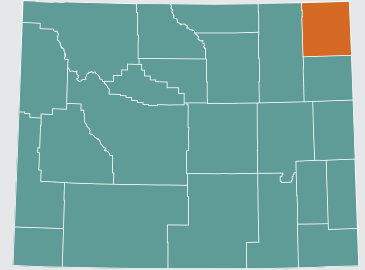


# CROOK COUNTY HOUSING REPORT

## Crook County BY THE NUMBERS



Many factors in a community are considered to develop a comprehensive understanding of its housing environment. Crook County's housing report is a tool to help the community understand its current unmet housing needs. In addition to this report, more detailed housing information can be found at <http://bit.ly/2hgY6Oq>.



Crook County is the twentieth most populated county in Wyoming. It ranks first in the state for people having affordable housing. Only 13% of their residents spend more than 50% of their income on housing.



### Crook County needs:

- 122 units to meet current rental needs.
- 122 (100%) with rents less than \$1,360 month
- 342 owner units are needed
- 273 (80%) need to cost less than \$210,581

### Workforce housing needs:

- No rental units are needed for workforce housing
- 69 owner units less than \$302,710



Ranks 22 of 23



Wyoming 11.1%  
Ranks 18 of 23



Wyoming \$4,930  
Ranks 8 of 23

Housing Demand				
Percent of Median Family Income	Affordable Monthly Rental or Mortgage Payment <sup>[2]</sup>	Affordable Housing Purchase Price <sup>[1]</sup>	Shortage Units for Purchase <sup>[1]</sup>	Shortage Rental Units Needed <sup>[2]</sup>
0-30	\$0-\$510	\$0-\$78,968	129	18
31-50	\$510-\$850	\$78,968-\$131,613	45	66
51-80	\$850-\$1,360	\$131,613-\$210,581	99	38
81-95	\$1,360-\$1,615	\$210,581-\$250,065	4	-
96-115	\$1,615-\$1,955	\$250,065-\$302,710	45	-
115+	\$1,955	\$302,710	20	-

[1] [2] WCDA: 2017 Housing Needs Forecast



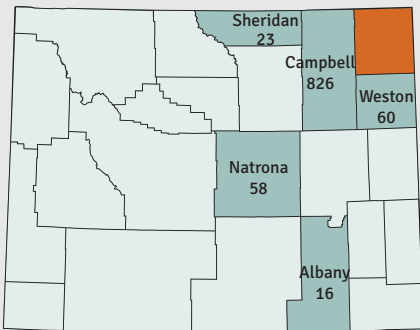
345

people work in Crook County, but permanently reside out of state.

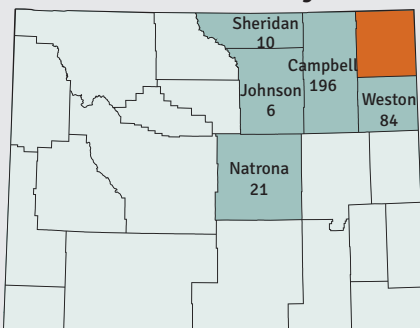
## Commuting <sup>[3]</sup>

31.7% of Crook County's workforce commutes from other communities and 41.7% of Crook County residents commute elsewhere. Crook County has 379 more people commuting out than commuting in, so commuting patterns may not affect housing needs.

### Top 5 counties with commuters from Crook County



### Top 5 counties with commuters to Crook County

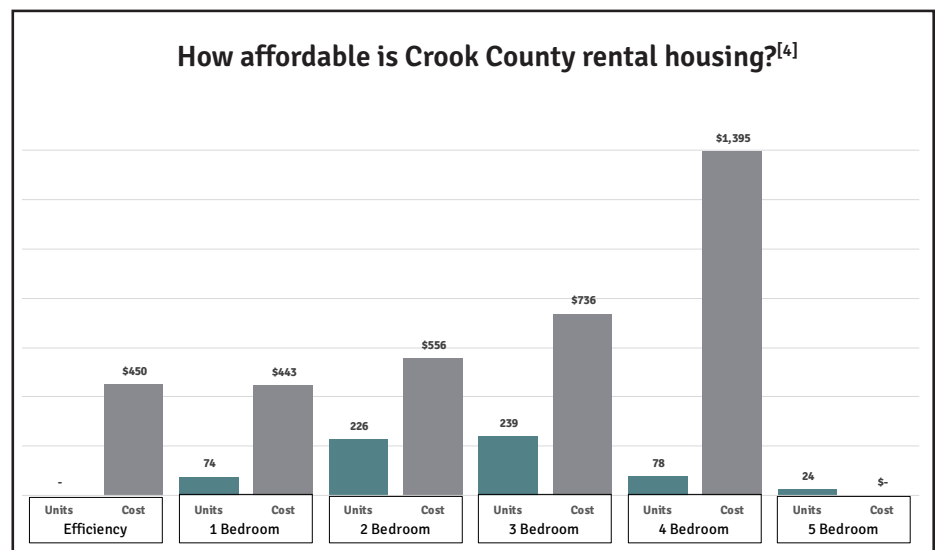
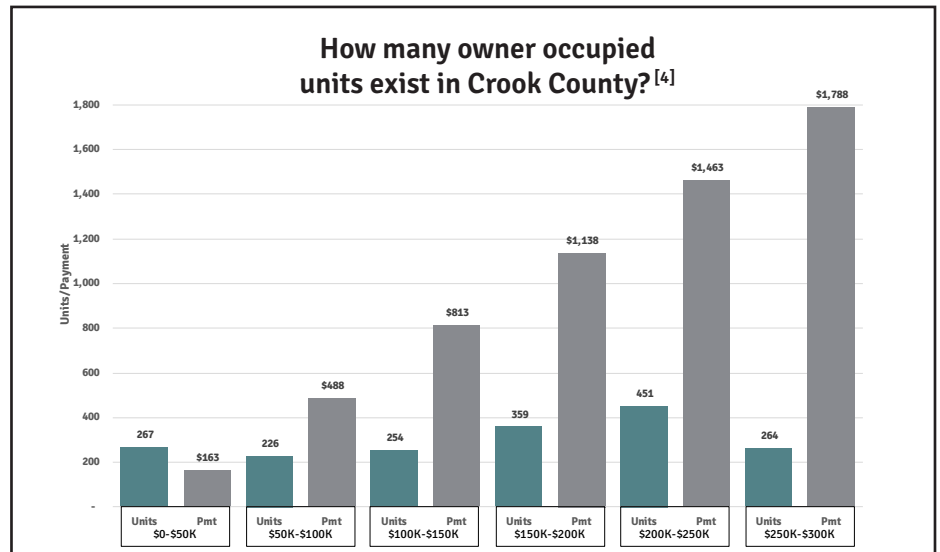


The definition of affordable housing is 30% of a family's income, and any income level can be burdened by housing costs.

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.

The top chart shows the number of owner occupied units by price range and the associated estimated monthly payment. The bottom chart shows the number of rental units by bedroom size and the estimated average monthly cost.



\*No cost figure represents no data available.

[3] Dept. of Employment: 2017 Wyoming Inter-County Commuter Report  
 [4] datausa.io: Housing and Living Data (Derived from Census Data)

# Housing Stock



**Crook County average housing age**<sup>[5]</sup>  
**38 Years**

**Wyoming's average housing age**  
**42 Years**

**46%** of housing in Crook County was built before 1980

*Pre-1980 housing may not meet current construction standards.*

Crook County ranks fifth in the state for new housing stock.

How does Crook County's housing mix compare to other counties? <sup>[6]</sup>		
Unit Type	Number of Units	Percent of Mix/Rank
Single Family	2,130	72.01% (15)
Duplex	16	.54% (21)
Tri or Four Plex	80	2.7% (13)
Apartment	37	1.25% (22)
Trailer/Other	695	23.5% (2)

Age of Housing <sup>[7]</sup>	
Year Built	Percent of Mix
<1939	10%
1940-49	4%
1950-59	6%
1960-69	6%
1970-79	20%
1980-89	16%
1990-99	16%
2000-09	17%
2010-Present	4%

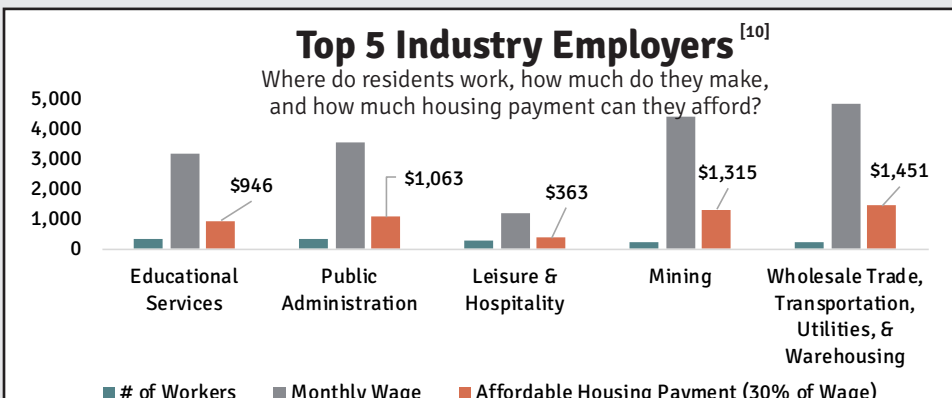


# Careers and Cost Burden

5% of Crook County households spend more than half their income on housing and 8% spend 31-50% of their income on housing. 87% have affordable housing (less than 30% of income spent on housing). Crook County ranks first in the state for those having affordable housing.

How does Crook County's household cost burden compare to other counties? <sup>[8]</sup>	
Percent of Area Median Income	Percent of Household (Rank by County)
0-30%	87% (1)
31-50%	8% (23)
Above 50%	5% (23)

How much can households afford? <sup>[9]</sup>	
Max Monthly Payment	Number of Households
\$0-313	184
\$314-563	179
\$564-813	276
\$814-\$1,063	354
\$1,064-1,375	473
\$1,376-2,188	819
\$2,189-3,438	453
\$3,439-5,000	220



[5] [6] [7] [8] Wyoming Housing Database Partnership: Crook County Housing Profile

[9] datausa.io: Housing and Living Data (Derived from Census Data)

[10] Dept. of Employment: Quarterly Census of Employment and Wages



# Community Demographics



One adult needs to make **\$1,587 a month** to live without assistance.



## How much monthly income does my family need to live without assistance? <sup>[11]</sup>

County Rank	10
One Adult	\$1,587
Two Adults	\$2,552
Two Adults, 1 Child	\$3,524
Two Adults, 2 Children	\$4,450

Vulnerable populations are populations that are at a disadvantage and include the elderly, the poor, minorities, and children in single-family homes to name a few. This chart depicts some of the vulnerable populations in Crook County. Higher unemployment could be indicative of a volatile housing market.

Vulnerable Populations <sup>[12]</sup>	
Metric	Percent/Number of Households or Individuals (Rank)
Supplemental Security Income (SSI)	2.4%, 70 Households (17)
Cash public assistance income	1.01%, 30 Households (17)
Food Stamp/SNAP	1.9%, 56 Households (22)
Children in single-parent families	19% of Children (21)
Total Low Income Tax Credit Units	0%, 0 Units (N/A)
Assisted Living Beds	.51%, 15 Beds (11)
Nursing Home Beds	1.08%, 32 Beds (15)
Population over 65	18.8%, 1,403 Persons (10)
Unemployment	4.5%, 171 Persons (18)

Crook County has a lower share of unaffordable housing than Wyoming and the United States at 13.6%.

Crook County also has a lower share of renters with unaffordable housing than Wyoming and the United States at 16.4%.

\* ACS five-year estimates used. 2015 represents average characteristics from 2011-2015; 2010 represents 2006-2010.

