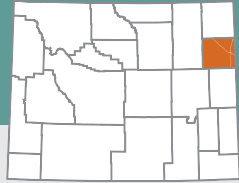




2018


WESTON COUNTY HOUSING REPORT



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.

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

Weston County has no low-income tax credit units and low-income housing looks to be the greatest need. Weston County is no. 1 in the state for trailer units, an affordable housing option.

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.



RENTER RATE^[1]
23.2%

Weston County has the 21st highest percentage of renters in Wyoming.

POVERTY RATE^[2]
10.7%
Wyoming 11.1%

Weston County has the 11th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$3,851/MO.
Wyoming Average: \$4,930

Weston County has the 18th highest household income in Wyoming.

UNEMPLOYMENT^[3]
4%
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-\$585	120	\$0-\$90,581	223
31% - 50%	\$585-\$976	59	\$90,581-\$151,123	48
51% - 80%	\$976-\$1,561	45	\$151,123-\$241,703	36
81% - 95%	\$1,561-\$1,854	—	\$241,703-\$287,071	48
96% - 115%	\$1,854-\$2,244	—	\$287,071-\$347,458	37
115%	\$2,244	—	\$347,458	41

*Estimations by the Wyoming Business Council
** No figures indicates no data available.

[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



813

NET COMMUTERS OUTFLOW

Commuting^[6]

Outflow indicates a possible lack of jobs that fit the skillsets and needs of commuters.

Commuting Out	
to Campbell Cty., WY	940
to Crook Cty., WY	57
to King Cty., WA	17
to Big Horn Cty., MT	10
to Custer Cty., SD	10

Commuting In	
from Pennington Cty., SD	70
from Custer Cty., SD	53
from Niobrara Cty., WY	30
from Crook Cty., WY	28
from Mesa Cty., CO	13

TOP 5 EMPLOYERS^[5]



HEALTH CARE & SOCIAL ASSISTANCE

377

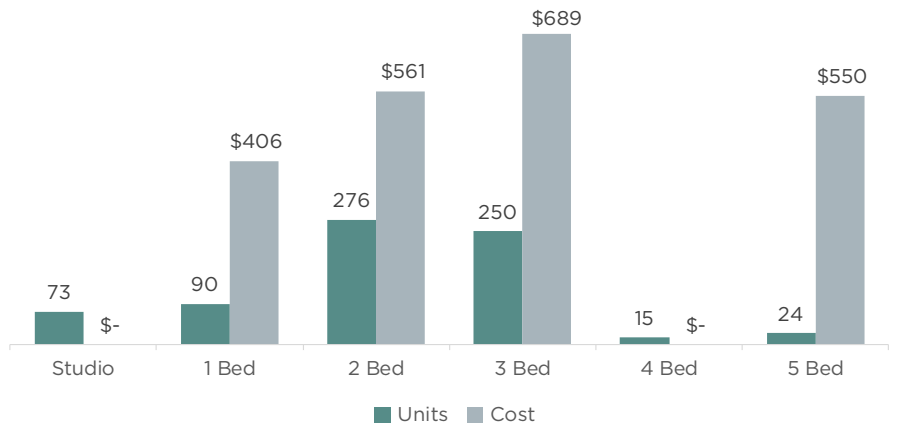
EMPLOYEES

\$3,066

MONTHLY WAGE

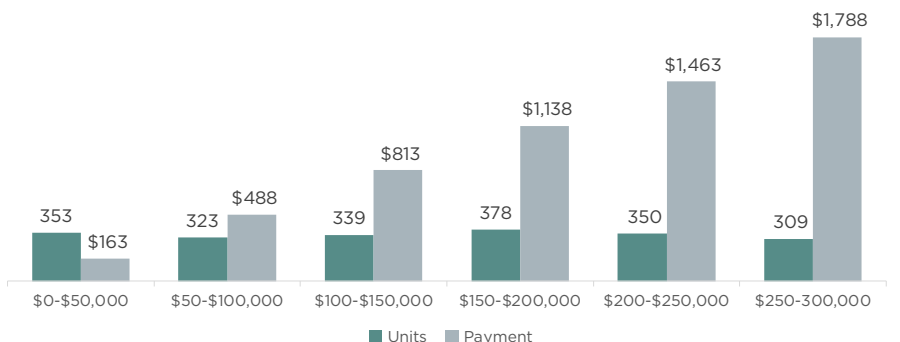
	EMPLOYEES	MONTHLY WAGE
1. HEALTH CARE & SOCIAL ASSISTANCE	377	\$3,066
2. PUBLIC ADMINISTRATION	334	\$3,548
3. EDUCATIONAL SERVICES	291	\$3,101
4. RETAIL TRADE	250	\$1,972
5. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	173	\$3,814

HOW AFFORDABLE IS RENTAL HOUSING?*[7]



*No cost figure represents unavailable data.

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



Housing Stock



WESTON COUNTY
AVERAGE HOUSING AGE ^[9]
44

WYOMING
AVERAGE HOUSING AGE ^[9]
42

57.3% of housing in Weston County was built before 1980

Pre-1980 housing may not meet current construction standards.

Weston County ranks 16th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

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

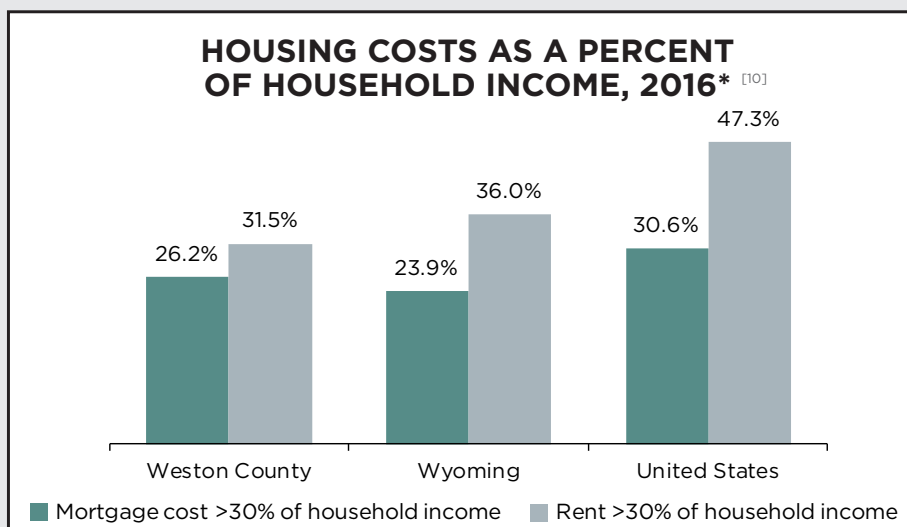
Unit Type	Number of Units	Percent of Mix
Single Family	2,222	70.9%, (17)
Duplex	26	0.8%, (20)
Tri or Four Plex	17	0.5%, (23)
Apartment	124	4.0%, (16)
Trailer/Other	745	23.8%, (1)

Age of housing ^[9]

Year Built	Value*	Percent of Mix
<1939	87,400	11.8%
1940-49	103,800	6.8%
1950-59	160,600	17.4%
1960-69	258,700	2.4%
1970-79	111,800	18.9%
1980-89	168,600	14.4%
1990-99	179,400	12.0%
2000-09	289,900	12.8%
2010-Present	285,300	3.4%

Careers and Cost Burden

Weston County is No. 3 in the state for people spending more than half their income on housing (12%) and 21st for those spending 31-50% of income on housing (10%). Weston County ranks 9th 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	489
\$314-563	355
\$564-813	250
\$814-1,063	222
\$1,064-1,375	330
\$1,376-2,188	816
\$2,189-3,438	434
\$3,439-5,000	238

[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
\$1,630



TWO ADULTS,
1 CHILD
\$3,585



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



25%

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

Weston County has the 12th highest amount of children in single-parent families.

VULNERABLE POPULATIONS

**SUPPLEMENTAL
SECURITY INCOME
(DISABILITY)^[14]**

3%

**CASH PUBLIC
ASSISTANCE INCOME^[14]**

1.3%

FOOD STAMP/SNAP^[14]

7.1%



**POPULATION
OVER 65^[15]**
1,344

19.4% of Weston County's population is over 65.

**LOW INCOME TAX
CREDIT UNITS^[14]**

0

Weston County has no units.

**ASSISTED
LIVING BEDS^[16]**

23

Weston County has the 8th most assisted living beds per capita.

NURSING HOME BEDS^[16]

58

Weston County has the 6th most nursing home beds per capita.