



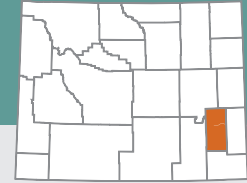
Area Median Income (AMI) is the middle income in an area. Half of the households in the area make more than the AMI and half make less.

- 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.

2018



PLATTE COUNTY HOUSING REPORT



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

Platte County homeowners are more cost-burdened than both Wyoming and the U.S. Renters are more cost-burdened than Wyoming and less cost-burdened than the US. There are no low-income tax credit units in Platte County, yet the greatest need is in this area.

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]
24.6%

Platte County has the 20th highest percentage of renters in Wyoming.

POVERTY RATE^[2]
12%
Wyoming 11.1%

Platte County has the 8th highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$3,421/MO.
Wyoming Average: \$4,930

Platte County has the 22nd highest household income in Wyoming.

UNEMPLOYMENT^[3]
3.7%
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-\$417	256	\$0-\$64,568	248
31% - 50%	\$417-\$695	75	\$64,568-\$107,613	195
51% - 80%	\$695-\$1,112	—	\$107,613-\$172,181	170
81% - 95%	\$1,112-\$1,320	—	\$172,181-\$204,387	24
96% - 115%	\$1,320-\$1,598	—	\$204,387-\$247,432	18
115%	\$1,598	—	\$247,432	—

*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



210

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	112
to Goshen Cty., WY	82
to Natrona Cty., WY	79
to Laramie Cty., WY	57
to Campbell Cty., WY	16

Commuting In	
from Goshen Cty., WY	225
from Albany Cty., WY	115
from Laramie Cty., WY	51
from Rensselaer Cty., NY	44
from Fremont Cty., WY	28

TOP 5 EMPLOYERS^[5]



PUBLIC ADMINISTRATION

572

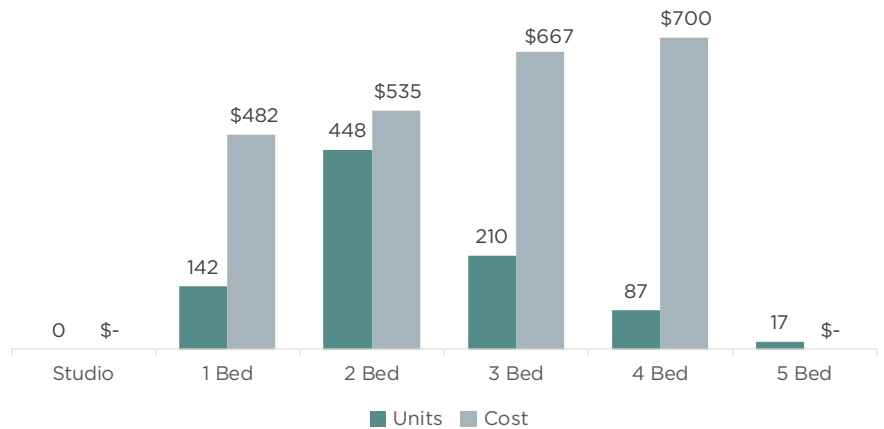
EMPLOYEES

\$3,259

MONTHLY WAGE

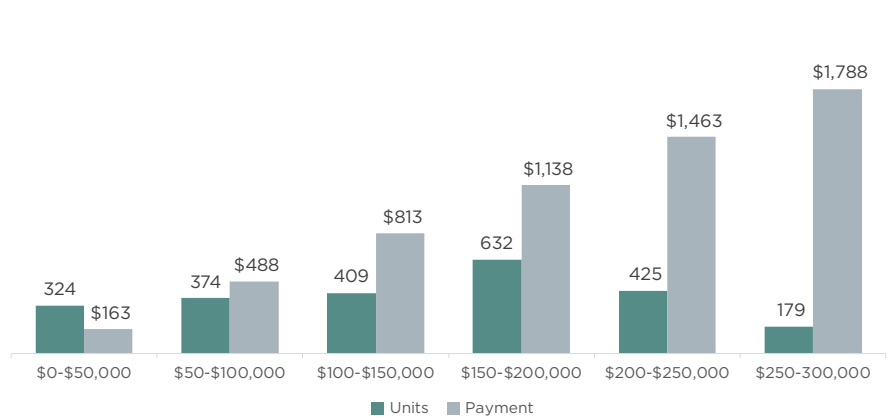
	EMPLOYEES	MONTHLY WAGE
1. PUBLIC ADMINISTRATION	572	\$3,259
2. WHOLESALE TRADE, TRANSPORTATION, & UTILITIES	566	\$7,371
3. LEISURE & HOSPITALITY	450	\$1,161
4. RETAIL TRADE	404	\$2,105
5. EDUCATIONAL SERVICES	332	\$3,190

HOW AFFORDABLE IS RENTAL HOUSING?*[7]



*No cost figure represents unavailable data.

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



Housing Stock



PLATTE COUNTY
**AVERAGE
HOUSING AGE** ^[9]
48

WYOMING
**AVERAGE
HOUSING AGE** ^[9]
42

65.9% of housing in Platte County was built before 1980
Pre-1980 housing may not meet current construction standards.

Platte County ranks 21st in the state for age of housing stock. Older housing stock sometimes brings with it maintenance and aesthetic challenges.

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

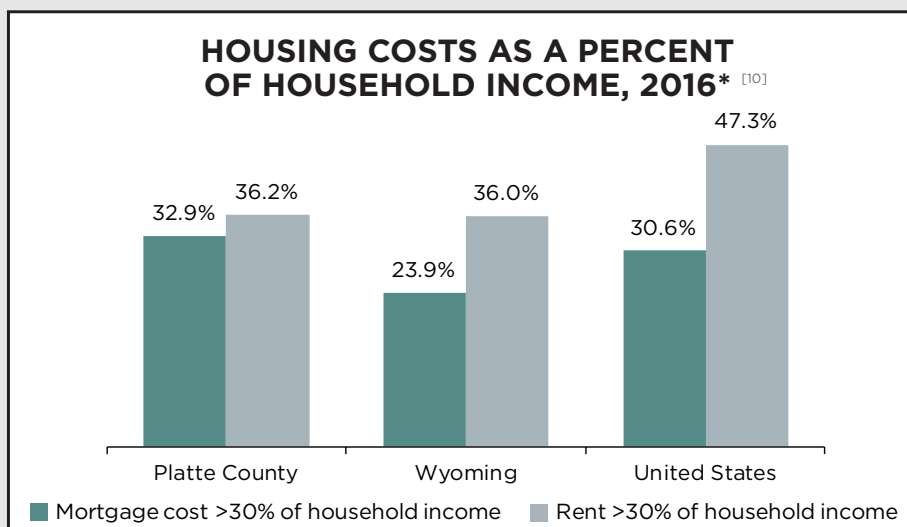
Unit Type	Number of Units	Percent of Mix
Single Family	3,035	82.5%, (4)
Duplex	37	1.0%, (18)
Tri or Four Plex	52	1.4%, (20)
Apartment	103	2.8%, (19)
Trailer/Other	453	12.3%, (12)

Age of housing** ^[9]		
Year Built	Value*	Percent of Mix
<1939	123,700	19.1%
1940-49	—	3.4%
1950-59	154,700	10.9%
1960-69	123,100	6.5%
1970-79	168,700	26.0%
1980-89	209,200	17.2%
1990-99	230,000	9.2%
2000-09	192,800	6.5%
2010-Present	166,700	1.1%

**No figure represents unavailable data.

Careers and Cost Burden

Platte County is No. 13 in the state for people spending more than half their income on housing (9%) and 1st for those spending 31-50% of income on housing (20%). Platte County ranks 19th in the state for access to affordable housing.



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

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

How much can households afford? ^[11]

Max Monthly Payment	Number of Households
\$0-313	379
\$314-563	625
\$564-813	615
\$814-1,063	325
\$1,064-1,375	351
\$1,376-2,188	654
\$2,189-3,438	499
\$3,439-5,000	232

Community Demographics

How much monthly income does a family need to

LIVE WITHOUT ASSISTANCE?^[12]



ONE ADULT
\$1,509



TWO ADULTS,
1 CHILD
\$3,183



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



39%

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

Platte County has the highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

6.7%

CASH PUBLIC ASSISTANCE INCOME^[14]

1.9%

FOOD STAMP/SNAP^[14]

7.3%



POPULATION OVER 65^[15]
2,149

25.1% of Platte County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

0

Platte County has no units.

ASSISTED LIVING BEDS^[16]

16

Platte County has the 14th most assisted living beds per capita.

NURSING HOME BEDS^[16]

50

Platte County has the 10th most nursing home beds per capita.