

PLATTE COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Platte County's population decreased by 5.82 percent between 2000 and 2008, from 8,807 to 8,294. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.16.1, below.

Table II.16.1 Population Estimates for Wyoming and Platte County Census 2000 and 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Platte County	% Change from 2000
Population				
2000 Census	493,782	.	8,807	.
July 2001 Estimate	492,924	-0.17	8,738	-0.78
July 2002 Estimate	496,969	0.65	8,702	-1.19
July 2003 Estimate	499,056	1.07	8,578	-2.60
July 2004 Estimate	502,816	1.83	8,570	-2.69
July 2005 Estimate	506,007	2.48	8,472	-3.80
July 2006 Estimate	512,573	3.81	8,437	-4.20
July 2007 Estimate	523,252	5.97	8,387	-4.77
July 2008 Estimate	532,668	7.88	8,294	-5.82

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.16.2, at right, from April 2000 to July 2008, Platte County's natural increase was estimated to be negative 74 people. Platte County has been experiencing net out-migration, with over 439 persons leaving the county in the last eight years.¹¹⁷

The Wyoming driver's license exchange data indicate a net increase of 45 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Platte County are presented in Table II.16.3, on the following page, which indicate a net increase of 481 persons over the time period.

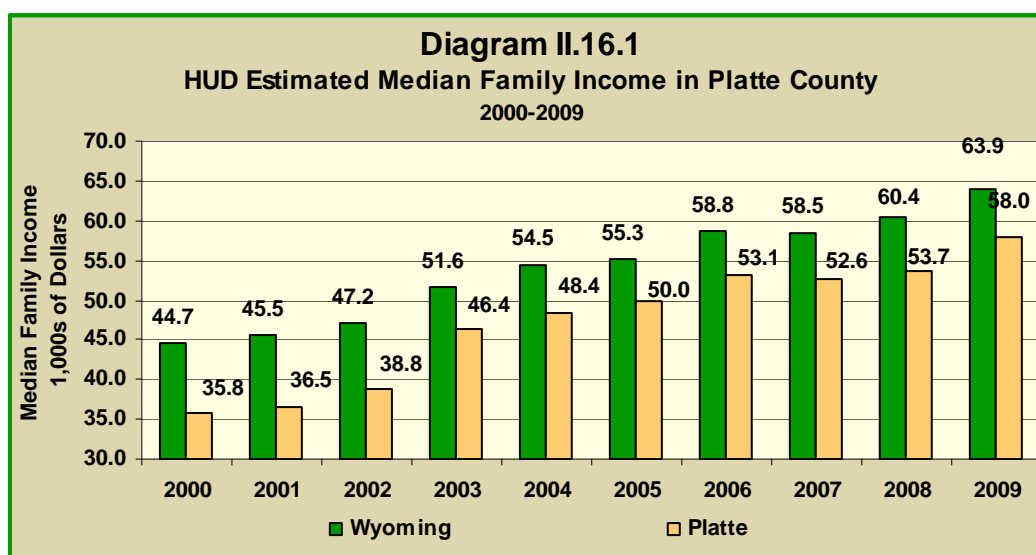
Table II.16.2 Platte County Population Change Census 1980 - 7/2008	
1980 Population	11,975
Natural Increase 80-90	656
Net Migration 80-90	-4,486
1990 Population	8,145
Natural Increase 90-00	7
Net Migration 90-00	655
2000 Population	8,807
Natural Increase 00-08	-74
Net Migration 00-08	-439
2008 Population Estimate	8,294

¹¹⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.16.3			
Driver's Licenses Exchanged and Surrendered in Platte County			
2000 - First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009 - First Half	99	54	45
Total	2,098	1,617	481

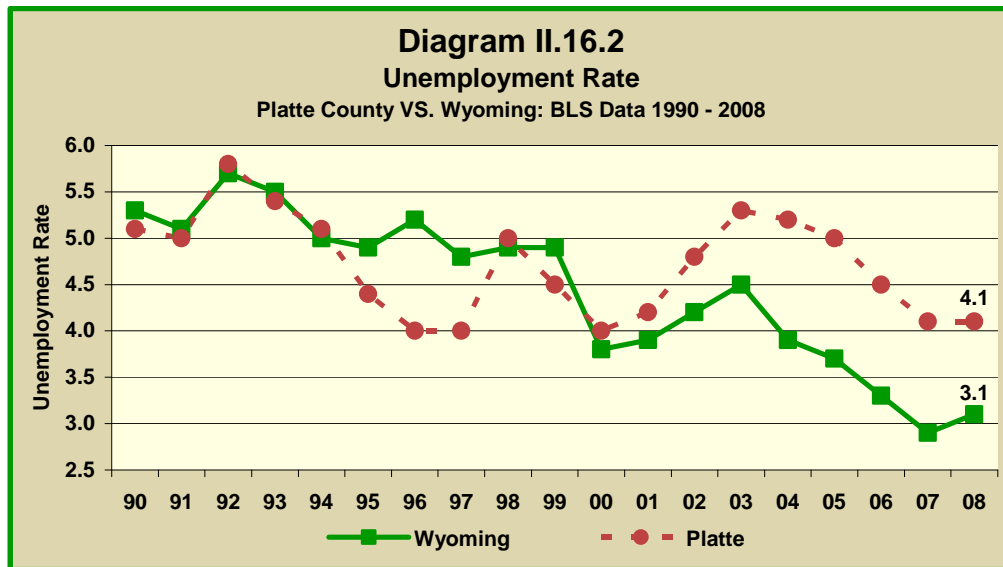
ECONOMICS

The HUD estimated median family income (MFI) for Platte County was \$58,000 in 2009.¹¹⁸ This compares to Wyoming's MFI of \$63,900. Diagram II.16.1, 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. Platte County's labor force, defined as the number of people working or actively seeking work, decreased by 18 persons, from 3,940 in 2007 to 3,922 in 2008. Employment decreased by 16 persons. Unemployment, therefore, decreased by two persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, remained unchanged between 2007 and 2008 at 4.1 percent. Platte County continued to see a lower labor force utilization than the state of Wyoming, as seen in Diagram II.16.2, on the following page.

¹¹⁸ 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.16.4 below, annual total monthly employment increased by 0.09 percent between 2006 and 2007, changing from a total of 3,381 to 3,384 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 3,392 persons in September.

Table II.16.4 Platte County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	3,023	3,129	3,112	3,158	3,204	3,224	3,235	3,278
Feb	3,023	3,131	3,119	3,160	3,232	3,287	3,235	3,306
Mar	3,056	3,157	3,161	3,237	3,274	3,332	3,465	3,338
Apr	3,276	3,459	3,236	3,280	3,317	3,428	3,587	3,520
May	3,593	3,724	3,505	3,639	3,731	3,798	3,592	3,754
Jun	3,497	3,599	3,306	3,537	3,462	3,446	3,459	3,389
Jul	3,271	3,308	3,220	3,260	3,212	3,259	3,211	3,173
Aug	3,330	3,319	3,274	3,243	3,198	3,257	3,231	3,160
Sep	3,287	3,365	3,442	3,408	3,397	3,412	3,404	3,392
Oct	3,239	3,299	3,358	3,347	3,310	3,421	3,392	.
Nov	3,169	3,265	3,265	3,268	3,323	3,369	3,395	.
Dec	3,146	3,231	3,230	3,259	3,280	3,340	3,403	.
Annual	3,243	3,332	3,269	3,316	3,328	3,381	3,384	.
% Change	.	2.74	-1.89	1.44	0.36	1.59	0.09	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.16.5, at right, annual average weekly wages increased by 6.69 percent between 2006 and 2007, changing from a total of \$583 to \$622.

Total business establishments reported by the QCEW are displayed in Table II.16.6. Annual establishments decreased by 1.56 percent between 2006 and 2007, changing from a total of 385 to 379 establishments. Preliminary 2008 estimates predict an increase, with establishments rising to 391 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, Platte County recorded 5,760 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 \$295,318,000, and real per capita income was \$35,211 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$30,462 in 2007, while Wyoming average earnings per job were \$43,407.¹¹⁹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 3.95 percent in Platte County between 2000 and 2008, from 4,528 to 4,707. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.16.7, below.

Table II.16.7 Housing Unit Estimates for Wyoming and Platte County Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Platte County	% Change from 2000
2000 Census	223,854	.	4,528	.
July 2001 Estimate	225,959	0.94	4,548	0.44
July 2002 Estimate	227,773	1.75	4,566	0.84
July 2003 Estimate	229,637	2.58	4,586	1.28
July 2004 Estimate	232,556	3.89	4,594	1.46
July 2005 Estimate	235,654	5.27	4,626	2.16
July 2006 Estimate	239,175	6.84	4,663	2.98
July 2007 Estimate	242,332	8.25	4,687	3.51
July 2008 Estimate	246,393	10.07	4,707	3.95

¹¹⁹ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

Average apartment rent in Platte County decreased by 0.7 percent, from \$417 in fourth quarter 2007 to \$415 in fourth quarter 2008. Detached single-family home rents decreased by 5.8 percent. Rents for mobile homes on a lot increased by 0.8 percent, and rents for mobile home lots increased by 68.4 percent.

Platte County rental prices have experienced average annualized increases of 1.8 percent per year for apartments, 1.4 percent per year for houses, 1.0 percent per year for mobile homes plus a lot, and 4.7 percent per year for mobile home lots since second quarter 1998 to 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. Table II.16.8, at right, presents the Platte 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 Platte County decreased from 32 in 2007 to 24 in 2008. Total residential units authorized decreased from 32 in 2007 to 28 in 2008.

The real value of single-family building permits increased from \$194,510 in 2007 to \$204,130 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$204,130 in

2008 to a low of \$103,360 in 2001. These figures compare to the state average eight-year high of \$259,470 in 2000 and an eight-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.16.9, on the following page.

Table II.16.8 Wyoming Cost of Living Index¹²⁰ for Platte County Rental Housing Costs, 1986 – 2008				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	342	100	360	345
Q4.98	350	100	446	315
Q2.99	323	100	460	312
Q4.99	359	100	450	320
Q2.00	325	101	403	314
Q4.00	338	105	436	307
Q2.01	312	105	400	308
Q4.01	350	110	425	288
Q2.02	334	110	411	317
Q4.02	354	118	440	.
Q2.03	324	113	435	297
Q4.03	384	125	472	376
Q2.04	389	118	456	330
Q4.04	370	123	423	349
Q2.05	395	123	417	336
Q4.05	405	115	418	324
Q2.06	403	115	437	336
Q4.06	418	98	447	381
Q2.07	419	110	448	360
Q4.07	417	118	442	382
Q2.08	407	128	423	377
Q4.08	415	165	421	384

¹²⁰ Data from 1986 to 1997 for Platte County is not reported by the Wyoming Economic Analysis Division

Table II.16.9 Building Permits and Valuation in Platte 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	15	.	.	6	21	.	.	128.23
1981	3	.	4	.	7	.	.	86.79
1982	9	.	.	.	9	.	.	97.91
1983	5	.	.	.	5	.	.	119.34
1984	4	.	.	.	4	.	.	113.19
1985	2	.	.	.	2	.	.	31.59
1986	4	.	.	.	4	.	.	74.88
1987	5	.	.	.	5	.	.	84.92
1988	2	.	.	.	2	.	.	128.91
1989	2	.	.	.	2	.	.	95.01
1990	2	.	.	.	2	.	.	91.48
1991	3	.	.	.	3	.	.	78.24
1992	5	.	.	.	5	.	.	102.70
1993	15	2	.	.	17	.	.	98.92
1994	12	.	.	.	12	.	.	118.05
1995	16	.	.	.	16	.	8	87.50
1996	12	12	.	.	24	.	10	119.67
1997	11	14	.	.	25	.	18	104.95
1998	7	6	.	.	13	.	4	56.71
1999	6	2	.	.	8	.	.	91.68
2000	6	2	.	.	8	.	.	97.25
2001	10	2	.	.	12	.	.	103.36
2002	12	.	.	.	12	.	.	116.75
2003	14	.	.	.	14	.	.	110.81
2004	42	.	.	.	42	.	.	130.07
2005	47	.	.	.	47	.	.	148.50
2006	41	.	.	.	41	.	.	165.44
2007	32	.	.	.	32	.	.	194.51
2008	24	.	4	.	28	.	.	204.13

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 Platte County was \$134,896. This represented an increase of 11.8 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.16.10, below.

Table II.16.10 Average Sales Prices in Platte County and Wyoming Assessor Data, 1999 - 2008				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,996	33.89	101,517	4.76
2000	83,310	-3.12	111,437	9.77
2001	76,315	-8.40	116,469	4.52
2002	76,592	0.36	121,140	4.01
2003	82,982	8.34	132,708	9.55
2004	83,393	0.50	142,501	7.38
2005	101,802	22.07	159,776	12.12
2006	115,617	13.57	187,869	17.58
2007	120,692	4.39	265,044	41.08
2008	134,896	11.8	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, 2009.¹²¹ During June of 2009, a total of 11 surveys were completed in Platte County by property managers. Of the 96 rental units surveyed, 10 were vacant, indicating a vacancy rate of 10.42 percent. This compares to a 7.69 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. Over the last six months the vacancy rate has risen due to a softening of rental demand caused by an economic slowdown and its effect on job creation.

Table II.16.11 Semi-Annual Rental Vacancy Survey Platte County 2001- 2009				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.01
2001b	5	45	4	8.89
2002a	8	87	4	4.60
2002b	9	80	9	11.25
2003a	7	51	3	5.88
2003b	4	70	1	1.43
2004a	8	99	6	6.06
2004b	6	87	2	2.30
2005a	8	142	1	0.70
2005b	9	142	17	11.97
2006a	8	110	17	15.45
2006b	16	164	39	23.78
2007a	13	175	9	5.14
2007b	14	169	15	8.88
2008a	14	182	14	7.69
2008b	17	172	15	8.72
2009a	11	96	10	10.42

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 64 respondents in Platte County. Of the incoming population who were unsatisfied with their current housing, 66.7 percent said they were seeking to own a home and 33.3 percent of respondents wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, of which all respondents sought homes for less than \$50,000. The remainder of those seeking to own a home, 50.0 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. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Of those currently renting or seeking to rent, 100.0 percent of all respondents anticipate spending less than \$365. A significant portion of these people do not appear to have expectations in line with market realities. 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 582 loans purchased in Platte County during 1979 and 2009, with 13 in fiscal 2009. The average home size over the period was 1,213 square feet and 1,097 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1953. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$46,826. The average purchase price in fiscal 2009 was \$99,564. In fiscal 2009, no loans purchased were for new construction, and 7.7 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.

¹²¹Those signified as 'a' in the "year" column of Table II.16.11 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.

