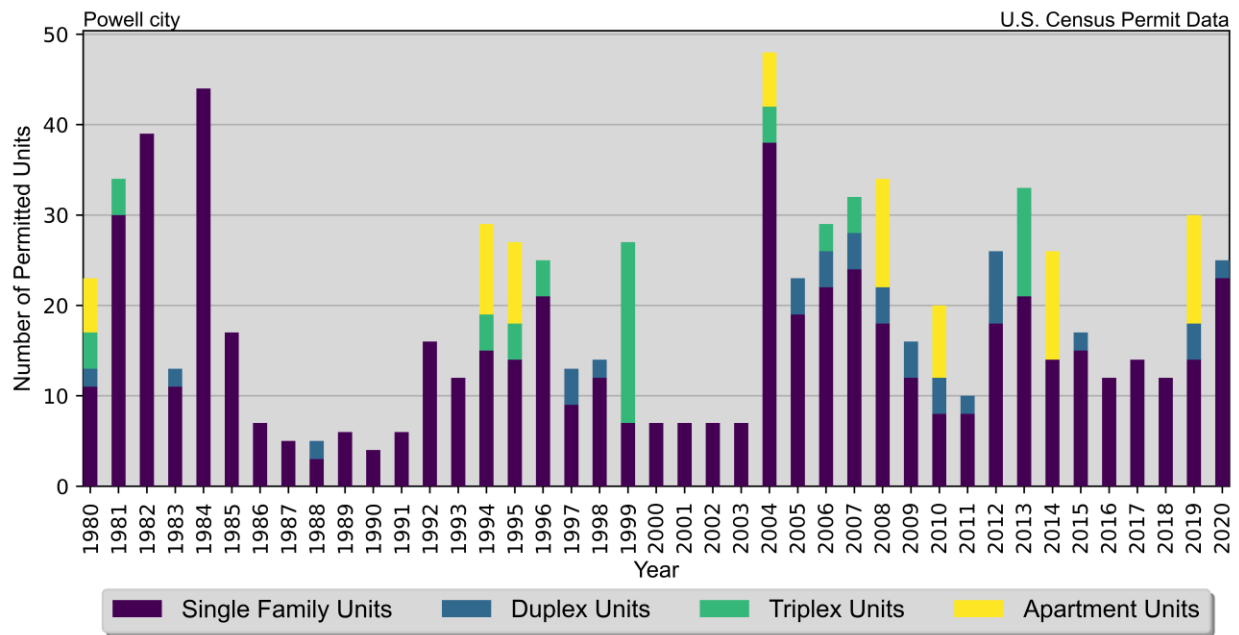
Table III.17.28
Building Permits and Valuation
 Powell city
 Census Bureau Data, 1980–2020

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	11	2	4	6	23	162,692	80,739
1981	30	0	4	0	34	89,094	0
1982	39	0	0	0	39	62,590	0
1983	11	2	0	0	13	103,782	0
1984	44	0	0	0	44	70,932	0
1985	17	0	0	0	17	128,935	0
1986	7	0	0	0	7	128,210	0
1987	5	0	0	0	5	131,112	0
1988	3	2	0	0	5	108,440	0
1989	6	0	0	0	6	136,770	0
1990	4	0	0	0	4	113,017	0
1991	6	0	0	0	6	110,212	0
1992	16	0	0	0	16	130,685	0
1993	12	0	0	0	12	135,706	0
1994	15	0	4	10	29	135,859	74,791
1995	14	0	4	9	27	133,057	73,249
1996	21	0	4	0	25	136,258	0
1997	9	4	0	0	13	128,085	0
1998	12	2	0	0	14	166,929	0
1999	7	0	20	0	27	156,256	0
2000	7	0	0	0	7	130,142	0
2001	7	0	0	0	7	127,583	0
2002	7	0	0	0	7	125,930	0
2003	7	0	0	0	7	123,338	0
2004	38	0	4	6	48	159,798	30,734
2005	19	4	0	0	23	174,724	0
2006	22	4	3	0	29	196,178	0
2007	24	4	4	0	32	258,751	0
2008	18	4	0	12	34	221,225	30,953
2009	12	4	0	0	16	145,246	0
2010	8	4	0	8	20	207,646	26,137
2011	8	2	0	0	10	207,336	0
2012	18	8	0	0	26	173,264	0
2013	21	0	12	0	33	251,300	0
2014	14	0	0	12	26	153,662	126,121
2015	15	2	0	0	17	174,380	0
2016	12	0	0	0	12	175,322	0
2017	14	0	0	0	14	153,966	0
2018	12	0	0	0	12	176,830	0
2019	14	4	0	12	30	145,562	189,723
2020	23	2	0	0	25	149,620	0

**Diagram III.17.13
Single-Family Permits**



**Diagram III.17.14
Total Permits by Unit Type**



Housing Characteristics

Households by type and tenure are shown in Table II.17.29. Family households represented 58.6 percent of households, while non-family households accounted for 41.4 percent. These changed from 58.8 and 41.2 percent, respectively.

Table II.17.29				
Household Type by Tenure				
Powell city				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	1,449	58.8%	1,452	58.6%
Married-Couple Family	1,121	77.4%	1,105	76.1%
Owner-Occupied	876	78.1%	788	71.3%
Renter-Occupied	245	21.9%	317	28.7%
Other Family	328	22.6%	347	22.6%
Male Householder, No Spouse Present	96	29.3%	166	27.7%
Owner-Occupied	48	50%	121	72.9%
Renter-Occupied	48	50%	45	27.1%
Female Householder, No Spouse Present	232	70.7%	181	66.9%
Owner-Occupied	106	45.7%	165	91.2%
Renter-Occupied	126	54.3%	16	8.8%
Non-Family Households	1,014	41.2%	1,027	41.4%
Owner-Occupied	492	48.5%	443	43.1%
Renter-Occupied	522	51.5%	584	56.9%
Total	2,463	100.0%	2,479	100.0%

Table II.17.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 2,765 housing units, compared with 2,735 in 2019. Single-family units accounted for 70.7 percent of units in 2019, compared to 68.9 in 2010. Apartment units accounted for 13.5 percent in 2019, compared to 3.1 percent in 2010.

Table II.17.30				
Housing Units by Type				
Powell 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	1,906	68.9%	1,934	70.7%
Duplex	223	8.1%	82	3%
Tri- or Four-Plex	194	7%	145	5.3%
Apartment	87	3.1%	368	13.5%
Mobile Home	355	12.8%	206	7.5%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	2,765	100.0%	2,735	100.0%

Table II.17.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 2,735 housing units. An estimated 61.2 percent were owner-occupied, and 9.4 percent were vacant.

Table II.17.31				
Housing Units by Tenure				
Powell city				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,463	93.8%	2,479	90.6%
Owner-Occupied	1,522	61.8%	1,517	61.2%
Renter-Occupied	941	38.2%	962	38.8%
Vacant Housing Units	164	6.2%	256	9.4%
Total Housing Units	2,627	100.0%	2,735	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.17.32. Households earning more than 100,000 dollars per year represented 18.7 percent of households in 2019, compared to 11.6 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.9 percent of households in 2019, compared to 11.9 percent in 2010.

Table II.17.32				
Households by Income				
Powell 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	296	11.9%	271	10.9%
\$15,000 to \$19,999	312	12.6%	52	2.1%
\$20,000 to \$24,999	128	5.2%	84	3.4%
\$25,000 to \$34,999	423	17.1%	204	8.2%
\$35,000 to \$49,999	304	12.3%	489	19.7%
\$50,000 to \$74,999	458	18.5%	711	28.7%
\$75,000 to \$99,999	271	10.9%	204	8.2%
\$100,000 or More	288	11.6%	464	18.7%
Total	2,480	100.0%	2,479	100.0%

Table II.17.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 10.4 percent of households in 2010 and 12.1 percent of households in 2019. Housing units built in 1939 or earlier represented 13 percent of households in 2019 and 7.9 percent of households in 2010.

Table II.17.33				
Households by Year Home Built				
Powell 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	195	7.9%	322	13%
1940 to 1949	283	11.4%	225	9.1%
1950 to 1959	405	16.3%	187	7.5%
1960 to 1969	262	10.6%	186	7.5%
1970 to 1979	552	22.3%	349	14.1%
1980 to 1989	301	12.1%	412	16.6%
1990 to 1999	224	9%	432	17.4%
2000 to 2009	258	10.4%	301	12.1%
2010 or Later	.	.	65	2.6%
Total	2,480	100.0%	2,479	100.0%

The distribution of unit types by race are shown in Table II.17.34. An estimated 73.9 percent of white households occupy single-family homes, compared to percent of black households. Some 15.2 percent of white households occupied apartments, compared to percent of black households. An estimated 0 percent of Asian, and percent of American Indian households occupy single-family homes.

Table II.17.34 Distribution of Units in Structure by Race Powell city 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	73.9%	%	%	0%	%	100%	100%
Duplex	1.7%	%	%	0%	%	0%	0%
Tri- or Four-Plex	2.9%	%	%	100%	%	0%	0%
Apartment	15.2%	%	%	0%	%	0%	0%
Mobile Home	6.3%	%	%	0%	%	0%	0%
Boat, RV, Van, Etc.	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.17.35. An estimated 43.3 percent of vacant units were for rent in 2010. In addition, some 16.5 percent of vacant units were for sale. “Other” vacant units represented 20.7 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 58.6 percent of vacant units, while for sale units accounted for 16 percent. “Other” vacant units accounted for 25.4 percent of vacant units, representing a total of 65 “other” vacant units.

Table II.17.35 Disposition of Vacant Housing Units Powell city 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	71	43.3%	150	58.6%
For Sale	27	16.5%	41	16%
Rented Not Occupied	2	1.2%	0	0%
Sold Not Occupied	7	4.3%	0	0%
For Seasonal, Recreational, or Occasional Use	23	14%	0	0%
For Migrant Workers	0	0%	0	0%
Other Vacant	34	20.7%	65	25.4%
Total	164	100.0%	256	100.0%

Table II.17.36 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 24.36 percent of total households in Powell city. In Powell city the 962 households with three bedrooms accounted for 38.81 percent of all households, and there were 237 five-bedroom or more households, which accounted for 9.56 percent of all households.

Table II.17.36				
Households by Number of Bedrooms				
Powell city				
2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	0	0	0%
One	6	256	262	10.57%
Two	178	426	604	24.36%
Three	819	143	962	38.81%
Four	302	112	414	16.7%
Five or more	212	25	237	9.56%
Total	1,517	962	2,479	100.0

The age of a structure influences its value. As shown in Table II.17.37, structures built in 1939 or earlier had a median value of, 113,000 while structures built between 1950 and 1959 had a median value of 161,500 and those built between 1990 to 1999 had a median value of 289,300. 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 Powell city was, 191,000.

Table II.17.37	
Owner Occupied Median Value by Year Structure Built	
Powell city	
2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	113,000
1940 to 1949	134,000
1950 to 1959	161,500
1960 to 1969	206,000
1970 to 1979	192,400
1980 to 1989	188,600
1990 to 1999	289,300
2000 to 2009	225,700
2010 to 2013	
2014 or later	
Median Value	191,000

Household mortgage status is reported in Table II.17.38. In, Powell city households with a mortgage accounted for 60.3 percent of all households or 914 housing units, and the remaining 54.5 percent or 827 units had no mortgage. Of those units with a mortgage, 87 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 827 or 54.5 percent had no second mortgage or no home equity loan.

Table II.17.38 Mortgage Status Powell city 2019 Five-Year ACS Data		
Mortgage Status	Powell city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	914	60.3
With either a second mortgage or home equity loan, but not both	87	5.7
Second mortgage only	16	1.1
Home equity loan only	71	4.7
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	827	54.5
Housing units without a mortgage	603	39.7
Total	1,517	100.0%

Table II.17.39 lists the Powell city median rent as \$683 and the median home value as \$191,000 in 2019.

Table II.17.39 Median Rent Powell city 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$683
Median Home Value	\$191,000

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.17.40. In 2019, an estimated 1.7 percent of households were overcrowded, and an additional 0 percent were severely overcrowded.

Table II.17.40 Overcrowding and Severe Overcrowding Powell 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	1,683	98.1%	32	1.9%	0	0%	1,715
2019 Five-Year ACS	1,517	100%	0	0%	0	0%	1,517
Renter							
2010 Five-Year ACS	765	100%	0	0%	0	0%	765
2019 Five-Year ACS	919	95.5%	43	4.5%	0	0%	962
Total							
2010 Five-Year ACS	2,448	98.7%	32	1.3%	0	0%	2,480
2019 Five-Year ACS	2,436	98.3%	43	1.7%	0	0%	2,479

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.17.41 and Table II.17.42, below.

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

Table II.17.41		
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	2,480	2,479
Lacking Complete Plumbing Facilities	0	0
Total Households	2,480	2,479
Percent Lacking	0%	0%

There were 18 households lacking complete kitchen facilities in 2019, compared to 0 households in 2010. This was a change from 0 percent of households in 2010 to 0.7 percent in 2019.

Table II.17.42		
Households with Incomplete Kitchen Facilities		
Powell city		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	2,480	2,461
Lacking Complete Kitchen Facilities	0	18
Total Households	2,480	2,479
Percent Lacking	0%	0.7%

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.17.43, in Powell city 10.6 percent of households had a cost burden and 9.6 percent had a severe cost burden. Some 15.2 percent of renters were cost burdened, and 13.9 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 0 percent and a severe cost burden rate of 2.5 percent. Owner occupied households with a mortgage had a cost burden rate of 12.9 percent, and severe cost burden at 9.8 percent.

Table II.17.43
Cost Burden and Severe Cost Burden by Tenure
 Powell 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	655	73%	163	18.2%	79	8.8%	0	0%	897
2019 Five-Year ACS	706	77.2%	118	12.9%	90	9.8%	0	0%	914
Owner Without a Mortgage									
2010 Five-Year ACS	729	89.1%	69	8.4%	20	2.4%	0	0%	818
2019 Five-Year ACS	588	97.5%	0	0%	15	2.5%	0	0%	603
Renter									
2010 Five-Year ACS	345	45.1%	141	18.4%	172	22.5%	107	14%	765
2019 Five-Year ACS	551	57.3%	146	15.2%	134	13.9%	131	13.6%	962
Total									
2010 Five-Year ACS	1,729	69.7%	373	15%	271	10.9%	107	4.3%	2,480
2019 Five-Year ACS	1,845	74.4%	264	10.6%	239	9.6%	131	5.3%	2,479

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 Park County. Below is a table showing the MFI breakdown:

Park County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$23,160
30.1 – 50% MFI	\$23,161 to \$38,600
50.1 – 80% MFI	\$38,601 to \$61,760
80.1 – 100% MFI	\$61,761 to \$77,200
Above 100% MFI	Above \$77,200

Housing Problems by Income, Race, and Tenure

Table III.17.44 through Table III.17.49 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 Powell city, housing problems are faced by 190 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 0 Hispanic homeowner households.

Table III.17.44							
Percent of Homeowner Households with Housing Problems by Income and Race							
Powell city 2014–2018 HUD CHAS Data							
Income	Non-Hispanic by Race					Hispanic (Any Race)	Total
	White	Black	Asian	American Indian	Pacific Islander		
With Housing Problems							
\$0 to \$23,160	75%	0%	0%	0%	0%	0%	75%
\$23,161 to \$38,600	39.1%	0%	0%	0%	0%	0%	39.1%
\$38,601 to \$61,760	26.3%	0%	0%	0%	0%	0%	21.4%
\$61,761 to \$77,200	7.7%	0%	0%	0%	0%	0%	6.9%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%
Total	13.4%	0%	0%	0%	0%	0%	12.5%
Without Housing Problems							
\$0 to \$23,160	25%	0%	0%	0%	0%	0%	25%
\$23,161 to \$38,600	60.9%	0%	0%	0%	0%	0%	60.9%
\$38,601 to \$61,760	73.7%	0%	0%	0%	0%	100%	78.6%
\$61,761 to \$77,200	92.3%	0%	0%	0%	0%	100%	93.1%
Above \$77,200	100%	0%	0%	0%	0%	100%	100%
Total	86.6%	0%	0%	0%	0%	100%	87.5%

Table III.17.45 Homeowner Households with Housing Problems by Income and Race Powell city 2014–2018 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 \$23,160	60	0	0	0	0	0	0	60
\$23,161 to \$38,600	45	0	0	0	0	0	0	45
\$38,601 to \$61,760	75	0	0	0	0	0	0	75
\$61,761 to \$77,200	10	0	0	0	0	0	0	10
Above \$77,200	0	0	0	0	0	0	0	0
Total	190	0	0	0	0	0	0	190
Without Housing Problems								
\$0 to \$23,160	20	0	0	0	0	0	0	20
\$23,161 to \$38,600	70	0	0	0	0	0	0	70
\$38,601 to \$61,760	210	0	0	0	0	0	65	275
\$61,761 to \$77,200	120	0	0	0	0	0	15	135
Above \$77,200	810	0	0	0	0	0	20	830
Total	1,230	0	0	0	0	0	100	1,330
Not Computed								
\$0 to \$23,160	0	0	0	0	0	0	0	0
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,160	80	0	0	0	0	0	0	80
\$23,161 to \$38,600	115	0	0	0	0	0	0	115
\$38,601 to \$61,760	285	0	0	0	0	0	65	350
\$61,761 to \$77,200	130	0	0	0	0	0	15	145
Above \$77,200	810	0	0	0	0	0	20	830
Total	1,420	0	0	0	0	0	100	1,520

In total, some 320 renter households face housing problems in Powell city. Of these, some 170 white renter households, 0 black renter households, 70 Asian renter households, and 80 Hispanic renter households face housing problems.

Table III.17.46 Renter Households with Housing Problems by Income and Race Powell city 2014–2018 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 \$23,160	55	0	35	0	0	0	80	170
\$23,161 to \$38,600	30	0	35	0	0	0	0	65
\$38,601 to \$61,760	20	0	0	0	0	0	0	20
\$61,761 to \$77,200	65	0	0	0	0	0	0	65
Above \$77,200	0	0	0	0	0	0	0	0
Total	170	0	70	0	0	0	80	320
Without Housing Problems								
\$0 to \$23,160	105	0	0	0	0	0	0	105
\$23,161 to \$38,600	90	0	0	0	0	0	0	90
\$38,601 to \$61,760	125	0	0	0	0	0	20	145
\$61,761 to \$77,200	115	0	0	0	0	0	0	115
Above \$77,200	185	0	0	0	0	0	0	185
Total	620	0	0	0	0	0	20	640
Not Computed								
\$0 to \$23,160	0	0	0	0	0	0	0	0
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,160	160	0	35	0	0	0	80	275
\$23,161 to \$38,600	120	0	35	0	0	0	0	155
\$38,601 to \$61,760	145	0	0	0	0	0	20	165
\$61,761 to \$77,200	180	0	0	0	0	0	0	180
Above \$77,200	185	0	0	0	0	0	0	185
Total	790	0	70	0	0	0	100	960

Table III.17.47
Percent of Renter Households with Housing Problems by Income and Race
 Powell city
 2014–2018 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 \$23,160	34.4%	0%	100%	0%	0%	0%	100%	61.8%
\$23,161 to \$38,600	25%	0%	100%	0%	0%	0%	0%	41.9%
\$38,601 to \$61,760	13.8%	0%	0%	0%	0%	0%	0%	12.1%
\$61,761 to \$77,200	36.1%	0%	0%	0%	0%	0%	0%	36.1%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	21.5%	0%	100%	0%	0%	0%	80%	33.3%
Without Housing Problems								
\$0 to \$23,160	65.6%	0%	0%	0%	0%	0%	0%	38.2%
\$23,161 to \$38,600	75%	0%	0%	0%	0%	0%	0%	58.1%
\$38,601 to \$61,760	86.2%	0%	0%	0%	0%	0%	100%	87.9%
\$61,761 to \$77,200	63.9%	0%	0%	0%	0%	0%	0%	63.9%
Above \$77,200	100%	0%	0%	0%	0%	0%	0%	100%
Total	78.5%	0%	0%	0%	0%	0%	20%	66.7%

Overall, there are 510 households, or 20.6 percent of households with housing problems in Powell city. This includes 360 white households, 0 black households, 70 Asian households, 0 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 80 Hispanic households with housing problems. This is shown in Table III.17.48 and Table III.17.49.

Table III.17.48
Percent of Total Households with Housing Problems by Income and Race

Powell city
 2014–2018 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 \$23,160	47.9%	0%	100%	0%	0%	0%	100%	64.8%
\$23,161 to \$38,600	31.9%	0%	100%	0%	0%	0%	0%	40.7%
\$38,601 to \$61,760	22.1%	0%	0%	0%	0%	0%	0%	18.4%
\$61,761 to \$77,200	24.2%	0%	0%	0%	0%	0%	0%	23.1%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	16.3%	0%	100%	0%	0%	0%	40%	20.6%
Without Housing Problems								
\$0 to \$23,160	52.1%	0%	0%	0%	0%	0%	0%	35.2%
\$23,161 to \$38,600	68.1%	0%	0%	0%	0%	0%	0%	59.3%
\$38,601 to \$61,760	77.9%	0%	0%	0%	0%	0%	100%	81.6%
\$61,761 to \$77,200	75.8%	0%	0%	0%	0%	0%	100%	76.9%
Above \$77,200	100%	0%	0%	0%	0%	0%	100%	100%
Total	83.7%	0%	0%	0%	0%	0%	60%	79.4%

Table III.17.49 Total Households with Housing Problems by Income and Race Powell city 2014-2018 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 \$23,160	115	0	35	0	0	0	80	230
\$23,161 to \$38,600	75	0	35	0	0	0	0	110
\$38,601 to \$61,760	95	0	0	0	0	0	0	95
\$61,761 to \$77,200	75	0	0	0	0	0	0	75
Above \$77,200	0	0	0	0	0	0	0	0
Total	360	0	70	0	0	0	80	510
Without Housing Problems								
\$0 to \$23,160	125	0	0	0	0	0	0	125
\$23,161 to \$38,600	160	0	0	0	0	0	0	160
\$38,601 to \$61,760	335	0	0	0	0	0	85	420
\$61,761 to \$77,200	235	0	0	0	0	0	15	250
Above \$77,200	995	0	0	0	0	0	20	1,015
Total	1,850	0	0	0	0	0	120	1,970
Not Computed								
\$0 to \$23,160	0	0	0	0	0	0	0	0
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,160	240	0	35	0	0	0	80	355
\$23,161 to \$38,600	235	0	35	0	0	0	0	270
\$38,601 to \$61,760	430	0	0	0	0	0	85	515
\$61,761 to \$77,200	310	0	0	0	0	0	15	325
Above \$77,200	995	0	0	0	0	0	20	1,015
Total	2,210	0	70	0	0	0	200	2,480

Table III.17.50 through Table III.17.53 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 225 white households, 0 black households, 35 Asian households, as well as 80 Hispanic households.

Table III.17.50								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Powell city 2014-2018 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 \$23,160	70.6%	0%	0%	0%	0%	0%	0%	70.6%
\$23,161 to \$38,600	29.2%	0%	0%	0%	0%	0%	0%	29.2%
\$38,601 to \$61,760	0%	0%	0%	0%	0%	0%	0%	0%
\$61,761 to \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	6.6%	0	0%	0%	0%	0%	0%	6.2%
Without A Severe Housing Problem								
\$0 to \$23,160	29.4%	0%	0%	0%	0%	0%	0%	29.4%
\$23,161 to \$38,600	70.8%	0%	0%	0%	0%	0%	0%	70.8%
\$38,601 to \$61,760	100%	0%	0%	0%	0%	0%	100%	100%
\$61,761 to \$77,200	100%	0%	0%	0%	0%	0%	100%	100%
Above \$77,200	100%	0%	0%	0%	0%	0%	100%	100%
Total	93.4%	0%	0%	0%	0%	0%	100%	93.8%

Table III.17.51								
Percent of Renter Households with Severe Housing Problems by Income and Race								
Powell city								
2014-2018 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 \$23,160	34.4%	0%	100%	0%	0%	0%	100%	61.8%
\$23,161 to \$38,600	16.7%	0%	0%	0%	0%	0%	0%	12.9%
\$38,601 to \$61,760	0%	0%	0%	0%	0%	0%	0%	0%
\$61,761 to \$77,200	30.6%	0%	0%	0%	0%	0%	0%	30.6%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	16.6%	0%	50%	0%	0%	0%	80%	25.7%
Without A Severe Housing Problems								
\$0 to \$23,160	65.6%	0%	0%	0%	0%	0%	0%	38.2%
\$23,161 to \$38,600	83.3%	0%	100%	0%	0%	0%	0%	87.1%
\$38,601 to \$61,760	100%	0%	0%	0%	0%	0%	100%	100%
\$61,761 to \$77,200	69.4%	0%	0%	0%	0%	0%	0%	69.4%
Above \$77,200	100%	0%	0%	0%	0%	0%	0%	100%
Total	83.4%	0%	50%	0%	0%	0%	20%	74.3%

Table III.17.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Powell city
 2014-2018 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 \$23,160	46.9%	0%	100%	0%	0%	0%	100%	63.9%
\$23,161 to \$38,600	22.9%	0%	0%	0%	0%	0%	0%	20%
\$38,601 to \$61,760	0%	0%	0%	0%	0%	0%	0%	0%
\$61,761 to \$77,200	17.5%	0%	0%	0%	0%	0%	0%	16.7%
Above \$77,200	0%	0%	0%	0%	0%	0%	0%	0%
Total	10.1%	0%	50%	0%	0%	0%	40%	13.7%
Without A Severe Housing Problems								
\$0 to \$23,160	53.1%	0%	0%	0%	0%	0%	0%	36.1%
\$23,161 to \$38,600	77.1%	0%	100%	0%	0%	0%	0%	80%
\$38,601 to \$61,760	100%	0%	0%	0%	0%	0%	100%	100%
\$61,761 to \$77,200	82.5%	0%	0%	0%	0%	0%	100%	83.3%
Above \$77,200	100%	0%	0%	0%	0%	0%	100%	100%
Total	89.9%	0%	50%	0%	0%	0%	60%	86.3%

Table III.17.53 Total Households with Severe Housing Problems by Income and Race Powell city 2014-2018 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 \$23,160	115	0	35	0	0	0	80	230
\$23,161 to \$38,600	55	0	0	0	0	0	0	55
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	55	0	0	0	0	0	0	55
Above \$77,200	0	0	0	0	0	0	0	0
Total	225	0	35	0	0	0	80	340
Without A Severe Housing Problems								
\$0 to \$23,160	130	0	0	0	0	0	0	130
\$23,161 to \$38,600	185	0	35	0	0	0	0	220
\$38,601 to \$61,760	425	0	0	0	0	0	85	510
\$61,761 to \$77,200	260	0	0	0	0	0	15	275
Above \$77,200	995	0	0	0	0	0	20	1,015
Total	1,995	0	35	0	0	0	120	2,150
Not Computed								
\$0 to \$23,160	0	0	0	0	0	0	0	0
\$23,161 to \$38,600	0	0	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$23,160	245	0	35	0	0	0	80	360
\$23,161 to \$38,600	240	0	35	0	0	0	0	275
\$38,601 to \$61,760	425	0	0	0	0	0	85	510
\$61,761 to \$77,200	315	0	0	0	0	0	15	330
Above \$77,200	995	0	0	0	0	0	20	1,015
Total	2,220	0	70	0	0	0	200	2,490

Housing problems are explored by type and income in Table III.17.54 and Table III.17.55. More than 174 households have a cost burden and 285 have a severe cost burden. Some 70 renter households are impacted by cost burdens, and 190 are impacted by severe cost burdens. On the other hand, some 104 owner-occupied households have cost burdens, and 95 have severe cost burdens. Overall, there are 2,025 households without a housing problem.

Table III.17.54						
Percent of Housing Problems by Income and Tenure						
Powell city						
2014-2018 HUD CHAS Data						
Housing Problem	\$0 to \$23,160	\$23,161 to \$38,600	\$38,601 to \$61,760	\$61,761 to \$77,200	Above \$77,200	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)	0%	0%	0%	0%	0%	0%
Housing cost burden greater than 50% of income (and none of the above problems)	71.4%	29.2%	0%	0%	0%	6.1%
Housing cost burden greater than 30% of income (and none of the above problems)	4.8%	12.5%	21.4%	5.4%	0%	6.6%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	23.8%	58.3%	78.6%	94.6%	100%	87.3%
Total	100%	100%	100%	100%	100%	100%
Renter-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)	0%	0%	0%	30.6%	0%	5.7%
Housing cost burden greater than 50% of income (and none of the above problems)	61.8%	13.3%	0%	0%	0%	19.6%
Housing cost burden greater than 30% of income (and none of the above problems)	0%	26.7%	12.5%	5.6%	0%	7.2%
Zero/negative income (and none of the above problems)	0%	0%	0%	0%	0%	0%
Has none of the 4 housing problems	38.2%	60%	87.5%	63.9%	100%	67.5%
Total	100%	100%	100%	100%	100%	100%

Table III.17.55
Housing Problems by Income and Tenure

Powell city
2014-2018 HUD CHAS Data

Housing Problem	\$0 to \$23,160	\$23,161 to \$38,600	\$38,601 to \$61,760	\$61,761 to \$77,200	Above \$77,200	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)	0	0	0	0	0	0
Housing cost burden greater that 50% of income (and none of the above problems)	60	35	0	0	0	95
Housing cost burden greater than 30% of income (and none of the above problems)	4	15	75	10	0	104
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	20	70	275	175	830	1,370
Total	84	120	350	185	830	1,569
Renter-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)	0	0	0	55	0	55
Housing cost burden greater that 50% of income (and none of the above problems)	170	20	0	0	0	190
Housing cost burden greater than 30% of income (and none of the above problems)	0	40	20	10	0	70
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	105	90	140	115	205	655
Total	275	150	160	180	205	970
Total						
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)	0	0	0	55	0	55
Housing cost burden greater that 50% of income (and none of the above problems)	230	55	0	0	0	285
Housing cost burden greater than 30% of income (and none of the above problems)	4	55	95	20	0	174
Zero/negative income (and none of the above problems)	0	0	0	0	0	0
Has none of the 4 housing problems	125	160	415	290	1,035	2,025
Total	359	270	510	365	1,035	2,539

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 26.7 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 100 percent of elderly non-family and 0 percent of large family households below 30 percent HAMFI face cost burdens or severe cost burdens. These data are shown in Table III.17.56.

Table III.17.57 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 75 renter occupied households faced cost burdens, compared to 99 owner occupied households. Of these, there are 0 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.17.56						
Owner-Occupied Households by Income and Family Status and Cost Burden						
Powell city						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$23,160	0	0	0	0	20	20
\$23,161 to \$38,600	35	20	0	20	0	75
\$38,601 to \$61,760	85	95	0	70	25	275
\$61,761 to \$77,200	95	65	0	15	0	175
Above \$77,200	135	380	75	60	185	835
Total	350	560	75	165	230	1,380
Cost Burden						
\$0 to \$23,160	0	0	0	0	4	4
\$23,161 to \$38,600	0	0	0	0	15	15
\$38,601 to \$61,760	50	20	0	0	0	70
\$61,761 to \$77,200	0	10	0	0	0	10
Above \$77,200	0	0	0	0	0	0
Total	50	30	0	0	19	99
Severe Cost Burden						
\$0 to \$23,160	15	0	0	40	4	59
\$23,161 to \$38,600	0	15	0	20	0	35
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	15	15	0	60	4	94
Cost Burden Not Computed						
\$0 to \$23,160	0	0	0	0	0	0
\$23,161 to \$38,600	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$23,160	15	0	0	40	28	83
\$23,161 to \$38,600	35	35	0	40	15	125
\$38,601 to \$61,760	135	115	0	70	25	345
\$61,761 to \$77,200	95	75	0	15	0	185
Above \$77,200	135	380	75	60	185	835
Total	415	605	75	225	253	1,573

Table III.17.57						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Powell city						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$23,160	0	0	0	35	70	105
\$23,161 to \$38,600	15	0	30	0	45	90
\$38,601 to \$61,760	0	30	0	0	110	140
\$61,761 to \$77,200	0	15	80	0	75	170
Above \$77,200	30	100	0	15	60	205
Total	45	145	110	50	360	710
Cost Burden						
\$0 to \$23,160	0	0	0	0	0	0
\$23,161 to \$38,600	0	10	0	0	35	45
\$38,601 to \$61,760	0	0	0	0	20	20
\$61,761 to \$77,200	0	0	0	0	10	10
Above \$77,200	0	0	0	0	0	0
Total	0	10	0	0	65	75
Severe Cost Burden						
\$0 to \$23,160	0	15	0	35	120	170
\$23,161 to \$38,600	0	0	0	0	20	20
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	0	15	0	35	140	190
Cost Burden Not Computed						
\$0 to \$23,160	0	0	0	0	0	0
\$23,161 to \$38,600	0	0	0	0	0	0
\$38,601 to \$61,760	0	0	0	0	0	0
\$61,761 to \$77,200	0	0	0	0	0	0
Above \$77,200	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$23,160	0	15	0	70	190	275
\$23,161 to \$38,600	15	10	30	0	100	155
\$38,601 to \$61,760	0	30	0	0	130	160
\$61,761 to \$77,200	0	15	80	0	85	180
Above \$77,200	30	100	0	15	60	205
Total	45	170	110	85	565	975

In total, some 170 households face cost burdens, and 285 face severe cost burdens. This includes 100 owner households and 70 renter households with a cost burden, as seen in Table III.17.58.

Table III.17.58					
Households with Cost Burden by Tenure and Race					
Powell city					
2014-2018 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	1,235	100	95	0	1,430
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	100	0	0	0	100
Total	1,370	100	95	0	1,565
Renter-Occupied					
White	670	35	75	0	780
Black	0	0	0	0	0
Asian	0	35	35	0	70
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	15	0	0	0	15
Hispanic	20	0	80	0	100
Total	705	70	190	0	965
Total					
White	1,905	135	170	0	2,210
Black	0	0	0	0	0
Asian	0	35	35	0	70
American Indian	0	0	0	0	0
Pacific Islander	0	0	0	0	0
Other Race	50	0	0	0	50
Hispanic	120	0	80	0	200
Total	2,075	170	285	0	2,530

Lead-Based Paint Risks

Table III.17.59 shows the risk of lead-based paint for households with young children present. There are an estimated 335 households built between 1940 and 1979 with young children present, and 25 built prior to 1939.

Table III.17.59 Vintage of Households by Income and Presence of Young Children Powell city 2014-2018 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 \$23,160	0	170	170
\$23,161 to \$38,600	0	30	30
\$38,601 to \$61,760	0	15	15
\$61,761 to \$77,200	25	30	55
Above \$77,200	0	35	35
Total	25	280	305
Built 1940 to 1979			
\$0 to \$23,160	0	140	140
\$23,161 to \$38,600	50	100	150
\$38,601 to \$61,760	70	300	370
\$61,761 to \$77,200	80	85	165
Above \$77,200	135	340	475
Total	335	965	1,300
Built 1980 or Later			
\$0 to \$23,160	0	55	55
\$23,161 to \$38,600	0	90	90
\$38,601 to \$61,760	0	120	120
\$61,761 to \$77,200	10	130	140
Above \$77,200	40	475	515
Total	50	870	920
Total			
\$0 to \$23,160	0	365	365
\$23,161 to \$38,600	50	220	270
\$38,601 to \$61,760	70	435	505
\$61,761 to \$77,200	115	245	360
Above \$77,200	175	850	1,025
Total	410	2,115	2,525

Elderly Housing Needs

Table III.17.60 shows the rate of housing problems for elderly households. Some 90 elderly and 65 extra-elderly households have housing problems. Of these, some 70 elderly households with housing problems have incomes less than 30 percent HAMFI, and 15 extra-elderly households have incomes below 30 percent HAMFI.

Table III.17.60 Households with Housing Problems by Income and Elderly Status Powell city 2014-2018 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$23,160	70	15	145	230
\$23,161 to \$38,600	20	0	90	110
\$38,601 to \$61,760	0	50	40	90
\$61,761 to \$77,200	0	0	75	75
Above \$77,200	0	0	0	0
Total	90	65	350	505
Without Housing Problems				
\$0 to \$23,160	0	35	90	125
\$23,161 to \$38,600	35	50	75	160
\$38,601 to \$61,760	115	35	265	415
\$61,761 to \$77,200	120	10	155	285
Above \$77,200	205	50	775	1,030
Total	475	180	1,360	2,015
Not Computed				
\$0 to \$23,160	0	0	0	0
\$23,161 to \$38,600	0	0	0	0
\$38,601 to \$61,760	0	0	0	0
\$61,761 to \$77,200	0	0	0	0
Above \$77,200	0	0	0	0
Total	0	0	0	0
Total				
\$0 to \$23,160	70	50	235	355
\$23,161 to \$38,600	55	50	165	270
\$38,601 to \$61,760	115	85	305	505
\$61,761 to \$77,200	120	10	230	360
Above \$77,200	205	50	775	1,030
Total	565	245	1,710	2,520

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.17.61 presents some basic statistics about the completed surveys.

Table III.17.61 Survey of Rental Properties Powell city 2021b Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	26	271	10.7	29
2019B	23	257	6.2	16
2020A	23	329	8.2	27
2020B	9	221	0.5	1
2021b	9	74	0	0

Table III.17.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 29 single-family units in Powell city, with 0 of them available. This translates into a vacancy rate of 0 percent in Powell city, which compares to a single-family vacancy rate of 3.8 percent for the State of Wyoming. There were 33 apartment units reported in the survey, with 0 of them available, which resulted in a vacancy rate of 0 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across the state.

Table III.17.62 Rental Vacancy Survey by Type Powell city 2021b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	29	0	0%
Apartments	33	0	0%
Mobile Homes	3	0	0%
“Other” Units	0	0	0%
Don’t Know	7	0	0%
Total	74	0	0%

Table III.17.63, reports units by bedroom size. As can be seen there were 8 two-bedroom apartment units and 16 three-bedroom units. Overall, the 20 two bedroom units accounted for 27 percent of all units, and the 29 three bedroom units accounted for 39.2 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 16 units listed as “Don’t Know.” Additional details for additional unit types are reported.

Table III.17.63 Rental Units by Bedroom Size Powell city 2021b 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	5	0	0	0	·	5
Two	11	8	1	0	·	20
Three	12	16	1	0	·	29
Four	0	0	1	0	·	3
Don’t Know	0	9	0	0	7	16
Total	29	33	3	0	7	74

Table III.17.64 displays the vacancy rate of single-family units by the number of bedrooms. Three-bedroom units were the most common type of reported single-family unit, which had a vacancy rate of 0 percent.

Table III.17.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were Three-bedroom units, which had a vacancy rate of 0 percent.

Table III.17.64 Single-Family Units by Bedroom Size Powell city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	5	0	0%
Two	11	0	0%
Three	12	0	0%
Four	0	0	0%
Don't know	0	0	0%
Total	29	0	0%

Table III.17.65 Apartment Units by Bedroom Size Powell city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	0	0	0%
Two	8	0	0%
Three	16	0	0%
Four	0	0	0%
Don't know	9	0	0%
Total	33	0	0%

Average market-rate rents by unit type are shown in Table III.17.66. 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.17.66 Average Market Rate Rents by Bedroom Size Powell city 2021b Survey of Rental Properties					
Number of Bedrooms	Single-Family Units	Apartment Units	Mobile Homes	"Other" Units	Total
Efficiency	\$0	\$0	\$0	\$0	\$0
One	\$688	\$0	\$0	\$0	\$688
Two	\$900	\$0	\$650	\$0	\$900
Three	\$1,025	\$0	\$700	\$0	\$1,025
Four	\$0	\$0	\$650	\$0	\$825
Total	\$1,060.4	\$0	\$666.7	\$0	\$1,064.6

Table III.17.67, 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.17.67 Average Assisted Rate Rents by Bedroom Size Powell city 2021b 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	\$0	\$0	\$0	\$0
Two	\$0	\$0	\$0	\$0	\$0
Three	\$0	\$0	\$0	\$0	\$0
Four	\$0	\$0	\$0	\$0	\$0
Total	\$1,500	\$0	\$0	\$0	\$1,500

Table III.17.68, shows vacancy rates for single-family units by average rental rates for Powell city. The most common rent for single-family units was between 1,000 and 1,250 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.17.68 Single-Family Market Rate Rents by Vacancy Status Powell city 2021b Survey of Rental Properties			
Average Rents	Single-Family Units	Available Single-Family Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	8	0	0%
\$750 to \$999	8	0	0%
\$1,000 to \$1,249	12	0	0%
\$1,250 to \$1,499	1	0	0%
Above \$1,500	0	0	0%
Missing	0	0	0%
Total	29	0	0%

The average rent and availability of apartment units is displayed in Table III.17.69. 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.17.69			
Apartment Market Rate Rents by Vacancy Status			
Powell city			
2021b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	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	33	0	0%
Total	33	0	0%

Respondents were asked if utilities are included in the rent and as shown in Table III.17.70, 2 respondents, or 28.6 percent, included some sort of utility in the rent.

Table III.17.70	
Are there any utilities included with the rent?	
Powell city	
2021b Survey of Rental Properties	
Period	Respondent
Yes	2
No	5
% Offering Utilities	28.6%

The type of utility included in the rent is shown in Table III.17.71. There were 0 respondents who included electricity, 0 respondents who included natural gas, 24 respondents who included water and sewer and 24 respondents included trash collection in the rent.

Table III.17.71	
Which utilities are included with the rent?	
Powell city	
2021b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	0
Natural Gas	0
Water/Sewer	24
Trash Collection	24

Perceived Need for Housing Units

Table III.17.72, 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 13 number of persons on the wait list.

Table III.17.72 Do you keep a waiting list? Powell city 2021b Survey of Rental Properties	
Period	Respondent
Yes	2
No	5
Waitlist Size	13

Table III.17.73, shows the condition of rental units by unit type for Powell 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 55 units were in good condition, or 74.3 percent and 0 units, or 0 percent, being in average condition. Details by unit type and condition are displayed.

Table III.17.73 Condition by Unit Type Powell city 2021b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	0	0%
Average	0	0%
Good	55	74.3%
Excellent	3	4.1%
Don't Know	0	0%
Total	74	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.17.74, 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.17.74 If you had the opportunity to own/manage more units, how many would you prefer Powell city 2021b 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.17.75, shows the current CHAS housing problem estimates for the period of 2014-2018. 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

Table III.17.75			
Households with Housing Problems by Income			
Powell city			
2014-2018 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	64	175	239
30.1-50% HAMFI	50	60	110
50.1-80% HAMFI	75	20	95
80.1-95% HAMFI	0	0	0
95 – 115% HAMFI	10	65	75
115.1% HAMFI or more	0	0	0
Total	199	320	519
Without Housing Problems			
30% HAMFI or less	20	105	125
30.1-50% HAMFI	70	90	160
50.1-80% HAMFI	280	140	420
80.1-95% HAMFI	135	115	250
95 – 115% HAMFI	210	115	325
115.1% HAMFI or more	660	90	750
Total	1,375	655	2,030
Not Computed			
30% HAMFI or less	0	0	0
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	0	0	0
Total			
30% HAMFI or less	84	280	364
30.1-50% HAMFI	120	150	270
50.1-80% HAMFI	355	160	515
80.1-95% HAMFI	135	115	250
95 – 115% HAMFI	220	180	400
115.1% HAMFI or more	660	90	750
Total	1,574	975	2,549

horizon. As can be seen there were a total of 199 owner occupied and 320 renter occupied households experiencing a housing problem.

Table III.17.76, shows the total estimated housing by tenure for Powell city. As can be seen, in 2030 there are estimated to be a total of 1,913 owner and 1,154 renter occupied households or a total of 3,067 households. By 2050 there are estimated to be 2,209 owner, 1,301 renter for a total of 3,510 households in Powell city.

Table III.17.77, below shows the incremental housing demand for Powell 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.

Year	Owner	Renter	Total
2020	1,719	1,048	2,767
2025	1,829	1,110	2,939
2030	1,913	1,154	3,067
2035	1,992	1,195	3,187
2040	2,068	1,233	3,301
2045	2,139	1,267	3,406
2050	2,209	1,301	3,510

As can be seen in 2030 an estimated additional 352 owner-occupied and 219 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 Powell city will see an additional 1,014 households, of which 140 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 206 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.17.77
Incremental Housing Demand Forecast
 Powell city
 Strong Growth Scenario

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
Owner							
	0	14	19	23	27	31	35
< 30%	0	20	27	33	39	44	49
30-50%	0	60	79	97	114	130	146
50-75%	0	23	30	37	43	50	56
> 75%	0	37	49	60	71	81	91
	0	112	148	181	213	242	272
	0	268	352	431	507	578	648
Renter							
	0	50	63	75	86	95	105
< 30%	0	27	34	40	46	51	56
30-50%	0	29	36	43	49	54	60
50-75%	0	21	26	31	35	39	43
> 75%	0	32	40	48	55	61	68
	0	16	20	24	28	31	34
	0	175	219	260	298	332	366
Total							
	0	65	82	98	113	126	140
< 30%	0	47	61	73	84	95	106
30-50%	0	89	115	140	163	185	206
50-75%	0	44	56	68	79	89	99
> 75%	0	70	90	108	126	142	158
	0	129	168	205	240	273	305
	0	443	571	691	805	910	1,014

Table III.17.78 shows the Incremental Total Housing Need Forecast for Powell 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 774 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 845 owner and 673 renter occupied households for a total of 1,518 quality households.

Table III.17.78							
Incremental Total Housing Need Forecast							
Powell city							
Strong Growth Scenario							
Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	72	78	82	86	91	94	98
30.1-50%	62	70	76	82	88	94	99
50.1-80%	110	135	154	172	189	205	221
80.1-95%	14	23	30	37	43	50	56
95.1-115%	32	47	59	70	81	91	100
115+%	66	112	148	181	213	242	272
Total	355	465	549	628	704	775	845
Renter							
0-30%	200	218	231	242	253	263	273
30.1-50%	75	84	91	98	103	109	114
50.1-80%	38	48	55	62	68	74	79
80.1-95%	13	21	26	31	35	39	43
95.1-115%	83	95	103	110	117	124	130
115+%	10	16	20	24	28	31	34
Total	419	482	526	567	605	639	673
Total							
0-30%	272	296	313	329	344	357	371
30.1-50%	137	154	168	180	192	202	213
50.1-80%	148	183	209	233	257	278	300
80.1-95%	27	44	56	68	79	89	99
95.1-115%	115	142	162	180	198	214	230
115+%	77	129	168	205	240	273	305
Total	774	947	1,075	1,195	1,309	1,414	1,518