

# CROOK COUNTY

## DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Crook County's population increased from 5,887 in 2000 to 6,457 in 2008 or by 9.68 percent. This compares to a statewide population growth of 7.88 percent over the period.<sup>68</sup> The number of people from 15 to 24 years of age increased by 5.61 percent, and the number of people from 25 to 44 years of age increased by 9.53 percent. The white population increased by 9.56 percent, while the black population increased by 66.67 percent. The Hispanic population shifted from 54 to 75 people between 2000 and 2008, an increase of 38.89 percent. These data are presented in Table II.6.1, below.

<b>Table II.6.1</b> <b>Profile of Population Characteristics</b> <b>Wyoming vs Crook County, Census 2000 and 2007 Intercensal Estimates</b>						
Subject	Wyoming			Crook County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
<b>Population</b>	493,782	532,668	7.88	5,887	6,457	9.68
<b>Age</b>						
Under 14 years	103,443	106,195	2.66	1,204	1,167	-3.07
15 to 24 years	75,358	76,242	1.17	767	810	5.61
25 to 44 years	138,619	137,338	-0.92	1,448	1,586	9.53
45 to 54 years	74,079	82,508	11.38	916	1,008	10.04
55 to 64 years	44,590	64,771	45.26	684	857	25.29
65 & over	57,693	65,614	13.73	868	1,029	18.55
<b>Race</b>						
White	469,423	500,001	6.51	5,784	6,337	9.56
Black	3,942	6,884	74.63	3	5	66.67
American Indian and Alaskan Native	11,410	13,555	18.80	62	68	9.68
Asian	2,904	3,828	31.82	5	5	0.00
Native Hawaiian or Pacific Islander	329	512	55.62	0	0	.
Two or more races	5,774	7,888	36.61	33	42	27.27
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	31,669	41,162	29.98	54	75	38.89

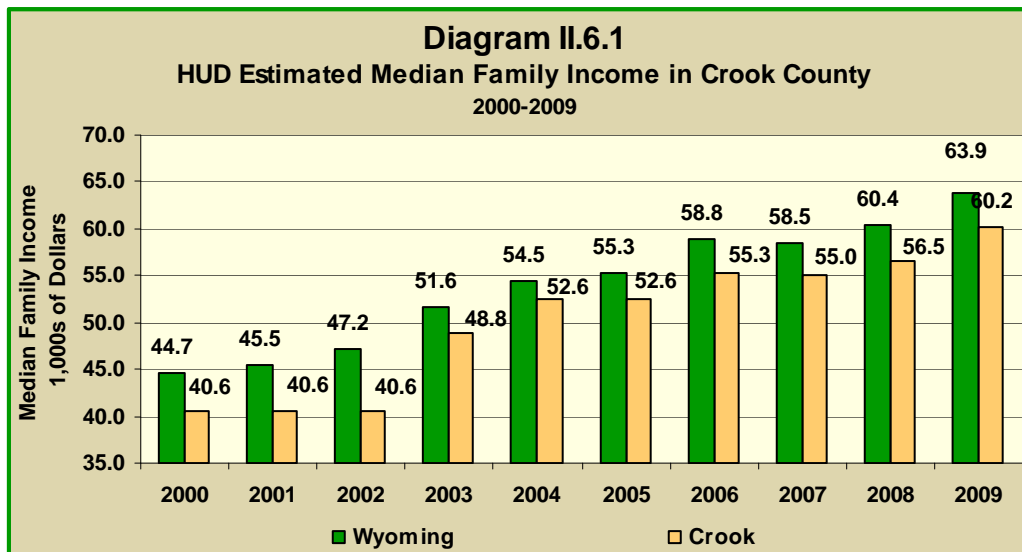
The Wyoming driver's license exchange data indicate a net increase of 83 persons during 2009. The driver's license total exchanges for the last ten years for Crook County are presented in Table II.6.3, which indicate a net increase of 640 persons over the time period.

<b>Table II.6.3</b> <b>Driver's Licenses Exchanged and Surrendered in Crook County</b> <b>2000 - 2009</b>			
Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
<b>Total</b>	<b>2,093</b>	<b>1,453</b>	<b>640</b>

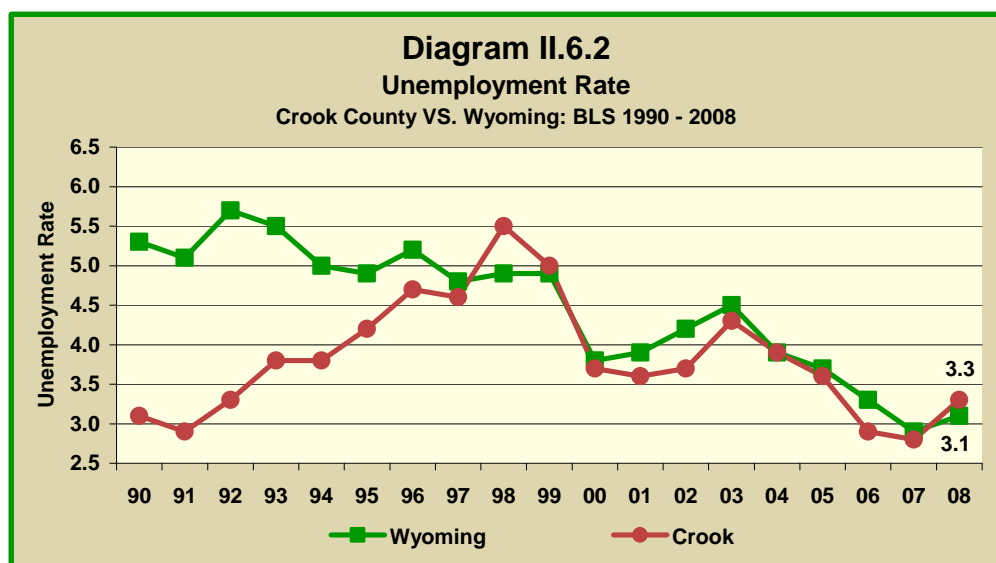
<sup>68</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

## ECONOMICS

The HUD estimated median family income (MFI) for Crook County was \$60,200 in 2009.<sup>69</sup> This figure compares to Wyoming's MFI of \$63,900. Diagram II.6.1, 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. Crook County's labor force, defined as the number of people working or actively seeking work, increased by 57 persons, from 3,419 in 2007 to 3,476 in 2008. Employment increased by 40 persons. Unemployment, therefore, increased by 17 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.8 percent in 2007 to 3.3 in 2008, as seen in Diagram II.6.2.



<sup>69</sup> 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 represent the number of covered 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.6.4, below, annual total monthly employment increased by 0.47 percent between 2007 and 2008, changing from a total of 2,337 to 2,348 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend, with employment rising to 2,508 persons in June.

<b>Table II.6.4</b>									
<b>Crook County Total Monthly Employment</b>									
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2009p</b>									
<b>Year</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009p</b>
Jan	1,780	1,813	1,825	1,837	1,920	2,116	2,208	2,191	2,224
Feb	1,733	1,781	1,805	1,839	1,941	2,137	2,229	2,213	2,222
Mar	1,780	1,778	1,803	1,856	1,960	2,177	2,261	2,234	2,186
Apr	1,851	1,849	1,914	1,977	2,062	2,232	2,296	2,329	2,213
May	1,969	2,051	2,045	2,067	2,185	2,311	2,390	2,412	2,342
Jun	2,120	2,212	2,183	2,230	2,284	2,532	2,539	2,546	2,508
Jul	1,973	2,020	2,004	2,281	2,302	2,342	2,388	2,394	.
Aug	1,930	2,008	2,075	2,289	2,318	2,298	2,367	2,362	.
Sep	1,987	2,054	2,046	2,144	2,203	2,348	2,357	2,458	.
Oct	1,901	1,967	2,025	2,092	2,171	2,391	2,381	2,376	.
Nov	1,850	1,951	1,988	2,068	2,138	2,308	2,358	2,346	.
Dec	1,804	1,959	1,957	2,078	2,138	2,275	2,274	2,317	.
<b>Annual</b>	<b>1,890</b>	<b>1,954</b>	<b>1,973</b>	<b>2,063</b>	<b>2,135</b>	<b>2,289</b>	<b>2,337</b>	<b>2,348</b>	.
<b>% Change</b>	.	3.39	0.97	4.56	3.49	7.21	2.10	0.47	.

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.6.5, at right, annual average weekly wages increased by 3.88 percent between 2007 and 2008, changing from a total of \$619 to \$643.

<b>Table II.6.5</b>						
<b>Average Weekly Wages in Crook County</b>						
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2009p</b>						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	446	454	462	495	464	.
2002	480	475	475	505	484	4.31
2003	490	483	478	507	490	1.24
2004	491	502	499	553	511	4.29
2005	519	536	526	600	546	6.85
2006	546	574	563	636	580	6.23
2007	586	616	610	663	619	6.72
2008	603	640	625	703	643	3.88
2009p	619	652	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.6.6. Annual establishments decreased by 0.34 percent between 2007 and 2008, changing from a total of 293 to 292 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 296 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 2007, the most recent year for which data are available, Crook County recorded 4,303 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 \$280,196,000, and real per capita income was \$44,384 in 2007. This compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$30,502 in 2007, while Wyoming average earnings per job were \$44,409.<sup>70</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 8.62 percent in Crook County between 2000 and 2008, from 2,935 to 3,188. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.6.7, below.

<b>Table II.6.7</b> <b>Housing Unit Estimates in Wyoming and Crook County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Crook County	% Change from 2000
2000 Census	223,854	.	2,935	.
July 2001 Estimate	225,959	0.94	2,957	0.75
July 2002 Estimate	227,773	1.75	2,993	1.98
July 2003 Estimate	229,637	2.58	3,034	3.37
July 2004 Estimate	232,556	3.89	3,096	5.49
July 2005 Estimate	235,654	5.27	3,126	6.51
July 2006 Estimate	239,175	6.84	3,141	7.02
July 2007 Estimate	242,332	8.25	3,170	8.01
July 2008 Estimate	246,393	10.07	3,188	8.62

<sup>70</sup> 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 Crook County changed by 3.1 percent, from \$426 in second quarter 2008 to \$439 in second quarter 2009.

Crook County rental prices have experienced average annualized increases of 2.2 percent per year for apartments, and an increase of 0.8 percent per year for mobile homes since second quarter 1998. 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 homes. Table II.6.8, at right, presents the Crook 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 Crook County decreased from 27 in 2007 to 10 in 2008.

The real value of single-family building permits increased from \$149,820 in 2007 to \$208,250 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$208,250 in 2007 to a low of \$113,130 in 2002. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.6.9, on the following page.

<b>Table II.6.8<sup>71</sup></b>				
<b>Wyoming Cost of Living Index for Crook County</b>				
<b>Rental Housing Costs, 1986 - 2008</b>				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
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	345	105	.	.
Q4.98	311	95	.	.
Q2.99	322	105	.	.
Q4.99	306	102	.	.
Q2.00	319	105	.	.
Q4.00	306	100	.	.
Q2.01	338	133	.	.
Q4.01	312	100	.	.
Q2.02	385	115	.	.
Q4.02	336	115	.	.
Q2.03	333	115	.	.
Q4.03	345	120	.	.
Q2.04	341	98	.	.
Q4.04	333	118	.	.
Q2.05	378	115	402	298
Q4.05	360	125	.	.
Q2.06	376	100	.	.
Q4.06	391	125	.	.
Q2.07	367	142	510	.
Q4.07	412	102	465	.
Q2.08	426	158	465	.
Q4.08	429	125	473	.
Q2.09	439	115	475	.

<sup>71</sup> Data from 1986 to 1997 for Crook County is not reported by the Wyoming Economic Analysis Division.

<b>Table II.6.9</b> <b>Building Permits and Valuation for Crook County</b> <b>1980 - 2008</b>								
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	5	6	.	.	11	.	.	156.90
1981	2	2	8	.	12	.	.	105.55
1982	9	.	.	.	9	.	.	93.96
1983	5	.	.	.	5	.	.	108.65
1984	9	.	.	.	9	.	.	58.07
1985	12	.	.	.	12	.	.	47.18
1986	3	.	.	.	3	.	.	104.75
1987	3	.	.	.	3	.	.	69.09
1988	13	.	.	.	13	.	.	63.29
1989	1	.	.	.	1	.	.	93.45
1990	1	.	.	.	1	.	.	67.48
1991	3	.	.	.	3	.	.	64.48
1992	4	.	.	.	4	.	.	68.70
1993	9	.	.	.	9	.	.	80.60
1994	10	.	4	.	14	.	.	66.41
1995	11	.	.	.	11	.	.	114.52
1996	5	.	.	.	5	.	.	109.51
1997	7	.	.	.	7	.	17	149.47
1998	10	.	.	.	10	.	.	114.89
1999	10	.	.	.	10	.	.	153.78
2000	7	.	.	.	7	.	.	116.06
2001	13	.	.	15	28	.	.	115.45
2002	30	.	.	.	30	.	.	113.13
2003	35	.	.	.	35	.	.	122.37
2004	24	.	.	.	24	.	.	119.09
2005	21	.	.	.	21	.	.	176.24
2006	33	.	.	.	33	.	.	198.47
2007	27	.	.	.	27	.	.	149.82
2008	10	.	.	.	10	.	.	208.25

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 Crook County was \$170,602. This represented an increase of 2.2 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 for years between 1999 and 2008 is displayed in Table II.6.10, below.

<b>Table II.6.10</b> <b>Average Sales Prices in Crook County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Crook County Average Price (\$)	Crook County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	76,326	23.29	101,517	4.76
2000	76,326	0.00	111,437	9.77
2001	85,190	11.61	116,469	4.52
2002	92,382	8.44	121,140	4.01
2003	109,050	18.04	132,708	9.55
2004	109,050	0.00	142,501	7.38
2005	138,128	26.66	159,776	12.12
2006	138,568	0.32	187,869	17.58
2007	166,892	20.44	265,055	41.08
2008	170,602	2.2	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.<sup>72</sup> During December 2009, a total of 9 surveys were completed in Crook County. Of the 53 rental units surveyed, three were vacant, representing a 5.66 percent vacancy rate. This compares to a 2.74 percent vacancy rate one year ago, and a December 2009 statewide vacancy rate of 6.78 percent.

The calendar 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 49 respondents in Crook County. Of the incoming population who were unsatisfied with their current housing, 50.0 percent said they were seeking to own a home and 50.0 percent wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 100.0 percent of respondents sought homes for more than \$100,000.

Of those currently renting or seeking to rent, 40.0 percent respondents hoped to spend less than \$365 per month and about 60.0 percent were willing to spend \$366 to \$474. Additional survey data are presented in Section C of Volume II, Technical Appendix.

<b>Table II.6.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Crook County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.00
2001b	5	38	3	7.89
2002a	4	27	1	3.70
2002b	7	58	10	17.24
2003a	5	34	2	5.88
2003b	4	33	1	3.03
2004a	9	63	2	3.17
2004b	7	48	5	10.42
2005a	9	88	7	7.95
2005b	10	81	10	12.35
2006a	8	65	3	4.62
2006b	13	100	1	1.00
2007a	9	66	0	0.00
2007b	9	75	6	8.00
2008a	10	64	5	7.81
2008b	9	73	2	2.74
2009a	12	81	2	2.47
2009b	9	53	3	5.66

## 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 1,784 households in Crook County, from 2,308 in 2000 to 4,092 in 2030. Homeowners are expected to increase from 1,845 in 2000 to 3,375 by 2030. Renters are anticipated to increase from 463 in 2000 to 716 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 202 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 198 households, and to increase by 249 for those with 51 to 80 percent of MFI.

<sup>72</sup> Those signified as 'a' in the "year" column of Table II.6.11 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.

Rental demand from the year 2000 to 2030 is expected to increase by 54 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 32 households over the period. Table II.6.11, below, provides details of the household forecast by tenure and income.

<b>Table II.6.11</b>						
<b>Strong Growth Household Forecast by Tenure and Income</b>						
<b>Crook 2000 Through 2030</b>						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Family Income</b>						
2000	243	239	300	134	928	1,845
2005	259	254	319	143	988	1,964
2010	299	294	369	165	1,141	2,268
2015	334	328	412	185	1,275	2,534
2020	370	363	456	205	1,412	2,806
2025	407	399	502	225	1,553	3,086
2030	445	437	549	246	1,698	3,375
<b>Renters by Percent of Median Family Income</b>						
2000	98	59	118	41	147	463
2005	94	56	113	39	140	441
2010	106	64	128	44	158	501
2015	118	71	142	49	176	556
2020	129	77	156	54	193	610
2025	141	84	169	59	210	663
2030	152	91	183	64	227	716
<b>Total Households by Percent of Median Family Income</b>						
2000	342	298	418	176	1,075	2,308
2005	353	310	432	182	1,128	2,405
2010	405	357	497	210	1,300	2,769
2015	452	399	554	234	1,451	3,090
2020	500	441	612	259	1,605	3,416
2025	548	484	671	284	1,763	3,749
2030	597	528	732	310	1,925	4,092