

NATRONA COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Natrona County's population increased by 9.91 percent between 2000 and 2008, from 66,533 to 73,129. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.13.1, below.

Table II.13.1 Population Estimates for Wyoming and Natrona County Census 2000 and 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Natrona County	% Change from 2000
Population				
2000 Census	493,782	.	66,533	.
July 2001 Estimate	492,924	-0.17	66,863	0.50
July 2002 Estimate	496,969	0.65	67,353	1.23
July 2003 Estimate	499,056	1.07	67,939	2.11
July 2004 Estimate	502,816	1.83	68,637	3.16
July 2005 Estimate	506,007	2.48	69,408	4.32
July 2006 Estimate	512,573	3.81	70,220	5.54
July 2007 Estimate	523,252	5.97	71,784	7.89
July 2008 Estimate	532,668	7.88	73,129	9.91

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.13.2, at right, from April 2000 to July 2008, Natrona County's natural increase was estimated to be 3,238 people. Natrona County has been experiencing net in migration, with over 3,358 persons arriving in the county in the last eight years.¹⁰⁵

The Wyoming driver's license exchange data indicate a net increase of 360 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Natrona County are presented in Table II.13.3, on the following page, which indicate a net increase of 3,937 persons over the time period.

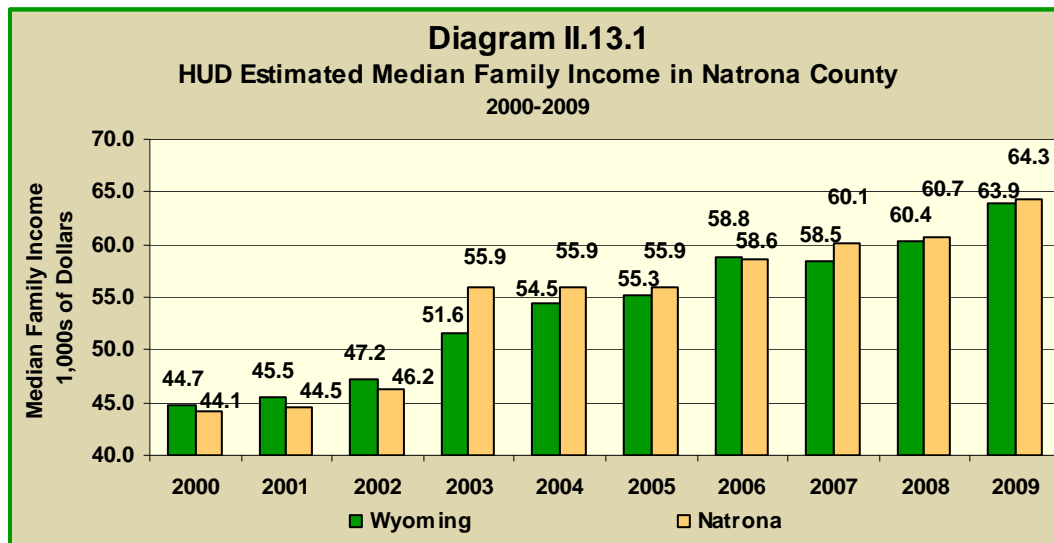
Table II.13.2 Natrona County Population Change Census 1980 - 7/2007	
1980 Population	71,856
Natural Increase 80-90	9,014
Net Migration 80-90	-19,644
1990 Population	61,226
Natural Increase 90-00	3,870
Net Migration 90-00	1,437
2000 Population	66,533
Natural Increase 00-08	3,238
Net Migration 00-08	3,358
2008 Population Estimate	73,129

¹⁰⁵ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.13.3			
Driver's Licenses Exchanged and Surrendered in Natrona County			
2000 - First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009 – First Half	992	632	360
Total	16,477	12,540	3,937

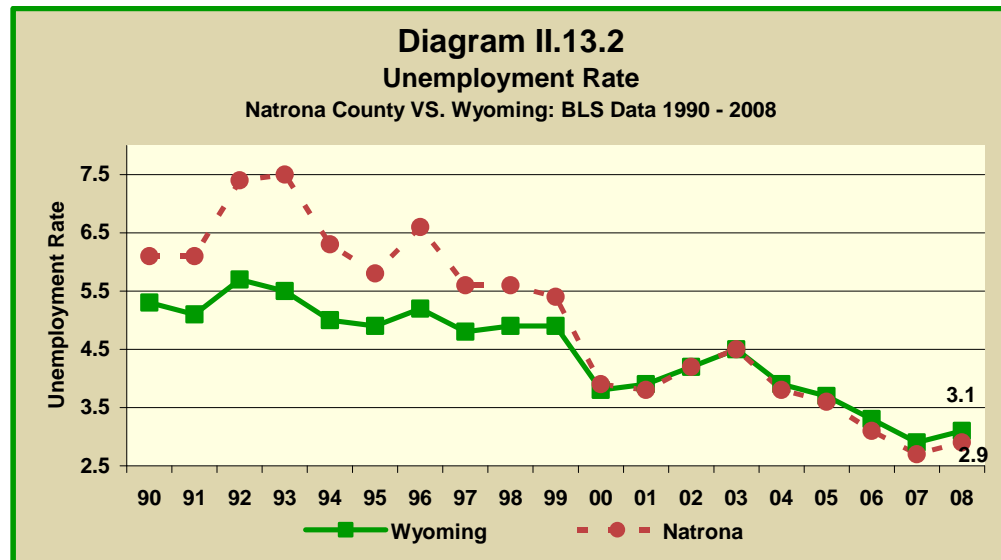
ECONOMICS

The HUD estimated median family income (MFI) for Natrona County was \$64,300 in 2009.¹⁰⁶ This compares to Wyoming's MFI of \$63,900. Diagram II.13.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Natrona County's labor force, defined as the number of people working or actively seeking work, increased by 362 persons, from 40,201 in 2007 to 40,563 in 2008. Employment increased by 271 persons. Unemployment, therefore, increased by 91 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.1 percent in 2007 to 3.8 in 2008. Natrona County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.13.2, on the following page.

¹⁰⁶ Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments.

QCEW employment data represents the number of workers who worked during, or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.13.4 below, annual total monthly employment increased by 2.37 percent between 2006 and 2007, changing from a total of 38,298 to 39,206 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 40,954 persons in September.

Table II.13.4 Natrona County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	30,573	31,744	32,102	33,468	35,084	36,771	37,911	38,915
Feb	30,809	31,916	32,230	33,636	35,216	36,869	38,131	38,840
Mar	31,302	32,268	32,677	34,062	35,719	37,476	38,782	39,267
Apr	31,625	32,192	33,186	34,664	35,930	37,991	38,751	39,514
May	32,244	33,022	33,833	35,007	36,425	38,525	39,250	40,166
Jun	32,947	33,650	34,497	35,925	37,184	39,282	39,993	40,805
Jul	32,248	33,170	34,242	35,855	36,658	38,814	39,493	40,419
Aug	32,478	33,192	34,242	36,192	36,811	38,648	39,460	40,684
Sep	32,222	32,932	34,030	35,816	36,976	38,481	39,520	40,954
Oct	32,160	33,203	34,240	36,284	37,368	38,857	39,691	.
Nov	32,060	32,905	33,869	36,112	37,248	38,756	39,795	.
Dec	32,143	32,972	34,247	36,161	37,281	39,101	39,693	.
Annual	31,901	32,764	33,616	35,265	36,492	38,298	39,206	.
% Change	.	2.71	2.60	4.91	3.48	4.95	2.37	.

The QCEW also reports average weekly wages, which represent total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.13.5, at right, annual average weekly wages increased by 7.19 percent between 2006 and 2007, changing from a total of \$737 to \$790.

Total business establishments reported by the QCEW are displayed in Table II.13.6, at right. Annual establishments increased by 1.41 percent between 2006 and 2007, changing from a total of 3,113 to 3,157 establishments. Preliminary 2008 estimates indicate that establishments will increase to 3,218 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, Natrona County recorded 53,927 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$3,851,716,000, and real per capita income was \$53,657 in 2007. This figure compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$51,542 in 2007, while Wyoming average earnings per job were \$43,407.¹⁰⁷

HOUSING

The Census Bureau estimates that total housing units saw an increase of 6.31 percent in Natrona County between 2000 and 2008, from 29,882 to 31,767. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.13.7, below.

Table II.13.7 Housing Unit Estimates for Wyoming and Natrona County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Natrona County	% Change from 2000
2000 Census	223,854	.	29,882	.
July 2001 Estimate	225,959	0.94	30,053	0.57
July 2002 Estimate	227,773	1.75	30,160	0.93
July 2003 Estimate	229,637	2.58	30,255	1.25
July 2004 Estimate	232,556	3.89	30,431	1.84
July 2005 Estimate	235,654	5.27	30,666	2.62
July 2006 Estimate	239,175	6.84	31,047	3.90
July 2007 Estimate	242,332	8.25	31,414	5.13
July 2008 Estimate	246,393	10.07	31,767	6.31

¹⁰⁷ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming cost of living index, average apartment rent in Natrona County changed by 27.8 percent, from \$630 in fourth quarter 2007 to \$680 in fourth quarter 2008. Detached single-family home rents increased by 40.2 percent. Rents for mobile homes on a lot decreased by 0.3 percent, and rents for mobile home lots increased by 15.3 percent.

Natrona County rental prices have experienced average annualized increases of 5.0 percent per year for apartments, 6.1 percent per year for houses, 4.5 percent per year for mobile homes plus a lot and 2.7 percent for mobile home lots since fourth quarter 1986 through second quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot and 2.7 percent for mobile home lots, over the same period. Table II.13.8, at right, presents the Natrona County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the County. Single-family building permit authorizations in Natrona County increased from 429 in 2007 to 379 in 2008. Total residential units authorized increased from 429 in 2007 to 419 in 2008.

The real value of single-family building permits decreased from \$209,910 in 2007 to \$155,190 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$226,890 in 2001 to a low of \$172,190 in 2000. These figures compare to the state average eight-year high of \$259,470 in 2000 and an eight-year low of \$174,580 in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.9, on the following page.

Table II.13.8
Wyoming Cost of Living Index for Natrona County
Rental Housing Costs, 1986 - 2008

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463
Q4.02	392	164	623	507
Q2.03	395	173	663	498
Q4.03	412	165	633	442
Q2.04	418	145	657	509
Q4.04	436	161	717	502
Q2.05	441	180	719	527
Q4.05	472	222	750	510
Q2.06	508	203	767	581
Q4.06	532	215	815	581
Q2.07	542	215	945	525
Q4.07	630	226	997	567
Q2.08	702	229	1,088	548
Q4.08	680	248	1,143	579

Table II.13.9 Building Permits and Valuation in Natrona County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	433	.	35	60	528	.	.	118.17
1981	270	4	136	386	796	.	.	128.48
1982	244	28	78	98	448	.	.	120.35
1983	201	20	11	.	232	.	.	106.74
1984	104	.	.	.	104	.	.	109.65
1985	30	.	3	.	33	.	.	110.19
1986	8	.	.	.	8	.	.	141.46
1987	3	.	.	.	3	.	.	141.25
1988	24	.	.	.	24	.	.	155.01
1989	12	.	.	.	12	11	.	135.70
1990	30	.	.	.	30	4	.	159.51
1991	36	.	.	.	36	.	.	178.32
1992	45	.	.	.	45	.	.	170.52
1993	68	.	.	.	68	.	27	178.31
1994	81	2	4	.	87	.	10	196.01
1995	67	2	.	.	69	.	33	152.48
1996	157	.	15	.	172	79	5	92.17
1997	53	2	.	.	55	.	6	132.67
1998	79	2	.	.	81	.	13	157.34
1999	92	2	.	151	245	151	9	180.36
2000	107	.	.	38	145	.	13	172.19
2001	104	.	.	36	140	36	10	226.89
2002	140	.	.	10	150	.	9	219.98
2003	234	.	.	.	234	36	4	174.58
2004	284	.	.	.	284	.	11	195.44
2005	444	.	.	.	444	52	.	203.79
2006	423	.	.	.	423	.	.	209.91
2007	429	.	.	.	429	44	11	192.06
2008	379	.	40	.	419	.	11	155.19

The average sales price of existing, detached, single-family homes was provided by the County Assessor's office. In 2008, the average sales price in Natrona County was \$204,154. This represented an increase of 1.4 percent from the previous year. In contrast, the state of Wyoming's average was \$256,045 a decrease of 3.4 percent over the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.13.10, below.

Table II.13.10 Average Sales Prices in Natrona County and Wyoming Assessor Data, 1999 - 2008				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,880	5.35	101,517	4.76
2000	93,579	8.96	111,437	9.77
2001	95,948	2.53	116,469	4.52
2002	113,059	17.83	121,140	4.01
2003	130,446	15.38	132,708	9.55
2004	139,651	7.06	142,501	7.38
2005	156,281	11.91	159,776	12.12
2006	158,950	1.71	187,869	17.58
2007	201,269	26.62	265,044	41.08
2008	204,154	1.4	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.¹⁰⁸ During June of 2009, a total of 75 surveys were completed by property managers in Natrona County. Of the 3,268 rental units surveyed, 103 were vacant, indicating a vacancy rate of 3.15 percent. This rate compares to a 1.06 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. Further questioning revealed the rental stock has remained relatively constant, but the economic slowdown and a weakening local economy are decreasing the demand for rental units.

Table II.13.11 Semi-Annual Rental Vacancy Survey Natrona County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.51
2001b	20	2,322	44	1.89
2002a	21	2,338	83	3.55
2002b	24	2,760	124	4.49
2003a	24	2,095	57	2.72
2003b	41	3,845	131	3.41
2004a	39	3,501	90	2.57
2004b	40	3,586	101	2.82
2005a	27	2,457	65	2.65
2005b	38	4,384	86	1.96
2006a	35	3,118	49	1.57
2006b	40	3,226	54	1.67
2007a	55	4,220	24	0.57
2007b	69	4,117	44	1.07
2008a	66	4,348	46	1.06
2008b	68	4,000	39	0.98
2009a	75	3,268	103	3.15

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 355 respondents in Natrona County. Of the incoming population who were unsatisfied with their current housing, 66.2 percent said they were seeking to own a home and 33.8 percent wished to rent. Of those seeking to own a home, 73.9 percent wished to buy existing units, of which 13.0 percent of respondents sought homes for less than \$50,000, 52.2 percent of respondents in the range of \$50,000 to \$99,999, and 34.8 percent for more than \$100,000. The remainder of those seeking to own a home, 26.1 percent, wished to build, of which all respondents expected to build for more than \$100,000. A significant portion of these people do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 17.4 percent of respondents anticipated spending under \$365, 8.7 percent expected to spend between \$366 and \$474, and 17.4 percent anticipated spending between \$475 and \$599 and 56.5 percent of respondents anticipated spending above \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 9,502 loans purchased in Natrona County during 1979-2009, with 226 in fiscal 2009. The average home size over the period was 1,121 square feet and 1,188 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1982. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$42,126. The average purchase price in fiscal 2009 was \$153,682. In fiscal 2009, 47.3 percent of loans purchased were for new construction, and 36.7 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II, Technical Appendix, Section E.

¹⁰⁸Those signified as 'a' in the "year" column of Table II.13.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

