

Riverton city

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DEMOGRAPHICS

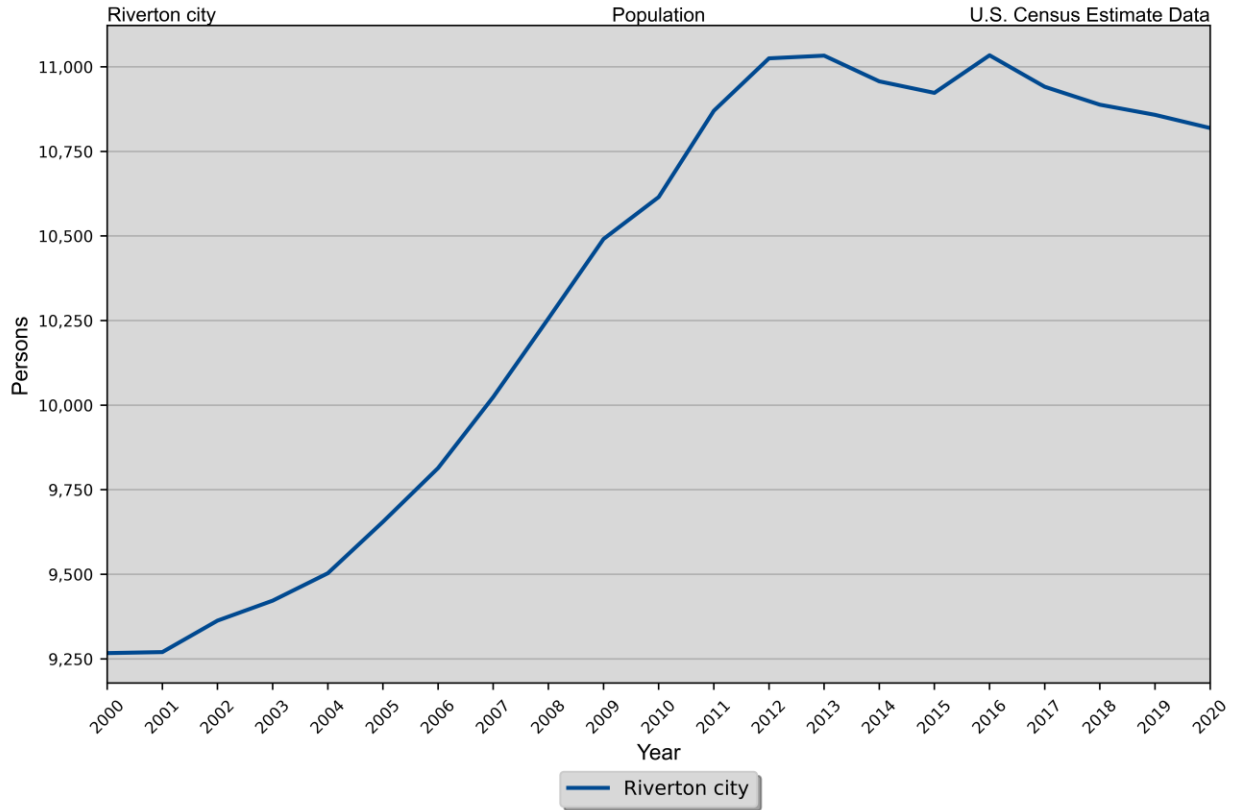
Population Estimates

Table III.19.1, at right shows the population for Riverton city. The 2020 estimates indicate that Riverton city's population increased from 10,615 in 2010 to 10,819 in 2020, or by 1.9 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 Riverton city. Although a city may span several counties, for the county level data pieces, Fremont County was selected.

Year	Population	Percent Yearly Change
2000	9,267	.
2001	9,270	0%
2002	9,363	1%
2003	9,422	0.6%
2004	9,503	0.9%
2005	9,655	1.6%
2006	9,814	1.6%
2007	10,024	2.1%
2008	10,256	2.3%
2009	10,491	2.3%
2010	10,615	1.2%
2011	10,870	2.4%
2012	11,025	1.4%
2013	11,033	0.1%
2014	10,957	-0.7%
2015	10,923	-0.3%
2016	11,034	1%
2017	10,941	-0.8%
2018	10,888	-0.5%
2019	10,858	-0.3%
2020	10,819	-0.4%

**Diagram III.19.1
Population**



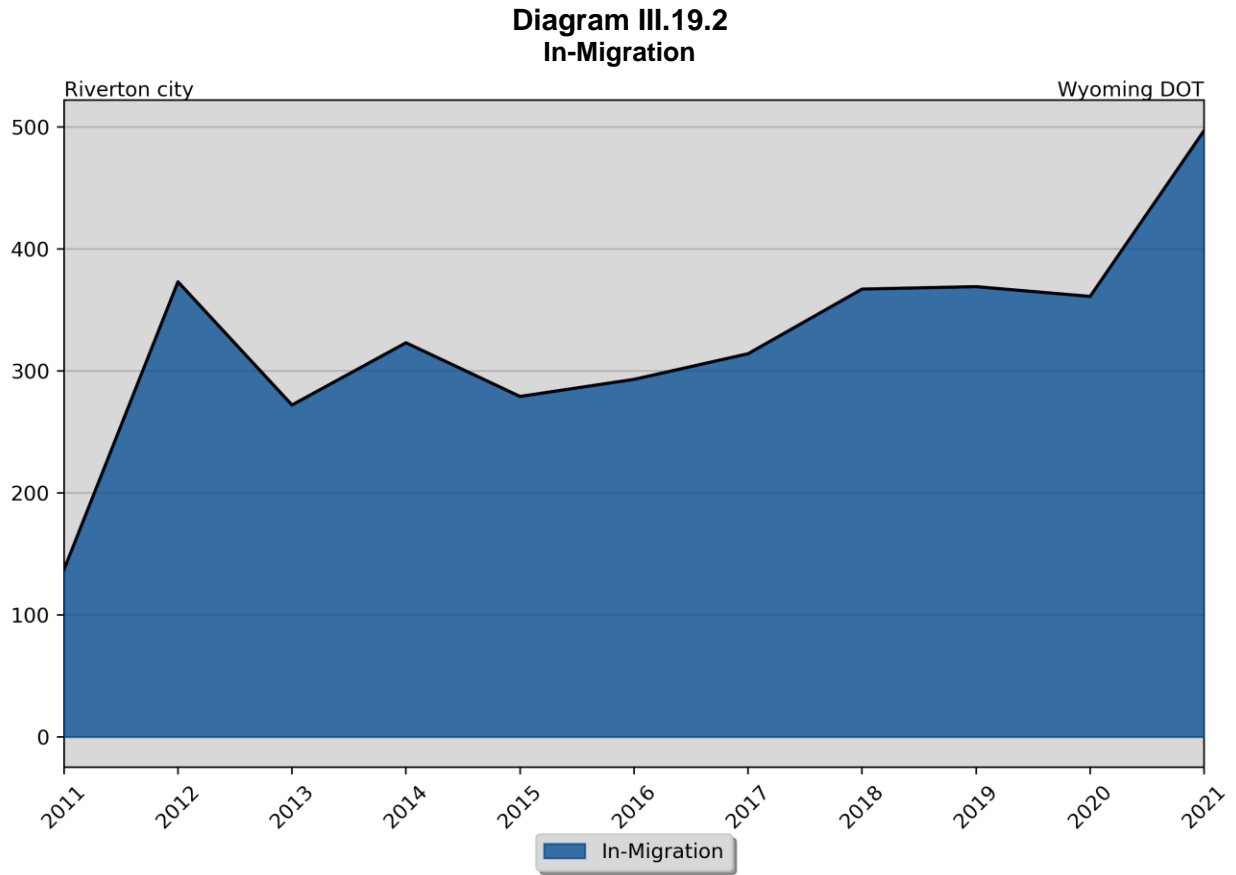
Population Migration Trends

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

Table III.19.2											
In-Migration by Age Cohort											
Riverton city											
Wyoming DOT Data											
Age Cohort	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
In											
14-17	1	6	4	2	4	8	4	7	8	5	9
18-22	8	28	34	40	35	40	46	69	94	33	64
23-25	10	41	24	29	18	30	29	24	24	39	32
26-35	39	97	69	92	66	74	82	75	65	83	107
36-45	27	67	45	58	58	51	43	52	62	61	84
46-55	18	70	47	48	48	40	35	54	36	53	67
56-65	23	46	33	37	36	35	48	57	47	49	87
66 +	11	18	16	17	14	15	27	29	33	38	47
Total	137	373	272	323	279	293	314	367	369	361	497

The shaded area in Diagram III.19.2 represents in-migration, as seen, the maximum net migration occurred in 2021 with 497 people entering Riverton city.



The driver’s license total exchanges since 2000 for Fremont County are presented in Diagram III.19.3, and showed a net migration of 2,797 persons over the time period. In 2008, there were a total of 931 in-migrations and 581 out-migrations, for a net-migration of 350 people. In the first half of 2021, there were 1,048 in-migrants, 1,022 out-migrants for a net in-migration of 26 people. The maximum net migration occurred in 2010 with 432 people entering and the lowest net migration occurred in 2018 with 374 entering Fremont County.

Only one year of the most recent five years experienced a positive net-migration in Empty, with four years of negative or outward migration. Since 2017, a net 392 people have left Empty, creating an overall negative net-migration trend. Wyoming DOT data indicates that there was a net increase of 26 people in the most recent year.

**Diagram III.19.3
Migration Trends**

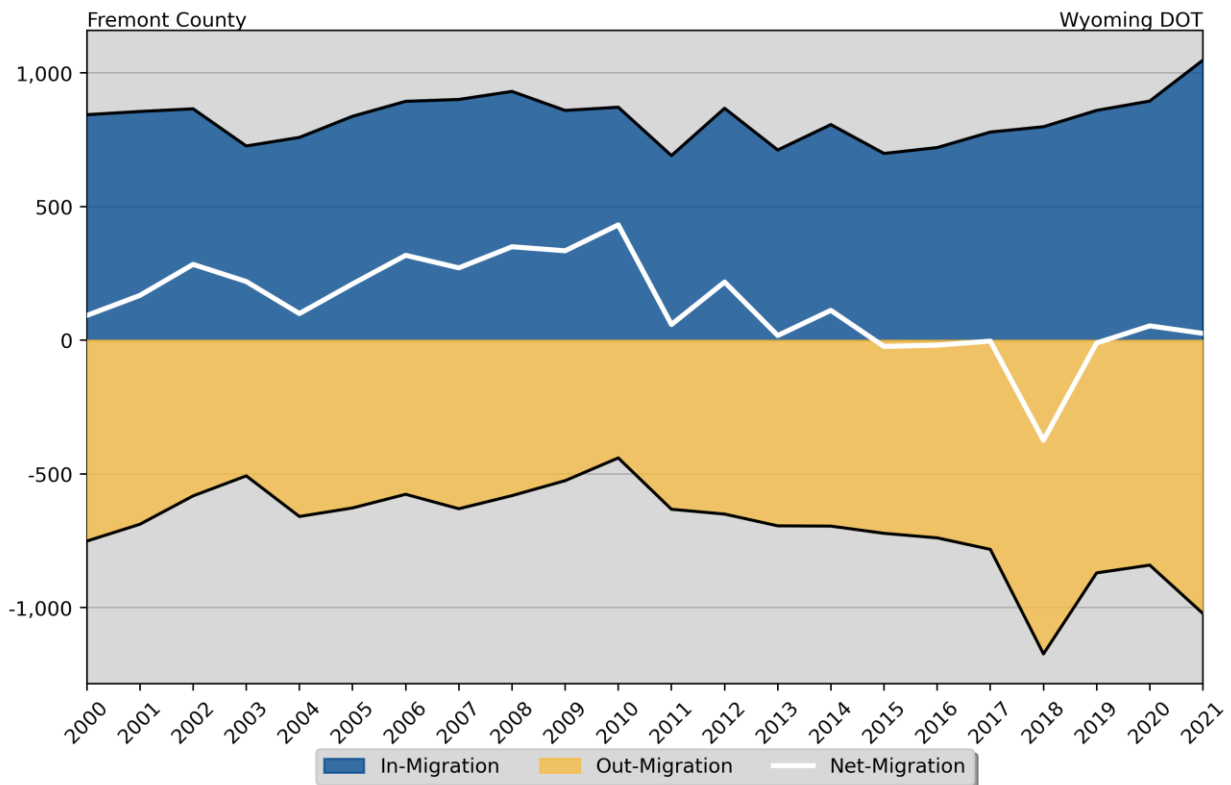


Table III.19.3, shows net-migration for Fremont County by age range. The largest age cohort in the most recent 2021 net migration data was those in the age range of 36 to 45, with 19 persons entering Fremont County. Those in the age range of 23 to 25 had the lowest levels of net migration, with 25 persons leaving Fremont County.

Table III.19.3
Net-Migration by Age Range
Fremont County
Wyoming DOT Data

Age Range	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Net														
14-17	4	5	9	-3	3	-1	4	-7	4	-1	8	3	-2	6
18-22	0	21	33	-18	-3	18	9	-2	23	11	-46	13	-30	-2
23-25	42	22	30	0	35	3	25	10	4	4	-46	-33	7	-25
26-35	98	70	136	28	58	13	64	10	-27	-2	-128	-15	-7	-24
36-45	68	82	73	25	38	-3	-7	14	-21	-10	-90	10	9	19
46-55	94	60	87	12	67	9	5	-36	-16	-16	-13	6	21	-1
56-65	49	63	59	31	15	6	21	0	22	22	-33	26	39	60
66 +	-5	12	5	-16	5	-27	-9	-12	-7	-11	-26	-20	17	-7
Total	350	335	432	59	218	18	112	-23	-18	-3	-374	-10	54	26

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 Riverton city population by race and ethnicity is shown in Table III.19.4. The white population represented 76 percent of the population in 2019, compared with black populations accounting for 1.1 percent of the population in 2019. Hispanic households represented 14.4 percent of the population in 2019.

Table III.19.4				
Population by Race and Ethnicity				
Riverton city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
White	8,862	83.5%	8,281	76%
Black	50	0.5%	115	1.1%
American Indian	1,099	10.4%	1,353	12.4%
Asian	35	0.3%	59	0.5%
Native Hawaiian/ Pacific Islander	6	0.1%	0	0%
Other	196	1.8%	504	4.6%
Two or More Races	367	3.5%	579	5.3%
Total	10,615	100.0%	10,891	100.0%
Non-Hispanic	9,659	91%	9,323	85.6%
Hispanic	956	9%	1,568	14.4%

The change in race and ethnicity between 2010 and 2019 is shown in Table III.19.5. During this time, the total non-Hispanic population was 9,323 persons in 2019, while the Hispanic population was 1,568.

Table III.19.5				
Population by Race and Ethnicity				
Riverton city				
2010 Census & 2019 Five-Year ACS				
Race	2010 Census		2019 Five-Year ACS	
	Population	% of Total	Population	% of Total
Non-Hispanic				
White	8,354	86.5%	7,721	82.8%
Black	41	0.4%	115	1.2%
American Indian	947	9.8%	1,057	11.3%
Asian	32	0.3%	59	0.6%
Native Hawaiian/ Pacific Islander	4	0%	0	0%
Other	7	0.1%	0	0%
Two or More Races	274	2.8%	371	4%
Total Non-Hispanic	9,659	100.0%	9,323	100.0%
Hispanic				
White	508	53.1%	560	35.7%
Black	9	0.9%	0	0%
American Indian	152	15.9%	296	18.9%
Asian	3	0.3%	0	0%
Native Hawaiian/ Pacific Islander	2	0.2%	0	0%
Other	189	19.8%	504	32.1%
Two or More Races	93	9.7%	208	13.3%
Total Hispanic	956	100.0	1,568	100.0%
Total Population	10,615	100.0%	10,891	100.0%

Cohorts

Table III.19.6 shows the population distribution in Riverton city by age. In 2010, children under the age of 5 accounted for 8.1 percent of the total population, which compared to 6.5 percent in 2019.

Table III.19.6				
Population Distribution by Age				
Riverton city				
2019 Five-Year ACS Data				
Age	2010 Census		2019 Five-Year ACS	
	Number of Persons	Percent	Number of Persons	Percent
Under 5	858	8.1	707	6.5
5 to 19	2,036	19.2	2,091	19.2
20 to 24	865	8.1	677	6.2
25 to 34	1,498	14.1	1,395	12.8
35 to 54	2,471	23.3	2,704	24.8
55 to 64	1,272	12	1,378	12.7
65 or Older	1,615	15.2	1,939	17.8
Total	10,615	100%	10,891	100%

Table III.19.7 shows the population in Riverton city by age and gender. In 2010, there were 1,498 people aged 25 to 34, made up of 793 men, and 705 women. In comparison, in 2019, there were 1,395 people in the 25 to 34 age cohort, with 706 men and 689 women.

Table III.19.7								
Population by Age and Gender								
Riverton 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	421	437	858	8.1%	376	331	707	6.5%
5 to 19	1,079	957	2,036	19.2%	1,237	854	2,091	19.2%
20 to 24	451	414	865	8.1%	432	245	677	6.2%
25 to 34	793	705	1,498	14.1%	706	689	1,395	12.8%
35 to 54	1,250	1,221	2,471	23.3%	1,407	1,297	2,704	24.8%
55 to 64	650	622	1,272	12%	659	719	1,378	12.7%
65 and Older	667	948	1,615	15.2%	859	1,080	1,939	17.8%
Total	5,311	5,304	10,615	100%	5,676	5,215	10,891	100%

Diagram III.19.4 Population Distribution by Age

Riverton city
2010 Census and 2019 Five-Year ACS Data

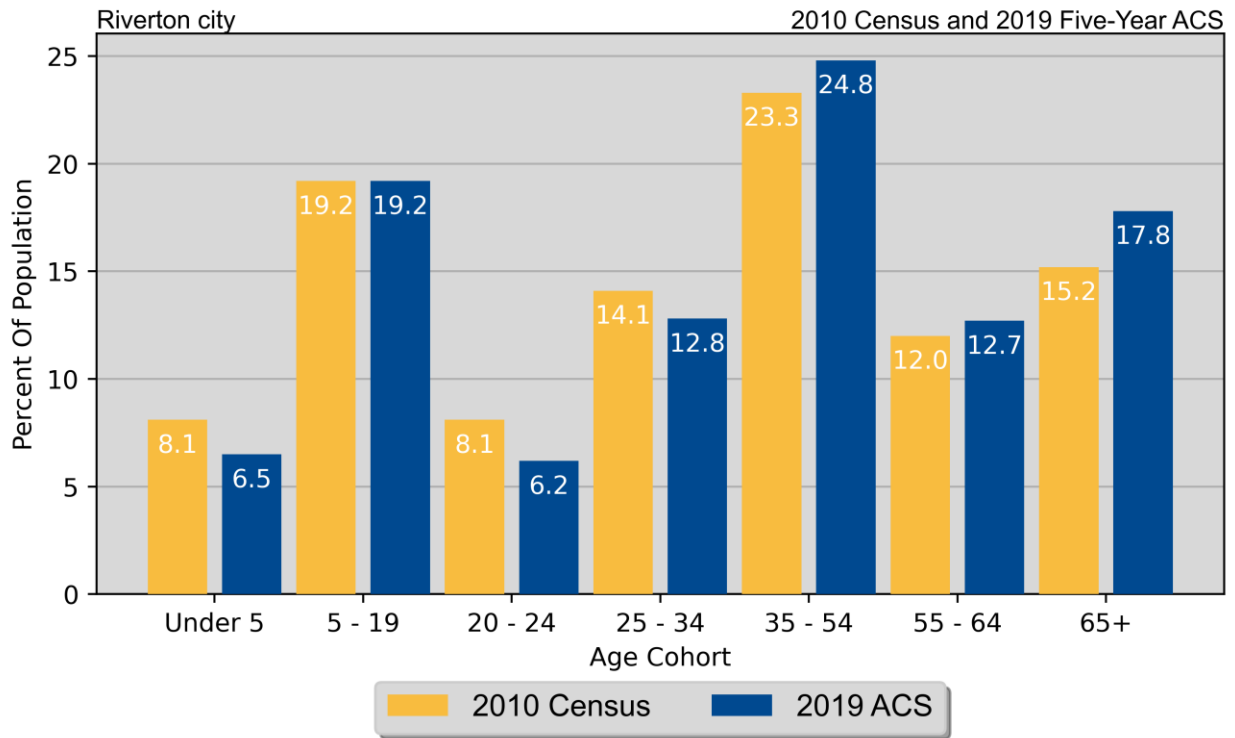
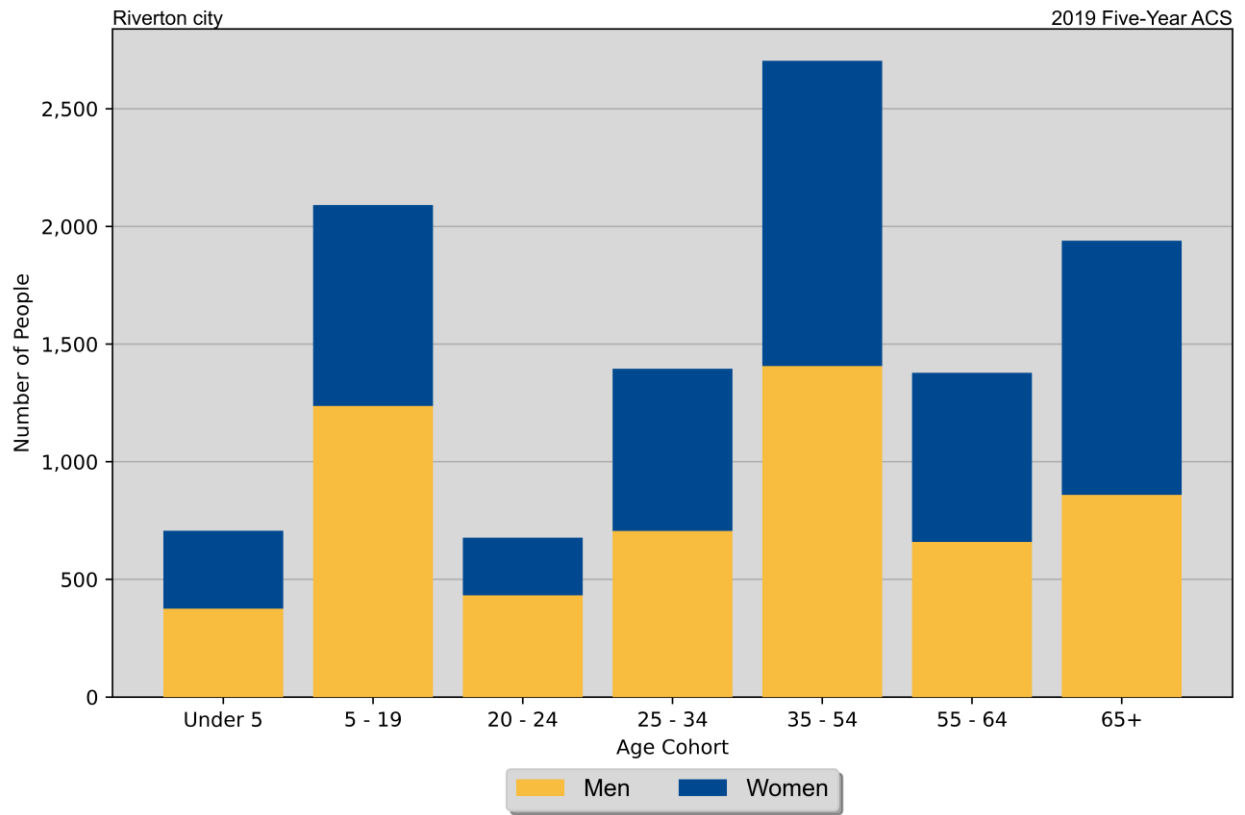


Diagram III.19.5 Population Distribution by Age and Gender

Riverton 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.19.8, between 2000 and 2010, the institutionalized population changed 35.7 percent in Riverton city, from 210 people in 2000 to 285 in 2010.

Table III.19.8					
Group Quarters Population					
Riverton 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	129	61.4%	210	73.7%	62.8%
Juvenile Facilities	.	.	0	0%	.
Nursing Homes	81	38.6%	75	26.3%	-7.4%
Other Institutions	0	0%	0	0%	%
Total	210	100.0%	285	100.0%	35.7%
Noninstitutionalized					
College Dormitories	112	56.3%	206	76%	83.9%
Military Quarters	0	0%	0	0%	%
Other Noninstitutionalized	87	43.7%	65	24%	-25.3%
Total	199	100.0%	271	100.0%	36.2%
Group Quarters Population	409	100.0%	556	100.0%	35.9%

Foreign Born Populations

The number of foreign-born persons is shown in Table III.19.9. An estimated 0.6 percent of the population was born in Guatemala , some 0.4 percent were born in Mexico , and another 0.2 percent were born in Philippines .

Table III.19.9			
Place of Birth for the Foreign-Born Population			
Riverton city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 country of origin	Guatemala	62	0.6%
#2 country of origin	Mexico	40	0.4%
#3 country of origin	Philippines	25	0.2%
#4 country of origin	Canada	21	0.2%
#5 country of origin	Other Eastern Europe	20	0.2%
#6 country of origin	Jamaica	18	0.2%
#7 country of origin	Cambodia	15	0.1%
#8 country of origin	Ireland	14	0.1%
#9 country of origin	Japan	10	0.1%
#10 country of origin	Australia	7	0.1%

The language spoken at home for those with Limited English Proficiency are shown in Table III.19.10. An estimated 0.7 percent of the population speaks Spanish at home, followed by 0.1 percent speaking Other and unspecified languages .

Table III.19.10			
Limited English Proficiency and Language Spoken at Home			
Riverton city 2019 Five-Year ACS			
Number	County	Number of Person	Percent of Total Population
#1 LEP Language	Spanish	71	0.7%
#2 LEP Language	Other and unspecified languages	11	0.1%
#3 LEP Language	Other Asian and Pacific Island languages	10	0.1%
#4 LEP Language	Russian, Polish, or other Slavic languages	2	0%
#5 LEP Language	Arabic	0	0%
#6 LEP Language	Chinese	0	0%
#7 LEP Language	French, Haitian, or Cajun	0	0%
#8 LEP Language	German or other West Germanic languages	0	0%
#9 LEP Language	Korean	0	0%
#10 LEP Language	Other Indo-European languages	0	0%

Disability

Disability by age, as estimated by the 2019 ACS, is shown in Table III.19.11, below. The disability rate for females was 18 percent, compared to 15 percent for males. The disability rate grew precipitously higher with age, with 50.7 percent of those over 75 experiencing a disability.

Table III.19.11 Disability by Age						
Riverton 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	26	2.4%	19	2.7%	45	2.5%
18 to 34	163	13.4%	86	7.9%	249	10.8%
35 to 64	307	16.2%	423	21.1%	730	18.7%
65 to 74	156	31.8%	109	22.2%	265	27%
75 or Older	159	46.8%	292	53.1%	451	50.7%
Total	811	15%	929	18%	1,740	16.5%

The number of disabilities by type, as estimated by the 2019 ACS, is shown in Table III.19.12. Some 10.2 percent have an ambulatory disability, 5.7 have an independent living disability, and 2.3 percent have a self-care disability.

Table III.19.12 Total Disabilities Tallied: Aged 5 and Older		
Riverton city 2019 Five-Year ACS		
Disability Type	Population with Disability	Percent with Disability
Hearing disability	564	5.3%
Vision disability	264	2.5%
Cognitive disability	535	5.4%
Ambulatory disability	1,002	10.2%
Self-Care disability	228	2.3%
Independent living difficulty	461	5.7%

Education and Employment

Education and employment data from the Riverton city 2019 Five-Year ACS is presented in Table III.19.13, Table III.19.14, and Table III.19.15. In 2019, 5,535 people were in the labor force, including 5,252 employed and 283 unemployed people. The unemployment rate for Riverton city was estimated at 5.1 percent in 2019.

Table III.19.13	
Employment, Labor Force and Unemployment	
Riverton city 2019 Five-Year ACS Data	
Employment Status	2019 Five-Year ACS
Employed	5,252
Unemployed	283
Labor Force	5,535
Unemployment Rate	5.1%

Table III.19.14 and Table III.19.15 show educational attainment in Riverton city. In 2019, 90.7 percent of households had a high school education or greater, including 33 percent with a high school diploma or equivalent, 40.5 percent with some college, 11.9 percent with a Bachelor's Degree, and 5.3 percent with a graduate or professional degree.

Table III.19.14	
High School or Greater Education	
Riverton city 2019 Five-Year ACS Data	
Education Level	Households
High School or Greater	7,621
Total Households	4,329
Percent High School or Above	90.7%

Table III.19.15		
Educational Attainment		
Riverton city 2019 Five-Year ACS Data		
Education Level	2019 Five-Year ACS	Percent
Less Than High School	781	9.3%
High School or Equivalent	2,773	33%
Some College or Associates Degree	3,403	40.5%
Bachelor's Degree	996	11.9%
Graduate or Professional Degree	449	5.3%
Total Population Above 18 years	8,402	100.0%

Commuting Patterns

Table III.19.16 shows the place of work by county of residence. In 2010 95.8 percent of residents worked within the county they reside with 4.2 percent working outside their home county. This compares to 95.9 percent of residents in 2019 who worked within the county in which they resided and 2.8 percent of residents worked outside their home county but still within the state.

Table III.19.16				
Place of Work				
Riverton 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	4,633	95.8%	4,613	95.9%
Worked outside county of residence	204	4.2%	135	2.8%
Worked outside state of residence	0	0%	62	1.3%
Total	4,837	100.0%	4,810	100.0%

Table III.19.17 shows the aggregate travel time to work based on place of work and residence. In Riverton city the total aggregate travel time was 64,820 minutes, with residents working in their home county spending a total of 58,100 minutes traveling.

Table III.19.17				
Aggregate Travel Time to Work (in Minutes)				
Riverton 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	51,980	76.6%	58,100	89.6%
Worked outside county of residence	15,905	23.4%	5,590	8.6%
Worked outside State of residence	0	0%	1,130	1.7%
Aggregate travel time to work (in minutes):	67,885	100.0%	64,820	100.0%

Table III.19.18 shows the average travel time to work based on place of work and residence. In 2019 the overall aggregate travel time was 67,885 minutes. Residents working within their home county spent an average of 12.6 minutes commuting to work, with those working outside their county of residence spending an average of 41.4 minutes on their commute.

Table III.19.18
Average Travel Time to Work (in Minutes)

Riverton city
 2010 & 2019 Five-Year ACS Data

Place of Work	2010 Five-Year ACS	2019 Five-Year ACS
Worked in county of residence	11.2	12.6
Worked outside county of residence	78	41.4
Worked outside State of residence		18.2
Average travel time to work (in minutes):	14	13.5

Table III.19.19 shows the means of transportation to work. In 2019, 78.1 percent of commuters drove alone in a car, truck, or van. Only 8.8 percent carpooled, with an additional 2.4 percent taking public transportation. Also, there were 197 persons or 4.1 percent who worked from home.

Table III.19.19
Means of Transportation to Work

Riverton 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	3,644	75.3%	3,755	78.1%
Car, truck, or van: Carpooled:	776	16%	421	8.8%
Public transportation (excluding taxicab):	13	0.3%	114	2.4%
Taxicab	0	0%	0	0%
Motorcycle	26	0.5%	57	1.2%
Bicycle	19	0.4%	21	0.4%
Walked	261	5.4%	224	4.7%
Other means	28	0.6%	21	0.4%
Worked at home	70	1.4%	197	4.1%
Total	4,837	100.0%	4,810	100.0%

Table III.19.20 shows the breakdown of the means of transportation by tenure. In 2019, 51.6 percent of commuters owned their home and commuted alone by car, which compares to 59.7 percent in 2010. There were also 1,285 renters who drove alone in 2019 and accounted for 27.1 percent of the total commuter population. Commuters who owned their own home and took public transportation represented 2.1 percent of the population, which compares to 15 renters, or 0.3 percent taking public transportation.

Table III.19.20				
Means Of Transportation To Work By Tenure				
Riverton 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	2,866	59.7%	2,452	51.6%
Renter	765	15.9%	1,285	27.1%
Car, truck, or van - carpoled:				
Owner	465	9.7%	310	6.5%
Renter	311	6.5%	106	2.2%
Public transportation (excluding taxicab):				
Owner	0	0%	99	2.1%
Renter	13	0.3%	15	0.3%
Walked:				
Owner	176	3.7%	78	1.6%
Renter	63	1.3%	111	2.3%
Taxicab, motorcycle, bicycle, or other means:				
Owner	45	0.9%	78	1.6%
Renter	28	0.6%	19	0.4%
Worked at home:				
Owner	70	1.5%	141	3%
Renter	0	0%	54	1.1%
Total:	4,802	100.0%	4,748	100.0%

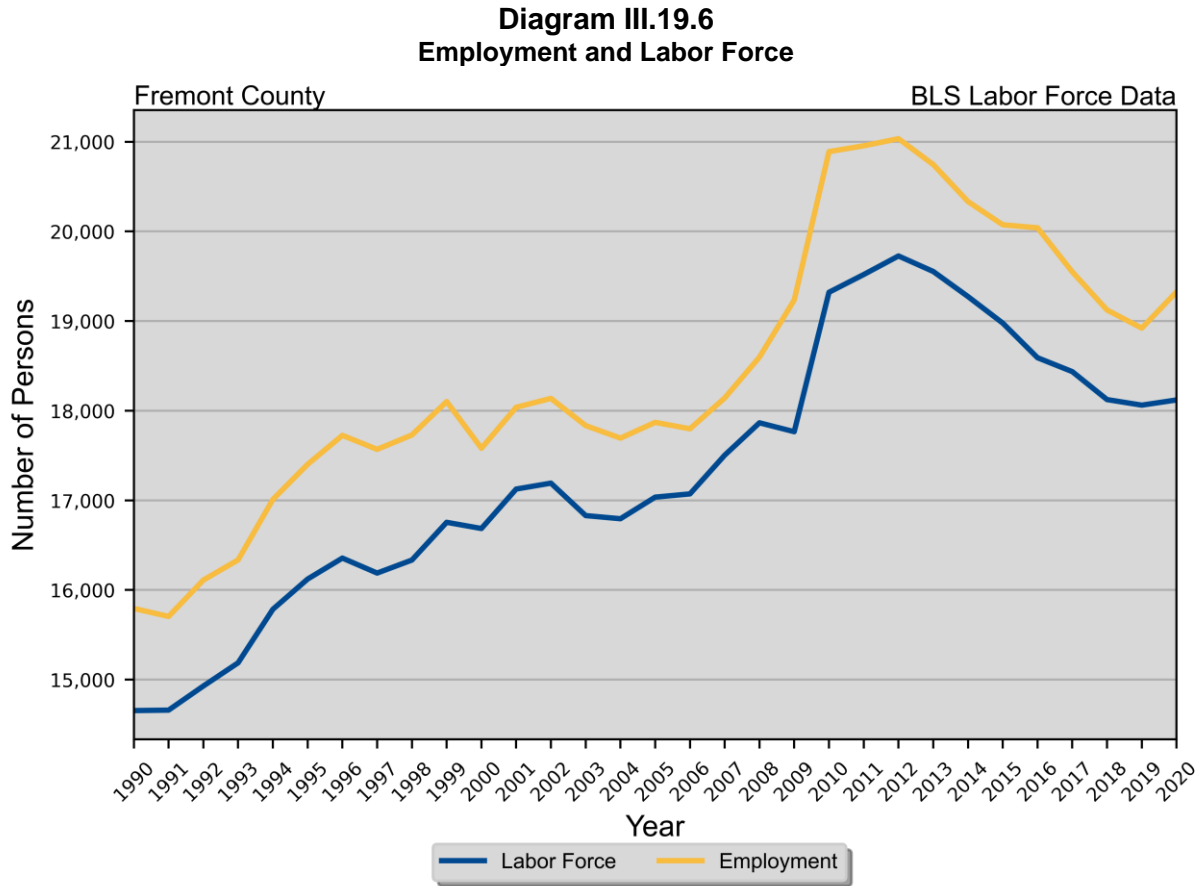
ECONOMICS

Labor Force

Table III.19.21, shows the labor force statistics for Fremont County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 3.5 percent. The highest level of unemployment occurred during 1997 rising to a rate of 7.9 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 Fremont County increased from 4.5 percent in 2019 to 6.2 percent in 2020, which compared to a statewide increase to 5.8 percent.

Table III.19.21 Labor Force Statistics Fremont County 1990 - 2020 BLS Data					
Year	Fremont County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	1,139	14,655	15,794	7.2%	5.1%
1991	1,045	14,660	15,705	6.7%	5%
1992	1,182	14,929	16,111	7.3%	5.4%
1993	1,148	15,188	16,336	7%	5.3%
1994	1,225	15,785	17,010	7.2%	4.9%
1995	1,280	16,122	17,402	7.4%	4.8%
1996	1,369	16,356	17,725	7.7%	5%
1997	1,380	16,189	17,569	7.9%	4.8%
1998	1,395	16,334	17,729	7.9%	4.8%
1999	1,347	16,755	18,102	7.4%	4.7%
2000	895	16,686	17,581	5.1%	3.8%
2001	912	17,126	18,038	5.1%	3.8%
2002	945	17,192	18,137	5.2%	4%
2003	1,004	16,830	17,834	5.6%	4.3%
2004	899	16,795	17,694	5.1%	3.8%
2005	834	17,036	17,870	4.7%	3.6%
2006	726	17,072	17,798	4.1%	3%
2007	638	17,504	18,142	3.5%	2.6%
2008	733	17,865	18,598	3.9%	2.9%
2009	1,469	17,766	19,235	7.6%	6.3%
2010	1,569	19,321	20,890	7.5%	6.9%
2011	1,436	19,519	20,955	6.9%	6.2%
2012	1,308	19,726	21,034	6.2%	5.5%
2013	1,193	19,553	20,746	5.8%	4.8%
2014	1,060	19,273	20,333	5.2%	4.3%
2015	1,097	18,977	20,074	5.5%	4.2%
2016	1,449	18,591	20,040	7.2%	5.4%
2017	1,113	18,436	19,549	5.7%	4.3%
2018	999	18,124	19,123	5.2%	4%
2019	859	18,062	18,921	4.5%	3.7%
2020	1,206	18,120	19,326	6.2%	5.8%

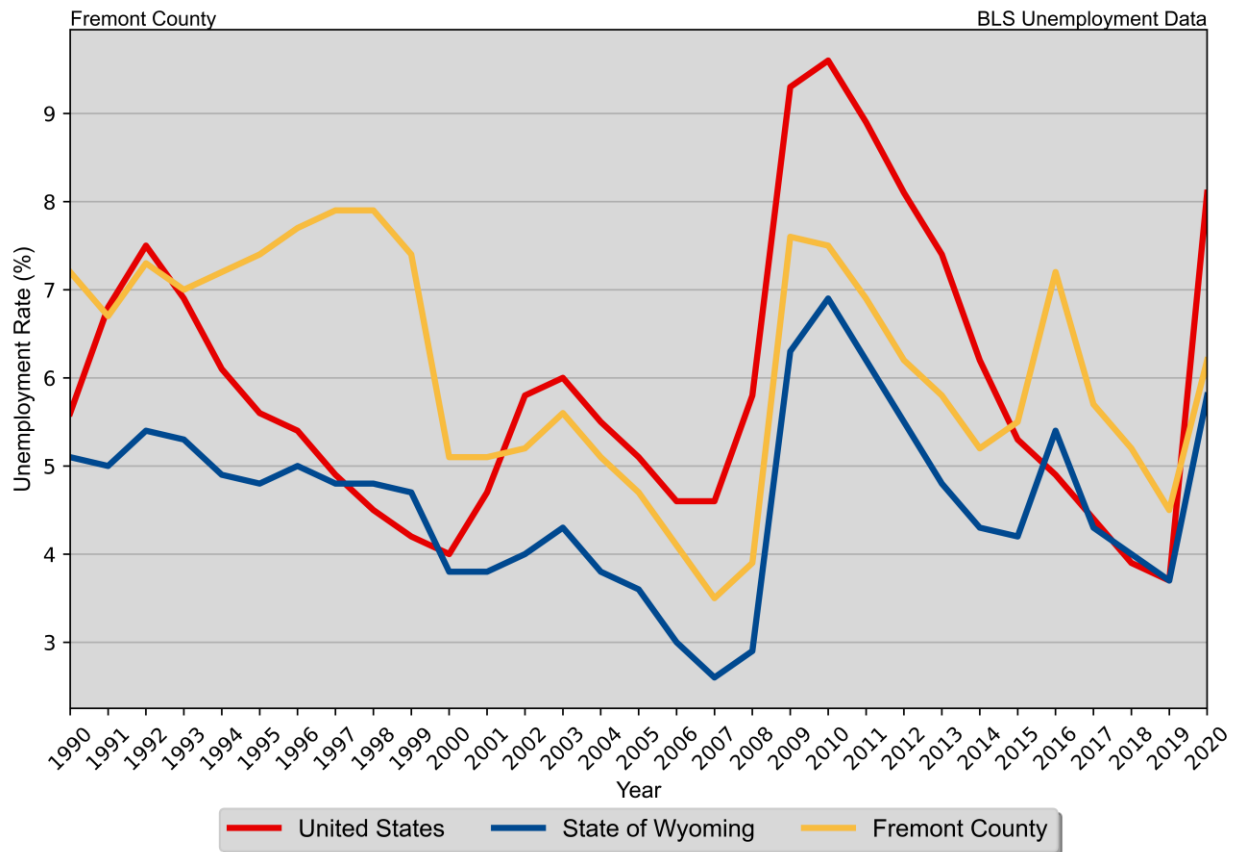
Diagram III.19.6, shows the employment and labor force for Fremont County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 18,120 persons, with the labor force reaching 19,326, indicating there were a total of 1,206 unemployed persons.



Unemployment

Diagram III.19.7, shows the unemployment rate for both the State and Fremont County. During the 1990's the average rate for Fremont County was 7.4 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate had an average of 5 percent, which compared to 3.8 percent statewide. Since 2010, the average unemployment rate was 6 percent. Over the course of the entire period the Fremont County had an average unemployment rate that higher than the State, 6.1 percent for Fremont County, versus 4.6 statewide.

**Diagram III.19.7
Annual Unemployment Rate**



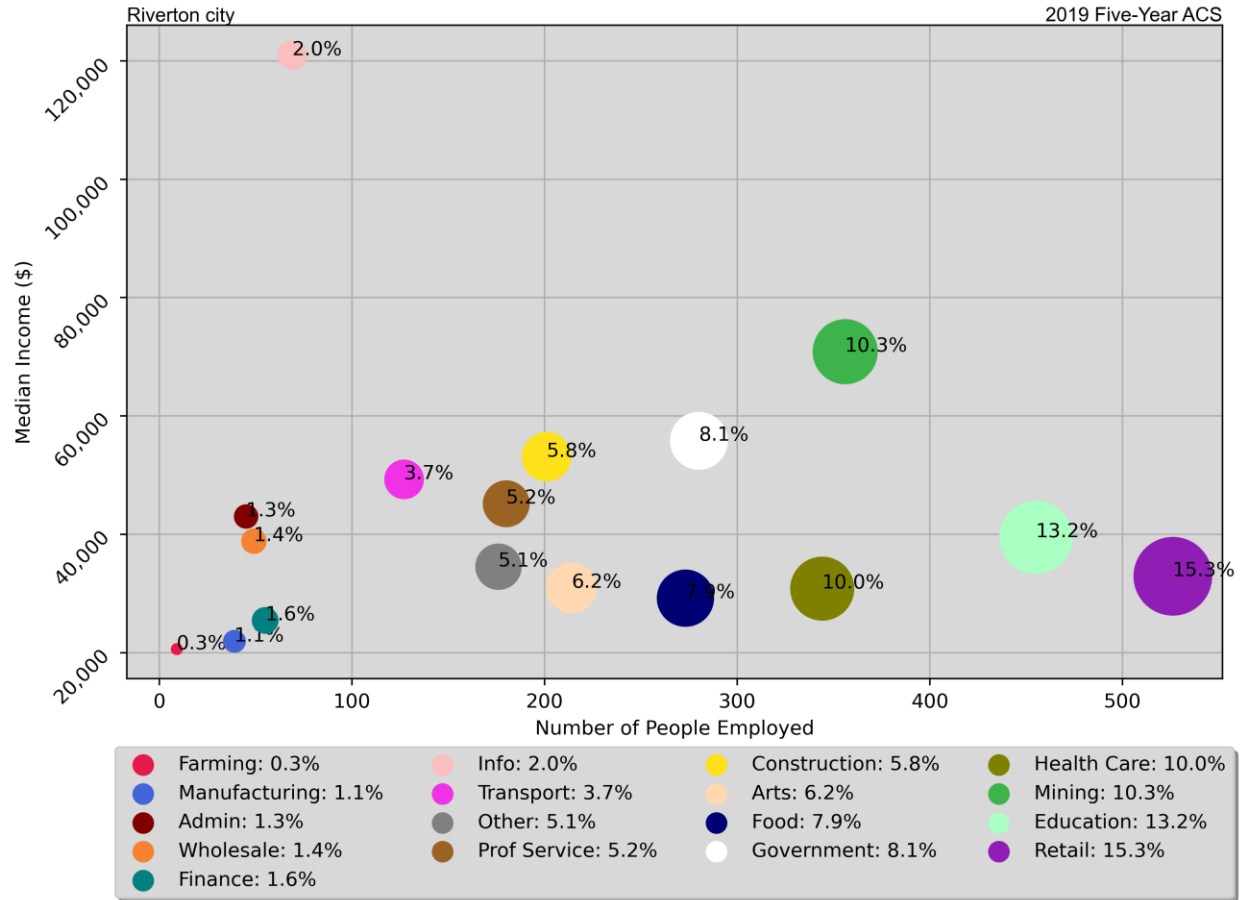
Earnings and Employment by Industry

Table III.19.22 shows employment and median earnings by industry for Riverton city from the 2019 Five-Year ACS. In 2019 the largest industry by number of people employed in Riverton city was Retail, which employed 526 people and paid a median salary of 32,938 dollars. The highest paying industry in Riverton city was the Info industry, which paid a median salary of 120,987 dollars in 2019. This data is also displayed in Diagram III.19.8.

Table III.19.22			
City Level Employment by Industry			
Riverton city			
2019 Five Year ACS Data			
Industry	Total Employment	Percent of Employment	Median Earnings
Administrative and support and waste management services	45	1.3%	\$43,063
Arts, entertainment, and recreation	214	6.2%	\$31,010
Construction	201	5.8%	\$53,125
Educational services ²	455	13.2%	\$39,536
Agriculture, forestry, fishing and hunting	9	0.3%	\$20,625
Finance and insurance	55	1.6%	\$25,481
Accommodation and food services	273	7.9%	\$29,234
Health care and social assistance	344	10%	\$30,889
Information	69	2%	\$120,987
Management of companies and enterprises	12	0.3%	\$
Manufacturing	39	1.1%	\$21,932
Mining, quarrying, and oil and gas extraction	356	10.3%	\$70,900
Other services, except public administration	176	5.1%	\$34,583
Prof Service	180	5.2%	\$45,217
Government	280	8.1%	\$55,852
Real estate and rental and leasing	9	0.3%	\$
Retail Trade	526	15.3%	\$32,938
Transportation and warehousing	127	3.7%	\$49,313
Utilities	24	0.7%	\$
Wholesale trade	49	1.4%	\$38,875

² Includes both Public and Private Education

Diagram III.19.8
Earnings and Employment by Industry



Earnings: Fremont 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.19.23, shows the total employment by industry for the Fremont County. The most recent estimates show the government and government enterprises industry was the largest employer in Fremont County, with employment reaching 5,524 jobs in 2019. Between 2018 and 2019 the utilities industry saw the largest percentage increase, rising by 2.8 percent to 73 jobs.

Table III.19.23									
Employment by Industry									
Fremont County									
BEA Table CA25 Data									
NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	1,471	1,502	1,518	1,523	1,545	1,504	1,531	1,511	-1.3%
Forestry, fishing, related activities, and other	234	271	246	254	0	0	0	0	0%
Mining	1,071	1,380	1,147	900	788	725	707	602	-14.9%
Utilities	75	74	81	70	72	74	71	73	2.8%
Construction	1,589	1,411	1,417	1,394	1,327	1,310	1,380	1,327	-3.8%
Manufacturing	397	393	427	431	416	436	439	426	-3%
Wholesale trade	440	468	522	454	409	412	403	388	-3.7%
Retail trade	2,516	2,377	2,427	2,434	2,358	2,295	2,350	2,266	-3.6%
Transportation and warehousing	554	587	542	461	465	463	465	474	1.9%
Information	285	238	232	232	236	221	205	174	-15.1%
Finance and insurance	671	701	682	695	676	723	729	658	-9.7%
Real estate and rental and leasing	1,255	1,315	1,253	1,166	1,152	1,210	1,234	1,038	-15.9%
Professional and technical services	878	909	892	852	825	863	903	832	-7.9%
Management of companies and enterprises	38	74	62	71	64	85	84	70	-16.7%
Administrative and waste services	588	531	435	464	507	529	556	523	-5.9%
Educational services	0	0	0	0	0	664	678	595	-12.2%
Health care and social assistance	0	0	0	0	0	2,470	2,474	2,467	-0.3%
Arts, entertainment, and recreation	406	434	429	432	429	0	0	0	0%
Accommodation and food services	1,601	1,665	1,662	1,602	1,578	1,571	1,622	1,499	-7.6%
Other services, except public administration	1,229	1,278	1,283	1,248	1,237	1,253	1,187	1,086	-8.5%
Government and government enterprises	6,145	6,017	5,966	5,734	5,699	5,640	5,681	5,524	-2.8%
Total	24,428	24,517	24,301	23,671	23,329	23,155	23,440	22,170	-5.4%

Table III.19.24, shows the real average earnings per job by industry for Fremont County. In 2019, the utilities industry had the highest average earnings reaching 112,301 dollars. Between 2018 and 2019 the farm industry saw the largest percentage increase, rising by 95.1 percent to 41,311 dollars.

Table III.19.24
Real Earnings Per Job by Industry
 Fremont County
 BEA Table CA5N and CA25 Data

NAICS Categories	2010	2014	2015	2016	2017	2018	2019	2020	% Change 19-20
Farm earnings	11,424	23,147	17,965	14,132	17,507	20,403	21,178	41,311	95.1%
Forestry, fishing, related activities, and other	13,518	15,158	17,613	19,253	0	0	0	0	0%
Mining	87,380	87,104	85,414	79,494	86,904	97,181	97,892	98,100	0.2%
Utilities	104,363	108,528	104,055	121,090	110,356	106,153	110,178	112,301	1.9%
Construction	58,251	53,762	52,340	48,513	48,767	50,020	52,621	53,637	1.9%
Manufacturing	33,864	37,391	34,489	34,680	33,602	34,493	34,223	38,070	11.2%
Wholesale trade	47,607	50,236	49,347	52,021	51,068	52,090	51,346	50,554	-1.5%
Retail trade	33,107	31,450	30,184	29,753	29,917	29,653	30,283	32,408	7%
Transportation and warehousing	58,313	75,071	72,683	73,804	75,075	100,850	96,457	79,595	-17.5%
Information	45,859	49,033	49,250	46,953	45,862	45,915	46,175	51,385	11.3%
Finance and insurance	34,233	33,559	36,142	33,160	34,280	31,403	31,971	34,825	8.9%
Real estate and rental and leasing	28,181	31,449	30,375	22,578	22,617	19,870	19,961	19,590	-1.9%
Professional and technical services	53,514	52,206	50,893	44,381	45,193	43,641	43,434	45,310	4.3%
Management of companies and enterprises	81,346	114,283	112,857	93,859	112,335	72,785	74,046	89,514	20.9%
Administrative and waste services	22,170	35,583	36,386	29,095	28,305	26,630	26,408	25,577	-3.1%
Educational services	0	0	0	0	0	38,392	37,434	39,528	5.6%
Health care and social assistance	0	0	0	0	0	49,298	48,823	48,951	0.3%
Arts, entertainment, and recreation	8,598	6,663	7,030	7,528	7,975	0	0	0	0%
Accommodation and food services	19,634	21,187	21,570	21,732	23,236	22,441	21,539	22,225	3.2%
Other services, except public administration	35,646	32,492	33,222	33,374	34,506	34,361	33,796	36,568	8.2%
Government and government enterprises	62,003	67,273	68,277	68,116	67,650	69,452	69,396	70,387	1.4%
Total	44,896	47,852	46,792	44,573	44,927	46,067	45,918	48,419	5.4%

Diagram III.19.9, shows real average earnings per job for Fremont County from 1990 to 2019. Over this period the average earning per job for Fremont County was 39,717 dollars, which was lower than the statewide average of 48,507 dollars over the same period.

Diagram III.19.9
Real Average Earnings Per Job

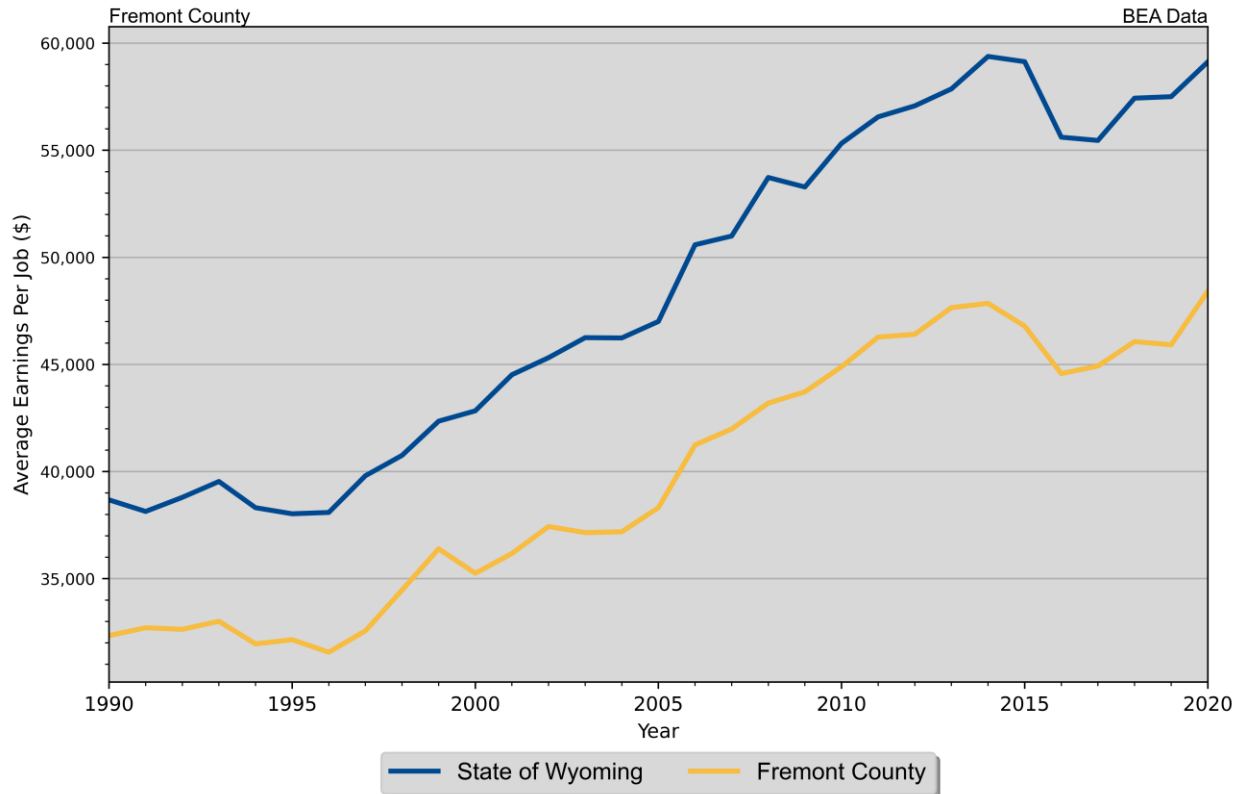
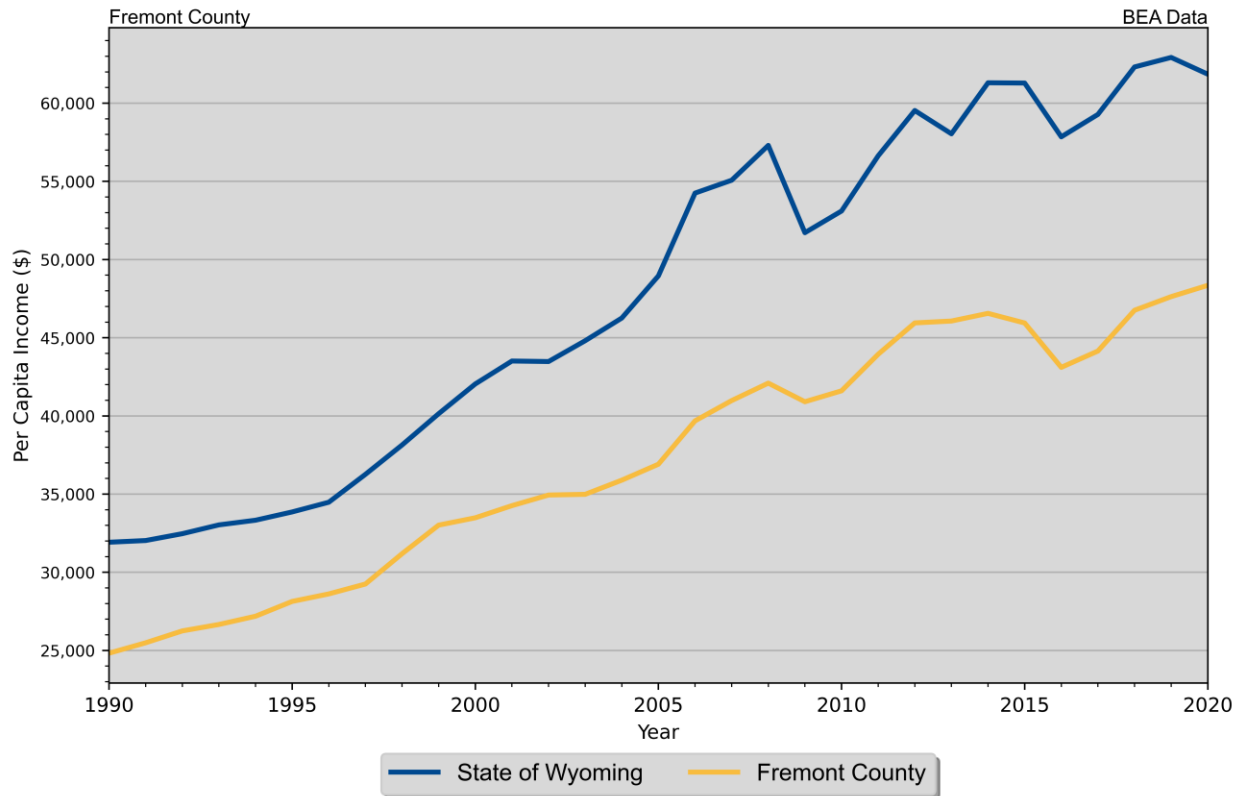


Diagram III.19.10, shows real per capita income for the Fremont County from 1990 to 2019, which is calculated by dividing total personal income from all sources by population. Per capita income is a broader measure of wealth than real average earnings per job, which only captures the working population. Over this period, the real per capita income for Fremont County was 37,252 dollars, which was lower than the statewide average of 47,974 dollars over the same period.

Diagram III.19.10
Real Per Capita Income



Poverty

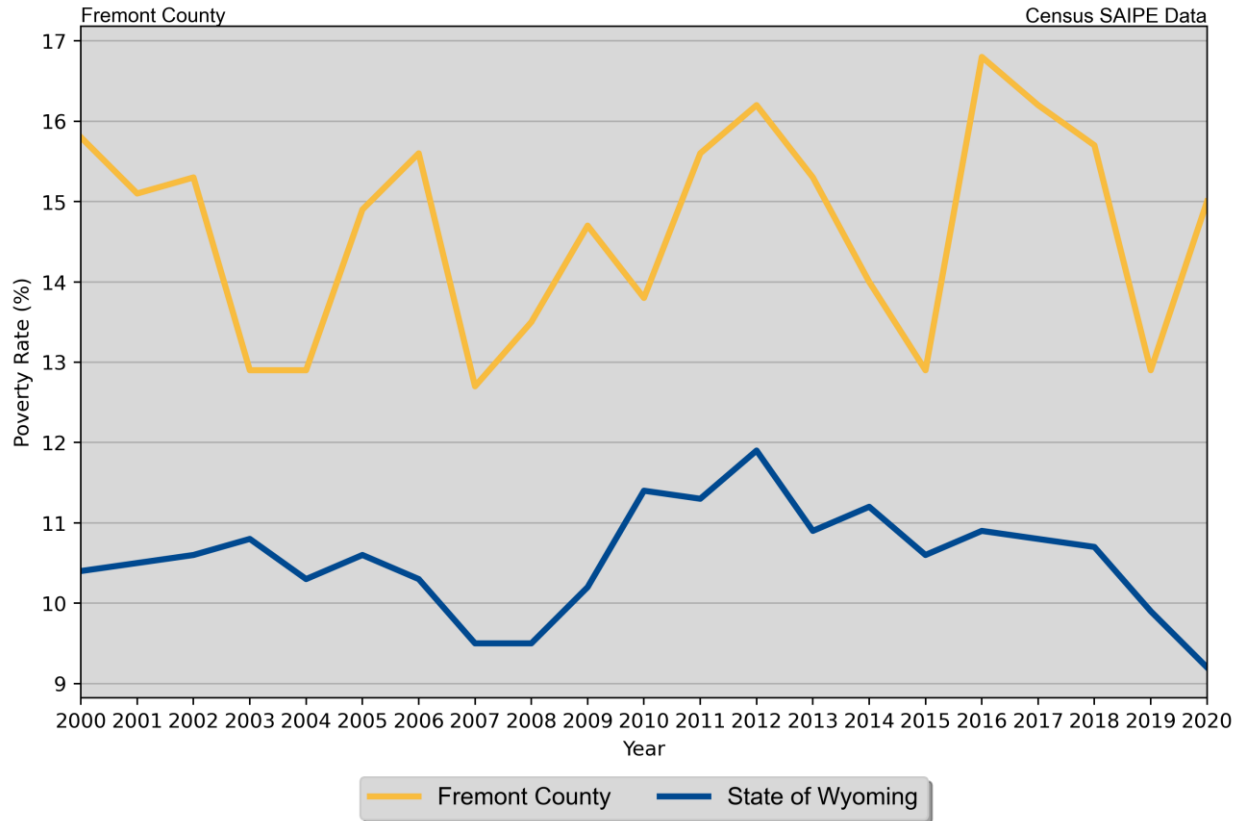
Poverty is the condition of having insufficient resources or income. In its extreme form, poverty is a lack of basic human needs, such as adequate and healthy food, clothing, housing, water, and health services. According to the Census Bureau’s Small Area Income and Poverty Estimates Program, the number of individuals in poverty increase from 5,447 in 2010 to 5,772 in 2019, with the poverty rate reaching 15 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.19.25, at right, presents poverty data for the county. This data is also displayed in Diagram III.19.11.

The rate of poverty for Riverton city is shown in Table III.19.26. In 2019, the poverty rate was 12.7 percent meaning there were an estimated 1,326 people living in poverty, compared to 1,592 persons living in poverty in 2010. In 2019, some 16.9 percent of those in poverty were under age 6 and 11.5 percent were 65 or older.

Table III.19.25 Persons in Poverty Fremont County 2000–2019 SAIPE Estimates		
Year	Persons in Poverty	Poverty Rate
2000	5,552	15.8%
2001	5,344	15.1%
2002	5,427	15.3%
2003	4,620	12.9%
2004	4,616	12.9%
2005	5,292	14.9%
2006	5,666	15.6%
2007	4,662	12.7%
2008	5,045	13.5%
2009	5,551	14.7%
2010	5,447	13.8%
2011	6,174	15.6%
2012	6,499	16.2%
2013	6,120	15.3%
2014	5,558	14%
2015	5,071	12.9%
2016	6,616	16.8%
2017	6,291	16.2%
2018	6,070	15.7%
2019	4,937	12.9%
2020	5,772	15%

Table III.19.26 Poverty by Age Riverton 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	296	32.3	151	16.9%
6 to 17	190	13.6	200	12.8%
18 to 64	995	16.3	760	12.5%
65 or Older	111	7.1	215	11.5%
Total	1,592	100.0%	1,326	100.0%
Poverty Rate	15.9%	.	12.7%	.

Diagram III.19.11 Poverty Rates

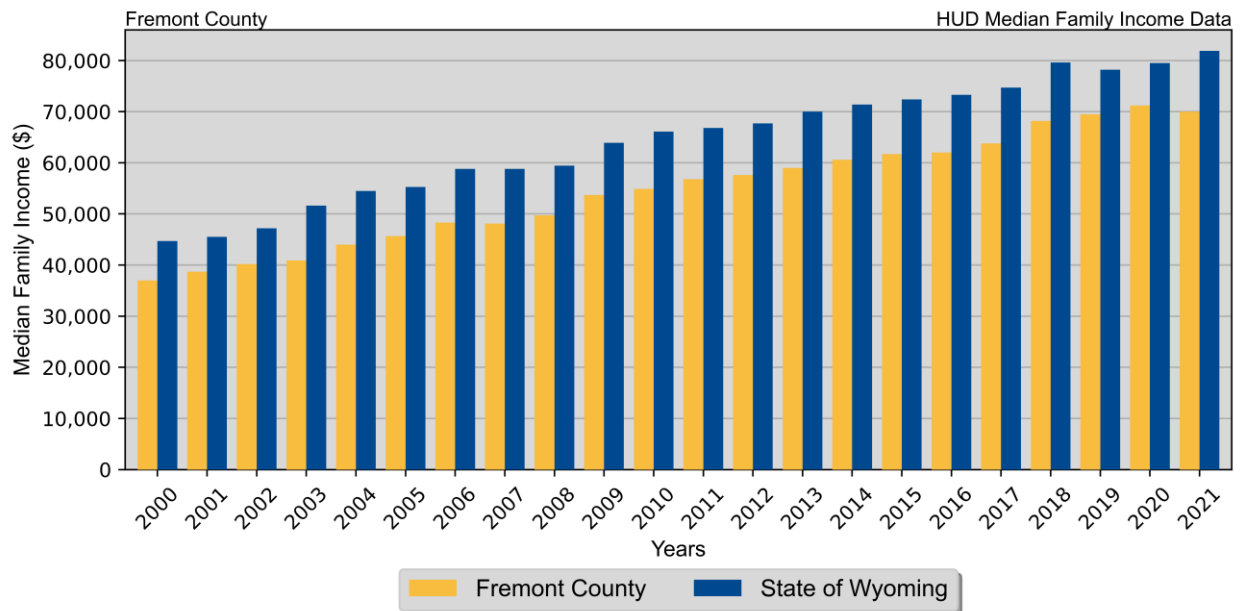


Household Income

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.19.46 shows that the HUD estimated MFI for Fremont County was \$70,000 in 2021. This compared to Wyoming’s MFI of \$81,900. Diagram III.19.12, illustrates the estimated MFI for 2000 through 2021 in Fremont County.

Year	MFI	State of Wyoming MFI
2000	37,000	44,700
2001	38,700	45,500
2002	40,200	47,200
2003	40,900	51,600
2004	44,000	54,500
2005	45,650	55,250
2006	48,300	58,800
2007	48,100	58,800
2008	49,700	59,450
2009	53,700	63,900
2010	54,900	66,100
2011	56,800	66,800
2012	57,600	67,700
2013	59,000	70,000
2014	60,600	71,400
2015	61,700	72,400
2016	62,000	73,300
2017	63,800	74,700
2018	68,200	79,600
2019	69,500	78,200
2020	71,200	79,500
2021	70,000	81,900

**Diagram III.19.12
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 Riverton city decreased from 4 authorizations in 2019 to 2 in 2020.

The real value of single-family building permits increased from 204,647 dollars in 2019 to 250,000 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.19.28.

Table III.19.28
Building Permits and Valuation
 Riverton 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	68	0	4	0	72	109,215	0
1981	88	0	4	0	92	96,185	0
1982	31	0	0	24	55	118,895	59,630
1983	48	0	4	0	52	124,242	0
1984	7	0	0	27	34	144,409	52,956
1985	4	0	0	0	4	93,884	0
1986	4	0	0	0	4	122,306	0
1987	1	0	0	0	1	229,547	0
1988	1	0	0	0	1	102,714	0
1989	7	0	0	0	7	168,041	0
1990	5	0	0	48	53	180,622	71,693
1991	6	0	0	0	6	179,959	0
1992	24	0	0	0	24	120,570	0
1993	24	14	0	0	38	129,822	0
1994	32	2	0	0	34	137,345	0
1995	33	0	0	0	33	132,996	0
1996	36	0	0	0	36	133,125	0
1997	24	2	0	0	26	118,771	0
1998	30	2	0	20	52	128,926	82,817
1999	31	2	0	0	33	115,644	0
2000	23	2	0	0	25	71,427	0
2001	22	2	0	48	72	100,569	64,760
2002	21	4	0	0	25	168,208	0
2003	19	6	0	0	25	166,331	0
2004	31	4	0	0	35	146,859	0
2005	15	6	3	32	56	196,886	52,331
2006	27	0	0	0	27	231,518	0
2007	35	0	0	0	35	198,516	0
2008	22	0	0	0	22	174,607	0
2009	14	2	4	0	20	187,785	0
2010	10	0	0	0	10	201,663	0
2011	16	2	0	0	18	161,404	0
2012	13	0	0	0	13	274,529	0
2013	13	2	0	0	15	180,165	0
2014	11	2	4	0	17	217,854	0
2015	12	4	0	0	16	218,065	0
2016	6	0	0	0	6	176,212	0
2017	9	0	0	0	9	152,307	0
2018	3	0	0	0	3	138,452	0
2019	4	0	0	0	4	204,647	0
2020	2	0	0	0	2	250,000	0

Diagram III.19.13
Single-Family Permits

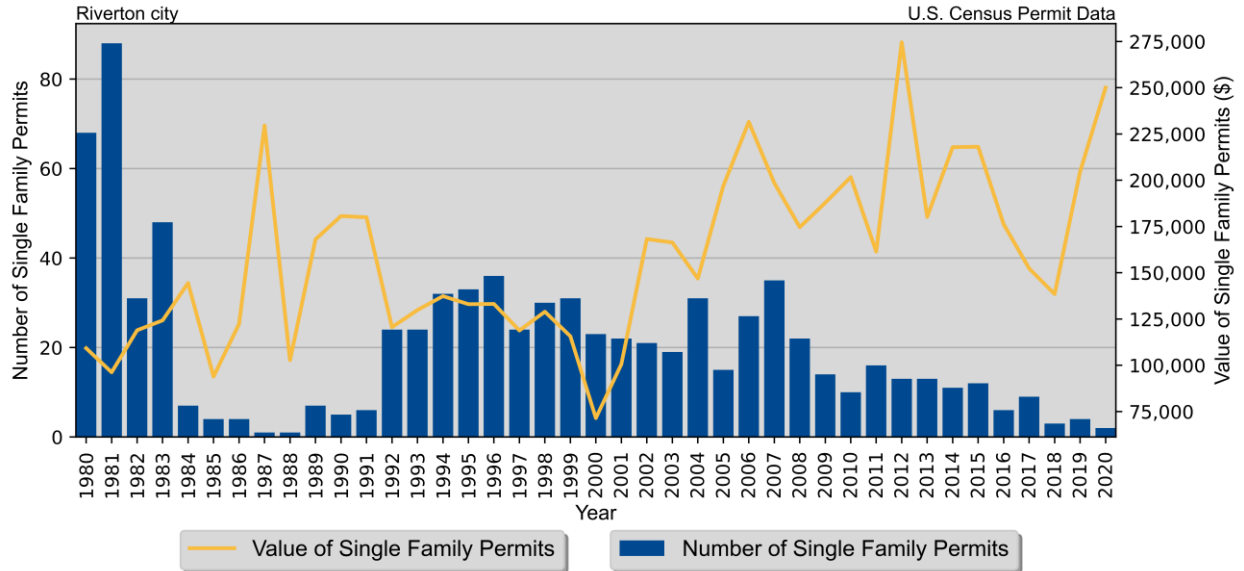
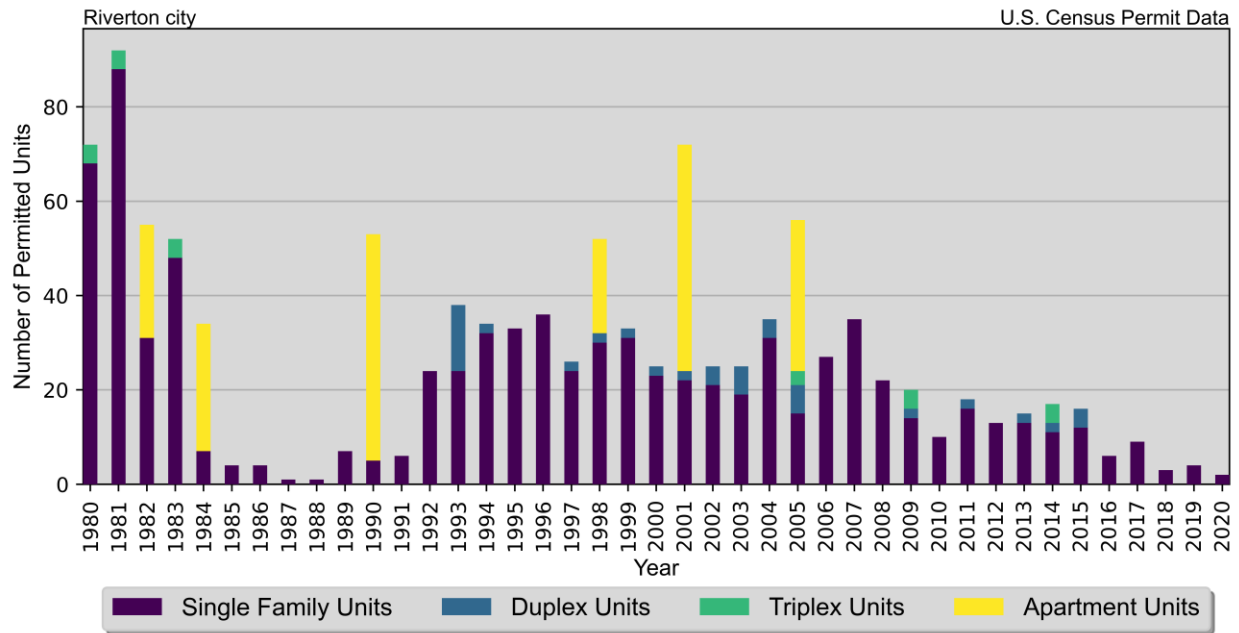


Diagram III.19.14
Total Permits by Unit Type



Housing Characteristics

Households by type and tenure are shown in Table II.19.29. Family households represented 58.6 percent of households, while non-family households accounted for 41.4 percent. These changed from 61.1 and 38.9 percent, respectively.

Table II.19.29				
Household Type by Tenure				
Riverton city				
2010 Census SF1 & 2019 Five-Year ACS Data				
Household Type	2010 Census		2019 Five-Year ACS	
	Households	Households	Households	% of Total
Family Households	2,600	61.1%	2,535	58.6%
Married-Couple Family	1,836	70.6%	1,894	74.7%
Owner-Occupied	1,550	84.4%	1,439	76%
Renter-Occupied	286	15.6%	455	24%
Other Family	764	29.4%	641	30.1%
Male Householder, No Spouse Present	215	28.1%	310	33.5%
Owner-Occupied	112	52.1%	209	67.4%
Renter-Occupied	103	47.9%	101	32.6%
Female Householder, No Spouse Present	549	71.9%	331	85.6%
Owner-Occupied	255	46.4%	173	52.3%
Renter-Occupied	294	53.6%	158	47.7%
Non-Family Households	1,652	38.9%	1,794	41.4%
Owner-Occupied	890	53.9%	989	55.1%
Renter-Occupied	762	46.1%	805	44.9%
Total	4,252	100.0%	4,329	100.0%

Table II.19.30, below, shows housing units by type in 2010 and 2019. In 2010, there were 4,748 housing units, compared with 4,942 in 2019. Single-family units accounted for 70.6 percent of units in 2019, compared to 72.4 in 2010. Apartment units accounted for 8.4 percent in 2019, compared to 8.7 percent in 2010.

Table II.19.30				
Housing Units by Type				
Riverton 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	3,436	72.4%	3,490	70.6%
Duplex	91	1.9%	208	4.2%
Tri- or Four-Plex	223	4.7%	226	4.6%
Apartment	411	8.7%	417	8.4%
Mobile Home	587	12.4%	601	12.2%
Boat, RV, Van, Etc.	0	0%	0	0%
Total	4,748	100.0%	4,942	100.0%

Table II.19.31 shows housing units by tenure from 2010 to 2019. By 2019, there were 4,942 housing units. An estimated 64.9 percent were owner-occupied, and 12.4 percent were vacant.

Table II.19.31				
Housing Units by Tenure				
Riverton city				
2010 Census & 2019 Five-Year ACS Data				
Tenure	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,252	93.1%	4,329	87.6%
Owner-Occupied	2,807	66%	2,810	64.9%
Renter-Occupied	1,445	34%	1,519	35.1%
Vacant Housing Units	315	6.9%	613	12.4%
Total Housing Units	4,567	100.0%	4,942	100.0%

Households by income for the 2010 and 2019 Five-Year ACS are shown in Table II.19.32. Households earning more than 100,000 dollars per year represented 19.8 percent of households in 2019, compared to 10.9 percent in 2010. Meanwhile, households earning less than 15,000 dollars accounted for 10.1 percent of households in 2019, compared to 17.5 percent in 2010.

Table II.19.32				
Households by Income				
Riverton 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	790	17.5%	437	10.1%
\$15,000 to \$19,999	326	7.2%	193	4.5%
\$20,000 to \$24,999	261	5.8%	189	4.4%
\$25,000 to \$34,999	563	12.5%	381	8.8%
\$35,000 to \$49,999	667	14.8%	864	20%
\$50,000 to \$74,999	949	21%	863	19.9%
\$75,000 to \$99,999	468	10.4%	545	12.6%
\$100,000 or More	492	10.9%	857	19.8%
Total	4,516	100.0%	4,329	100.0%

Table II.19.33 shows households by year home built for the 2010 and 2019 Five-Year ACS Data. Housing units built between 2000 and 2009, account for 6.2 percent of households in 2010 and 14.9 percent of households in 2019. Housing units built in 1939 or earlier represented 8 percent of households in 2019 and 11.5 percent of households in 2010.

Table II.19.33				
Households by Year Home Built				
Riverton 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	521	11.5%	347	8%
1940 to 1949	381	8.4%	324	7.5%
1950 to 1959	488	10.8%	688	15.9%
1960 to 1969	698	15.5%	537	12.4%
1970 to 1979	1,296	28.7%	767	17.7%
1980 to 1989	444	9.8%	501	11.6%
1990 to 1999	409	9.1%	372	8.6%
2000 to 2009	279	6.2%	644	14.9%
2010 or Later	.	.	149	3.4%
Total	4,516	100.0%	4,329	100.0%

The distribution of unit types by race are shown in Table II.19.34. An estimated 75.8 percent of white households occupy single-family homes, compared to 31.9 percent of black households. Some 7.1 percent of white households occupied apartments, compared to 53.6 percent of black households. An estimated 0 percent of Asian, and 68.5 percent of American Indian households occupy single-family homes.

Table II.19.34 Distribution of Units in Structure by Race Riverton city 2019 Five-Year ACS Data							
Unit Type	White	Black	American Indian	Asian	Native Hawaiian/ Pacific Islanders	Other	Two or More Races
Single-Family	75.8%	31.9%	68.5%	0%	%	50.5%	51%
Duplex	3.3%	0%	2.9%	0%	%	0%	33.8%
Tri- or Four-Plex	3.8%	14.5%	10%	0%	%	0%	0%
Apartment	7.1%	53.6%	0%	0%	%	0%	9%
Mobile Home	10%	0%	18.6%	100%	%	49.5%	6.2%
Boat, RV, Van, Etc.	0%	0%	0%	0%	%	0%	0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

The disposition of vacant units between 2010 and 2019 are shown in Table II.19.35. An estimated 40.3 percent of vacant units were for rent in 2010. In addition, some 17.1 percent of vacant units were for sale. “Other” vacant units represented 24.8 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 11.7 percent of vacant units, while for sale units accounted for 13.2 percent. “Other” vacant units accounted for 58.1 percent of vacant units, representing a total of 356 “other” vacant units.

Table II.19.35 Disposition of Vacant Housing Units Riverton city 2010 Census & 2019 Five-Year ACS Data				
Disposition	2010 Census		2019 Five-Year ACS	
	Units	% of Total	Units	% of Total
For Rent	127	40.3%	72	11.7%
For Sale	54	17.1%	81	13.2%
Rented Not Occupied	8	2.5%	0	0%
Sold Not Occupied	8	2.5%	0	0%
For Seasonal, Recreational, or Occasional Use	40	12.7%	104	17%
For Migrant Workers	0	0%	0	0%
Other Vacant	78	24.8%	356	58.1%
Total	315	100.0%	613	100.0%

Table II.19.36 shows the number of households in the county by number of bedrooms and tenure. There were 55 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.5 percent of total households in Riverton city. In Riverton city the 1,910 households with three bedrooms accounted for 44.12 percent of all households, and there were 210 five-bedroom or more households, which accounted for 4.85 percent of all households.

Table II.19.36				
Households by Number of Bedrooms				
Riverton city				
2019 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
None	0	55	55	1.27%
One	117	380	497	11.48%
Two	534	570	1,104	25.5%
Three	1,496	414	1,910	44.12%
Four	492	61	553	12.77%
Five or more	171	39	210	4.85%
Total	2,810	1,519	4,329	100.0

The age of a structure influences its value. As shown in Table II.19.37, structures built in 1939 or earlier had a median value of, 128,700 while structures built between 1950 and 1959 had a median value of 146,700 and those built between 1990 to 1999 had a median value of 169,800. 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 Riverton city was, 156,800.

Table II.19.37	
Owner Occupied Median Value by Year Structure Built	
Riverton city	
2019 Five-Year ACS Data	
Year Structure Built	Median Value
1939 or earlier	128,700
1940 to 1949	132,400
1950 to 1959	146,700
1960 to 1969	146,700
1970 to 1979	172,800
1980 to 1989	179,400
1990 to 1999	169,800
2000 to 2009	191,500
2010 to 2013	
2014 or later	
Median Value	156,800

Household mortgage status is reported in Table II.19.38. In, Riverton city households with a mortgage accounted for 53.4 percent of all households or 1,500 housing units, and the remaining 49.6 percent or 1,395 units had no mortgage. Of those units with a mortgage, 105 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,395 or 49.6 percent had no second mortgage or no home equity loan.

Table II.19.38 Mortgage Status Riverton city 2019 Five-Year ACS Data		
Mortgage Status	Riverton city	
	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,500	53.4
With either a second mortgage or home equity loan, but not both	105	3.7
Second mortgage only	64	2.3
Home equity loan only	41	1.5
Both second mortgage and home equity loan	0	0
No second mortgage and no home equity loan	1,395	49.6
Housing units without a mortgage	1,310	46.6
Total	2,810	100.0%

Table II.19.39 lists the Riverton city median rent as \$679 and the median home value as \$156,800 in 2019.

Table II.19.39 Median Rent Riverton city 2019 Five-Year ACS Data	
Place	Rent
Median Rent	\$679
Median Home Value	\$156,800

Housing Problems

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

1. Housing unit lacks complete kitchen facilities;
2. Housing unit lacks complete plumbing facilities;
3. Household is overcrowded; and
4. Household is cost burdened.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. Households with overcrowding are shown in Table II.19.40. In 2019, an estimated 2.3 percent of households were overcrowded, and an additional 1.4 percent were severely overcrowded.

Table II.19.40							
Overcrowding and Severe Overcrowding							
Riverton 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	3,098	100%	0	0%	0	0%	3,098
2019 Five-Year ACS	2,743	97.6%	18	0.6%	49	1.7%	2,810
Renter							
2010 Five-Year ACS	1,349	95.1%	69	4.9%	0	0%	1,418
2019 Five-Year ACS	1,428	94%	80	5.3%	11	0.7%	1,519
Total							
2010 Five-Year ACS	4,447	98.5%	69	1.5%	0	0%	4,516
2019 Five-Year ACS	4,171	96.4%	98	2.3%	60	1.4%	4,329

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator. This data is displayed in Table II.19.41 and Table II.19.42, below.

There were a total of 14 households with incomplete plumbing facilities in 2019, representing 0.3 percent of households in Riverton city. This is compared to 1.1 percent of households lacking complete plumbing facilities in 2010.

Table II.19.41		
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	4,468	4,315
Lacking Complete Plumbing Facilities	48	14
Total Households	4,516	4,329
Percent Lacking	1.1%	0.3%

There were 57 households lacking complete kitchen facilities in 2019, compared to 51 households in 2010. This was a change from 1.1 percent of households in 2010 to 1.3 percent in 2019.

Table II.19.42		
Households with Incomplete Kitchen Facilities		
Riverton city		
2010 and 2019 Five-Year ACS Data		
Households	2010 Five-Year ACS	2019 Five-Year ACS
With Complete Kitchen Facilities	4,465	4,272
Lacking Complete Kitchen Facilities	51	57
Total Households	4,516	4,329
Percent Lacking	1.1%	1.3%

Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

As seen in Table II.19.43, in Riverton city 15.1 percent of households had a cost burden and 7.8 percent had a severe cost burden. Some 15.4 percent of renters were cost burdened, and 6.3 percent were severely cost burdened. Owner-occupied households without a mortgage had a cost burden rate of 6.8 percent and a severe cost burden rate of 0.7 percent. Owner occupied households with a mortgage had a cost burden rate of 21.9 percent, and severe cost burden at 6.5 percent.

Table II.19.43
Cost Burden and Severe Cost Burden by Tenure
 Riverton 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	1,414	70.8%	402	20.1%	181	9.1%	0	0%	1,997
2019 Five-Year ACS	1,073	71.5%	329	21.9%	98	6.5%	0	0%	1,500
Owner Without a Mortgage									
2010 Five-Year ACS	1,008	91.6%	63	5.7%	30	2.7%	0	0%	1,101
2019 Five-Year ACS	1,200	91.6%	89	6.8%	9	0.7%	12	0.9%	1,310
Renter									
2010 Five-Year ACS	718	50.6%	204	14.4%	324	22.8%	172	12.1%	1,418
2019 Five-Year ACS	960	63.2%	234	15.4%	230	15.1%	95	6.3%	1,519
Total									
2010 Five-Year ACS	3,140	69.5%	669	14.8%	535	11.8%	172	3.8%	4,516
2019 Five-Year ACS	3,233	74.7%	652	15.1%	337	7.8%	107	2.5%	4,329

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

Fremont County MFI	
Income Bracket	Actual Income
0 – 30% MFI	\$0 to \$21,000
30.1 – 50% MFI	\$21,001 to \$35,000
50.1 – 80% MFI	\$35,001 to \$56,000
80.1 – 100% MFI	\$56,001 to \$70,000
Above 100% MFI	Above \$70,000

Housing Problems by Income, Race, and Tenure

Table III.19.44 through Table III.19.49 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 Riverton city, housing problems are faced by 485 white homeowner households, 0 black homeowner households, 0 Asian homeowner households, and 55 Hispanic homeowner households.

Table III.19.44							
Percent of Homeowner Households with Housing Problems by Income and Race							
Riverton 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 \$21,000	90%	0%	0%	0%	0%	100%	90.9%
\$21,001 to \$35,000	66%	0%	0%	0%	0%	60%	65.4%
\$35,001 to \$56,000	34.2%	0%	0%	57.1%	0%	50%	36.5%
\$56,001 to \$70,000	10.1%	0%	0%	0%	0%	0%	10.1%
Above \$70,000	1.2%	0%	0%	0%	0%	18.2%	1.9%
Total	19.6%	0%	0%	57.1%	0%	42.3%	21.2%
Without Housing Problems							
\$0 to \$21,000	10%	0%	0%	0%	0%	0%	9.1%
\$21,001 to \$35,000	34%	0%	0%	0%	0%	40%	34.6%
\$35,001 to \$56,000	65.8%	0%	0%	42.9%	0%	50%	63.5%
\$56,001 to \$70,000	89.9%	0%	0%	0%	0%	0%	89.9%
Above \$70,000	98.8%	0%	0%	0%	0%	81.8%	98.1%
Total	80.4%	0%	0%	42.9%	0%	57.7%	78.8%

Table III.19.45								
Homeowner Households with Housing Problems by Income and Race								
Riverton 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 \$21,000	90	0	0	0	0	0	10	100
\$21,001 to \$35,000	155	0	0	0	0	0	15	170
\$35,001 to \$56,000	190	0	0	20	0	0	20	230
\$56,001 to \$70,000	35	0	0	0	0	0	0	35
Above \$70,000	15	0	0	0	0	0	10	25
Total	485	0	0	20	0	0	55	560
Without Housing Problems								
\$0 to \$21,000	10	0	0	0	0	0	0	10
\$21,001 to \$35,000	80	0	0	0	0	0	10	90
\$35,001 to \$56,000	365	0	0	15	0	0	20	400
\$56,001 to \$70,000	310	0	0	0	0	0	0	310
Above \$70,000	1,230	0	0	0	0	0	45	1,275
Total	1,995	0	0	15	0	0	75	2,085
Not Computed								
\$0 to \$21,000	0	0	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	0	0	0	0	0
\$35,001 to \$56,000	0	0	0	0	0	0	0	0
\$56,001 to \$70,000	0	0	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$21,000	100	0	0	0	0	0	10	110
\$21,001 to \$35,000	235	0	0	0	0	0	25	260
\$35,001 to \$56,000	555	0	0	35	0	0	40	630
\$56,001 to \$70,000	345	0	0	0	0	0	0	345
Above \$70,000	1,245	0	0	0	0	0	55	1,300
Total	2,480	0	0	35	0	0	130	2,645

In total, some 535 renter households face housing problems in Riverton city. Of these, some 375 white renter households, 20 black renter households, 0 Asian renter households, and 75 Hispanic renter households face housing problems.

Table III.19.46								
Renter Households with Housing Problems by Income and Race								
Riverton 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 \$21,000	140	20	0	35	0	0	20	215
\$21,001 to \$35,000	95	0	0	20	0	0	15	130
\$35,001 to \$56,000	125	0	0	0	0	0	30	155
\$56,001 to \$70,000	0	0	0	0	0	0	10	10
Above \$70,000	15	0	0	10	0	0	0	25
Total	375	20	0	65	0	0	75	535
Without Housing Problems								
\$0 to \$21,000	105	0	0	0	0	0	20	125
\$21,001 to \$35,000	125	0	0	15	0	0	4	144
\$35,001 to \$56,000	245	0	0	10	0	0	15	270
\$56,001 to \$70,000	70	15	0	65	0	0	35	185
Above \$70,000	220	10	0	65	0	0	0	295
Total	765	25	0	155	0	0	74	1,019
Not Computed								
\$0 to \$21,000	0	0	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	0	0	0	0	0
\$35,001 to \$56,000	0	0	0	0	0	0	0	0
\$56,001 to \$70,000	0	0	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$21,000	245	20	0	35	0	0	40	340
\$21,001 to \$35,000	220	0	0	35	0	0	19	274
\$35,001 to \$56,000	370	0	0	10	0	0	45	425
\$56,001 to \$70,000	70	15	0	65	0	0	45	195
Above \$70,000	235	10	0	75	0	0	0	320
Total	1,140	45	0	220	0	0	149	1,554

Table III.19.47
Percent of Renter Households with Housing Problems by Income and Race
 Riverton 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 \$21,000	57.1%	100%	0%	100%	0%	0%	50%	63.2%
\$21,001 to \$35,000	43.2%	0%	0%	57.1%	0%	0%	78.9%	47.4%
\$35,001 to \$56,000	33.8%	0%	0%	0%	0%	0%	66.7%	36.5%
\$56,001 to \$70,000	0%	0%	0%	0%	0%	0%	22.2%	5.1%
Above \$70,000	6.4%	0%	0%	13.3%	0%	0%	0%	7.8%
Total	32.9%	44.4%	0%	29.5%	0%	0%	50.3%	34.4%
Without Housing Problems								
\$0 to \$21,000	42.9%	0%	0%	0%	0%	0%	50%	36.8%
\$21,001 to \$35,000	56.8%	0%	0%	42.9%	0%	0%	21.1%	52.6%
\$35,001 to \$56,000	66.2%	0%	0%	100%	0%	0%	33.3%	63.5%
\$56,001 to \$70,000	100%	100%	0%	100%	0%	0%	77.8%	94.9%
Above \$70,000	93.6%	100%	0%	86.7%	0%	0%	0%	92.2%
Total	67.1%	55.6%	0%	70.5%	0%	0%	49.7%	65.6%

Overall, there are 1,095 households, or 26.1 percent of households with housing problems in Riverton city. This includes 860 white households, 20 black households, 0 Asian households, 85 American Indian, 0 Pacific Islander, and 0 “other” race households with housing problems. In addition, there are 130 Hispanic households with housing problems. This is shown in Table III.19.48 and Table III.19.49.

Table III.19.48
Percent of Total Households with Housing Problems by Income and Race

Riverton 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 \$21,000	66.7%	100%	0%	100%	0%	0%	60%	70%
\$21,001 to \$35,000	54.9%	0%	0%	57.1%	0%	0%	68.2%	56.2%
\$35,001 to \$56,000	34.1%	0%	0%	44.4%	0%	0%	58.8%	36.5%
\$56,001 to \$70,000	8.4%	0%	0%	0%	0%	0%	22.2%	8.3%
Above \$70,000	2%	0%	0%	13.3%	0%	0%	18.2%	3.1%
Total	23.8%	44.4%	0%	33.3%	0%	0%	46.6%	26.1%
Without Housing Problems								
\$0 to \$21,000	33.3%	0%	0%	0%	0%	0%	40%	30%
\$21,001 to \$35,000	45.1%	0%	0%	42.9%	0%	0%	31.8%	43.8%
\$35,001 to \$56,000	65.9%	0%	0%	55.6%	0%	0%	41.2%	63.5%
\$56,001 to \$70,000	91.6%	100%	0%	100%	0%	0%	77.8%	91.7%
Above \$70,000	98%	100%	0%	86.7%	0%	0%	81.8%	96.9%
Total	76.2%	55.6%	0%	66.7%	0%	0%	53.4%	73.9%

Table III.19.49 Total Households with Housing Problems by Income and Race Riverton 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 \$21,000	230	20	0	35	0	0	30	315
\$21,001 to \$35,000	250	0	0	20	0	0	30	300
\$35,001 to \$56,000	315	0	0	20	0	0	50	385
\$56,001 to \$70,000	35	0	0	0	0	0	10	45
Above \$70,000	30	0	0	10	0	0	10	50
Total	860	20	0	85	0	0	130	1,095
Without Housing Problems								
\$0 to \$21,000	115	0	0	0	0	0	20	135
\$21,001 to \$35,000	205	0	0	15	0	0	14	234
\$35,001 to \$56,000	610	0	0	25	0	0	35	670
\$56,001 to \$70,000	380	15	0	65	0	0	35	495
Above \$70,000	1,450	10	0	65	0	0	45	1,570
Total	2,760	25	0	170	0	0	149	3,104
Not Computed								
\$0 to \$21,000	0	0	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	0	0	0	0	0
\$35,001 to \$56,000	0	0	0	0	0	0	0	0
\$56,001 to \$70,000	0	0	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$21,000	345	20	0	35	0	0	50	450
\$21,001 to \$35,000	455	0	0	35	0	0	44	534
\$35,001 to \$56,000	925	0	0	45	0	0	85	1,055
\$56,001 to \$70,000	415	15	0	65	0	0	45	540
Above \$70,000	1,480	10	0	75	0	0	55	1,620
Total	3,620	45	0	255	0	0	279	4,199

Table III.19.50 through Table III.19.53 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 365 white households, 20 black households, 0 Asian households, as well as 50 Hispanic households.

Table III.19.50								
Percent of Homeowner Households with Severe Housing Problems by Income and Race								
Riverton 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 \$21,000	65%	0%	0%	0%	0%	0%	0%	59.1%
\$21,001 to \$35,000	17%	0%	0%	0%	0%	0%	0%	15.1%
\$35,001 to \$56,000	8.1%	0%	0%	57.1%	0%	0%	0%	10.3%
\$56,001 to \$70,000	10.1%	0%	0%	0%	0%	0%	0%	10.1%
Above \$70,000	0%	0%	0%	0%	0%	0%	0%	0%
Total	7.5%	0	0%	57.1%	0%	0%	0%	7.7%
Without A Severe Housing Problem								
\$0 to \$21,000	35%	0%	0%	0%	0%	0%	100%	40.9%
\$21,001 to \$35,000	83%	0%	0%	0%	0%	0%	100%	84.9%
\$35,001 to \$56,000	91.9%	0%	0%	42.9%	0%	0%	100%	89.7%
\$56,001 to \$70,000	89.9%	0%	0%	0%	0%	0%	0%	89.9%
Above \$70,000	100%	0%	0%	0%	0%	0%	100%	100%
Total	92.5%	0%	0%	42.9%	0%	0%	100%	92.3%

Table III.19.51								
Percent of Renter Households with Severe Housing Problems by Income and Race								
Riverton 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 \$21,000	44.9%	100%	0%	100%	0%	0%	50%	54.4%
\$21,001 to \$35,000	11.4%	0%	0%	0%	0%	0%	0%	9.3%
\$35,001 to \$56,000	12.2%	0%	0%	0%	0%	0%	50%	15.5%
\$56,001 to \$70,000	0%	0%	0%	0%	0%	0%	22.2%	5.1%
Above \$70,000	0%	0%	0%	13.3%	0%	0%	0%	3.1%
Total	15.8%	44.4%	0%	20.9%	0%	0%	34.5%	19.1%
Without A Severe Housing Problems								
\$0 to \$21,000	55.1%	0%	0%	0%	0%	0%	50%	45.6%
\$21,001 to \$35,000	88.6%	0%	0%	100%	0%	0%	100%	90.7%
\$35,001 to \$56,000	87.8%	0%	0%	100%	0%	0%	50%	84.5%
\$56,001 to \$70,000	100%	100%	0%	100%	0%	0%	77.8%	94.9%
Above \$70,000	100%	100%	0%	86.7%	0%	0%	0%	96.9%
Total	84.2%	55.6%	0%	79.1%	0%	0%	65.5%	80.9%

Table III.19.52
Percent of Total Households with Severe Housing Problems by Income and Race
 Riverton 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 \$21,000	50.7%	100%	0%	100%	0%	0%	40%	55.6%
\$21,001 to \$35,000	14.3%	0%	0%	0%	0%	0%	0%	12.1%
\$35,001 to \$56,000	9.7%	0%	0%	44.4%	0%	0%	25%	12.4%
\$56,001 to \$70,000	8.4%	0%	0%	0%	0%	0%	22.2%	8.3%
Above \$70,000	0%	0%	0%	13.3%	0%	0%	0%	0.6%
Total	10.1%	44.4%	0%	26%	0%	0%	17.5%	11.9%
Without A Severe Housing Problems								
\$0 to \$21,000	49.3%	0%	0%	0%	0%	0%	60%	44.4%
\$21,001 to \$35,000	85.7%	0%	0%	100%	0%	0%	100%	87.9%
\$35,001 to \$56,000	90.3%	0%	0%	55.6%	0%	0%	75%	87.6%
\$56,001 to \$70,000	91.6%	100%	0%	100%	0%	0%	77.8%	91.7%
Above \$70,000	100%	100%	0%	86.7%	0%	0%	100%	99.4%
Total	89.9%	55.6%	0%	74%	0%	0%	82.5%	88.1%

Table III.19.53 Total Households with Severe Housing Problems by Income and Race Riverton 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 \$21,000	175	20	0	35	0	0	20	250
\$21,001 to \$35,000	65	0	0	0	0	0	0	65
\$35,001 to \$56,000	90	0	0	20	0	0	20	130
\$56,001 to \$70,000	35	0	0	0	0	0	10	45
Above \$70,000	0	0	0	10	0	0	0	10
Total	365	20	0	65	0	0	50	500
Without A Severe Housing Problems								
\$0 to \$21,000	170	0	0	0	0	0	30	200
\$21,001 to \$35,000	390	0	0	30	0	0	50	470
\$35,001 to \$56,000	835	0	0	25	0	0	60	920
\$56,001 to \$70,000	380	15	0	65	0	0	35	495
Above \$70,000	1,480	10	0	65	0	0	60	1,615
Total	3,255	25	0	185	0	0	235	3,700
Not Computed								
\$0 to \$21,000	0	0	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	0	0	0	0	0
\$35,001 to \$56,000	0	0	0	0	0	0	0	0
\$56,001 to \$70,000	0	0	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0	0	0
Total	0	0	0	0	0	0	0	0
Total								
\$0 to \$21,000	345	20	0	35	0	0	50	450
\$21,001 to \$35,000	455	0	0	30	0	0	50	535
\$35,001 to \$56,000	925	0	0	45	0	0	80	1,050
\$56,001 to \$70,000	415	15	0	65	0	0	45	540
Above \$70,000	1,480	10	0	75	0	0	60	1,625
Total	3,620	45	0	250	0	0	285	4,200

Housing problems are explored by type and income in Table III.19.54 and Table III.19.55. More than 590 households have a cost burden and 315 have a severe cost burden. Some 240 renter households are impacted by cost burdens, and 165 are impacted by severe cost burdens. On the other hand, some 350 owner-occupied households have cost burdens, and 150 have severe cost burdens. Overall, there are 3,125 households without a housing problem.

Table III.19.54						
Percent of Housing Problems by Income and Tenure						
Riverton city						
2014-2018 HUD CHAS Data						
Housing Problem	\$0 to \$21,000	\$21,001 to \$35,000	\$35,001 to \$56,000	\$56,001 to \$70,000	Above \$70,000	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0%	0%	1.6%	4.3%	0%	0.9%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0%	0%	3.1%	0%	0%	0.7%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0%	0%	3.1%	5.8%	0%	1.5%
Housing cost burden greater than 50% of income (and none of the above problems)	62.5%	19.6%	3.1%	0%	0%	5.6%
Housing cost burden greater than 30% of income (and none of the above problems)	29.2%	46.4%	25.2%	0%	1.9%	13%
Zero/negative income (and none of the above problems)	8.3%	0%	0%	0%	0%	0.4%
Has none of the 4 housing problems	0%	33.9%	63.8%	89.9%	98.1%	78%
Total	100%	100%	100%	100%	100%	100%
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	4.2%	0%	8%	0%	0%	3.1%
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	2.8%	0%	0%	0%	0%	0.6%
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	8.5%	0%	8%	5.1%	3%	5.3%
Housing cost burden greater than 50% of income (and none of the above problems)	39.4%	8.9%	0%	0%	0%	10.3%
Housing cost burden greater than 30% of income (and none of the above problems)	8.5%	39.3%	19.5%	0%	4.5%	15%
Zero/negative income (and none of the above problems)	7%	0%	0%	0%	0%	1.6%
Has none of the 4 housing problems	29.6%	51.8%	64.4%	94.9%	92.4%	63.9%
Total	100%	100%	100%	100%	100%	100%

Table III.19.55
Housing Problems by Income and Tenure

Riverton city
 2014-2018 HUD CHAS Data

Housing Problem	\$0 to \$21,000	\$21,001 to \$35,000	\$35,001 to \$56,000	\$56,001 to \$70,000	Above \$70,000	Total
Owner-Occupied						
Lacking complete plumbing or kitchen facilities	0	0	10	15	0	25
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	0	0	20	0	0	20
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	0	0	20	20	0	40
Housing cost burden greater that 50% of income (and none of the above problems)	75	55	20	0	0	150
Housing cost burden greater than 30% of income (and none of the above problems)	35	130	160	0	25	350
Zero/negative income (and none of the above problems)	10	0	0	0	0	10
Has none of the 4 housing problems	0	95	405	310	1,295	2,105
Total	120	280	635	345	1,320	2,700
Renter-Occupied						
Lacking complete plumbing or kitchen facilities	15	0	35	0	0	50
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	0	0	0	0	10
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	35	10	10	85
Housing cost burden greater that 50% of income (and none of the above problems)	140	25	0	0	0	165
Housing cost burden greater than 30% of income (and none of the above problems)	30	110	85	0	15	240
Zero/negative income (and none of the above problems)	25	0	0	0	0	25
Has none of the 4 housing problems	105	145	280	185	305	1,020
Total	355	280	435	195	330	1,595
Total						
Lacking complete plumbing or kitchen facilities	15	0	45	15	0	75
Severely Overcrowded with > 1.51 people per room (and complete kitchen and plumbing)	10	0	20	0	0	30
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	30	0	55	30	10	125
Housing cost burden greater that 50% of income (and none of the above problems)	215	80	20	0	0	315
Housing cost burden greater than 30% of income (and none of the above problems)	65	240	245	0	40	590
Zero/negative income (and none of the above problems)	35	0	0	0	0	35
Has none of the 4 housing problems	105	240	685	495	1,600	3,125
Total	475	560	1,070	540	1,650	4,295

Cost Burdens

For owner occupied housing, elderly non-family households are most likely to be impacted by housing cost burdens, with 8.2 percent of these households having a cost burden or severe cost burden. For lower income owner households, elderly non-family households and large families are most likely to experience cost burdens. Some 100 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.19.56.

Table III.19.57 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 235 renter occupied households faced cost burdens, compared to 348 owner occupied households. Of these, there are 30 renter households with incomes less than 30 percent HAMFI facing housing problems.

Table III.19.56						
Owner-Occupied Households by Income and Family Status and Cost Burden						
Riverton city						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,000	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	70	20	90
\$35,001 to \$56,000	120	120	45	125	40	450
\$56,001 to \$70,000	55	120	40	95	45	355
Above \$70,000	290	675	100	125	105	1,295
Total	465	915	185	415	210	2,190
Cost Burden						
\$0 to \$21,000	15	0	10	4	0	29
\$21,001 to \$35,000	0	60	0	4	65	129
\$35,001 to \$56,000	0	65	0	25	75	165
\$56,001 to \$70,000	0	0	0	0	0	0
Above \$70,000	0	25	0	0	0	25
Total	15	150	10	33	140	348
Severe Cost Burden						
\$0 to \$21,000	15	20	10	4	25	74
\$21,001 to \$35,000	10	15	0	0	25	50
\$35,001 to \$56,000	4	15	0	0	0	19
\$56,001 to \$70,000	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0
Total	29	50	10	4	50	143
Cost Burden Not Computed						
\$0 to \$21,000	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	0	0	0
\$35,001 to \$56,000	0	0	0	0	0	0
\$56,001 to \$70,000	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$21,000	30	20	20	8	25	103
\$21,001 to \$35,000	10	75	0	74	110	269
\$35,001 to \$56,000	124	200	45	150	115	634
\$56,001 to \$70,000	55	120	40	95	45	355
Above \$70,000	290	700	100	125	105	1,320
Total	509	1,115	205	452	400	2,681

Table III.19.57						
Renter-Occupied Households by Income and Family Status and Cost Burden						
Riverton city						
2014-2018 HUD CHAS Data						
Income	Elderly Family	Small Family	Large Family	Elderly Non-Family	Other Household	Total
No Cost Burden						
\$0 to \$21,000	0	25	0	40	50	115
\$21,001 to \$35,000	0	70	0	60	10	140
\$35,001 to \$56,000	30	120	15	30	140	335
\$56,001 to \$70,000	0	80	20	4	90	194
Above \$70,000	0	205	10	20	85	320
Total	30	500	45	154	375	1,104
Cost Burden						
\$0 to \$21,000	0	0	0	0	30	30
\$21,001 to \$35,000	15	25	0	15	50	105
\$35,001 to \$56,000	0	50	10	0	25	85
\$56,001 to \$70,000	0	0	0	0	0	0
Above \$70,000	0	15	0	0	0	15
Total	15	90	10	15	105	235
Severe Cost Burden						
\$0 to \$21,000	0	25	40	20	95	180
\$21,001 to \$35,000	0	0	0	25	0	25
\$35,001 to \$56,000	0	0	0	15	0	15
\$56,001 to \$70,000	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0
Total	0	25	40	60	95	220
Cost Burden Not Computed						
\$0 to \$21,000	0	0	0	0	0	0
\$21,001 to \$35,000	0	0	0	0	0	0
\$35,001 to \$56,000	0	0	0	0	0	0
\$56,001 to \$70,000	0	0	0	0	0	0
Above \$70,000	0	0	0	0	0	0
Total	0	0	0	0	0	0
Total						
\$0 to \$21,000	0	50	40	60	175	325
\$21,001 to \$35,000	15	95	0	100	60	270
\$35,001 to \$56,000	30	170	25	45	165	435
\$56,001 to \$70,000	0	80	20	4	90	194
Above \$70,000	0	220	10	20	85	335
Total	45	615	95	229	575	1,559

In total, some 589 households face cost burdens, and 370 face severe cost burdens. This includes 350 owner households and 239 renter households with a cost burden, as seen in Table III.19.58.

Table III.19.58					
Households with Cost Burden by Tenure and Race					
Riverton city					
2014-2018 HUD CHAS Data					
Race	No Cost Burden	Cost Burden	Severe Cost Burden	Not Computed	Total
Owner-Occupied					
White	2,050	295	130	10	2,485
Black	0	0	0	0	0
Asian	0	0	0	0	0
American Indian	40	0	0	0	40
Pacific Islander	0	0	0	0	0
Other Race	20	0	20	0	40
Hispanic	80	55	0	0	135
Total	2,190	350	150	10	2,700
Renter-Occupied					
White	775	190	155	25	1,145
Black	25	0	20	0	45
Asian	0	0	0	0	0
American Indian	165	20	35	0	220
Pacific Islander	0	0	0	0	0
Other Race	25	4	0	0	29
Hispanic	120	25	10	0	155
Total	1,110	239	220	25	1,594
Total					
White	2,825	485	285	35	3,630
Black	25	0	20	0	45
Asian	0	0	0	0	0
American Indian	205	20	35	0	260
Pacific Islander	0	0	0	0	0
Other Race	45	4	20	0	69
Hispanic	200	80	10	0	290
Total	3,300	589	370	35	4,294

Lead-Based Paint Risks

Table III.19.59 shows the risk of lead-based paint for households with young children present. There are an estimated 330 households built between 1940 and 1979 with young children present, and 55 built prior to 1939.

Table III.19.59 Vintage of Households by Income and Presence of Young Children Riverton 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 \$21,000	10	40	50
\$21,001 to \$35,000	15	30	45
\$35,001 to \$56,000	10	120	130
\$56,001 to \$70,000	20	20	40
Above \$70,000	0	30	30
Total	55	240	295
Built 1940 to 1979			
\$0 to \$21,000	25	245	270
\$21,001 to \$35,000	50	305	355
\$35,001 to \$56,000	75	470	545
\$56,001 to \$70,000	40	305	345
Above \$70,000	140	800	940
Total	330	2,125	2,455
Built 1980 or Later			
\$0 to \$21,000	15	135	150
\$21,001 to \$35,000	35	120	155
\$35,001 to \$56,000	155	245	400
\$56,001 to \$70,000	45	114	159
Above \$70,000	90	590	680
Total	340	1,204	1,544
Total			
\$0 to \$21,000	50	420	470
\$21,001 to \$35,000	100	455	555
\$35,001 to \$56,000	240	835	1,075
\$56,001 to \$70,000	105	439	544
Above \$70,000	230	1,420	1,650
Total	725	3,569	4,294

Elderly Housing Needs

Table III.19.60 shows the rate of housing problems for elderly households. Some 135 elderly and 130 extra-elderly households have housing problems. Of these, some 55 elderly households with housing problems have incomes less than 30 percent HAMFI, and 25 extra-elderly households have incomes below 30 percent HAMFI.

Table III.19.60 Households with Housing Problems by Income and Elderly Status Riverton city 2014-2018 HUD CHAS Data				
Income	Elderly	Extra-Elderly	Non-Elderly	Total
With Housing Problems				
\$0 to \$21,000	55	25	250	330
\$21,001 to \$35,000	45	25	245	315
\$35,001 to \$56,000	20	65	295	380
\$56,001 to \$70,000	15	0	30	45
Above \$70,000	0	15	35	50
Total	135	130	855	1,120
Without Housing Problems				
\$0 to \$21,000	10	30	65	105
\$21,001 to \$35,000	50	85	105	240
\$35,001 to \$56,000	140	170	375	685
\$56,001 to \$70,000	105	44	345	494
Above \$70,000	345	120	1,140	1,605
Total	650	449	2,030	3,129
Not Computed				
\$0 to \$21,000	15	0	20	35
\$21,001 to \$35,000	0	0	0	0
\$35,001 to \$56,000	0	0	0	0
\$56,001 to \$70,000	0	0	0	0
Above \$70,000	0	0	0	0
Total	15	0	20	35
Total				
\$0 to \$21,000	80	55	335	470
\$21,001 to \$35,000	95	110	350	555
\$35,001 to \$56,000	160	235	670	1,065
\$56,001 to \$70,000	120	44	375	539
Above \$70,000	345	135	1,175	1,655
Total	800	579	2,905	4,284

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.19.61 presents some basic statistics about the completed surveys.

Table III.19.61 Survey of Rental Properties Riverton city 2021b Survey of Rental Properties				
Year	Completed Surveys	Total Units	Vacancy Rate	Vacant Units
2019A	50	1,221	4.3	53
2019B	44	1,006	5.6	56
2020A	34	785	3.3	26
2020B	17	286	7.3	21
2021b	19	555	4	22

Table III.19.62, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 63 single-family units in Riverton city, with 2 of them available. This translates into a vacancy rate of 3.2 percent in Riverton city, which compares to a single-family vacancy rate of 3.8 percent for the State of Wyoming. There were 179 apartment units reported in the survey, with 9 of them available, which resulted in a vacancy rate of 5 percent. This compares to a statewide vacancy rate of 3.8 percent for apartment units across the state.

Table III.19.62 Rental Vacancy Survey by Type Riverton city 2021b Survey of Rental Properties			
Unit Type	Total Units	Vacant Units	Vacancy Rate
Single-Family	63	2	3.2%
Apartments	179	9	5%
Mobile Homes	59	0	0%
“Other” Units	4	0	0%
Don’t Know	245	11	4.5%
Total	555	22	4%

Table III.19.63, reports units by bedroom size. As can be seen there were 37 two-bedroom apartment units and 8 three-bedroom units. Overall, the 45 two bedroom units accounted for 8.1 percent of all units, and the 37 three bedroom units accounted for 6.7 percent. Several respondents choose not to provide bedroom sizes, which accounted for the 382 units listed as “Don’t Know.” Additional details for additional unit types are reported.

Table III.19.63 Rental Units by Bedroom Size Riverton 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	1	84	0	0	·	85
Two	7	37	0	0	·	45
Three	20	8	9	0	·	37
Four	5	0	0	0	·	5
Don’t Know	29	50	50	4	245	382
Total	63	179	59	4	245	555

Table III.19.64 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 10 percent.

Table III.19.65 displays the vacancy rate of apartment units by the number of bedrooms. The most common apartment units were One-bedroom units, which had a vacancy rate of 9.5 percent.

Table III.19.64 Single-Family Units by Bedroom Size Riverton city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Studio	0	0	0%
One	1	0	0%
Two	7	0	0%
Three	20	2	10%
Four	5	0	0%
Don't know	29	0	0%
Total	63	2	3.2%

Table III.19.65 Apartment Units by Bedroom Size Riverton city 2021b Survey of Rental Properties			
Number of Bedrooms	Units	Available Units	Vacancy Rates
Efficiency	0	0	0%
One	84	8	9.5%
Two	37	0	0%
Three	8	1	12.5%
Four	0	0	0%
Don't know	50	0	0%
Total	179	9	5%

Average market-rate rents by unit type are shown in Table III.19.66. 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.19.66 Average Market Rate Rents by Bedroom Size Riverton 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	\$664	\$0	\$0	\$664
Two	\$715	\$700	\$0	\$0	\$698
Three	\$905	\$840	\$0	\$0	\$889
Four	\$935	\$0	\$0	\$0	\$935
Total	\$942.5	\$668.2	\$808.3	\$800	\$798.9

Table III.19.67, 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.19.67 Average Assisted Rate Rents by Bedroom Size Riverton 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	\$912.5	\$200	\$200	\$0	\$912.5

Table III.19.68, shows vacancy rates for single-family units by average rental rates for Riverton 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 8.7 percent.

Table III.19.68 Single-Family Market Rate Rents by Vacancy Status Riverton 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	6	0	0%
\$750 to \$999	12	0	0%
\$1,000 to \$1,249	23	2	8.7%
\$1,250 to \$1,499	10	0	0%
Above \$1,500	0	0	0%
Missing	12	0	0%
Total	63	2	3.2%

The average rent and availability of apartment units is displayed in Table III.19.69. The most common rent for apartment rents was between 500 and 750 dollars and the units in this price range had a vacancy rate of 0 percent.

Table III.19.69 Apartment Market Rate Rents by Vacancy Status Riverton city 2021b Survey of Rental Properties			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	0	0	0%
\$500 to \$749	67	0	0%
\$750 to \$999	24	1	4.2%
\$1,000 to \$1,249	0	0	0%
\$1,250 to \$1,499	0	0	0%
Above \$1,500	0	0	0%
Missing	88	8	9.1%
Total	179	9	5%

Respondents were asked if utilities are included in the rent and as shown in Table III.19.70, 11 respondents, or 78.6 percent, included some sort of utility in the rent.

Table III.19.70 Are there any utilities included with the rent? Riverton city 2021b Survey of Rental Properties	
Period	Respondent
Yes	11
No	3
% Offering Utilities	78.6%

The type of utility included in the rent is shown in Table III.19.71. There were 32 respondents who included electricity, 32 respondents who included natural gas, 492 respondents who included water and sewer and 492 respondents included trash collection in the rent.

Table III.19.71 Which utilities are included with the rent? Riverton city 2021b Survey of Rental Properties	
Type of Utility Provided	Respondent
Electricity	32
Natural Gas	32
Water/Sewer	492
Trash Collection	492

Perceived Need for Housing Units

Table III.19.72, 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 139 number of persons on the wait list.

Table III.19.72 Do you keep a waiting list? Riverton city 2021b Survey of Rental Properties	
Period	Respondent
Yes	2
No	11
Waitlist Size	139

Table III.19.73, shows the condition of rental units by unit type for Riverton 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 218 units were in good condition, or 39.3 percent and 31 units, or 5.6 percent, being in average condition. Details by unit type and condition are displayed.

Table III.19.73 Condition by Unit Type Riverton city 2021b Survey of Rental Properties		
Conditions	Units	Percent of Total
Poor	0	0%
Fair	230	41.4%
Average	31	5.6%
Good	218	39.3%
Excellent	0	0%
Don't Know	0	0%
Total	555	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.19.74, 0 respondents said they would prefer more single family units, 0 respondents wanted more apartment units, and 1 respondents indicated they would prefer more units of any type.

Table III.19.74 If you had the opportunity to own/manage more units, how many would you prefer Riverton 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	1
Total	1

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.19.75, 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.19.75			
Households with Housing Problems by Income			
Riverton city			
2014-2018 HUD CHAS Data			
Income	Owner	Renter	Total
One or more housing problems			
30% HAMFI or less	115	220	335
30.1-50% HAMFI	180	135	315
50.1-80% HAMFI	230	155	385
80.1-95% HAMFI	15	10	25
95 – 115% HAMFI	20	25	45
115.1% HAMFI or more	25	0	25
Total	585	545	1,130
Without Housing Problems			
30% HAMFI or less	0	105	105
30.1-50% HAMFI	90	145	235
50.1-80% HAMFI	405	280	685
80.1-95% HAMFI	190	170	360
95 – 115% HAMFI	295	75	370
115.1% HAMFI or more	1,125	245	1,370
Total	2,105	1,020	3,125
Not Computed			
30% HAMFI or less	10	25	35
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	10	25	35
Total			
30% HAMFI or less	125	350	475
30.1-50% HAMFI	270	280	550
50.1-80% HAMFI	635	435	1,070
80.1-95% HAMFI	205	180	385
95 – 115% HAMFI	315	100	415
115.1% HAMFI or more	1,150	245	1,395
Total	2,700	1,590	4,290

horizon. As can be seen there were a total of 585 owner occupied and 545 renter occupied households experiencing a housing problem.

Table III.19.76, shows the total estimated housing by tenure for Riverton city. As can be seen, in 2030 there are estimated to be a total of 3,516 owner and 1,809 renter occupied households or a total of 5,325 households. By 2050 there are estimated to be 4,061 owner, 2,042 renter for a total of 6,103 households in Riverton city.

Year	Owner	Renter	Total
2020	3,149	1,630	4,779
2025	3,360	1,737	5,097
2030	3,516	1,809	5,325
2035	3,664	1,875	5,539
2040	3,803	1,935	5,738
2045	3,933	1,990	5,923
2050	4,061	2,042	6,103

Table III.19.77, below shows the incremental housing demand for Riverton 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 797 owner-occupied and 332 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 Riverton city will see an additional 1,907 households, of which 187 are estimated to have incomes of 0 – 30 percent of Median Family Income (MFI). And additional 470 household's above current 2020 levels are expected to have incomes of 50.1 to 80.0 percent of MFI.

Table III.19.77
Incremental Housing Demand Forecast
 Riverton city
 Strong Growth Scenario

Income Level (FI)	2020	2025	2030	2035	2040	2045	2050
Owner							
	0	30	37	44	50	56	62
< 30%	0	64	80	94	108	121	134
30-50%	0	151	187	222	255	286	316
50-75%	0	49	61	72	82	92	102
> 75%	0	75	93	110	126	142	157
	0	273	339	402	462	517	572
	0	641	797	945	1,084	1,214	1,342
Renter							
	0	57	73	88	101	113	124
< 30%	0	46	58	70	81	90	99
30-50%	0	71	91	109	125	140	155
50-75%	0	29	38	45	52	58	64
> 75%	0	16	21	25	29	32	36
	0	40	51	61	71	79	87
	0	260	332	398	458	513	565
Total							
	0	87	110	131	151	169	187
< 30%	0	110	138	165	189	212	234
30-50%	0	222	278	331	380	426	470
50-75%	0	78	98	117	134	150	166
> 75%	0	91	114	135	155	174	192
	0	313	391	464	532	596	659
	0	901	1,129	1,343	1,542	1,727	1,907

Table III.19.78 shows the Incremental Total Housing Need Forecast for Riverton 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 1,677 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 1,931 owner and 1,071 renter occupied households for a total of 3,002 quality households.

Table III.19.78							
Incremental Total Housing Need Forecast							
Riverton city							
Strong Growth Scenario							
Income (% of MFI)	2020	2025	2030	2035	2040	2045	2050
Owner							
0-30%	136	145	153	160	166	172	178
30.1-50%	224	245	261	276	290	303	315
50.1-80%	333	382	419	454	487	517	547
80.1-95%	48	64	76	87	97	107	117
95.1-115%	70	95	113	130	147	162	177
115+%	208	298	365	428	487	542	597
Total	1,019	1,230	1,386	1,534	1,673	1,803	1,931
Renter							
0-30%	238	262	277	292	305	317	329
30.1-50%	152	171	184	195	206	216	225
50.1-80%	186	215	235	253	269	284	299
80.1-95%	27	39	47	54	61	67	73
95.1-115%	33	40	44	48	52	55	59
115+%	24	40	51	61	71	79	87
Total	658	766	838	904	964	1,019	1,071
Total							
0-30%	374	407	430	452	471	489	507
30.1-50%	377	417	445	471	496	518	540
50.1-80%	519	597	654	707	756	801	846
80.1-95%	74	102	122	141	159	175	190
95.1-115%	103	134	157	179	199	217	235
115+%	232	338	416	489	557	621	684
Total	1,677	1,996	2,224	2,438	2,637	2,822	3,002