

PARK COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Park County's population increased from 25,786 in 2000 to 27,574 in 2008 or by 6.93 percent. This compares to a statewide population growth of 7.88 percent over the period.¹⁰² The number of people from 15 to 24 years of age increased by 11.57 percent, and the number of people from 25 to 44 years of age decreased by 6.14 percent. The white population increased by 6.30 percent, while the black population increased by 229.17 percent. The Hispanic population changed from 959 to 1,264 between 2000 and 2008, an increase of 31.80 percent. These data are presented in Table II.15.1, below.

Table II.15.1						
Profile of Population Characteristics						
Wyoming vs Park County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Park County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	25,786	27,574	6.93
Age						
Under 14 years	103,443	106,195	2.66	4,962	4,678	-5.72
15 to 24 years	75,358	76,242	1.17	3,681	4,107	11.57
25 to 44 years	138,619	137,338	-0.92	6,510	6,110	-6.14
45 to 54 years	74,079	82,508	11.38	4,116	4,370	6.17
55 to 64 years	44,590	64,771	45.26	2,777	3,697	33.13
65 & over	57,693	65,614	13.73	3,740	4,612	23.32
Race						
White	469,423	500,001	6.51	25,310	26,904	6.30
Black	3,942	6,884	74.63	24	79	229.17
American Indian and Alaskan Native	11,410	13,555	18.80	125	185	48.00
Asian	2,904	3,828	31.82	114	132	15.79
Native Hawaiian or Pacific Islander	329	512	55.62	13	12	-7.69
Two or more races	5,774	7,888	36.61	200	262	31.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	959	1,264	31.80

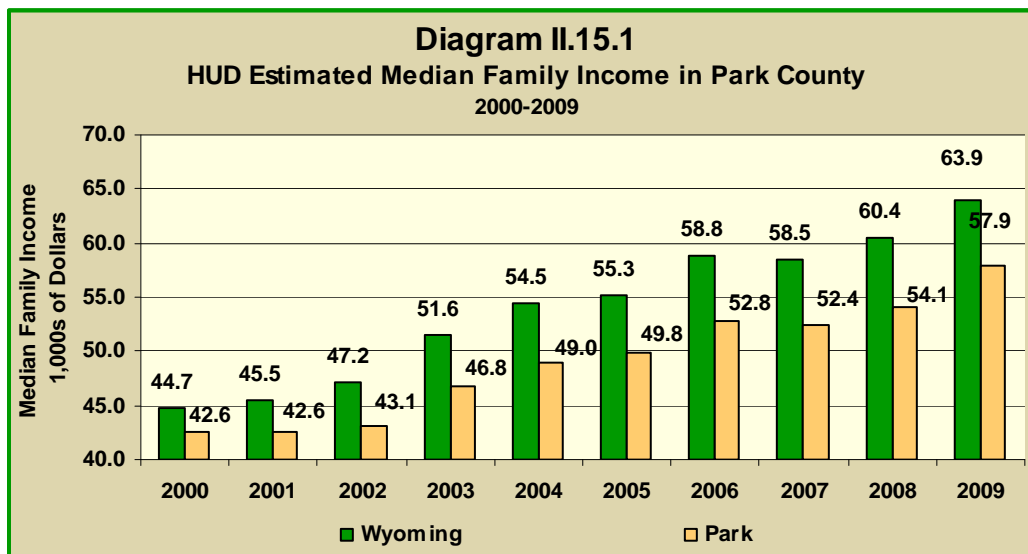
The Wyoming driver's license exchange data indicate a net increase of 454 persons during 2009. The driver's license total exchanges for the last ten years for Park County are presented in Table II.15.3, which indicate a net increase of 3,244 persons over the time period.

Table II.15.3			
Driver's Licenses Exchanged and Surrendered in Park County			
2000 Through 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
Total	9,659	6,415	3,244

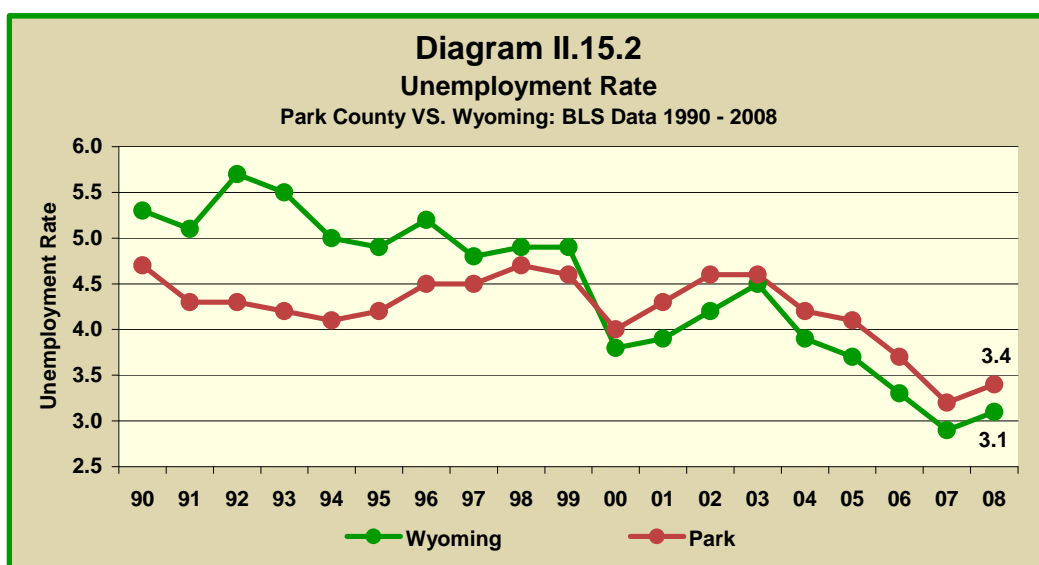
¹⁰² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Park County was \$57,900 in 2009.¹⁰³ This compares to Wyoming's MFI of \$63,900. Diagram II.15.1, 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. Park County's labor force, defined as the number of people working or actively seeking work, increased by 212 persons, from 14,187 in 2007 to 14,399 in 2008. Employment increased by 176 persons. Unemployment, therefore, increased by 36 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.2 percent in 2007 to 3.4 in 2008, as seen in Diagram II.15.2.



¹⁰³ 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.15.4 below, annual total monthly employment increased by 2.36 percent between 2007 and 2008, changing from a total of 13,361 to 13,676 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 15,029 persons in June.

Table II.15.4									
Park County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	10,624	11,008	10,957	11,205	11,461	11,670	11,685	12,223	12,149
Feb	10,753	11,004	10,930	11,286	11,484	11,644	11,837	12,272	12,180
Mar	10,990	11,102	11,078	11,495	11,693	11,920	12,097	12,402	12,265
Apr	11,089	11,305	11,462	11,807	12,093	12,166	12,417	12,664	12,517
May	12,137	12,531	12,856	12,927	13,190	13,262	13,655	14,174	13,713
Jun	13,584	14,081	14,569	14,787	14,902	15,024	15,269	15,542	15,029
Jul	13,613	13,991	14,667	14,560	14,829	15,154	15,286	15,682	.
Aug	13,296	13,636	14,371	14,232	14,344	14,769	15,026	15,366	.
Sep	12,673	13,213	13,839	13,510	13,824	14,006	14,353	14,511	.
Oct	11,963	12,293	12,617	12,796	12,824	12,984	13,420	13,617	.
Nov	11,259	11,590	11,625	12,008	12,069	12,333	12,668	12,868	.
Dec	11,347	11,668	11,581	11,956	11,949	12,200	12,615	12,795	.
Annual	11,944	12,285	12,546	12,714	12,889	13,094	13,361	13,676	.
% Change	.	2.85	2.12	1.34	1.38	1.59	2.04	2.36	.

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.15.5, at right, annual average weekly wages increased by 5.80 percent between 2007 and 2008, changing from a total of \$621 to \$657.

Table II.15.5						
Average Weekly Wages in Park County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	.
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009p	678	640

Total business establishments reported by the QCEW are displayed in Table II.15.6. Annual establishments increased by 1.20 percent between 2007 and 2008, changing from a total of 1,438 to 1,462 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 1,488 in the second quarter of 2009.

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 2008, the most recent year for which data are available, Park County recorded 20,387 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 \$1,22,984,000, and real per capita income was \$44,994 in 2007. This figure compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$43,407 in 2007, while Wyoming average earnings per job were \$44,409.

HOUSING

The Census Bureau estimates that total housing units saw an increase of 11.93 percent in Park County between 2000 and 2008, from 11,869 to 13,285. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.15.7, below.

Table II.15.7 Housing Unit Estimates for Wyoming and Park County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Park County	% Change from 2000
2000 Census	223,854	.	11,869	.
July 2001 Estimate	225,959	0.94	12,034	1.39
July 2002 Estimate	227,773	1.75	12,137	2.26
July 2003 Estimate	229,637	2.58	12,291	3.56
July 2004 Estimate	232,556	3.89	12,474	5.10
July 2005 Estimate	235,654	5.27	12,684	6.87
July 2006 Estimate	239,175	6.84	12,846	8.23
July 2007 Estimate	242,332	8.25	13,073	10.14
July 2008 Estimate	246,393	10.07	13,285	11.93

According to the Wyoming Cost of Living Index, average apartment rent in Park County increased by 3.4 percent, from \$470 in second quarter 2008 to \$486 in second quarter 2009. Detached single-family home rents decreased by 2.5 percent. Rents for mobile homes on a lot increased by 4.4 percent, and rents for mobile home lots increased by 3.8 percent.

Park County rental prices have experienced average annualized increases of 2.4 percent per year for apartments, 2.5 percent per year for houses, 2.9 percent per year for mobile homes plus a lot and 1.8 percent per year for mobile home lots since fourth quarter 1986 to second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 percent for mobile home lots, over the same period. Table II.15.8, at right, presents the Park 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 Park County decreased from 234 in 2007 to 177 in 2008. Total residential units authorized decreased from 244 in 2007 to 201 in 2008.

The real value of single-family building permits decreased from \$196,640 in 2007 to \$195,250 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$196,640 in 2007 to a low of \$160,410 in 2004. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details are given in Table II.15.9, on the following page.

Table II.15.8 Wyoming Cost of Living Index for Park County Rental Housing Costs, 1986 – 2009				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	287	130	394	278
Q2.87	282	130	372	252
Q4.87	283	130	341	257
Q2.88	252	130	349	275
Q4.88	250	130	337	281
Q2.89	286	130	376	293
Q4.89	293	130	367	264
Q2.90	293	130	374	280
Q4.90	309	135	376	220
Q2.91	287	132	390	279
Q4.91	315	135	419	263
Q2.92	333	133	431	274
Q4.92	344	132	428	308
Q2.93	366	132	352	319
Q4.93	352	137	403	280
Q2.94	365	153	468	.
Q4.94	371	153	428	339
Q2.95	400	153	499	356
Q4.95	412	158	463	343
Q2.96	398	162	457	360
Q4.96	377	162	491	381
Q2.97	391	162	484	353
Q4.97	386	162	483	336
Q2.98	379	155	438	356
Q4.98	364	155	453	330
Q2.99	367	157	442	359
Q4.99	381	157	448	384
Q2.00	371	180	456	312
Q4.00	392	162	498	346
Q2.01	381	166	487	337
Q4.01	394	166	506	367
Q2.02	387	169	509	350
Q4.02	390	171	534	363
Q2.03	424	170	528	399
Q4.03	413	170	558	430
Q2.04	426	174	578	370
Q4.04	431	180	615	406
Q2.05	439	180	574	391
Q4.05	429	179	563	403
Q2.06	428	175	588	393
Q4.06	459	175	581	454
Q2.07	463	181	647	436
Q4.07	452	182	667	453
Q2.08	470	186	690	500
Q4.08	478	193	674	493
Q2.09	486	193	673	522

Table II.15.9 Building Permits and Valuation for Park 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	29	2	12	6	49	.	.	111.82
1981	60	.	7	.	67	.	.	102.01
1982	55	.	3	.	58	.	.	63.61
1983	64	4	.	32	100	.	.	68.29
1984	77	.	.	10	87	.	.	71.13
1985	56	.	.	25	81	.	.	77.38
1986	44	.	.	15	59	.	.	71.61
1987	41	.	.	10	51	.	.	68.75
1988	8	2	.	.	10	.	.	128.06
1989	12	2	.	.	14	.	.	114.86
1990	16	.	.	.	16	.	.	84.40
1991	80	4	4	.	88	.	.	118.98
1992	141	6	8	.	155	.	.	111.27
1993	156	6	20	.	182	.	.	119.67
1994	211	8	37	10	266	.	2	121.90
1995	133	8	24	9	174	.	.	129.28
1996	177	6	12	.	195	48	.	132.66
1997	127	8	.	.	135	.	.	136.76
1998	150	4	.	.	154	24	.	141.14
1999	130	2	23	.	155	24	10	142.32
2000	137	.	.	.	137	20	.	162.58
2001	112	6	.	.	118	.	.	164.00
2002	164	8	7	.	179	.	.	169.76
2003	174	22	8	6	210	.	.	173.21
2004	230	2	4	6	242	.	.	160.41
2005	183	4	.	.	187	.	.	166.87
2006	237	12	3	.	252	.	.	181.19
2007	234	6	4	.	244	.	.	196.64
2008	177	12	.	12	201	.	.	195.25

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 Park County was \$215,692. This represented a negligible decrease 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.15.10, below.

Table II.15.10 Average Sales Prices in Park County and Wyoming Assessor Data, 1999 - 2008				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	111,893	3.33	101,517	4.76
2000	113,178	1.15	111,437	9.77
2001	119,233	5.35	116,469	4.52
2002	132,854	11.42	121,140	4.01
2003	138,941	4.58	132,708	9.55
2004	151,921	9.34	142,501	7.38
2005	161,866	6.55	159,776	12.12
2006	183,326	13.26	187,869	17.58
2007	215,697	17.66	265,044	41.08
2008	215,692	0	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹⁰⁴ During December 2009, a total of 72 surveys were completed by property managers in Park County. Of the 1,013 rental units surveyed, 35 were vacant, indicating a vacancy rate of 3.46 percent. This rate compares to a 3.39 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. The stability of the vacancy rate over the last six months indicates a healthy rental market.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 297 respondents in Park County. Of the incoming population who were unsatisfied with their current housing, 75.0 percent said they were seeking to own a home and 25.0 percent wished to rent. Of those seeking to own a home, 68.4 percent wanted to buy a home, of which 33.3 percent of respondents sought to buy homes for between \$50,000 and \$99,999, and 66.7 percent sought to buy a home for more than \$100,000. For respondents who wished to build, 31.6 percent, 20.0 percent anticipated spending less than \$50,000 and 80.0 percent anticipated spending above \$100,000.

Of those currently renting or seeking to rent, 16.7 percent of respondents anticipated spending below \$365, 16.7 percent anticipated spending between \$475 and \$599 and 66.7 percent anticipated spending above \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

2010 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario, and a *very strong growth* scenario. While all three predictions are available in the *2010 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income, as a percentage of median family income (MFI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent and more than 95 percent of median family income.

The household forecast indicates a total increase of 4,598 households in Park County, from 10,312 in 2000 to 14,910 in 2030. Homeowners are expected to increase from 7,363 in 2000 to 11,113 by 2030. Renters are anticipated to increase from 2,949 in 2000 to 3,797 in 2030.

Table II.15.11
Semi-Annual Rental Vacancy Survey
Park County 2001- 2009

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.64
2001b	11	378	24	6.35
2002a	11	429	25	5.83
2002b	10	399	18	4.51
2003a	15	732	18	2.46
2003b	34	875	60	6.86
2004a	34	1,047	56	5.35
2004b	30	617	66	10.70
2005a	33	815	27	3.31
2005b	35	728	38	5.22
2006a	34	577	9	1.56
2006b	42	636	21	3.30
2007a	49	766	8	1.04
2007b	46	932	25	2.68
2008a	55	955	28	2.93
2008b	63	1,003	34	3.39
2009a	51	900	25	2.78
2009b	72	1,013	35	3.46

¹⁰⁴ Those signified as 'a' in the "year" column of Table II.15.11 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.

Homeownership from the year 2000 to 2030 is expected to increase by 312 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 457 households, and to increase by 645 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 196 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 156 households over the period. Table II.15.11, below, provides details of the household forecast by tenure and income.

Table II.15.11						
Strong Growth Household Forecast by Tenure and Income						
Park 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	614	897	1,266	656	3,930	7,363
2005	653	955	1,348	698	4,184	7,839
2010	724	1,059	1,495	774	4,640	8,694
2015	772	1,128	1,593	825	4,943	9,261
2020	821	1,201	1,695	878	5,261	9,856
2025	873	1,276	1,801	933	5,591	10,474
2030	926	1,354	1,911	990	5,932	11,113
Renters by Percent of Median Family Income						
2000	683	542	706	232	786	2,949
2005	687	545	709	233	790	2,964
2010	729	578	753	247	839	3,146
2015	766	608	791	260	881	3,306
2020	804	638	830	272	925	3,469
2025	842	668	869	285	968	3,632
2030	880	698	909	298	1,012	3,797
Total Households by Percent of Median Family Income						
2000	1,297	1,439	1,972	887	4,716	10,312
2005	1,340	1,500	2,057	931	4,974	10,803
2010	1,453	1,638	2,248	1,021	5,479	11,839
2015	1,538	1,736	2,384	1,085	5,824	12,567
2020	1,625	1,839	2,525	1,150	6,186	13,325
2025	1,714	1,944	2,671	1,218	6,559	14,107
2030	1,806	2,052	2,820	1,288	6,944	14,910