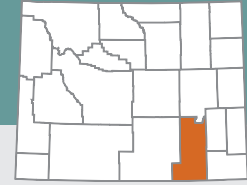




2018

ALBANY COUNTY HOUSING REPORT



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

Albany County is home to Wyoming's only university. A large student population means Albany has the highest percent of renters and is No. 1 in the state for multi-family housing. The student population explains a high poverty rate and the need for inexpensive housing.

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]
51.1%

Albany county has the highest percentage of renters in Wyoming.

POVERTY RATE^[2]
17.3%

Wyoming 11.1%
Albany County has the 1st highest poverty rate in Wyoming.

HOUSEHOLD INCOME^[2]
\$3,587/MO.
Wyoming Average: \$4,930

Albany County has the 21st highest household income in Wyoming.

UNEMPLOYMENT^[3]
2.8%
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 - \$521	3,033	\$0 - \$80,670	483
31% - 50%	\$521 - \$868	913	\$80,670 - \$134,400	350
51% - 80%	\$868 - \$1,389	516	\$134,400 - \$215,071	379
81% - 95%	\$1,389 - \$1,649	62	\$215,071 - \$255,329	187
96% - 115%	\$1,649 - \$1,996	—	\$255,329 - \$309,058	49
115%	\$1,996	15	\$309,058	89

*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



590

NET COMMUTER OUTFLOW

Commuting^[6]

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

Commuting Out	
to Laramie Cty., WY	466
to Carbon Cty., WY	123
to Platte Cty., WY	115
to Larimer Cty., CO	59
to Sweetwater Cty., WY	56

Commuting In	
from Laramie Cty., WY	156
from Larimer Cty., CO	93
from Adams Cty., CO	65
from El Paso, Cty., CO	48
from Arapahoe Cty., CO	37

TOP 5 EMPLOYERS^[5]



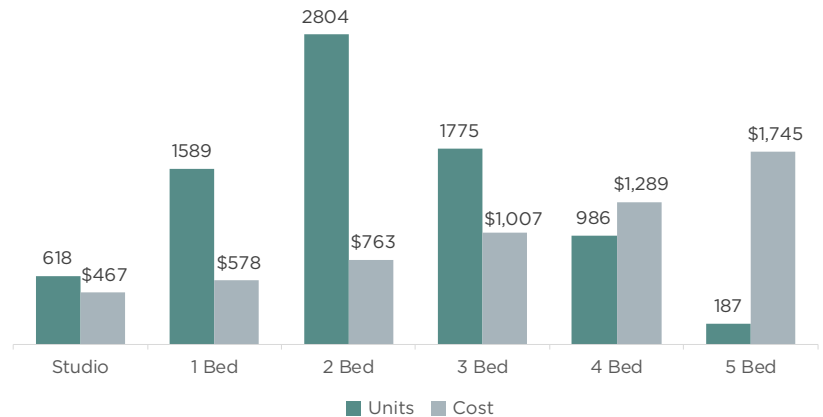
PUBLIC ADMINISTRATION

4,406
EMPLOYEES

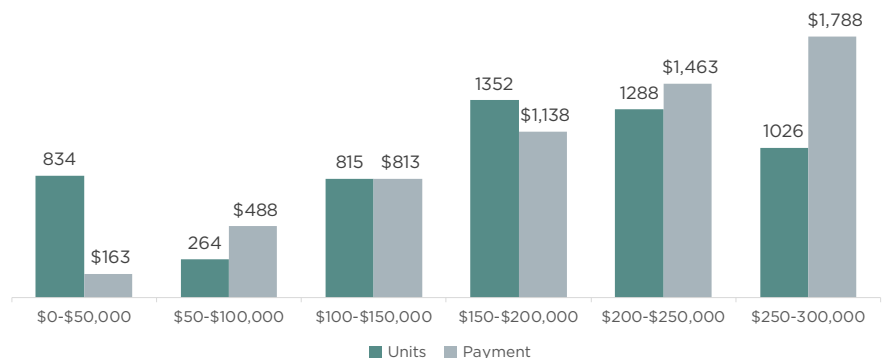
\$4,468
MONTHLY WAGE

	EMPLOYEES	MONTHLY WAGE
1. PUBLIC ADMINISTRATION	4,406	\$4,468
2. HEALTH SERVICES	2,061	\$3,399
3. LEISURE & HOSPITALITY	2,050	\$1,228
4. RETAIL TRADE	1,750	\$2,038
5. PROFESSIONAL & BUSINESS SERVICES	1,157	\$3,984

HOW AFFORDABLE IS RENTAL HOUSING?^[7]



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



Housing Stock



ALBANY COUNTY
**AVERAGE
HOUSING AGE** ^[9]
42

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

55% of housing in Albany County was built before 1980
Pre-1980 housing may not meet current construction standards.

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

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

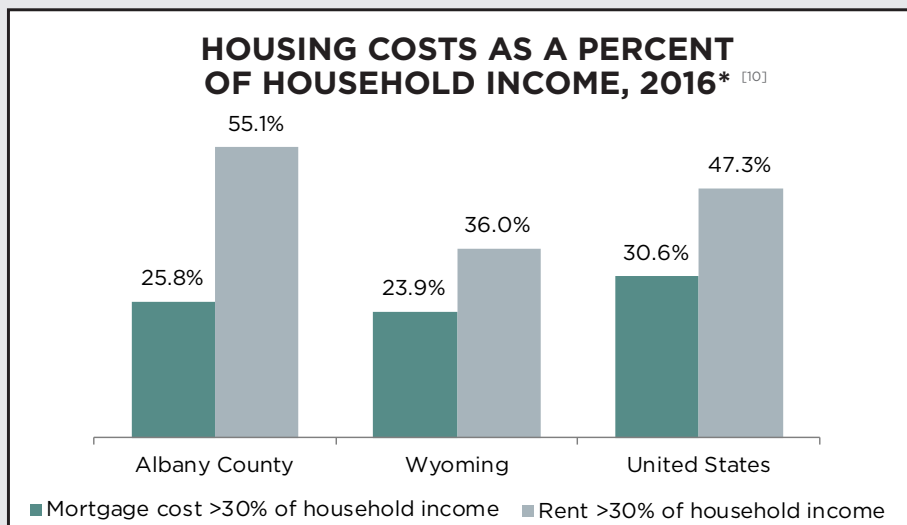
Unit Type	Number of Units	Percent of Mix
Single Family	8,928	57.4%, (23)
Duplex	723	4.6%, (1)
Tri or Four Plex	1,389	8.9%, (1)
Apartment	3,252	20.9%, (1)
Trailer/Other	1,273	8.2%, (21)

Age of housing ^[9]

Year Built	Value*	Percent of Mix
<1939	\$175,900	15%
1940-49	\$178,600	4%
1950-59	\$216,200	10%
1960-69	\$236,500	10%
1970-79	\$207,000	16%
1980-89	\$222,000	9%
1990-99	\$250,000	13%
2000-09	\$266,300	20%
2010-Present	\$399,850	4%

Careers and Cost Burden

Albany County is No. 1 in the state for people spending more than half their income on housing (21%) and third for those spending 31-50% of their income on housing (18%). 61% of households spend less than 30% of income on housing. Albany County ranks 23rd 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	2,966
\$314-563	2,043
\$564-813	1,880
\$814-1,063	1,144
\$1,064-1,375	2,040
\$1,376-2,188	2,945
\$2,189-3,438	1,617
\$3,439-5,000	930

[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
\$1,603



TWO ADULTS,
1 CHILD
\$3,841



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



20%

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

Albany County has the 21st highest amount of children in single-parent families.

VULNERABLE POPULATIONS

SUPPLEMENTAL SECURITY INCOME (DISABILITY)^[14]

2.5%

CASH PUBLIC ASSISTANCE INCOME^[14]

1.1%

FOOD STAMP/SNAP^[14]

4.6%



POPULATION OVER 65^[15]
4,293

11.2% of Albany County's population is over 65.

LOW INCOME TAX CREDIT UNITS^[14]

157

Albany County has the 12th most units per capita.

ASSISTED LIVING BEDS^[16]

117

Albany County has the 7th most assisted living beds per capita.

NURSING HOME BEDS^[16]

115

Albany County has the 20th most nursing home beds per capita.