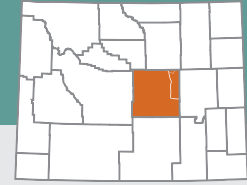




2018



NATRONA COUNTY HOUSING REPORT



Natrona County's housing report is a tool to help the community understand its current housing picture.

Natrona County has the 3rd highest percentage of rentals and 3rd most low income tax credit units. Despite this, low-income units are the greatest need.

A lack of the right type of housing for the people who live in an area can lead to issues of affordability, quality and suitable space for family size. The chart below is an estimate of demand resulting from these issues.



Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- Most federal housing assistance is available to people who are at 50% or lower of AMI, or half the average income.
- Some assistance is available at 80% of AMI or lower.
- Generally, those families who earn over 120% of AMI have enough disposable income to have housing choices both in quality and cost.
- The missing middle are those families who earn 80-120% of AMI - this is generally referred to as "workforce" housing, keeping in mind that many families who are below 80% of AMI work several jobs to be able to afford housing and work in industries that are vital to our communities, such as accommodations, food service and retail.

RENTER RATE ^[1]

34.3%

Natrona County has the 3rd highest percentage of renters in Wyoming.

POVERTY RATE ^[2]

10.4%

Wyoming 11.1%

Natrona County has the 13rd highest poverty rate in Wyoming.

HOUSEHOLD INCOME ^[2]

\$4,749/MO.

Wyoming Average: \$4,930

Natrona County has the 10th highest household income in Wyoming.

UNEMPLOYMENT ^[3]

5.3%

Wyoming unemployment rate: 4.2%

Want to know more?

Check out the full report at wyomingcda.com/demographics

HOUSING DEMAND ^[4]

Affordable housing is spending 30% or less on mortgage or rent.

Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment*	Shortage Rental Units Needed	Affordable Housing Purchase Price*	Shortage Units for Purchase
0% - 30%	\$0-\$538	1,466	\$0-\$83,303	814
31% - 50%	\$538-\$896	1,586	\$83,303-\$138,735	878
51% - 80%	\$896-\$1,434	665	\$138,735-\$222,039	1,036
81% - 95%	\$1,434-\$1,703	234	\$222,039-\$263,690	355
96% - 115%	\$1,703-\$2,062	82	\$263,690-\$319,277	321
115%	\$2,062	136	\$319,277	449

*Estimations by the Wyoming Business Council

[1] US Census Bureau, American Community Survey; [2] US Census Bureau, Quick Facts; [3] Department of Employment, Labor Market Statistics; [4] 2018 WCDA Housing Needs Forecast



478

NET COMMUTER INFLOW

Commuting ^[6]

Inflow indicates there could be commuters who cannot find local housing to suit their needs.

Commuting Out

to Converse Cty., WY	874
to Campbell Cty., WY	215
to Adams Cty., CO	125
to Williams Cty., ND	105
to Sublette Cty., WY	101

Commuting In

from Converse Cty., WY	912
from Johnson Cty., WY	189
from Laramie Cty., WY	171
from Park Cty., WY	120
from Fremont Cty., WY	111

TOP 5 EMPLOYERS ^[5]



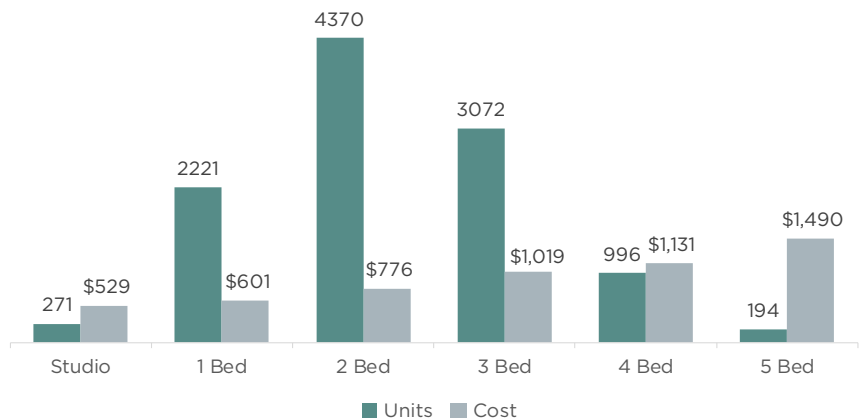
HEALTH CARE &
SOCIAL ASSISTANCE

5,938
EMPLOYEES

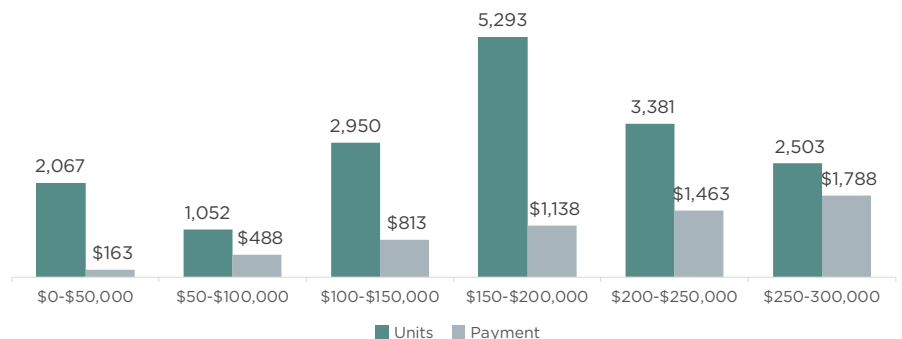
\$4,310
MONTHLY WAGE

	EMPLOYEES	MONTHLY WAGE
1. HEALTH CARE & SOCIAL ASSISTANCE	5,938	\$4,310
2. RETAIL TRADE	4,733	\$2,449
3. LEISURE & HOSPITALITY	4,653	\$1,431
4. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	3,761	\$5,371
5. EDUCATIONAL SERVICES	3,126	\$3,690

HOW AFFORDABLE IS RENTAL HOUSING? ^[7]



HOW AFFORDABLE IS IT TO OWN YOUR OWN HOME? ^[8]



Housing Stock



NATRONA COUNTY
AVERAGE HOUSING AGE ^[9]
44

WYOMING
AVERAGE HOUSING AGE ^[9]
42

66.2% of housing in Natrona County was built before 1980
Pre-1980 housing may not meet current construction standards.

Natrona County ranks 15th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

How does Natrona County's housing mix compare to other counties? ^[9]

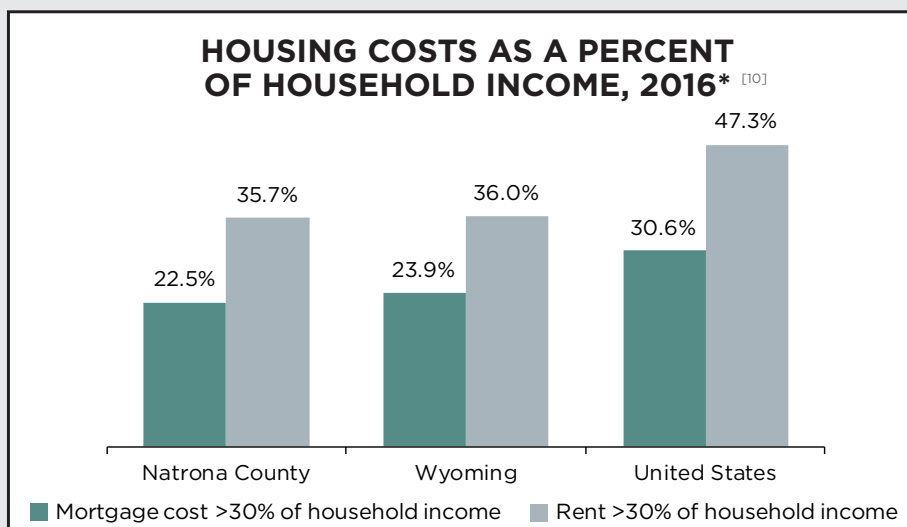
Unit Type	Number of Units	Percent of Mix
Single Family	22,964	70.8%, (18)
Duplex	595	1.8%, (12)
Tri or Four Plex	1,607	5.0%, (5)
Apartment	3,516	10.8%, (4)
Trailer/Other	3,740	11.5%, (13)

Age of housing ^[9]

Year Built	Value*	Percent of Mix
<1939	151,900	10.2%
1940-49	133,900	3.2%
1950-59	161,900	15.8%
1960-69	190,100	10.2%
1970-79	208,600	26.8%
1980-89	224,800	10.4%
1990-99	155,500	5.1%
2000-09	249,200	12.9%
2010-Present	275,350	5.5%

Careers and Cost Burden

Natrona County is No. 10 in the state for people spending more than half their income on housing (10%) and 7th for those spending 31-50% of income on housing (15%). Natrona County ranks 15th in the state for access to affordable housing.



* ACS five-year estimates used. 2016 represents average characteristics from 2012-2016; 2010 represents 2006-2010.

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	2,907
\$314-563	3,131
\$564-813	3,462
\$814-1,063	3,064
\$1,064-1,375	4,243
\$1,376-2,188	8,110
\$2,189-3,438	4,752
\$3,439-5,000	2,753

[9] 2018 WCDA Housing Needs Forecast; [10] Head Water Economics, Populations at Risk 2015; [11] datausa.io, Housing & Living Data

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,626



TWO ADULTS,
1 CHILD
\$3,624



Calculate your situation at
wywf.org/self-sufficiency-calculator



32%

OF CHILDREN ARE IN SINGLE-PARENT FAMILIES^[13]

Natrona County has the 3rd highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

5.7%

CASH PUBLIC ASSISTANCE INCOME^[14]

2.8%

FOOD STAMP/SNAP^[14]

7.5%



POPULATION OVER 65^[15]
11,693

14.7% of Natrona County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

756

Natrona County has the 3rd most units per capita.

ASSISTED LIVING BEDS^[16]

425

Natrona County has the 3rd most assisted living beds per capita.

NURSING HOME BEDS^[16]

432

Natrona County has the 11th most nursing home beds per capita.