

WASHAKIE COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Washakie County's population decreased by 5.65 percent between 2000 and 2008, from 8,289 to 7,821. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.22.1, below.

| Table II.22.1 | | | | |
|---|----------------|-------------------------------|------------------------|-------------------------------|
| Population Estimates for Wyoming and Washakie County | | | | |
| Census 2000, 2001 - 2008 Intercensal Estimates | | | | |
| Subject | Wyoming | % Change from 2000 | Washakie County | % Change from 2000 |
| Population | | | | |
| 2000 Census | 493,782 | . | 8,289 | . |
| July 2001 Estimate | 492,924 | -0.17 | 8,023 | -3.21 |
| July 2002 Estimate | 496,969 | 0.65 | 7,891 | -4.80 |
| July 2003 Estimate | 499,056 | 1.07 | 7,821 | -5.65 |
| July 2004 Estimate | 502,816 | 1.83 | 7,754 | -6.45 |
| July 2005 Estimate | 506,007 | 2.48 | 7,762 | -6.36 |
| July 2006 Estimate | 512,573 | 3.81 | 7,675 | -7.41 |
| July 2007 Estimate | 523,252 | 5.97 | 7,816 | -5.71 |
| July 2008 Estimate | 532,668 | 7.88 | 7,821 | -5.65 |

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.22.2, at right, from April 2000 to July 2008, Washakie County's natural increase was estimated to be 141 people. Washakie County has been experiencing net out-migration, with over 609 persons leaving the county in the last eight years.¹⁴³

The Wyoming driver's license exchange data for Washakie County indicate a net change of 24 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Washakie County are presented in Table II.22.3, on the following page, which indicate a net increase of 250 persons over the time period.

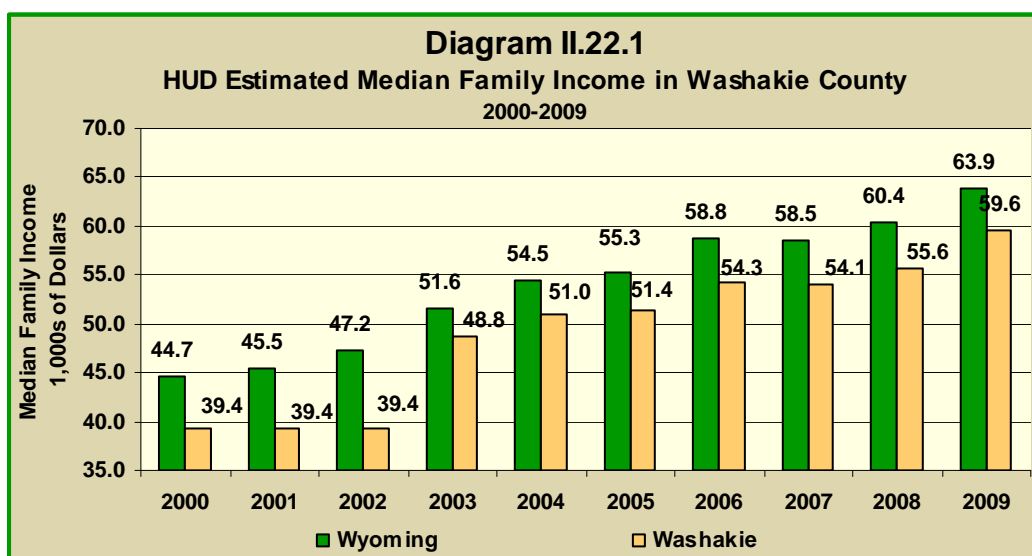
| Table II.22.2 | |
|--|--------------|
| Washakie County Population Change | |
| Census 1980 - 7/2008 | |
| 1980 Population | 9,496 |
| Natural Increase 80-90 | 903 |
| Net Migration 80-90 | -2,011 |
| 1990 Population | 8,388 |
| Natural Increase 90-00 | 231 |
| Net Migration 90-00 | -330 |
| 2000 Population | 8,289 |
| Natural Increase 00-08 | 141 |
| Net Migration 00-08 | -609 |
| 2008 Population Estimate | 7,821 |

¹⁴³ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

| Table II.22.3 | | | |
|---|--------------------|---------------------|-------------------|
| Driver's Licenses Exchanged and Surrendered in Washakie County | | | |
| 2000 - First Half of 2009 | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| 2000 | 187 | 218 | -31 |
| 2001 | 184 | 170 | 14 |
| 2002 | 155 | 183 | -28 |
| 2003 | 163 | 131 | 32 |
| 2004 | 193 | 173 | 20 |
| 2005 | 192 | 141 | 51 |
| 2006 | 196 | 127 | 69 |
| 2007 | 198 | 141 | 57 |
| 2008 | 182 | 140 | 42 |
| 2009 – First Half | 75 | 51 | 24 |
| Total | 1,725 | 1,475 | 250 |

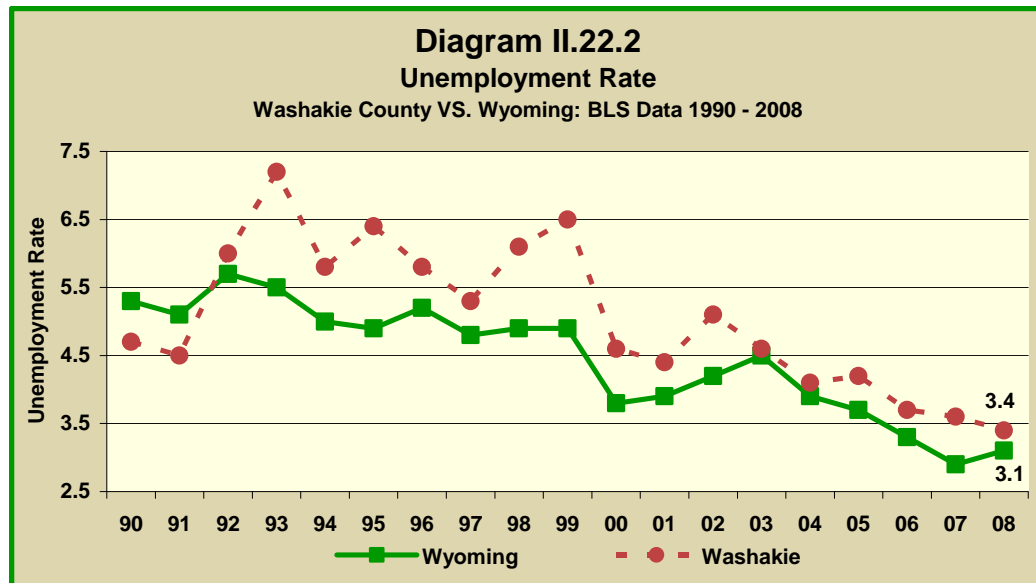
ECONOMICS

The HUD estimated median family income (MFI) for Washakie County was \$59,600 in 2009.¹⁴⁴ This compares to Wyoming's MFI of \$63,900. Diagram II.22.1, 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. Washakie County's labor force, defined as the number of people working or actively seeking work, increased by 89 persons, from 4,221 in 2006 to 4,310 in 2008. Employment increased by 93 persons. Unemployment, therefore, decreased by 4 persons and unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 3.6 percent in 2007 to 3.4 percent in 2008. Washakie County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.22.2, on the following page.

¹⁴⁴ 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.22.4 below, annual total monthly employment increased by 2.77 percent between 2006 and 2007, changing from a total of 3,858 to 3,965 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 4,281 persons in September.

| Table II.22.4 | | | | | | | | |
|---|--------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Washakie County Total Monthly Employment | | | | | | | | |
| BLS Quarterly Census of Employment and Wages, 2001 – 2008p | | | | | | | | |
| Year | 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008p |
| Jan | 3,560 | 3,325 | 3,492 | 3,563 | 3,728 | 3,739 | 3,810 | 3,905 |
| Feb | 3,498 | 3,391 | 3,446 | 3,475 | 3,614 | 3,695 | 3,712 | 3,816 |
| Mar | 3,432 | 3,439 | 3,494 | 3,569 | 3,624 | 3,676 | 3,804 | 3,754 |
| Apr | 3,487 | 3,445 | 3,549 | 3,615 | 3,728 | 3,778 | 3,847 | 3,962 |
| May | 3,550 | 3,535 | 3,669 | 3,719 | 3,817 | 3,912 | 3,981 | 4,116 |
| Jun | 3,625 | 3,649 | 3,781 | 3,842 | 3,947 | 4,077 | 4,093 | 4,268 |
| Jul | 3,466 | 3,643 | 3,736 | 3,759 | 3,922 | 3,953 | 4,020 | 4,188 |
| Aug | 3,447 | 3,546 | 3,670 | 3,724 | 3,853 | 3,889 | 4,008 | 4,150 |
| Sep | 3,454 | 3,497 | 3,699 | 3,741 | 3,888 | 3,911 | 4,025 | 4,281 |
| Oct | 3,585 | 3,554 | 3,727 | 3,786 | 3,909 | 3,846 | 4,131 | . |
| Nov | 3,501 | 3,564 | 3,702 | 3,785 | 3,903 | 3,883 | 4,123 | . |
| Dec | 3,519 | 3,699 | 3,682 | 3,804 | 3,987 | 3,939 | 4,029 | . |
| Annual | 3,510 | 3,524 | 3,637 | 3,699 | 3,827 | 3,858 | 3,965 | . |
| % Change | . | 0.40 | 3.21 | 1.70 | 3.46 | 0.81 | 2.77 | . |

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.22.5, at right, annual average weekly wages increased by 7.21 percent between 2006 and 2007, changing from a total of \$596 to \$639.

Total business establishments reported by the QCEW are displayed in Table II.22.6. Annual establishments increased by 1.55 percent between 2006 and 2007, changing from a total of 452 to 459 establishments. Preliminary 2008 estimates indicate a slight decrease, with establishments falling to 458 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 year for which most recent data are available, Washakie County recorded 5,723 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 \$325,501,000, and real per capita income was \$41,646 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the County were \$34,689 in 2007, while Wyoming average earnings per job were \$43,407.¹⁴⁵

HOUSING

The Census Bureau estimates that total housing units saw an increase of 1.48 percent in Washakie County between 2000 and 2008, from 3,654 to 3,708. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.22.7, below.

| Table II.22.7 Housing Unit Estimates for Wyoming and Washakie County Census 2000, 2001 - 2008 Intercensal Estimates | | | | |
|--|---------|--------------------|----------|--------------------|
| Subject | Wyoming | % Change from 2000 | Washakie | % Change from 2000 |
| 2000 Census | 223,854 | . | 3,654 | . |
| July 2001 Estimate | 225,959 | 0.94 | 3,667 | 0.36 |
| July 2002 Estimate | 227,773 | 1.75 | 3,670 | 0.08 |
| July 2003 Estimate | 229,637 | 2.58 | 3,675 | 0.14 |
| July 2004 Estimate | 232,556 | 3.89 | 3,677 | 0.05 |
| July 2005 Estimate | 235,654 | 5.27 | 3,686 | 0.24 |
| July 2006 Estimate | 239,175 | 6.84 | 3,688 | 0.05 |
| July 2007 Estimate | 242,332 | 8.25 | 3,692 | 0.11 |
| July 2008 Estimate | 246,393 | 10.07 | 3,708 | 1.48 |

¹⁴⁵ 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 Washakie County changed by 4.6 percent, from \$431 in fourth quarter 2007 to \$451 in fourth quarter 2008. Detached single-family home rents increased by 7.5 percent. Rents for mobile homes on a lot decreased by 1.8 percent and mobile home lots remained unchanged.

Washakie County rental prices have experienced average annualized increases of 2.5 percent per year for apartments, 2.9 percent per year for houses, 1.5 percent per year for mobile homes plus a lot, and 1.9 percent per year for mobile home lots since fourth quarter 1986 through fourth 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 2.8 percent for mobile home lots, over the same period. Table II.22.8, at right, presents the Washakie 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 Washakie County decreased from 25 in 2007 to 6 in 2008. Total residential units authorized decreased from 25 in 2007 to 6 in 2008.

The real value of single-family building permits increased from \$182,350 in 2007 to \$205,430 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$218,846 to a low of \$44,240. These figures compare to the state average eight-year high of \$259,470 in 2000 and a seven-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.22.9, on the following page.

| Table II.22.8 Wyoming Cost of Living Index for Washakie County Rental Housing Costs, 1986 – 2008 | | | | |
|---|------------|--------------------|-------|-------------|
| Quarter. Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q4.86 | 261 | 100 | 282 | 278 |
| Q2.87 | 248 | 115 | 284 | 238 |
| Q4.87 | 258 | 110 | 322 | 247 |
| Q2.88 | 241 | 115 | 303 | 225 |
| Q4.88 | 220 | 115 | 253 | 219 |
| Q2.89 | 264 | 117 | 282 | 289 |
| Q4.89 | 233 | 127 | 242 | 210 |
| Q2.90 | 250 | 113 | 285 | 267 |
| Q4.90 | 274 | 120 | 247 | 192 |
| Q2.91 | 261 | 128 | 304 | 244 |
| Q4.91 | 314 | 128 | 256 | 225 |
| Q2.92 | 277 | 125 | 328 | 242 |
| Q4.92 | 273 | 118 | 300 | 200 |
| Q2.93 | 262 | 118 | 354 | 213 |
| Q4.93 | 297 | 118 | . | . |
| Q2.94 | 310 | 125 | 348 | . |
| Q4.94 | 308 | 127 | 347 | . |
| Q2.95 | 319 | 127 | 375 | . |
| Q4.95 | 301 | 115 | 380 | . |
| Q2.96 | 343 | 115 | 369 | . |
| Q4.96 | 339 | 125 | 428 | . |
| Q2.97 | 340 | 157 | 363 | 327 |
| Q4.97 | 340 | 157 | 469 | 314 |
| Q2.98 | 356 | 125 | 409 | 263 |
| Q4.98 | 352 | 165 | 449 | 277 |
| Q2.99 | 327 | 208 | 407 | 264 |
| Q4.99 | 339 | 128 | 366 | . |
| Q2.00 | 337 | 139 | 365 | 263 |
| Q4.00 | 327 | 130 | 373 | 330 |
| Q2.01 | 331 | 188 | 361 | 310 |
| Q4.01 | 334 | 155 | 364 | 345 |
| Q2.02 | 323 | 158 | 342 | 313 |
| Q4.02 | 338 | 155 | 372 | 283 |
| Q2.03 | 339 | 155 | 342 | 265 |
| Q4.03 | 339 | 155 | 416 | 283 |
| Q2.04 | 343 | 155 | 425 | 240 |
| Q4.04 | 333 | 175 | 392 | 243 |
| Q2.05 | 306 | 125 | 421 | 258 |
| Q4.05 | 294 | 125 | 419 | 294 |
| Q2.06 | 360 | 150 | 412 | 292 |
| Q4.06 | 409 | 150 | 421 | 275 |
| Q2.07 | 411 | 150 | 441 | 375 |
| Q4.07 | 431 | 150 | 496 | 396 |
| Q2.08 | 436 | 150 | 515 | 375 |
| Q4.08 | 451 | 150 | 533 | 389 |

| Table II.22.9 Building Permits and Valuation in Washakie 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 | 25 | . | 8 | 24 | 57 | . | . | 124.28 |
| 1981 | 20 | 2 | 4 | . | 26 | . | . | 103.22 |
| 1982 | 47 | . | 4 | . | 51 | . | . | 80.35 |
| 1983 | 16 | 2 | 4 | 10 | 32 | . | . | 107.11 |
| 1984 | 11 | . | . | . | 11 | . | . | 132.13 |
| 1985 | 5 | . | . | . | 5 | . | . | 113.70 |
| 1986 | 5 | . | . | 24 | 29 | . | . | 86.89 |
| 1987 | 2 | . | . | . | 2 | . | . | 77.73 |
| 1988 | . | . | . | . | . | . | . | . |
| 1989 | 1 | . | . | . | 1 | . | . | 155.76 |
| 1990 | . | . | . | . | . | . | . | . |
| 1991 | 1 | . | . | . | 1 | . | . | 130.41 |
| 1992 | 5 | . | . | . | 5 | . | . | 130.97 |
| 1993 | 1 | . | . | . | 1 | . | . | 131.52 |
| 1994 | 3 | . | . | . | 3 | . | . | 152.09 |
| 1995 | 5 | 2 | 23 | . | 30 | . | 2 | 159.92 |
| 1996 | 3 | . | . | . | 3 | 23 | 8 | 163.23 |
| 1997 | 5 | . | 4 | 14 | 23 | . | . | 146.70 |
| 1998 | 3 | . | . | . | 3 | . | . | 139.23 |
| 1999 | 2 | . | . | 6 | 8 | . | . | 180.71 |
| 2000 | 1 | . | . | 7 | 8 | . | . | 157.95 |
| 2001 | . | 2 | . | . | 2 | . | . | . |
| 2002 | 3 | . | . | . | 3 | . | . | 44.24 |
| 2003 | 4 | 6 | . | . | 10 | . | . | 77.33 |
| 2004 | 3 | 4 | . | . | 7 | . | 2 | 69.30 |
| 2005 | 5 | 4 | . | . | 9 | . | . | 218.46 |
| 2006 | 8 | 2 | . | . | 10 | . | . | 124.40 |
| 2007 | 25 | . | . | . | 25 | . | . | 182.35 |
| 2008 | 6 | . | . | . | 6 | . | . | 205.43 |

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 Washakie County was \$133,754. This represented an increase of 8.4 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.22.10, below.

| Table II.22.10 Average Sales Prices in Washakie County and Wyoming Assessor Data, 1999 - 2008 | | | | |
|--|------------------------------------|---------------------------------|-----------------------|-------------------------|
| Year | Washakie County Average Price (\$) | Washakie County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 1999 | 80,338 | 1.14 | 101,517 | 4.76 |
| 2000 | 84,564 | 5.26 | 111,437 | 9.77 |
| 2001 | 86,412 | 2.19 | 116,469 | 4.52 |
| 2002 | 90,405 | 4.62 | 121,140 | 4.01 |
| 2003 | 94,206 | 4.20 | 132,708 | 9.55 |
| 2004 | 102,144 | 8.43 | 142,501 | 7.38 |
| 2005 | 102,948 | 0.79 | 159,776 | 12.12 |
| 2006 | 123,072 | 19.55 | 187,869 | 17.58 |
| 2007 | 123,363 | 0.24 | 265,044 | 41.08 |
| 2008 | 133,754 | 8.4 | 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, 2009.¹⁴⁶ During June of 2009, a total of 18 surveys were completed in Washakie County. Of the 182 rental units surveyed, seven were vacant, indicating a vacancy rate of 3.85 percent. This rate compares to a 3.66 percent vacancy rate one year ago, and a June 2009 vacancy rate of 3.85 percent statewide.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 872 loans purchased in Washakie County during 1979-2009, with 13 in fiscal 2009. The average home size over the period was 1,168 square feet and 1,190 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1964. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$46,803. The average purchase price in fiscal 2009 was \$114,279. In fiscal 2009, no loans purchased were for new construction, and 15.4 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.

Table II.22.11
Semi-Annual Rental Vacancy Survey
Washakie County 2001- 2009

| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
|-------|--------|-------------|--------------|--------------|
| 2001a | 11 | 144 | 7 | 4.86 |
| 2001b | 8 | 126 | 12 | 9.52 |
| 2002a | 7 | 118 | 12 | 10.17 |
| 2002b | 8 | 160 | 10 | 6.25 |
| 2003a | 4 | 102 | 6 | 5.88 |
| 2003b | 6 | 112 | 7 | 6.25 |
| 2004a | 11 | 186 | 3 | 1.61 |
| 2004b | 8 | 180 | 2 | 1.11 |
| 2005a | 10 | 159 | 5 | 3.14 |
| 2005b | 13 | 249 | 4 | 1.61 |
| 2006a | 12 | 196 | 3 | 1.53 |
| 2006b | 16 | 266 | 0 | 0 |
| 2007a | 14 | 196 | 2 | 1.02 |
| 2007b | 13 | 193 | 14 | 7.25 |
| 2008a | 17 | 191 | 7 | 3.66 |
| 2008b | 17 | 185 | 5 | 2.70 |
| 2009a | 18 | 182 | 7 | 3.85 |

¹⁴⁶Those signified as 'a' in the "year" column of Table II.22.11 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.

