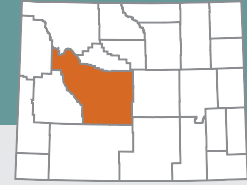




FREMONT COUNTY HOUSING REPORT



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

Fremont County has the greatest need for low-income housing. With the 2nd highest poverty rate in Wyoming, residents are more cost-burdened by housing than the state average, but less cost-burdened than the national average.

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]
29.3%

Fremont County has the 8th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
16.8%

Wyoming 11.1%

Fremont County has the 2nd highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]

\$4,463/MO.

Wyoming Average: \$4,930

Fremont County has the 15th highest household income in Wyoming.

UNEMPLOYMENT^[3]
5.6%

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-\$491	885	\$0-\$76,026	586
31% - 50%	\$491-\$818	607	\$76,026-\$126,658	533
51% - 80%	\$818-\$1,308	252	\$126,658-\$202,529	611
81% - 95%	\$1,308-\$1,553	10	\$202,529-\$240,465	181
96% - 115%	\$1,553-\$1,880	41	\$240,465-\$291,097	181
115%	\$1,880	20	\$291,097	269

*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



171

NET COMMUTER OUTFLOW

Commuting^[6]

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

Commuting Out	
to Natrona Cty., WY	111
to Sublette Cty., WY	111
to Williams Cty., ND	84
to Sweetwater Cty., WY	79
to Hot Springs Cty., WY	56

Commuting In	
from Natrona Cty., WY	94
from Washington Cty., UT	78
from Salt Lake Cty., UT	75
from Weber Cty., UT	69
from Sweetwater Cty., WY	66

TOP 5 EMPLOYERS^[5]



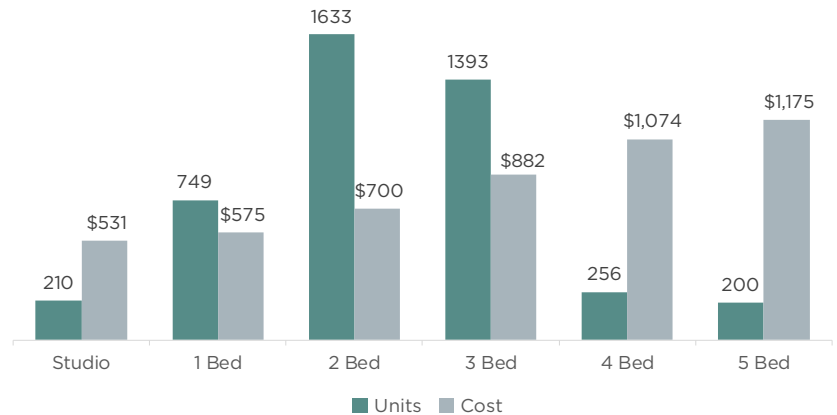
PUBLIC ADMINISTRATION

3,307
EMPLOYEES

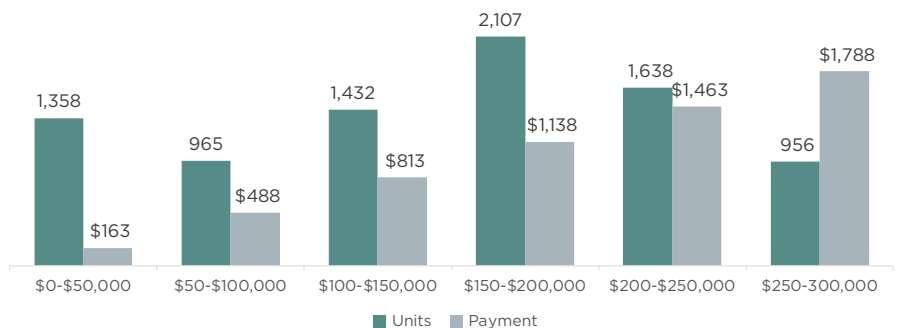
\$3,647
MONTHLY WAGE

	EMPLOYEES	MONTHLY WAGE
1. PUBLIC ADMINISTRATION	3,307	\$3,647
2. EDUCATIONAL SERVICES	2,535	\$3,433
3. HEALTH CARE & SOCIAL ASSISTANCE	2,008	\$3,307
4. RETAIL TRADE	1,799	\$2,279
5. LEISURE & HOSPITALITY	1,536	\$1,368

HOW AFFORDABLE IS RENTAL HOUSING?^[7]



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



Housing Stock



FREMONT COUNTY
AVERAGE HOUSING AGE ^[9]
43

WYOMING
AVERAGE HOUSING AGE ^[9]
42

61.5% of housing in Fremont County was built before 1980
Pre-1980 housing may not meet current construction standards.

Fremont County ranks 13th in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

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

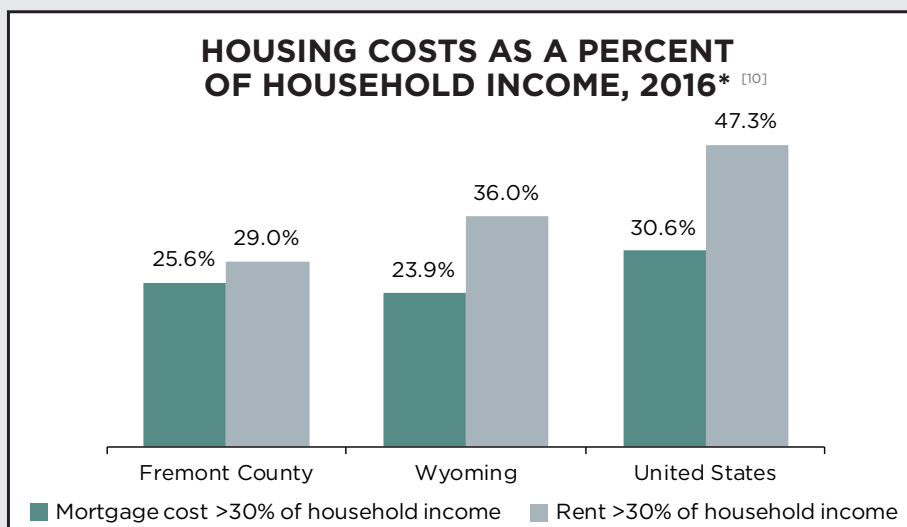
Unit Type	Number of Units	Percent of Mix
Single Family	10,948	72.2%, (15)
Duplex	288	1.9%, (11)
Tri or Four Plex	406	2.7%, (12)
Apartment	805	5.3%, (12)
Trailer/Other	2,712	17.9%, (7)

Age of housing ^[9]

Year Built	Value*	Percent of Mix
<1939	179,000	9.0%
1940-49	160,000	5.5%
1950-59	166,800	8.2%
1960-69	182,000	13.0%
1970-79	177,000	25.8%
1980-89	187,200	12.3%
1990-99	205,600	11.8%
2000-09	253,000	12.8%
2010-Present	296,900	1.7%

Careers and Cost Burden

Fremont County is No. 15 in the state for people spending more than half their income on housing (8%) and 12th for those spending 31-50% of income on housing (14%). Fremont County ranks 10th 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	1,425
\$314-563	1,968
\$564-813	1,451
\$814-1,063	1,511
\$1,064-1,375	2,001
\$1,376-2,188	3,586
\$2,189-3,438	2,068
\$3,439-5,000	1,149

[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
\$1,499



TWO ADULTS,
1 CHILD
\$3,562



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



38%

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

Fremont County has the 2nd highest amount
of children in single-parent families.

VULNERABLE POPULATIONS

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

3.4%

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

2.4%

FOOD STAMP/SNAP^[14]

9.5%



**POPULATION
OVER 65^[15]**
7,045

17.7% of Fremont
County's population is
over 65.

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

267

Fremont County has the
6th most units per capita.

**ASSISTED
LIVING BEDS^[16]**

145

Fremont County has the 4th most
assisted living beds per capita.

NURSING HOME BEDS^[16]

186

Fremont County has the 12th most
nursing home beds per capita.