

UINTA COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Uinta County's population increased by 4.43 percent between 2000 and 2008, from 19,742 to 20,617. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.21.1, below.

Table II.21.1				
Population Estimates for Wyoming and Uinta County				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Uinta County	% Change from 2000
Population				
2000 Census	493,782	.	19,742	.
July 2001 Estimate	492,924	-0.17	19,405	-1.71
July 2002 Estimate	496,969	0.65	19,565	-0.90
July 2003 Estimate	499,056	1.07	19,439	-1.53
July 2004 Estimate	502,816	1.83	19,418	-1.64
July 2005 Estimate	506,007	2.48	19,429	-1.59
July 2006 Estimate	512,573	3.81	19,688	-0.27
July 2007 Estimate	523,252	5.97	20,155	2.09
July 2008 Estimate	532,668	7.88	20,617	4.43

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.21.2, at right, from April 2000 to July 2008, Uinta County's natural increase was estimated to be 1,590 people. Uinta County has been experiencing net out-migration, with over 715 persons leaving the county in the last eight years.¹³⁹

The Wyoming driver's license exchange data for Uinta County indicate a net change of 51 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Uinta County are presented in Table II.21.3, on the following page, which indicate a net increase of 586 persons over the time period.

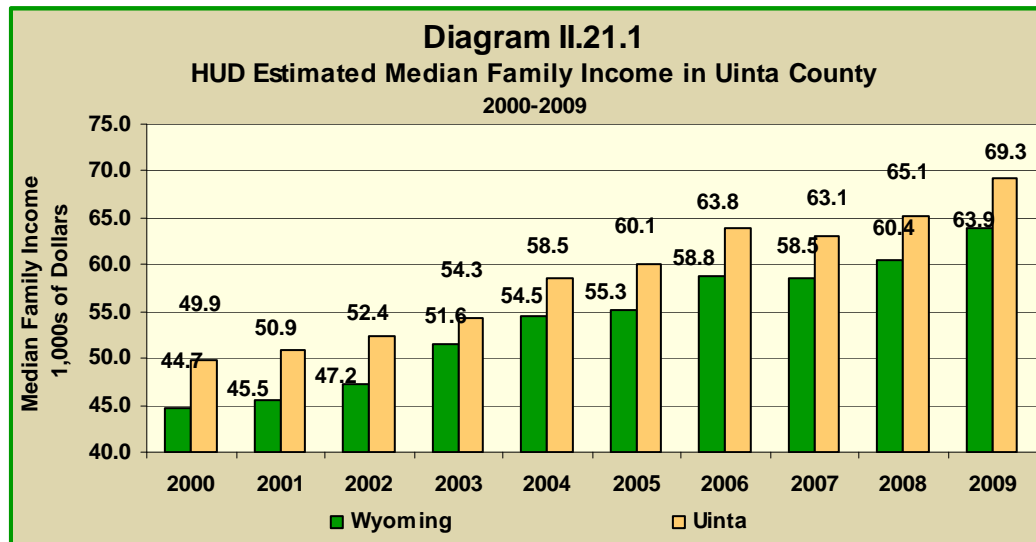
Table II.21.2	
Uinta County Population Change	
Census 1980 - 7/2008	
1980 Population	13,021
Natural Increase 80-90	4,084
Net Migration 80-90	1,600
1990 Population	18,705
Natural Increase 90-00	2,165
Net Migration 90-00	-1,128
2000 Population	19,742
Natural Increase 00-08	1,590
Net Migration 00-08	-715
2008 Population Estimate	20,617

¹³⁹ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.21.3			
Driver's Licenses Exchanged and Surrendered in Uinta County			
2000 - First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009– First Half	296	245	51
Total	5,921	5,335	586

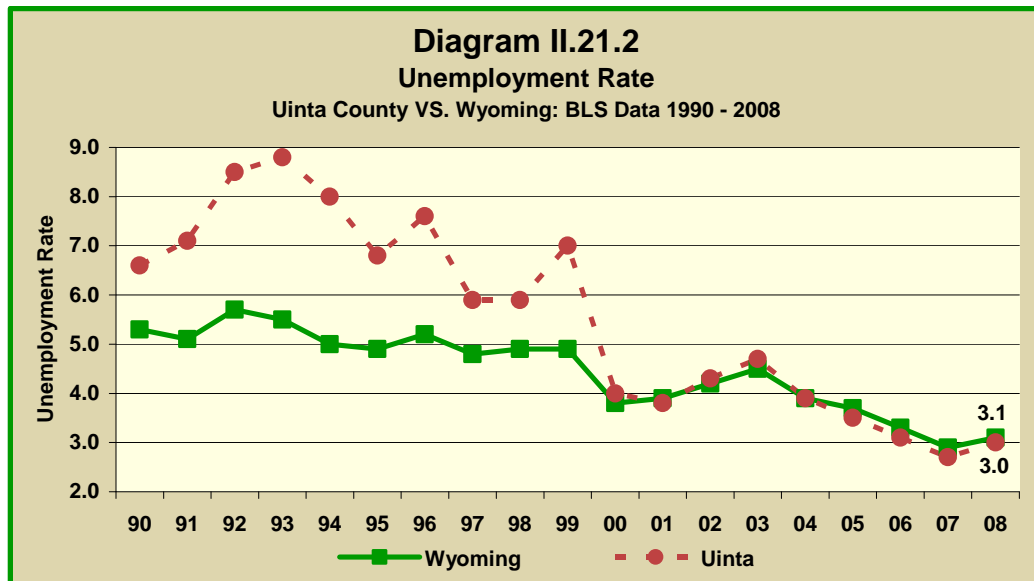
ECONOMICS

The HUD estimated median family income (MFI) for Uinta County was \$69,300 in 2009.¹⁴⁰ This compares to Wyoming's MFI of \$63,900. Diagram II.21.1, 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. Uinta County's labor force, defined as the number of people working or actively seeking work, increased by 380 persons, from 11,185 in 2007 to 11,565 in 2008. Employment increased by 353 persons. Unemployment, therefore, increased by 45 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.7 percent in 2007 to 3.0 in 2008. Uinta County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.21.2, on the following page.

¹⁴⁰ 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.21.4 below, annual total monthly employment increased by 3.49 percent between 2006 and 2007, changing from a total of 9,386 to 9,714 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 10,691 persons in September.

Table II.21.4 Uinta County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	7,910	8,408	8,190	8,375	8,249	9,210	9,335	9,569
Feb	7,874	8,342	8,126	8,360	8,232	8,937	9,359	9,626
Mar	7,859	8,419	8,254	8,445	8,324	8,880	9,479	9,679
Apr	8,019	8,667	8,255	8,641	8,512	9,043	9,612	9,885
May	8,422	8,824	8,458	8,745	8,655	9,283	9,747	10,213
Jun	8,808	8,809	8,660	8,611	8,860	9,542	9,785	10,446
Jul	8,474	8,725	8,634	8,637	9,237	9,435	9,934	10,474
Aug	8,559	9,236	9,257	8,813	9,369	9,514	9,909	10,702
Sep	8,677	9,449	9,257	8,724	9,280	9,523	9,813	10,691
Oct	8,657	9,378	9,288	8,803	9,228	9,694	9,812	.
Nov	8,682	9,050	9,183	8,766	9,053	9,736	9,884	.
Dec	8,540	8,614	8,781	8,635	9,316	9,840	9,895	.
Annual	8,373	8,827	8,695	8,630	8,860	9,386	9,714	.
% Change	.	5.42	-1.50	-0.75	2.67	5.94	3.49	.

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.21.5, at right, annual average weekly wages increased by 11.11 percent between 2006 and 2007, changing from a total of \$648 to \$720.

Total business establishments reported by the QCEW are displayed in Table II.21.6. Annual establishments increased by 0.37 percent between 2006 and 2007, changing from a total of 807 to 810 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 832 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, Uinta County recorded 13,378 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 \$877,242,000, and real per capita income was \$43,525 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the County were \$42,408 in 2007, while Wyoming average earnings per job were \$43,407.¹⁴¹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 9.90 percent in Uinta County between 2000 and 2008, from 8,011 to 8,804. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.21.7, below.

Table II.21.7 Housing Unit Estimates for Wyoming and Uinta County Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Uinta County	% Change from 2000
2000 Census	223,854	.	8,011	.
July 2001 Estimate	225,959	0.94	8,114	1.29
July 2002 Estimate	227,773	1.75	8,171	2.00
July 2003 Estimate	229,637	2.58	8,216	2.56
July 2004 Estimate	232,556	3.89	8,261	3.12
July 2005 Estimate	235,654	5.27	8,306	3.68
July 2006 Estimate	239,175	6.84	8,393	4.77
July 2007 Estimate	242,332	8.25	8,492	6.00
July 2008 Estimate	246,393	10.07	8,804	9.90

¹⁴¹ 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 Uinta County changed by 10.3 percent, from \$556 in fourth quarter 2007 to \$613 in fourth quarter 2008. Detached single-family home rents increased by 10.3 percent. Rents for mobile homes on a lot decreased by 3.4 percent, and rents for mobile home lots remained unchanged.

Uinta County rental prices have experienced average annualized increases of 2.9 percent per year for apartments, 2.5 percent per year for houses, 1.2 percent per year for mobile homes plus a lot and 1.3 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, 1.5 percent for mobile homes plus a lot and 3.6 percent for mobile home lots, over the same period. Table II.21.8, at right, presents the Uinta 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 units authorizations in Uinta County, which were the only type of housing unit permitted, decreased from 336 in 2007 to 71 in 2008.

The real value of single-family building permits increased from \$132,710 in 2007 to \$193,250 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$193,250 in 2008 to a low of \$102,920 in 2002. 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.21.9, on the following page.

Table II.21.8
Wyoming Cost of Living Index for Uinta County
Rental Housing Costs, 1986 – 2008

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	328	183	410	349
Q2.87	273	170	376	326
Q4.87	279	142	369	291
Q2.88	253	163	332	281
Q4.88	229	148	349	283
Q2.89	240	143	317	231
Q4.89	226	148	345	261
Q2.90	217	147	319	283
Q4.90	250	141	382	292
Q2.91	246	147	317	263
Q4.91	251	141	379	351
Q2.92	255	147	380	279
Q4.92	264	146	429	265
Q2.93	249	146	420	.
Q4.93	287	150	428	.
Q2.94	.	147	415	350
Q4.94	330	147	434	.
Q2.95	333	147	476	.
Q4.95	331	145	505	.
Q2.96	339	148	493	.
Q4.96	315	173	444	.
Q2.97	318	147	508	329
Q4.97	347	150	461	358
Q2.98	344	150	489	334
Q4.98	355	150	463	330
Q2.99	331	135	474	404
Q4.99	333	150	468	349
Q2.00	326	150	443	415
Q4.00	337	150	485	358
Q2.01	359	150	449	357
Q4.01	344	150	480	375
Q2.02	372	150	492	375
Q4.02	374	150	486	357
Q2.03	378	150	529	325
Q4.03	390	172	531	355
Q2.04	394	172	497	370
Q4.04	395	182	555	330
Q2.05	402	182	549	461
Q4.05	444	197	551	451
Q2.06	434	197	576	442
Q4.06	510	203	596	447
Q2.07	543	237	669	450
Q4.07	556	242	642	471
Q2.08	618	367	707	477
Q4.08	613	242	708	455

Table II.21.9 Building Permits and Valuation in Uinta County Uinta 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	196	16	.	7	219	.	.	123.56
1981	345	66	.	108	519	.	.	91.26
1982	593	.	.	186	779	.	.	73.32
1983	325	.	32	22	379	.	.	84.44
1984	108	.	3	90	201	.	.	76.42
1985	45	.	.	.	45	.	.	82.58
1986	14	.	.	.	14	.	.	81.74
1987	7	.	.	.	7	.	.	78.09
1988	2	.	.	.	2	.	.	92.95
1989	0.00
1990	4	.	.	.	4	.	.	83.87
1991	24	.	.	.	24	.	.	70.94
1992	35	.	.	.	35	.	.	86.19
1993	49	.	.	.	49	.	.	78.38
1994	70	.	.	.	70	.	12	103.65
1995	71	.	.	.	71	.	.	111.13
1996	62	.	.	.	62	24	5	102.07
1997	60	.	.	.	60	.	.	102.72
1998	63	.	.	.	63	.	14	113.57
1999	63	.	.	.	63	.	9	104.57
2000	72	.	.	.	72	24	14	111.99
2001	58	.	.	.	58	.	.	105.74
2002	58	.	.	.	58	.	.	102.92
2003	56	.	.	.	56	.	.	125.65
2004	64	.	.	.	64	.	.	104.07
2005	100	.	.	.	100	.	.	122.18
2006	109	.	.	.	131	.	.	113.87
2007	328	.	.	.	336	.	.	132.71
2008	71	.	16	.	87	48	.	193.25

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 Uinta 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.21.10, below.

Table II.21.10 Average Sales Prices in Uinta County and Wyoming Assessor Data, 1999 - 2008				
Year	Uinta County Average Price (\$)	Uinta County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,806	-2.39	101,517	4.76
2000	89,238	4.00	111,437	9.77
2001	99,157	11.12	116,469	4.52
2002	101,915	2.78	121,140	4.01
2003	116,031	13.85	132,708	9.55
2004	112,540	-3.01	142,501	7.38
2005	137,911	22.54	159,776	12.12
2006	145,243	5.32	187,869	17.58
2007	168,204	15.81	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 conducted in June, 2009.¹⁴² During June of 2009, a total of 23 surveys were completed by property managers in Uinta County. Of the 762 rental units surveyed, 56 were vacant, for a vacancy rate of 7.35 percent. This rate compares to a 0.50 percent vacancy rate one year ago, and a June 2009 vacancy rate of 6.06 percent statewide. The increase in the vacancy rate can be attributed to many causes, including a rise in the rental stock and a slight up-tick in the unemployment rate.

Table II.21.11 Semi-Annual Rental Vacancy Survey Uinta County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.00
2001b	13	620	69	11.13
2002a	13	532	67	12.59
2002b	19	570	20	3.51
2003a	12	374	39	10.43
2003b	26	790	72	9.11
2004a	23	1,153	93	8.07
2004b	24	973	60	6.17
2005a	28	1,187	44	3.71
2005b	25	1,514	24	1.59
2006a	20	947	24	2.53
2006b	26	991	3	0.30
2007a	29	848	0	0.00
2007b	25	948	6	0.63
2008a	29	1,195	6	0.50
2008b	33	1,195	73	6.11
2009a	23	762	56	7.35

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 156 respondents in Uinta County. Of the incoming population who were unsatisfied with their current housing, 63.2 percent said they were seeking to own a home and 36.8 percent wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 42.8 percent of respondents sought homes for less than \$50,000, 42.9 percent in the range of \$50,000 to \$99,999, and 14.3 percent sought housing for more than \$100,000. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Of those currently renting or seeking to rental 42.9 percent of respondents hoped to spend less than \$365 per month, 14.3 percent between \$366 and \$474 and the remainder, 42.9 percent anticipated spending more than \$600 on rent. 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 2,525 loans purchased in Uinta County during 1979-2009, with 26 in fiscal 2009. The average home size over the period was 1,224 square feet and 1,279 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1977. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$50,839. The average purchase price in fiscal 2009 was \$140,743. In fiscal 2009, 7.7 percent of loans purchased were for new construction, and 26.9 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.

¹⁴²Those signified as 'a' in the "year" column of Table II.21.11 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.

