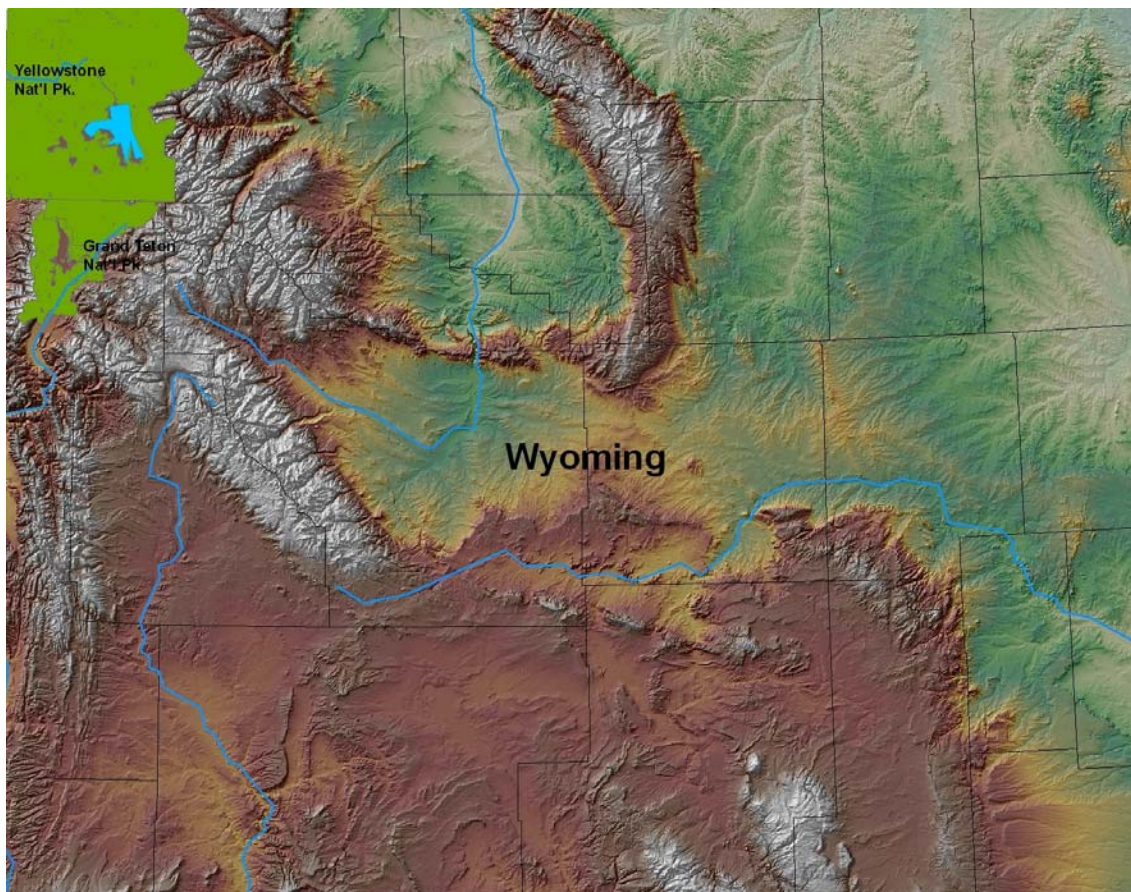


# **THE 2009 WYOMING PROFILE OF DEMOGRAPHICS, ECONOMICS AND HOUSING**

**SEMIANNUAL REPORT, ENDING JUNE 30, 2009**



**VOLUME I**

**SPONSORED BY THE  
WYOMING COMMUNITY DEVELOPMENT AUTHORITY  
FINAL REPORT: AUGUST 31, 2009**

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**Wyoming Department of Employment, Research and Planning**

**Wyoming Department of Revenue**

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**Wyoming Economic Development Association**

**Wyoming Business Council**

Copies of the Wyoming Housing Database Partnership Semiannual Report are available free of charge and may be downloaded from the WCDA Web site: <http://www.wyomingcda.com>. On the Web site, select the button, "*Development*," then select the link, "*Community Information/Demographics*" for a list of available publications.

The opinions and conclusions contained within this document do not necessarily reflect those of the aforementioned partners.

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**FINAL REPORT: AUGUST 31, 2009**



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## EXECUTIVE SUMMARY

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### REVIEW OF AFFORDABLE HOUSING IN WYOMING

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Wyoming's historic migration patterns have undergone a transformation: new Wyoming households suddenly flocking to specific areas of the state that presented solid economic opportunities. These householders tended to be younger and quickly purchased available affordable housing. Consequently, Wyoming's housing market has been experiencing severe shortages and growing pains, and affordable housing disappeared from many communities in the state. For these areas, such conditions are beginning to ease.

Home prices have softened slightly and rental vacancy rates have risen or at least remained steady. This change is due to a weakened economy, the lack of availability of credit and substantive construction in selected local rental markets. Still, other areas of the state continue to experience soft markets, primarily coinciding with slow or non-existent population growth.

The statewide average price of existing housing on 10 acres or less, as identified by the Wyoming County Assessors, fell 3.4 percent between 2007 and 2008, to \$256,045, even though the value of new construction increased, exceeding \$238,320 in 2008, according to the Census Bureau. Even in the Casper MLS region, comprising just nine of the local Realtor Associations, average prices fell by 2.4 percent in the first half of 2009 compared with the first half of 2008. However, not all areas of the state necessarily followed this pattern; the Assessors reported that in Teton County the average sales price of a home still rose, from \$1.4 million to 1.8 million between 2007 and 2008. And house prices in Niobrara, the only county with an average price under \$100,000, still rose 17.8 percent between 2007 and 2008, according to the Assessors.

The total number of unit sales appears to be adversely affected as well. The Wyoming Assessors reported roughly 8,800 units sold throughout the state in 2007, with only 5,849 in 2008, a decline of 33.6 percent. The number of sales in the Casper MLS region also saw a decline of 24.5 percent between the first half of 2008 and the first half of 2009, 1,684 units versus 1,272 units.

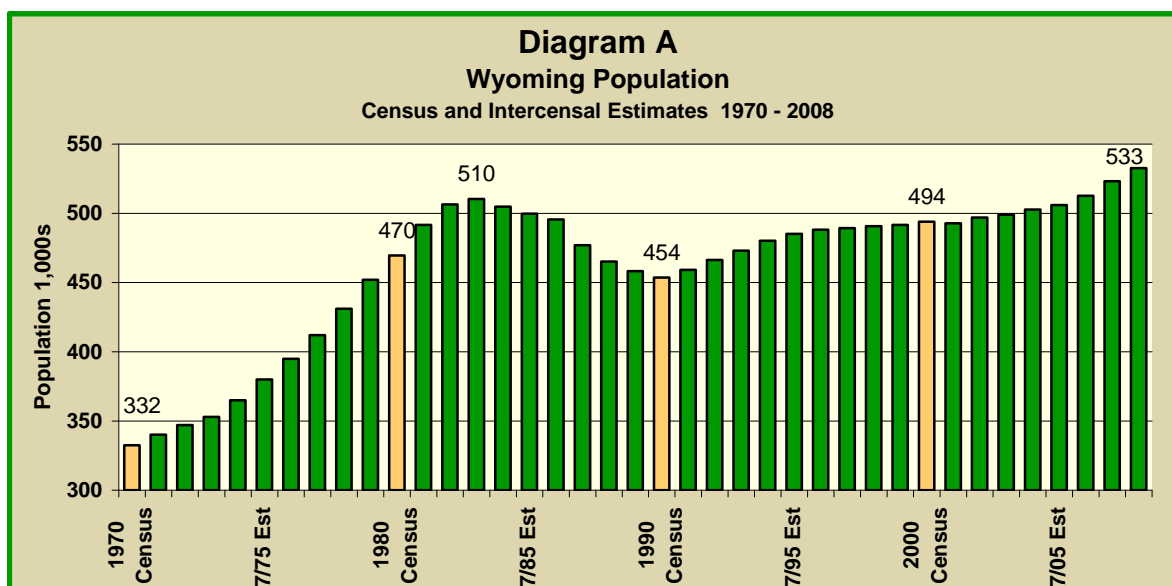
As with sales and prices, permitted construction has followed suit. There were 2,178 single-family units permitted for construction in 2008, 1,557 fewer than seen in 2007, with the total of all permitted units, including apartments, falling from 4,584 units in 2007 to 2,669 in 2008, a drop of almost 42 percent. Even the WCDA has been affected by these influences, with the number of assisted homebuyers falling from 2,057 in the period ending June 2008 to 953 in fiscal 2009.

These statewide homeownership conditions have likewise spread to the rental markets. In June of 2009, a statewide rental survey uncovered a vacancy rate of 6.1 percent. In theory, this represents a statewide equilibrium in the rental market, indicating that additional rental housing may not be needed right now. However, in areas with the highest vacancy rates, such as Carbon County, with a vacancy rate of 22 percent or Lincoln County with 12.6 percent, selected respondents were contacted a second time to ask their opinion of why such conditions were being experienced. The respondents said that higher vacancy rates were the result of slowed economic activity. Still, some of these same areas have recently experienced significant increases in construction of new rental housing; and, while many of these new units have become occupied, the economic conditions that have so suddenly emerged have slowed some local absorption rates. Still, there are areas of the state that continue to have low vacancy rates, such as Laramie, Natrona and Sheridan counties, with 3.64, 3.15 and 3.37 percent respectively.

## REVIEW OF INFLUENTIAL FACTORS

### POPULATION AND MIGRATION

Between 1970 and 1980, Wyoming's population rose 41.3 percent, or more than 137,000 people, from 332,416 to 469,557. The early 1980s saw additional increases, with a population peak of 510,361 in 1983. During the late 1980s, there was a considerable population decline, with the population dipping to 453,588 in 1990. A steady recovery followed, with the population increasing by 8.9 percent, or 40,194 people, between 1990 and 2000. The Census Bureau's most recent population estimate for the period ending July 1, 2008 suggests that population has risen by 7.8 percent, to 532,668, since the 2000 Census. As seen in Diagram A below, growth is accelerating faster than it was five years ago, returning to rates seen in the 1970s.



Total population change is determined by combining the number of births, deaths, and the net migration of people arriving in and leaving the state. Over the 2000 through 2008 period, the natural increase of the population, the result of births minus deaths, was about 23,970. At the same time, total net migration rose 14,916. Hence, this indicates a total population increase of 38,886 people into the state, a healthy increase in the population over the last few years.<sup>1</sup>

The Wyoming Department of Transportation (DOT) tracks drivers who exchange licenses from other areas, as well as those surrendering their licenses to other states. There was a net change of 2,912 new driver's licenses during the first half of 2009, as the data indicates significant migration of people to Wyoming.<sup>2</sup> More than half of those arriving were in their prime working years of 26 through 45, as seen in Table A, on the following page. While it is important to remember that these figures represent the net increase in driver's licenses, not total newcomers or households, it is a good indication of the direction of current migration trends for Wyoming – strong in-flow into the state.

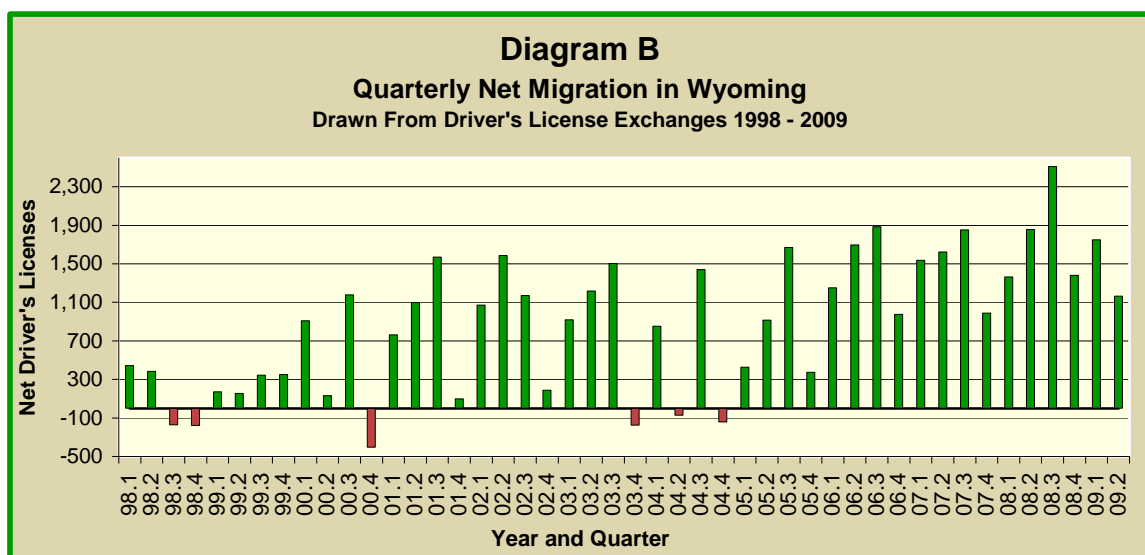
<sup>1</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<sup>2</sup> Four additional licenses were exchanged but lacked a gender or age designation.



<b>Table A</b> <b>Driver's Licenses Exchanged or Surrendered</b> <b>January – June 2009: State of Wyoming Data by Age and Gender</b>									
Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>Net Change by Age and Gender</b>									
Male	33	181	217	494	413	334	56	7	1,735
Female	14	104	141	403	233	215	62	5	1,177
<b>Total</b>	<b>47</b>	<b>285</b>	<b>358</b>	<b>897</b>	<b>646</b>	<b>549</b>	<b>118</b>	<b>12</b>	<b>2,912</b>

Diagram B, below, presents the quarterly fluctuation in net driver's license exchanges from 1998 through the first half of 2009. Net migrants during the first half of 2009 decreased by 5.7 percent from the first half of 2008, indicating a slower inflow of new migrants. These population flows into Wyoming are still much higher than estimated by the Census Bureau; the threat of pressure on Wyoming's housing market remains a reality.



Using DOT data, it is also possible to identify where new residents are coming from when first moving to Wyoming. Since 2000, the DOT data suggest that about 46.1 percent of all new residents have been from four western U.S. states as well as Michigan, as seen in Table B, below. Between 2000 and 2009 the state sending the greatest number of in-migrants has been Colorado, but the most net migrants to Wyoming were from California.

<b>Table B</b> <b>Net Migrants to Wyoming (Top 5 States)</b> <b>Drawn from Driver's License Exchanges</b> <b>2000-2009</b>				
Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
California	11,088	2,714	8,374	20.88
Michigan	4,473	1,491	2,982	7.43
Arizona	5,706	3,014	2,692	6.71
Montana	9,199	6,982	2,217	5.53
New Mexico	2,484	275	2,209	5.51
All Other	122,689	101,050	21,639	53.9
<b>Total</b>	<b>155,639</b>	<b>115,526</b>	<b>40,113</b>	<b>100.00</b>

## ECONOMICS

Between 2007 and 2008, Wyoming's labor force increased by 1.45 percent, or 4,173 people, while employment increased by more than 3,511. This resulted in an unemployment decline of 662 people. Consequently, the state's unemployment rate increased from 2.9 percent in 2007 to 3.1 percent in 2008 and continues to be well below the national rate of 5.8 percent. This was the ninth consecutive year in which Wyoming recorded an unemployment rate below that of the U.S. Preliminary figures for 2009 indicate that Wyoming's average of the monthly unemployment rates in 2009 were higher than those in 2008, but still below the national average. Unemployment appears to be on the rise in Wyoming, with it reaching 5.0 percent in May 2009, although, weekly initial unemployment insurance claims decreased slightly from a high of 1,478 in the second week of April 2009 to 633 in fourth week of June 2009.

During the past 20 years, the fortunes of Wyoming's wage earners have not kept pace with national trends. While the total earnings of all U.S. workers rose substantially from 1969 through 2008, Wyoming's *real earnings per job* in 2007 were much lower than the national average. The U.S. Bureau of Economic Analysis (BEA) provides this data; 2007 is the most current year available.

According to the 2007 BEA data, high-paying jobs continued to be scarce in Wyoming, while lesser-paying jobs saw increases. The mix of low-paying and high-paying jobs led to modest average earnings per job for Wyoming's working population. In 2007, real average earnings per job in Wyoming were \$43,407, while the U.S. average was \$49,938, as seen in Table C, at right. However, Wyoming's real earnings per job in 2007 reached its highest amount in 36 years. Further, wages in Wyoming are rising more quickly than the nation and the difference between Wyoming and the U.S. average earnings per job has fallen from a high of more than \$11,570 in 2000 to about \$6,530 in 2007.

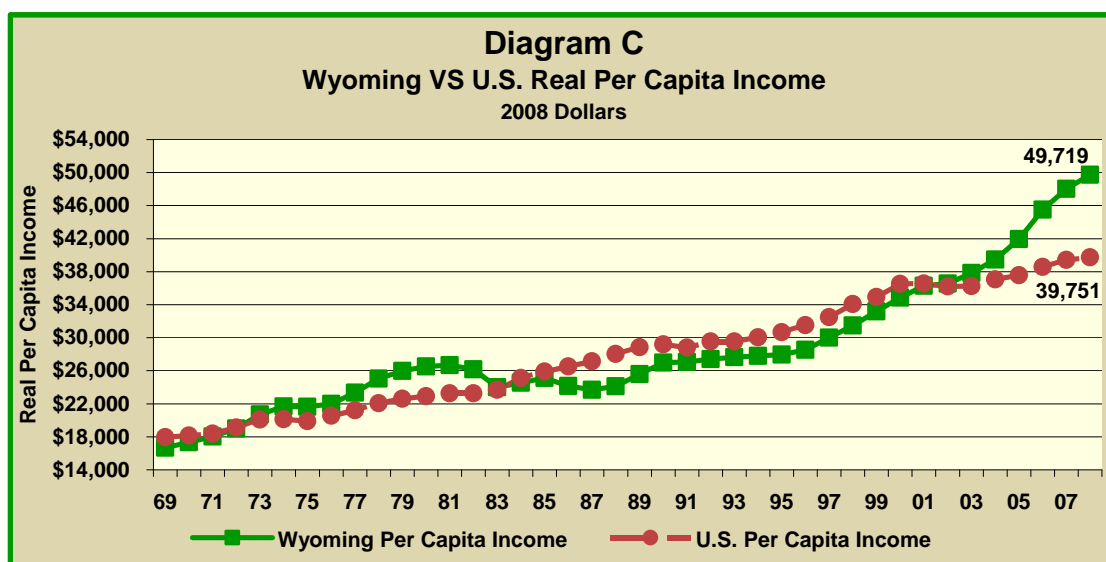
<b>Table C</b> <b>Real Earnings Per Job by Industry</b> <b>Wyoming VS USA, 2007 BEA Data</b>		
NAICS Categories	Real Earnings per Job	
	U.S.	Wyoming
Farm earnings	19,674	-184
Forestry, fishing, related activities and other	28,685	16,979
Mining	124,928	100,688
Utilities	160,499	98,872
Construction	47,834	46,207
Manufacturing	75,023	63,093
Wholesale trade	72,160	61,451
Retail Trade	29,089	25,101
Transportation and warehousing	50,639	59,841
Information	91,275	43,052
Finance and insurance	83,993	42,852
Real estate and rental and leasing	24,324	23,849
Professional and technical services	75,151	46,557
Management of companies and enterprises	108,852	87,049
Administrative and waste services	30,543	23,073
Educational services	32,083	17,254
Health care and social assistance	47,115	40,022
Arts, entertainment and recreation	25,200	22,850
Accommodation and food services	20,847	19,853
Other services, except public administration	25,545	23,030
Government and government enterprises	61,213	53,422
<b>Total</b>	<b>49,938</b>	<b>43,407</b>

In addition, the population in Wyoming tends to have a strong work ethic. The labor force participation rate, that portion of the population aged 16 to 65 who are working or seeking work, was considerably higher than national norms. The 2008 labor force participation rate for Wyoming, at 71.4 percent, was 5.4 percentage points higher than that of the nation. Further, the number of Wyoming citizens working more than one job was 8.0 percent in 2007, 2.8 percentage points higher than the national average.

Total real personal income rose from about \$5.4 billion in 1969 to more than \$26.4 billion in 2008, an average growth rate of 4.2 percent per year. This growth was due to unearned income sources, such as dividends, interest and rents (DIR), and transfer payments, with DIR and transfer payments both increasing five-fold. Together, these non-wage forms of income comprised nearly 40.0 percent of all personal income received in Wyoming. However, preliminary data for 2009

indicated Wyoming ranked 47th in the nation for total personal income growth, falling 1.6 percent between the fourth quarter of 2008 and the first quarter 2009, far below the national average.

When total personal income is divided by population, per capita income is the result. Wyoming's per capita income has been growing more quickly than the nation for nearly seven years and exceeded the national average for the last five years. In 2008, estimates indicate that Wyoming had a per capita income of \$49,719 and the U.S. was \$39,751. The entire historic data series from 1969 through 2007 is presented in Diagram C, below. While this trend is very good, the incidence of relatively low wage rates and high property income, such as dividends, interest, and rent, imply that income distribution is skewed to concentrations of lower income wage earners and higher income citizens, with those in the lower income levels likely facing some housing cost issues.



## HOUSING COSTS AND SUPPLY

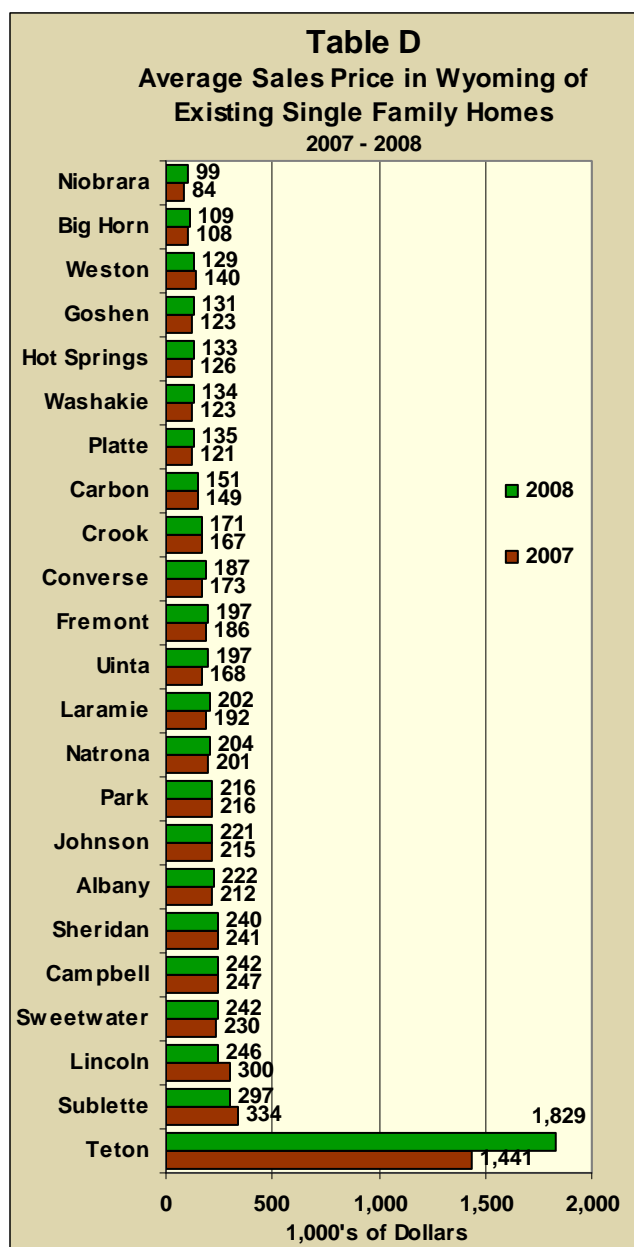
During the past 20 years, rental rates have increased moderately on an annual average basis. In the last few years, however, there have been more substantive changes in the statewide rental rates. During the second quarter of 1997, the average rent for an apartment was about \$379. By the fourth quarter of 2006, average rents increased by \$170 to reach \$549. One year later, in the fourth quarter of 2007, rents rose another 5.6 percent, to an average of \$599. In mid 2008, this had jumped nearly 7.7 percent to \$645. As of the fourth quarter 2008, the average rent for an apartment was \$650, which represents an 8.5 percent increase from the fourth quarter 2007. The largest yearly increase was for houses, with the average rent increasing by 12.2 percent from fourth quarter 2007 to fourth quarter 2008, rising from \$878 to \$940 dollars.

The rent for a mobile home lot rose from \$132 per month in the second quarter of 1987 to \$232 by the fourth quarter of 2007 and to \$263 in late 2008. The statewide average rent for two- or three-bedroom homes increased from \$356 per month in the second quarter of 1987 to \$513 by the second quarter of 1997. Rent for homes increased further, reaching \$878 during the fourth quarter of 2007 and \$940 in the fourth quarter of 2008. Rental costs for a mobile home (on a lot) rose from \$265 per month in the second quarter of 1987 to \$392 in 1997. This went up again, to \$569, by the fourth quarter of 2007, and rising to \$626 by the fourth quarter of 2008.

According to figures reported by County Assessors, the cost of purchasing an existing home located on 10 acres or less increased in many counties of the state, with prices declining in six counties, as presented in Diagram D, at right. Only one county, Niobrara, has an average sales price less than \$100,000, even though Niobrara jumped more than 17 percent. Furthermore, the statewide average sales price fell to \$256,045 in 2008 from \$265,044 in 2007. This constituted a decrease of 3.45 percent as compared to the 2007 average, a modest decrease in prices statewide.

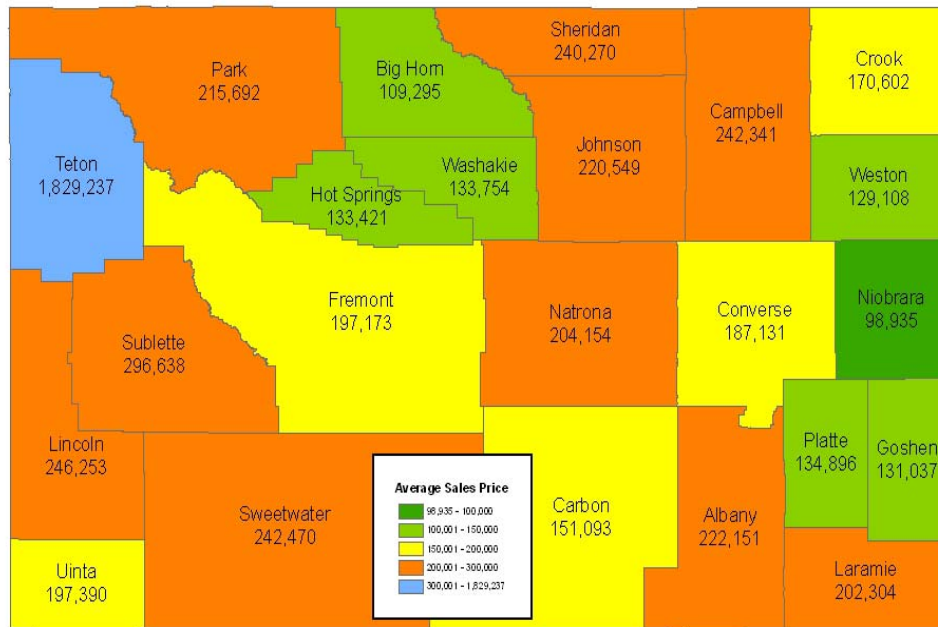
While Wyoming's housing costs are less than national norms, the range of average prices among counties is large. The highest average price was in Teton County, at \$1.8 million. Sublette County's average was the next highest at \$296,638.<sup>3</sup> A map presenting the geographic distribution of these prices is presented in Exhibit A, on the following page.

Wyoming's housing market is responding to decreasing sales prices. Housing unit production, indicated by residential permits, has been higher over the last several years than it has been for over two decades. However, 2008 permit data indicate a decrease in permits over 2007, falling from 4,584 to 2,669 units permitted, with most of the decrease occurring in the single-family housing stock.

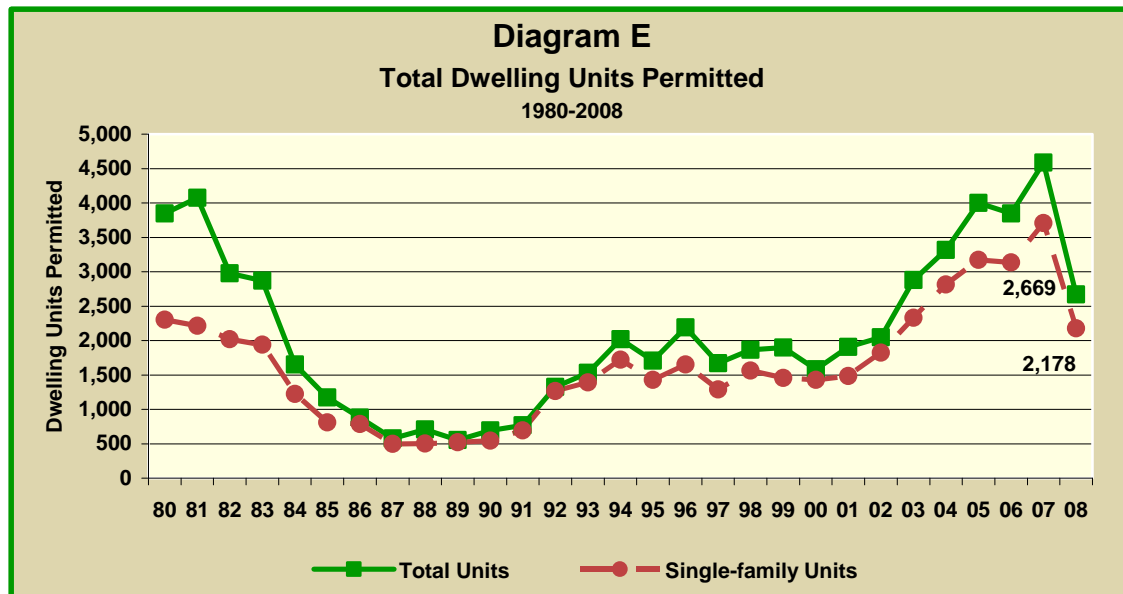


<sup>3</sup> In 2008, a uniform method for extracting and computing average residential sales prices was implemented and run by the Wyoming Department of Revenue.

### Exhibit A 2008 Average Single-Family Home Sale Prices Wyoming by County



Over 81 percent of all permits issued in 2008 were for single-family units, as shown in Diagram E, below. This represents a decrease in single-family production of 1,559 units from 2007 levels.



The Wyoming Housing Database Partnership conducts a semi-annual Rental Vacancy Survey. It has been completed seventeen times during the past nine years, most recently in June 2009. The June 2009 survey resulted in 872 completed surveys with property managers who oversaw a total of 23,260 units. Participants in the survey indicated that of these, there were 1,410 vacant units, indicating that the statewide rental vacancy rate increased over the last year to 6.06 percent, as seen in Table D, at right. The range in county vacancy rates is pronounced, with Carbon County at over 22.06 percent and a few counties having vacancy rates around 3.0 percent. On the other hand, for counties with more than 1,000 units in the survey, Albany County had a relatively high vacancy rate of 10.45 percent.

**Table D**  
**Semi-Annual Rental Vacancy Survey**  
**Wyoming 2001 - 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.21
2001b	219	10,928	476	4.36
2002a	218	9,653	457	4.73
2002b	276	13,362	617	4.62
2003a	260	12,666	451	3.56
2003b	398	17,916	735	4.10
2004a	439	18,776	716	3.81
2004b	423	17,885	861	4.81
2005a	434	16,547	546	3.30
2005b	456	21,349	749	3.51
2006a	436	17,802	476	2.67
2006b	533	20,632	503	2.44
2007a	555	21,585	312	1.45
2007b	569	21,904	379	1.81
2008a	711	23,294	673	2.89
2008b	851	23,156	909	3.93
2009a	872	23,260	1,410	6.06

## HOUSING NEEDS

The Department of Transportation administers a voluntary survey to all drivers exchanging out-of-state driver's licenses. During the last ten years, the Housing Needs Assessment Survey has indicated that a majority, 62.0 percent of the incoming householders, were seeking single-family homes.<sup>4</sup> Data from the 2009 survey indicate that fewer than 35.6 percent became homeowners right away. Of those who are currently unsatisfied with their housing and want to own a home, 62.4 percent wanted to buy an existing unit, with the remainder wishing to build. However, some 73.8 percent of the newcomers unsatisfied with their current housing hope to buy a house for less than \$100,000.

Those who are unsatisfied with their housing and who wish to rent are experiencing a tightening market. Persons anticipating rents between \$475 and \$599 tend to have expectations within current market conditions. Unfortunately, about 25.9 percent of new rental residents hope to spend less than \$475 per month on rent. It is also unfortunate that the areas seeing the most growth are the ones in which housing prices have been rising the most quickly.

<sup>4</sup> This percent value excludes missing observations.

## INTRODUCTION

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The Wyoming Housing Database Partnership (hereafter termed “the Partnership”) was created in 1997 to provide information about Wyoming’s homeownership and rental housing needs. More specifically, the intent was to provide current, high quality, relevant information to enhance decisions pertaining to housing development. This information is currently used by developers, lenders, state and local government, as well as nonprofit and for-profit organizations that provide housing and housing-related services.

The Partnership is sponsored by the Wyoming Community Development Authority. Other organizations also provide data, review and oversight assistance, including the Wyoming Department of Transportation; the Wyoming County Assessors; the Wyoming Department of Administration and Information, Division of Economic Analysis; the Wyoming Department of Employment, Research and Planning; and the Casper Multiple Listing Service.

The *Wyoming Profile* presents demographic, economic and housing statistics. Section I addresses the state as a whole. Inferences are drawn about the needs and issues facing Wyoming’s citizens and the state’s housing market in general. In Section II, similar statistics are reviewed for each county. Volume II, Technical Appendix, presents state and county labor force data, DOT driver’s license exchange data, data derived from a Housing Needs Assessment Survey, which the Wyoming Department of Transportation administers to all new Wyoming residents exchanging driver licenses, and WCDA’s Tax Credit and HOME Project unit data.

Each of these documents is available free of charge and may be downloaded from the WCDA Web site: <http://www.wyomingcda.com>. On the Web site, select the button, “*Development*,” then select, “*Community Information/Demographics*” for these and other available publications.



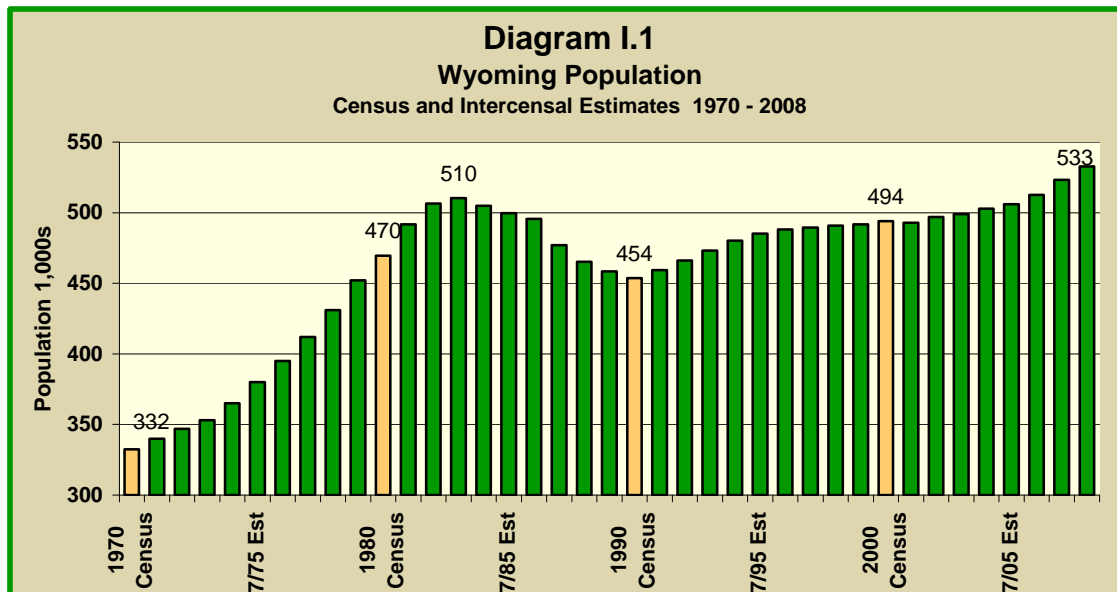


# I. STATE OF WYOMING

## I.A. DEMOGRAPHICS

### I.A.1. POPULATION

Between 1970 and 1980, Wyoming's population rose from 332,416 to 469,557, an increase of more than 137,000 people or roughly 41 percent. The early 1980s saw additional increases in population, with a population peak of 510,361 in 1983. During the late 1980s, there was a considerable population decline, with figures dipping to 453,588 by 1990. A steady recovery followed, with the population increasing by 8.9 percent, or 40,194 people, between 1990 and 2000. In a population estimate released by the U.S. Census Bureau for the period ending July 1, 2008, statewide population was estimated to have risen to 532,668. This is an increase of 7.84 percent since the 2000 census. As indicated in Diagram I.1, below, growth is much stronger now than it was five years ago, signaling a return to a rate of change seen in the early 1990s.



Recent census population estimates indicate that there has been significant change in the racial composition of the state. Whites increased at the slowest rate, close to 6.51 percent over the 2000 through 2008 period. Blacks increased more quickly than any other race, at 74.63 percent. The Native Hawaiian and Pacific Islander population had the next highest rate of increase, 55.62 percent. The Hispanic population rose by 23.26 percent over the last eight years. While this represents an increase of just 7,366 persons, it is still the largest absolute rise of any ethnic or racial minority group. Only the increase of the much larger white population is greater, rising some 30,578. Furthermore, Hispanics now comprise some 7.3 percent of the state's population. This is larger than all non-white populations summed as a single group. These data are presented in Table I.1, on the following page.

<b>Table I.1</b> <b>Census Bureau Population Estimates by Race for Wyoming</b> <b>Census 2000, 2004 - 2008 Estimates</b>							
Race	Census 2000	July 2004 Est.	July 2005 Est.	July 2006 Est.	July 2007 Est.	July 2008 Est.	Change 00 - 08
White	469,423	474,934	477,342	482,765	491,888	500,001	6.51
Black	3,942	5,380	5,589	5,941	6,458	6,884	74.63
American Indian and Alaskan Native	11,410	12,332	12,532	12,874	13,288	13,555	18.80
Asian	2,904	3,205	3,318	3,459	3,606	3,828	31.82
Native Hawaiian & Pacific Islander	329	384	401	428	466	512	55.62
Two or more races	5,774	6,581	6,825	7,106	7,546	7,888	36.61
<b>Total</b>	<b>493,782</b>	<b>502,816</b>	<b>506,007</b>	<b>512,573</b>	<b>523,252</b>	<b>532,668</b>	<b>7.88</b>
Hispanic	31,669	33,934	34,980	35,941	37,101	39,035	23.26

The age distribution of the population also appears to be undergoing change. The age cohort estimates for 2000 through 2008 indicate that there has been a decline of those in the group aged 25 to 44, which has decreased by 0.92 percent since 2000. On the other hand, Census Bureau estimates indicate that the state seems to be gaining strongly in the age groups 55 to 64 and 65 and over, jumping 45.26 percent and 13.73 percent respectively, as seen in Table I.2, below.

<b>Table I.2</b> <b>Census Bureau Population Estimates by Age for Wyoming</b> <b>Census 2000, 2004 - 2008 Estimates</b>							
Age Cohort	Census 2000	July 2004 Est.	July 2005 Est.	July 2006 Est.	July 2007 Est.	July 2008 Est.	Change 00 - 08
Under 14	103,443	99,733	99,610	100,549	103,483	106,195	2.66
15 to 24	75,358	76,344	75,593	75,840	75,743	76,242	1.17
25 to 44	138,619	130,757	130,671	131,581	135,059	137,338	-0.92
45 to 54	74,079	81,157	81,800	82,427	82,809	82,508	11.38
55 to 64	44,590	53,969	56,646	59,512	62,248	64,771	45.26
65 and over	57,693	60,856	61,687	62,664	63,910	65,614	13.73
<b>Total</b>	<b>493,782</b>	<b>502,816</b>	<b>506,007</b>	<b>512,573</b>	<b>523,252</b>	<b>532,668</b>	<b>7.88</b>

## I.A.2. 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.” Along with migration, the Census Bureau released a new statewide population estimate in December of 2008.

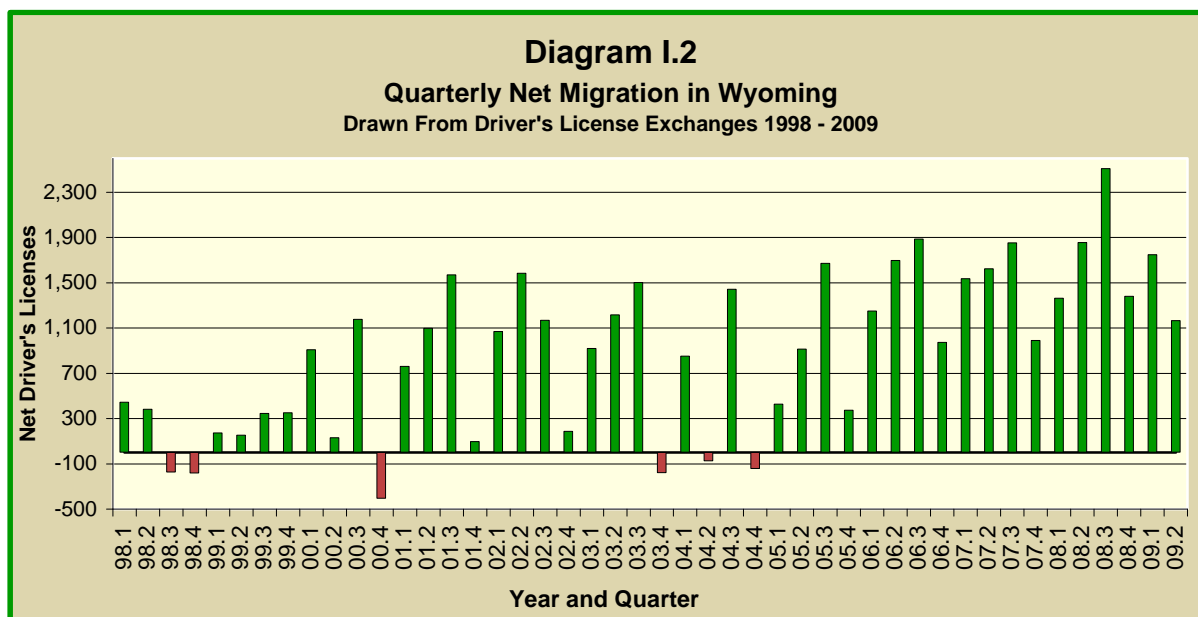
As calculated from data seen in Table I.3, at right, Wyoming had a relatively high natural increase of 59,162 persons between 1980 and 1990. However, there was a negative net migration that exceeded the natural increase over this period, and thus total population declined. Between 1990 and 2000, the natural increase was again positive, but smaller, yet net migration rose substantially, to 12,798 persons. From April 2000 to July 2008, Wyoming’s natural increase was relatively strong, estimated to be 23,970 persons. While Census Bureau net migration estimates are lower compared to the 1990 through 2000 period, Wyoming has continued to experience positive net migration, adding over 14,916 persons in the last eight years. Furthermore, periods of population decline seem to be past for Wyoming, and with rising rates of natural increase, further increases in population are more likely to be seen today than 10 years ago.<sup>5</sup>

<b>Table I.3</b> <b>Population Change in Wyoming</b> <b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>469,557</b>
Natural Increase 80-90	59,162
Net Migration 80-90	-75,131
<b>1990 Population</b>	<b>453,588</b>
Natural Increase 90-00	27,395
Net Migration 90-00	12,798
<b>2000 Population</b>	<b>493,782</b>
Natural Increase 00-08	23,970
Net Migration 00-08	14,916
<b>2008 Population Estimate</b>	<b>532,668</b>

<sup>5</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

The notion that Wyoming's population is on the rise can be seen in other data sources, as well. The Wyoming Department of Transportation (DOT) tracks drivers who move to Wyoming and exchange licenses from other states, as well as those surrendering Wyoming driver's licenses when individuals move to a new out-of-state location.<sup>6</sup> This is not a precise count of migration, as the data represent only the net change in the number of driver's licenses. People may wait until their license has expired prior to getting a new one; hence, they are not counted in the net count of exchanged or surrendered licenses. Furthermore, not all persons have driver's licenses; they may not drive or may be too young to qualify for a license. The data nevertheless indicate the direction of population movement as well as the strength of any population migration, thereby providing insight into Wyoming's net migration and population trends.

The DOT data representing the net change between incoming and outgoing persons with licenses for the entire state of Wyoming is presented for each quarter from 1998 through the second quarter of 2009 in Diagram I.2, below. Several years ago, Wyoming migration tended to have a more seasonal pattern, with in-migration in the earlier part of the year and out-migration in the latter part of the year. However, between 1998 and 2002 net in-migration rose appreciably, from just a few hundred to in excess of 4,000. While this trend slowed somewhat between 2002 and 2004, it has been increasing since; 2008 had the greatest level of net in-migrants thus far recorded in these data, with more than 7,115 persons arriving in the state during that year. Migration in the first half of 2009, while less than 2008, is still strong, with a net increase of 2,915 persons. This trend suggests strong population movement into Wyoming continues.



Furthermore, migration varied significantly by county, as seen in Table I.4, on the following page. The greatest levels of increase over the last several years were in Campbell, Laramie, Natrona, Sweetwater and Teton counties. In 2009, no county has experienced net departures. It appears that Wyoming's more populous areas are continuing to increase rapidly and other areas of the state continue to increase on a more modest trend.

<sup>6</sup> New Wyoming residents are asked to surrender their old out-of-state driver's license within one year.

<b>Table I.4</b> <b>Net Migration by County for Wyoming</b> <b>Drawn From Driver's License Exchanges, 2001 – 2009</b>									
County	2001	2002	2003	2004	2005	2006	2007	2008	2009
Albany	-15	160	215	-37	-16	69	61	261	134
Big Horn	47	75	71	-2	48	71	71	83	28
Campbell	565	448	236	130	341	795	737	998	613
Carbon	112	209	40	52	116	125	255	303	67
Converse	108	92	68	52	89	72	171	195	31
Crook	56	60	32	27	41	58	130	133	36
Fremont	168	284	220	100	211	318	271	350	136
Goshen	23	85	32	12	37	85	55	110	43
Hot Springs	64	18	30	42	62	44	54	91	27
Johnson	106	83	95	75	93	103	131	171	50
Laramie	713	844	784	311	429	510	606	650	407
Lincoln	71	141	118	127	151	341	290	216	4
Natrona	235	290	360	257	437	608	656	816	360
Niobrara	35	5	21	-2	19	11	31	40	12
Park	209	259	329	224	330	401	485	351	178
Platte	46	78	52	64	32	30	22	49	45
Sheridan	232	178	174	29	155	326	266	359	79
Sublette	109	138	172	164	156	261	323	400	125
Sweetwater	37	-15	10	198	243	711	631	735	221
Teton	572	576	427	270	304	461	450	571	212
Uinta	29	23	-67	-22	87	286	149	154	51
Washakie	14	-28	32	20	51	69	57	42	24
Weston	30	34	25	12	3	86	133	59	35
Out of State*	-37	-23	-16	-28	-32	-31	-33	-25	-3
<b>Wyoming **</b>	<b>3,529</b>	<b>4,014</b>	<b>3,460</b>	<b>2,075</b>	<b>3,387</b>	<b>5,810</b>	<b>6,002</b>	<b>7,112</b>	<b>2,915</b>

\* Out of State comprises mostly military personnel stationed elsewhere in the country.

\*\* Some records lacked a gender or cohort classification and are therefore not counted in Tables I.5 and I.6.

Table I.5, below, presents driver's licenses exchanged and surrendered during 2008 by gender and age. The net in-flow of new drivers in 2008 increased by 18.4 percent from 2007, from 6,001 in 2007 to 7,108 in 2008.<sup>7</sup> The age groups ranging from 26 to 55 experienced a majority of the influx in 2008, with those aged 26 to 35 increasing by some 2,260 persons.

<b>Table I.5</b> <b>Driver's Licenses Exchanged or Surrendered in Wyoming</b> <b>2008 State of Wyoming Data by Age and Gender</b>									
Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	130	1,244	1,198	3,088	2,152	1,713	900	337	10,762
Female	104	1,005	973	2,495	1,586	1,367	709	303	8,542
<b>Total</b>	<b>234</b>	<b>2,249</b>	<b>2,171</b>	<b>5,583</b>	<b>3,738</b>	<b>3,080</b>	<b>1,609</b>	<b>640</b>	<b>19,304</b>
<b>Out-migrants</b>									
Male	77	818	745	1,921	1,074	965	678	388	6,666
Female	74	776	705	1,402	872	799	564	338	5,530
<b>Total</b>	<b>151</b>	<b>1,594</b>	<b>1,450</b>	<b>3,323</b>	<b>1,946</b>	<b>1,764</b>	<b>1,242</b>	<b>726</b>	<b>12,196</b>
<b>Net Change by Age and Gender</b>									
Male	53	426	453	1,167	1,078	748	222	-51	4,096
Female	30	229	268	1,093	714	568	145	-35	3,012
<b>Total</b>	<b>83</b>	<b>655</b>	<b>721</b>	<b>2,260</b>	<b>1,792</b>	<b>1,316</b>	<b>367</b>	<b>-86</b>	<b>7,108</b>

As noted, net in-flow of new drivers during 2009 indicates a strong influx of new Wyoming citizens. As seen in Table I.6, on the following page, the net in-flow of new drivers decreased by 9.5 percent from the first half 2008, decreasing from 3,221 to 2,912 in the first half of 2009. The age groups ranging from 26 to 45 again experienced a majority of the influx during 2009.<sup>8</sup> These age groups are predominantly those who are seeking or have secured employment opportunities.

<sup>7</sup> Additional licenses were exchanged but lacked a gender or age designation.

<sup>8</sup> Additional licenses were exchanged but lacked a gender or age designation.

<b>Table I.6</b> <b>Driver's Licenses Exchanged or Surrendered in Wyoming</b> <b>First Half of 2009: State of Wyoming Data by Age and Gender</b>									
Gender	16 to 17	18 to 22	23 to 25	26 to 35	36 to 45	46 to 55	56 to 65	Over 65	Total
<b>In-migrants</b>									
Male	64	551	572	1,428	939	771	385	157	4,867
Female	51	464	457	1,085	627	573	282	141	3,680
<b>Total</b>	<b>115</b>	<b>1,015</b>	<b>1,029</b>	<b>2,513</b>	<b>1,566</b>	<b>1,344</b>	<b>667</b>	<b>298</b>	<b>8,547</b>
<b>Out-migrants</b>									
Male	31	370	355	934	526	437	329	150	3,132
Female	37	360	316	682	394	358	220	136	2,503
<b>Total</b>	<b>68</b>	<b>730</b>	<b>671</b>	<b>1,616</b>	<b>920</b>	<b>795</b>	<b>549</b>	<b>286</b>	<b>5,635</b>
<b>Net Change by Age and Gender</b>									
Male	33	181	217	494	413	334	56	7	1,735
Female	14	104	141	403	233	215	62	5	1,177
<b>Total</b>	<b>47</b>	<b>285</b>	<b>358</b>	<b>897</b>	<b>646</b>	<b>549</b>	<b>118</b>	<b>12</b>	<b>2,912</b>

This DOT data also identifies the state from which a new resident moved when relocating to Wyoming. Since 2000, the DOT data suggest that about 46.0 percent of all new residents have been from four western U.S. states as well as Michigan, as seen in Table I.7, below. Between 2000 and the first half of 2009, the state sending the greatest number of in-migrants has been Colorado, but the most net migrants to Wyoming were from California.<sup>9</sup>

<b>Table I.7</b> <b>Net Migrants to Wyoming (Top Five States)</b> <b>Drawn From Driver's License Exchanges</b> <b>2000-2009</b>				
Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
California	11,088	2,714	8,374	20.88
Michigan	4,473	1,491	2,982	7.43
Arizona	5,706	3,014	2,692	6.71
Montana	9,199	6,982	2,217	5.53
New Mexico	2,484	275	2,209	5.51
Other	122,689	101,050	21,639	53.9
<b>Total</b>	<b>155,639</b>	<b>115,526</b>	<b>40,113</b>	<b>100.00</b>

Another source of information about migration is from the American Community Survey (ACS).<sup>10</sup> Within that survey, selected data are made publicly available; these are known as the Public Use Microdata Sample (PUMS) data. While these data can be subject to some sampling error, the PUMS data can still provide useful information about migration.

One of the questions asked of PUMS survey respondents was whether they had lived in the same house one year prior to the survey. Table I.8, at right, presents the number of persons who did not live in the same house the previous year, and where they had resided. The PUMS

<b>Table I.8</b> <b>Population Migration in Wyoming</b> <b>(Place of Residence One Year Ago)</b> <b>PUMS 2001-2007</b>							
Area	2001	2002	2003	2004	2005	2006	2007
Wyoming	58,446	63,472	59,265	66,466	60,488	71,136	75,716
Other States	25,967	24,909	23,601	24,646	24,674	24,141	28,690
Total U.S.	84,413	88,381	82,866	91,112	85,162	95,277	104,406
International Migration	1,535	783	2,546	1,610	1,672	3,769	2,192
<b>Total Migration</b>	<b>85,948</b>	<b>89,164</b>	<b>85,412</b>	<b>92,722</b>	<b>86,834</b>	<b>99,046</b>	<b>106,598</b>

<sup>9</sup> These trends correlate with commuting data published by the Wyoming Department of Employment. Further reports on commuting trends can be found at <http://www.doe.state.wy.us/lmi>.

<sup>10</sup> This survey is part of the Census Bureau's annual survey activities.

migration data are separated into domestic and international migration. These data indicate strong domestic intrastate and interstate migration, with total domestic migration topping 104,400. While people do move around within the state, the level of interstate movement is consistent with trends seen in the DOT driver's license exchange data. The PUMS data indicate international in-migration has greatly increased, reaching approximately 2,192 migrants in 2007. Wyoming's 2007 international and domestic migration is very high, with total migration increasing by 24.0 percent between 2001 and 2007.

The PUMS domestic migration data indicate the precise state in which the person resided one year previously. There has been a significant inflow of persons to Wyoming from Colorado and Arizona over the last six years, as seen in Table I.9, at right. This finding is also consistent with trends seen in the DOT driver's license exchange data.

The PUMS data include changes in international in-migration.<sup>11</sup> International in-migration spiked during 2003, declined in 2004 and 2005, peaked in 2006 and dipped again in 2007 to 2,192. During 2007 the greatest numbers of persons arriving were from Europe and Eastern Europe, followed by Asia and North America. International in-migration from Europe and Eastern Europe has declined since 2006, falling to 1,294 persons in 2007, as seen in Table I.10, at right.

<b>Table I.9 Domestic Population Migration in Wyoming PUMS 2007</b>	
<b>Area</b>	<b>2007</b>
Colorado	3,802
Arizona	2,525
Montana	2,481
California	2,326
Utah	2,289
Washington	2,205
Other States	13,062
Wyoming	75,716
<b>Total</b>	<b>104,406</b>

<b>Table I.10 International Population Migration in Wyoming PUMS 2001-2007</b>							
<b>Area</b>	<b>2001</b>	<b>2002</b>	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>
Europe & Eastern Europe	577	507	538	190	764	1,694	1,294
Central & South America	652	.	379	229	630	1,370	.
Africa	.	.	118	204	.	533	.
Asia	201	159	1,002	743	278	172	457
North America	.	.	254	63	.	.	441
Australia	105	117	255	181	.	.	.
<b>Total</b>	<b>1,535</b>	<b>783</b>	<b>2,546</b>	<b>1,610</b>	<b>1,672</b>	<b>3,769</b>	<b>2,192</b>

### I.A.3. DEMOGRAPHIC TRENDS AND THEIR EFFECTS ON HOUSING

Overall, these statistics show that for the last several years, significant numbers of people have been moving to Wyoming. While their ages vary, those who are between the ages of 26 through 45 represent the largest segment of those moving to Wyoming and are likely seeking or have secured employment, as indicated by the DOT information. Furthermore, many individuals are coming from Colorado and California, with Michigan in-migrants beginning to show significant numbers as well. However, this new growth is not uniform throughout Wyoming. New residents of Wyoming are settling in selected areas. Consequently, the influx of new residents to a handful of communities has put significant pressure on local housing markets, such as Campbell County, at the same time that demand has been weaker in other areas with much slower population growth.

### I.A.4. POVERTY IN WYOMING

The U.S. Census Bureau defines poverty as a situation in which total family income is less than a threshold amount based on the Consumer Price Index (CPI), family size, number of children and the age of the householder. According to the Census Bureau's Small Area Income and Poverty

<sup>11</sup> Since these data are relatively small, there are likely some sampling errors associated with the previous place of residence in the international statistics, with year-to-year sample sizes varying substantially. For example, the 2003 sample comprised 9,420 subjects, but the 2005 sample had only 5,056 subjects.



Estimates (SAIPE),<sup>12</sup> the rate of poverty in Wyoming has been consistently lower than that of the nation. Similar to national trends, poverty declined in Wyoming in the latter 1990s, reaching 10.4 percent in 2000, as seen in Table I.11, below. In 2007, the most recent year that poverty statistics have been estimated, the number of individuals in poverty in Wyoming decreased to 48,149 persons. The poverty rate in Wyoming edged down through 2007 declining by 0.8 percentage points to 9.5 percent. This figure compares to a national poverty rate of 13.0 percent.

<b>Table I.11</b> <b>Individuals in Poverty in Wyoming</b> <b>Census Estimates 1998 - 2007</b>				
Year	U.S.		Wyoming	
	Individuals in Poverty	Poverty Rate	Individuals in Poverty	Poverty Rate
1998	34,475,762	12.7	54,286	11.4
1999	32,791,272	11.9	54,214	11.2
2000	31,581,086	11.3	50,357	10.4
2001	32,906,511	11.7	51,201	10.5
2002	34,569,951	12.1	52,045	10.6
2003	35,861,170	12.5	53,320	10.8
2004	37,039,804	12.7	51,301	10.3
2005	38,231,474	13.3	52,275	10.6
2006	38,757,253	13.3	51,728	10.3
2007	38,052,247	13.0	48,149	9.5

## I.B. ECONOMICS

### I.B.1. EMPLOYMENT

Employment in Wyoming was examined through a variety of perspectives. Data depicting labor force, employment, unemployment and non-agricultural employment by industry from the Current Employment Statistics survey (CES)<sup>13</sup> were collected from the U.S. Bureau of Labor Statistics (BLS) and the Wyoming Department of Employment, Research and Planning. Full- and part-time employment data by industry were derived from the Bureau of Economic Analysis (BEA).

Wyoming's labor force, defined as the total number of people working or seeking work, increased by 1.45 percent, or 4,173 persons, between 2007 and 2008. The number of persons employed in 2008 increased at a slightly slower rate, by 1.25 percent or 3,511 persons, since 2007. Therefore, the unemployment rate, the number of unemployed people as a percentage of the labor force, increased from 2.9 percent in 2007 to 3.1 percent in 2008.

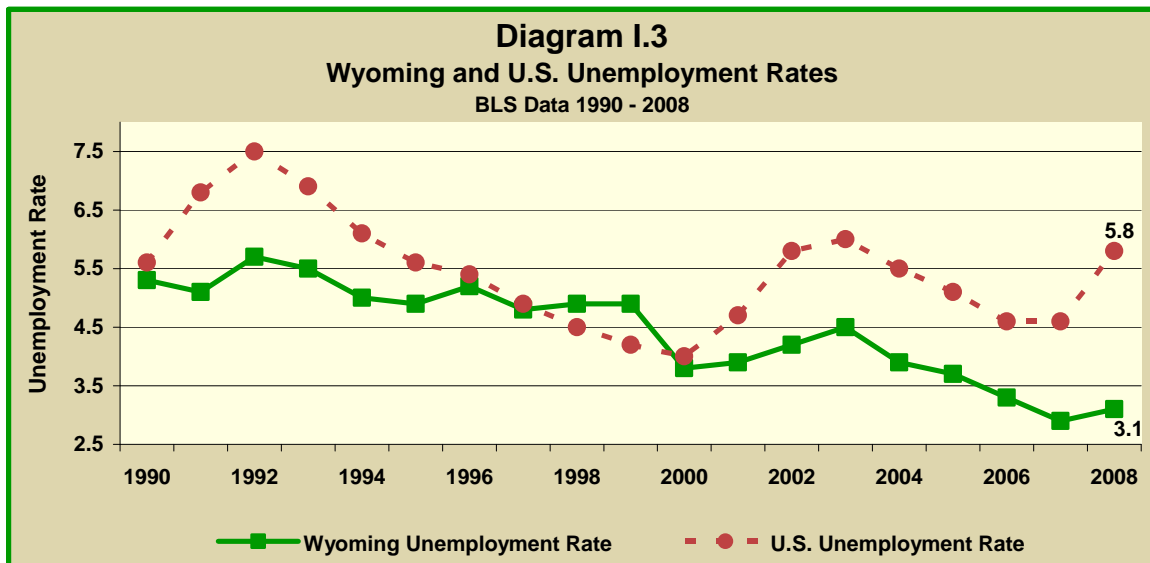
<sup>12</sup> The Census Bureau reports several poverty estimates from major national household surveys and programs, such as the Annual Social and Economic Supplement to the Current Population Estimate, the American Community Survey, the Survey of Income and Program Participation, and the Small Area Income and Poverty Estimates. The estimates from the different surveys vary because of differences in questionnaires, data collection methodology, reference period, etc. The Small Area Income and Poverty Estimates (SAIPE) program, a part of the American Community Survey Program, creates statistical models to produce income and poverty estimates by combining survey results with administrative records. According to the Census Bureau, the SAIPE program provides the most accurate sub-national estimates of median household income and poverty for different age groups, but with a time lag.  
<http://www.census.gov/hhes/www/poverty/newguidance.html>.

<sup>13</sup> The BLS labor force data and CES data differ mainly because the labor force data are compiled from household interviews, while the CES data are based on reports from employers. Further, BLS labor force data include both agricultural and non-agricultural workers. Employed persons holding more than one job are counted only once in the labor force data, while the CES data provide a count of jobs. CES data are only available for states and metropolitan areas, comprising just those areas for Wyoming, as noted in Table I.13.

Labor force statistics for 1990 through 2008 are presented in Table I.12, at right. Such a low unemployment rate and such strong increases in the labor force are attractive to in-migrating persons and indicate a healthy and expanding economy.

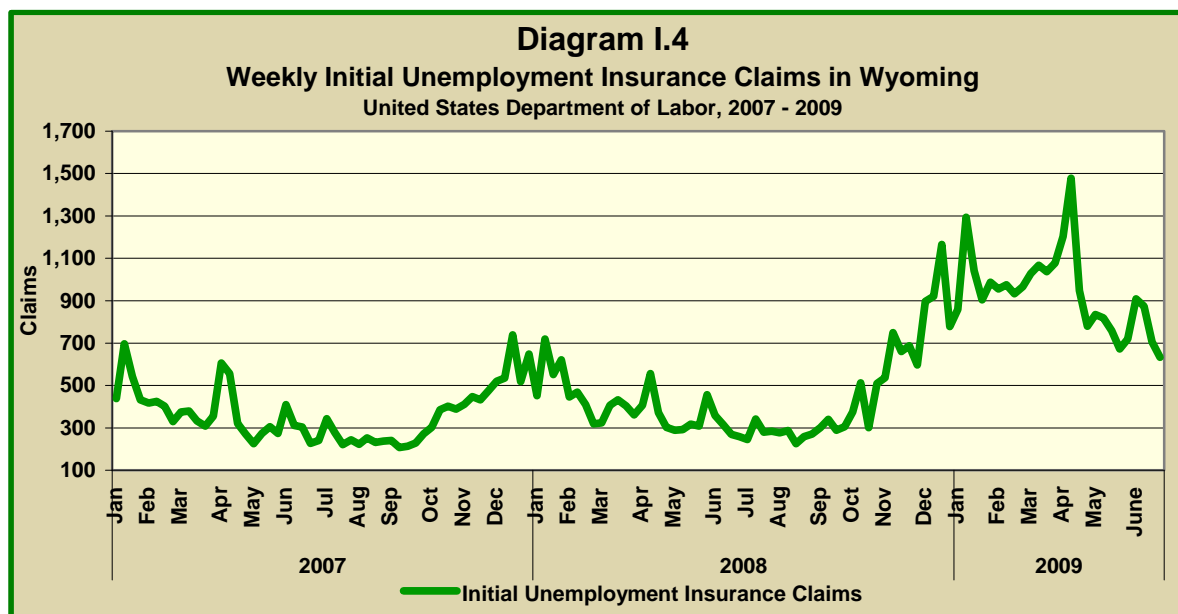
Even though the unemployment rate inched upward slightly, Wyoming's unemployment rate continued to be much lower than that of the nation, 3.1 percent versus 5.8 percent during 2008. Diagram I.3, below, presents a comparison of Wyoming and U.S. unemployment rates. Preliminary monthly figures for 2009 indicate that Wyoming's unemployment rate remains quite low. However, Wyoming is not immune to the national and global economic forces that are at work.

Year	Labor Force	Employment	Unemployment	Wyoming Unemployment Rate
1990	236,043	223,531	12,512	5.3
1991	235,124	223,192	11,932	5.1
1992	238,076	224,562	13,514	5.7
1993	242,599	229,177	13,422	5.5
1994	249,475	236,885	12,590	5.0
1995	253,196	240,846	12,350	4.9
1996	254,717	241,560	13,157	5.2
1997	256,263	243,944	12,319	4.8
1998	260,570	247,748	12,822	4.9
1999	264,676	251,828	12,848	4.9
2000	266,882	256,685	10,197	3.8
2001	269,985	259,508	10,477	3.9
2002	269,654	258,462	11,192	4.2
2003	271,607	259,489	12,118	4.5
2004	273,091	262,358	10,733	3.9
2005	277,238	266,986	10,252	3.7
2006	283,410	274,198	9,212	3.3
2007	288,433	280,087	8,346	2.9
2008	292,606	283,598	9,008	3.1



Wyoming's monthly unemployment rate rose from 4.8 percent in January of 2009 to 5.0 percent in May of 2009. While this rate is still significantly lower than the national rate, which reached over 9.4 percent in May of 2009, Wyoming's weekly initial unemployment insurance claims fell from about 1,478 in April of 2009 to around 600 in June of 2009, as seen in Diagram I.4, on the following page. As such, Wyoming is not likely to completely escape the strong national and global economic downdrafts that are currently ongoing.





Non-agricultural wage and salary employment data by selected industries for the years from 1990 to 2008 are presented in Table I.13, below.<sup>14</sup> Natural resource, mining and construction jobs increased by 43.48 percent in Laramie County between 2000 and 2008. Educational and health services sector employment increased by more than 34.61 percent statewide from 2000 to 2008. Laramie County experienced an increase in jobs of 69.56 percent in the educational and services sector. Selected industries are experiencing sharp increases in employment. For example, the natural resources, mining and construction sector shot up by more than 79.75 percent statewide in the last eight years, with only minuscule increases in retail trade and leisure and hospitality services. This implies that some labor shortages are likely to be occurring in these large employment sectors.

Table I.13 Non-Agricultural Wage and Salary Employment BLS Data 1990 - 2008										
Year	Total Goods Producing			Total Service Producing						Total Non-Wage Emp.
	Natural Res.& Mining/or Construction	Other	Total	Retail Trade	Edu. & Health Services	Leisure & Hospitality	Government	Other	Total	
Wyoming										
1990	16,100	21,600	37,700	24,900	12,900	23,700	55,200	44,000	160,700	198,500
1995	15,200	25,300	40,500	27,500	16,500	28,700	57,700	48,400	178,800	219,300
2000	16,300	28,900	45,200	30,100	18,200	29,900	60,700	55,100	194,000	239,300
2006	26,600	34,000	60,600	30,900	22,600	32,600	65,400	65,100	216,600	277,300
2007	27,400	36,700	64,100	32,000	23,300	33,500	67,100	68,800	224,700	288,900
2008	29,300	38,200	67,500	32,300	24,500	34,600	69,400	70,200	231,000	298,500
Natrona County <sup>15</sup>										
1990	2,400	3,100	5,500	3,800	2,600	2,900	5,100	8,600	23,000	28,500
1995	1,900	3,300	5,100	4,100	3,500	3,000	5,500	8,300	24,400	29,500
2000	2,000	3,400	5,400	4,600	4,000	2,900	5,500	9,700	26,700	32,000
2006	4,200	4,500	8,700	5,000	4,700	3,700	5,700	11,100	30,200	39,000
Laramie County <sup>16</sup>										
1990	1,400	1,000	2,400	4,600	1,400	3,700	11,000	8,800	29,500	31,900
1995	2,000	1,300	3,300	4,700	2,000	4,600	11,300	9,200	31,800	35,100
2000	2,300	1,600	3,900	5,300	2,300	4,200	11,700	10,500	34,000	37,900
2006	3,300	1,600	4,900	5,600	3,500	4,400	12,800	11,700	38,000	42,900
2007	3,100	1,700	4,800	5,700	3,800	4,500	13,200	12,200	39,400	44,200
2008	3,300	1,700	5,000	5,700	3,900	4,600	13,600	12,300	40,100	45,300

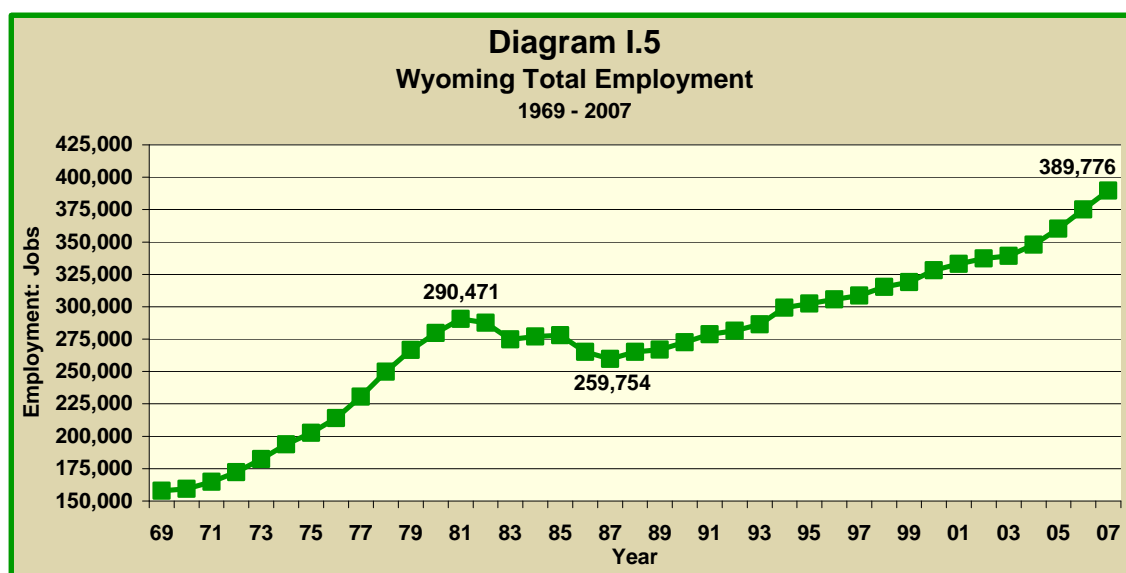
<sup>14</sup> Data are only available statewide and for the Casper and Cheyenne Labor Market areas.

<sup>15</sup> In 2007 the BLS stopped reporting data for Natrona County.

<sup>16</sup> Rather than mining, for Laramie County this includes construction.

Preliminary monthly estimates for May 2009 indicate that job growth fell, with mining and construction jobs providing most of the 4,900 jobs lost through the 12 months ending in May 2009.<sup>17</sup> Together, these employment statistics mean that Wyoming's overall economic health may be starting to soften and the near-term outlook may follow sliding employment opportunities.

The Bureau of Economic Analysis (BEA) provides an additional set of employment statistics. These are collected, in part, through income tax filings and represent the number of full- and part-time jobs that are being filled.<sup>18</sup> Total full- and part-time employment figures for the period from 1969 through 2007 are presented in Diagram I.5, below. Since Wyoming's recovery began in 1987, employment has increased on average by 2.0 percent per year, reaching an all-time high of 389,776 jobs in 2007, continuing a 20-year trend of consistently increasing jobs.



During 2001, government agencies, including the BEA, switched from the Standard Industrial Classification (SIC) system to the North American Industrial Classification System (NAICS). NAICS groups economic activities into 21 sectors, an increase from the 10 major divisions in the SIC system.

The mining sector added 1,235 jobs between 2006 and 2007, an increase of 4.14 percent, and comprised more than 31,099 jobs statewide. Employment in the manufacturing and real estate sectors also experienced significant increases between 2006 and 2007. Government enterprises continued to be the largest employment sector in Wyoming, with over 69,875 jobs in 2007. Retail trade, with 41,691 jobs, was the next largest employer during 2007. Overall, the total number of jobs in Wyoming increased by 3.60 percent between 2006 and 2007 compared to 1.8 percent nationally, another indicator of robust economic health for Wyoming. Table I.14, on the following page, presents these NAICS employment figures, by industry, for Wyoming.

<sup>17</sup> Source: <http://doe.state.wy.us/lmi/news.htm>, June, 2009.

<sup>18</sup> BEA statistics include proprietors, as well as agricultural, domestic, and casual-labor employment not included in labor force statistics. The earned income from each of these types of workers, by their respective industries, is also included.

**Table I.14**  
**BEA Employment by Industry in Wyoming**  
**BEA Data: Select Years 2000-2007**

NAICS Categories	2000	2004	2005	2006	2007	% Change 00-07
Farm employment	12,637	12,159	12,096	11,969	11,472	-9.2
Forestry, fishing, related activities and other	2,698	2,910	2,888	2,837	2,865	6.2
Mining	18,911	23,011	25,453	29,864	31,099	64.4
Utilities	2,207	2,264	2,352	2,397	2,566	16.3
Construction	26,167	27,586	29,821	33,278	36,660	40.1
Manufacturing	11,389	10,928	11,272	11,827	11,934	4.8
Wholesale trade	7,697	8,294	8,754	9,223	9,819	27.6
Retail trade	39,638	39,597	40,302	40,630	41,691	5.2
Transportation and warehousing	11,764	12,226	13,032	13,951	14,819	26.0
Information	4,377	4,991	5,047	4,917	4,756	8.7
Finance and insurance	10,593	11,294	11,507	11,670	11,573	9.3
Real estate and rental and leasing	11,528	12,499	14,137	15,368	17,938	55.6
Professional and technical services	13,921	15,240	15,711	16,456	17,019	22.3
Management of companies and enterprises	903	908	935	1,043	1,056	16.9
Administrative and waste services	10,729	11,509	11,287	11,911	13,158	22.6
Educational services	2,095	2,767	2,938	3,146	3,306	57.8
Health care and social assistance	23,144	25,915	26,446	27,002	27,891	20.5
Arts, entertainment, and recreation	7,033	6,288	6,568	6,639	6,788	-3.5
Accommodation and food services	28,746	31,399	31,898	32,449	33,160	15.4
Other services, except public administration	16,913	18,520	19,183	19,919	20,331	20.2
Government and government enterprises	64,946	67,630	68,518	68,522	69,875	7.6
<b>Total</b>	<b>328,036</b>	<b>347,935</b>	<b>359,584</b>	<b>376,249</b>	<b>389,776</b>	<b>18.8</b>

Additional employment data was collected from the Bureau of Labor Statistics Quarterly Census of Employment and Wages; this information is somewhat more current and available. Data from this series are portrayed over the period from January 2001 through August 2008 and presented in Table I.15, below. As seen therein, total employment had risen to more than 293,997 people, as of August of 2008.

**Table I.15**  
**Wyoming Total Monthly Employment**

**BLS Quarterly Census of Employment and Wages: 2001 – 2008p**

Period	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	224,710	229,582	230,113	236,236	240,107	252,232	264,362	274,867
Feb	225,192	229,420	229,791	236,746	241,599	253,794	265,904	275,991
Mar	228,385	231,515	231,363	239,165	244,569	256,872	269,444	277,684
Apr	231,138	234,010	234,937	243,573	248,102	259,590	270,192	287,479
May	239,182	242,064	242,721	249,384	254,815	267,478	278,551	297,212
Jun	249,165	250,468	252,581	259,394	265,132	279,100	288,885	292,950
Jul	245,113	247,453	249,336	255,795	261,585	273,565	283,638	293,307
Aug	246,425	247,219	250,267	255,729	262,430	274,103	284,567	293,997
Sep	243,883	246,346	249,974	253,699	262,215	274,506	284,566	.
Oct	240,561	242,276	246,544	251,233	259,432	271,389	282,190	.
Nov	236,902	237,485	241,245	247,516	255,998	268,804	279,976	.
Dec	236,685	237,547	241,519	248,144	257,034	271,295	280,382	.
Annual	237,278	239,615	241,699	248,051	254,418	266,894	277,721	.
% Change	.	0.98	0.87	2.63	2.57	4.90	4.06	.

Furthermore, the total number of business establishments in Wyoming is growing, jumping more than 2.44 percent over the last year and reaching some 25,195 establishments in the third quarter of 2008, as seen in Table I.16, on the following page.

<b>Table I.16</b> <b>Number of Establishments in Wyoming</b> <b>BLS Quarterly Census of Employment and Wages: 2001 - 2008</b>						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	20,925	21,388	21,483	21,357	21,288	.
2002	21,278	21,557	21,658	21,648	21,535	1.16
2003	21,588	21,793	21,958	22,017	21,839	1.41
2004	22,086	22,437	22,521	22,626	22,418	2.65
2005	22,666	23,052	23,187	23,227	23,033	2.74
2006	23,475	23,947	24,090	23,973	23,871	3.64
2007	24,090	24,484	24,572	24,671	24,454	2.44
2008p	24,753	24,988	25,195	.	.	.

## I.B.2. PERSONAL INCOME

Personal income is comprised of earnings from employment as well as unearned income sources, such as dividends, interest, rent and transfer payments. These data, drawn in part from income tax filings, are released by the Bureau of Economic Analysis (BEA), with preliminary estimates available for 2008.

Over the 1969 through 2008 period, the largest growth occurred in the unearned income categories that include property income (dividends, interest and rents) and transfer payments. In fact, both property income and transfer payments increased five-fold throughout this period. In 1969, total real personal income in Wyoming was only \$5.49 billion. This figure rose to more than \$26.48 billion in 2008, with earnings rising more than 4.1 percent per year over the time period. However, early BEA figures for 2009 indicate that Wyoming ranked 47th in the nation for total personal income growth, falling 1.6 percent between the fourth quarter of 2008 and first quarter of 2009, putting it much lower than the national average.<sup>19</sup>

Combined, the unearned income categories comprised 39.61 percent of all the personal income received in Wyoming. Table I.17, on the following page, displays Wyoming's real personal income figures for the period from 1969 through 2008.<sup>20</sup>

Economic theory suggests that as unemployment rates fall below 4.0 percent, signifying the theoretical full utilization of the labor force, pressure should be placed on wage rates, causing increases in salaries and wages. Unfortunately, Wyoming's wage earners have not fared as well as their national counterparts.

<sup>19</sup> The Bureau of Economic Analysis, News Release, June 18, 2009 [http://www.bea.gov/newsreleases/regional/spi/sqpi\\_newsrelease.htm](http://www.bea.gov/newsreleases/regional/spi/sqpi_newsrelease.htm). These growth rates are presented as a percent change in nominal dollars, or earnings without the effects of inflation included.

<sup>20</sup> Earnings are developed from place of work data and represent all workers, labor, and proprietors. Social security contributions are subtracted. Residence adjustment corrects for earnings of persons living out-of-state. Personal income represents place of residence data.

**Table I.17**  
**Total Employment and Real Personal Income in Wyoming**  
 BEA Data 1969 - 2008

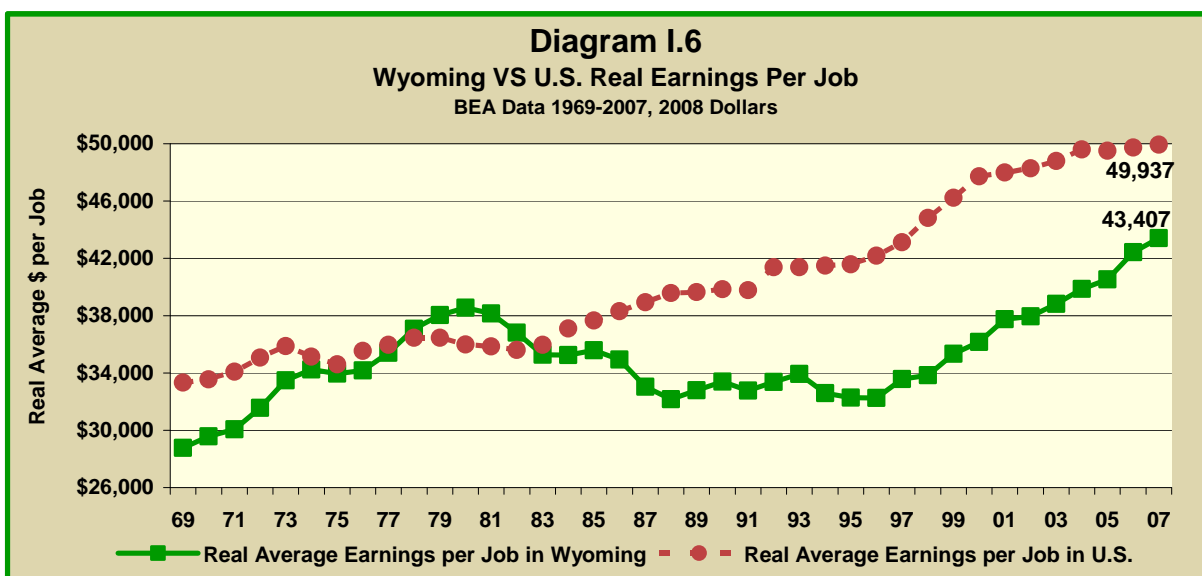
Year	1,000s of 2008 Dollars						Per Capita Income	Total Employment	Average Real Earnings per Job
	Earnings	Social Security Contributions	Residence Adjustment	Dividends, Interest, Rents	Transfer Payments	Personal Income			
1969	4,542,416	309,928	61	842,925	415,047	5,490,521	16,691	157,954	28,759
1970	4,712,695	319,642	578	940,043	456,881	5,790,556	17,349	159,384	29,569
1971	4,958,973	343,794	-3,403	1,017,822	502,679	6,132,278	18,033	164,883	30,074
1972	5,436,612	388,061	-12,302	1,035,999	524,988	6,597,235	19,019	172,302	31,553
1973	6,102,418	491,579	-26,808	1,149,892	583,436	7,317,359	20,707	182,288	33,477
1974	6,635,322	560,390	-47,769	1,267,714	606,665	7,901,542	21,674	193,767	34,242
1975	6,879,788	585,348	-52,005	1,322,835	669,126	8,234,396	21,643	202,679	33,946
1976	7,314,621	648,554	-69,041	1,394,342	704,868	8,696,236	21,990	214,096	34,166
1977	8,165,083	714,065	-84,802	1,513,730	727,079	9,607,025	23,345	230,589	35,409
1978	9,266,300	825,603	-104,275	1,684,372	764,854	10,785,648	25,032	249,868	37,084
1979	10,141,654	940,767	-138,290	1,856,785	816,318	11,735,700	25,971	266,601	38,040
1980	10,780,131	1,000,116	-173,579	2,086,644	887,109	12,580,189	26,530	279,647	38,548
1981	11,081,565	1,122,738	-182,202	2,359,814	973,949	13,110,389	26,664	290,471	38,150
1982	10,590,805	1,104,406	-164,856	2,875,959	1,056,153	13,253,655	26,172	287,656	36,817
1983	9,693,428	981,262	-115,632	2,451,422	1,201,115	12,249,072	24,002	274,834	35,270
1984	9,763,430	1,014,423	-100,803	2,603,405	1,144,623	12,396,234	24,553	277,013	35,245
1985	9,892,061	1,052,615	-95,663	2,633,806	1,179,237	12,556,826	25,129	278,013	35,580
1986	9,262,559	1,002,756	-74,094	2,514,856	1,270,344	11,970,909	24,152	265,111	34,938
1987	8,581,613	924,185	-46,622	2,437,617	1,254,915	11,303,337	23,699	259,754	33,038
1988	8,528,560	970,885	-37,413	2,431,430	1,263,739	11,215,430	24,114	265,099	32,171
1989	8,749,792	969,521	-24,399	2,669,711	1,311,899	11,737,481	25,607	266,959	32,776
1990	9,093,836	1,006,762	-18,078	2,820,729	1,358,647	12,248,372	26,997	272,431	33,381
1991	9,135,360	1,038,920	-2,568	2,880,930	1,455,866	12,430,669	27,067	278,738	32,774
1992	9,390,540	1,059,687	-10,388	2,880,771	1,575,126	12,776,363	27,402	281,523	33,357
1993	9,716,397	1,087,197	-13,209	2,786,030	1,681,501	13,083,521	27,655	286,387	33,928
1994	9,756,146	1,128,311	-12,115	2,997,229	1,733,133	13,346,082	27,788	299,327	32,593
1995	9,763,906	1,134,969	-8,831	3,143,375	1,796,385	13,559,866	27,949	302,472	32,281
1996	9,853,914	1,136,341	-2,017	3,336,471	1,869,683	13,921,711	28,519	305,603	32,244
1997	10,356,901	1,160,377	4,343	3,598,827	1,894,875	14,694,570	30,023	308,584	33,562
1998	10,667,303	1,207,190	7,410	4,070,290	1,921,632	15,459,445	31,500	315,235	33,839
1999	11,276,699	1,247,417	6,471	4,299,352	1,980,040	16,315,145	33,176	319,105	35,339
2000	11,858,438	1,285,774	15,386	4,534,680	2,084,405	17,207,136	34,835	328,036	36,150
2001	12,569,894	1,352,174	6,835	4,460,138	2,205,515	17,890,208	36,294	333,030	37,743
2002	12,793,412	1,388,096	4,952	4,408,124	2,341,715	18,160,108	36,541	337,212	37,939
2003	13,165,837	1,421,634	3,290	4,679,039	2,455,291	18,881,823	37,835	339,184	38,816
2004	13,870,994	1,483,583	2,391	4,950,109	2,508,365	19,848,276	39,474	347,935	39,866
2005	14,600,709	1,571,570	1,166	5,628,636	2,568,541	21,227,482	41,951	360,145	40,541
2006	15,915,933	1,765,093	-4,983	6,538,598	2,633,973	23,318,428	45,493	375,018	42,441
2007	16,919,275	1,879,177	-7,398	7,395,238	2,711,749	25,139,687	48,045	389,776	43,407
2008p	18,014,241	2,004,866	-17,840	7,619,879	2,872,138	26,483,552	49,719	(NA)	(NA)

In fact, nearly all sectors of Wyoming's economy tend to pay less than the corresponding national average, as seen in Table 1.18, on the following page. Wyoming's average wage, at \$43,407 in 2007, is still much lower than the national average of \$49,938. However, average earnings per job in Wyoming increased by 2.3 percent between 2006 and 2007, compared to 0.4 percent nationwide. In 2007, the mining sector had the highest average earnings per job in Wyoming. This was followed by earnings per job in the utilities and manufacturing sectors. Average farm earnings experienced the largest decrease, falling by about 105.5 percent between 2006 and 2007. Still, average earnings in only the transportation and warehousing sector in Wyoming were higher than national average earnings per job in that industry.

**Table I.18**  
**Real Earnings Per Job by Industry in Wyoming**  
 BEA Data: Select Years 2000-2007, 2008 Dollars

NAICS Categories	2000	2005	2006	2007	% Change 06-07	U.S.
Farm earnings	11,176	15,644	3,353	-184	-105.5	19,674
Forestry, fishing, related activities and other	19,663	17,246	16,704	16,979	1.7	28,685
Mining	94,845	93,255	98,028	100,688	2.7	124,928
Utilities	86,683	99,925	100,025	98,872	-1.2	160,499
Construction	38,312	41,460	44,388	46,207	4.1	47,834
Manufacturing	53,850	58,665	62,010	63,093	1.7	75,023
Wholesale trade	52,678	56,811	60,587	61,451	1.4	72,160
Retail trade	21,794	23,492	24,453	25,101	2.7	29,089
Transportation and warehousing	55,487	57,393	59,586	59,841	0.4	50,639
Information	39,820	37,898	40,616	43,052	6.0	91,275
Finance and insurance	34,008	37,673	40,429	42,852	6.0	83,993
Real estate and rental and leasing	23,003	31,918	28,150	23,849	-15.3	24,324
Professional and technical services	38,509	42,749	44,228	46,557	5.3	75,151
Management of companies and enterprises	58,765	89,930	91,427	87,049	-4.8	108,852
Administrative and waste services	21,322	20,934	21,854	23,073	5.6	30,543
Educational services	16,960	17,914	17,690	17,254	-2.5	32,083
Health care and social assistance	34,648	38,648	39,067	40,022	2.4	47,115
Arts, entertainment, and recreation	23,282	22,566	22,646	22,850	0.9	25,200
Accommodation and food services	15,753	17,894	20,854	19,853	-4.8	20,847
Other services, except public administration	19,542	19,063	21,144	23,030	8.9	25,545
Government and government enterprises	42,177	50,146	51,380	53,422	4.0	61,213
<b>Total</b>	<b>36,150</b>	<b>40,541</b>	<b>42,440</b>	<b>43,408</b>	<b>2.3</b>	<b>49,938</b>

The difficulty Wyoming has had with average earnings per job can be seen over time in Diagram I.6, below. In the late 1970s, Wyoming exceeded the national average real earnings per job; however, this was short-lived, and since 1983 Wyoming has fallen behind the U.S. average. Fortunately, there has been a recovery in Wyoming's wages over the past few years, with the gap closing from a high of about \$11,577 in 2000 to about \$6,530 in 2007.



Still, lower average earnings per job have persisted for many years as a result of the fact that the most prevalent jobs in Wyoming have been in the lower-paying industries, such as retail trade and accommodation services. The higher-paying sectors such as utilities, manufacturing, wholesale trade, mining, information and management have tended to have far fewer employees. Fortunately, this unhealthy combination appears to be subsiding for Wyoming's working population and wage rates in Wyoming are under continuing pressure. The BLS Quarterly Employment and Wage data indicate that average weekly wages, presented on a quarterly basis, are up more than 7.09 percent over the last year, reaching \$781 in the third quarter of 2009. These data are shown in Table I.19, on the following page.



<b>Table I.19</b> <b>Average Weekly Wages in Wyoming</b> <b>BLS Quarterly Census of Employment and Wages: 2001 - 2008</b>						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	527	528	580	539	.
2002	547	547	543	592	557	3.34
2003	560	563	562	616	575	3.23
2004	583	586	591	641	600	4.35
2005	610	621	642	682	639	6.50
2006	668	684	705	761	705	10.33
2007	730	740	734	815	755	7.09
2008	779	780	781	.	.	.

The Wyoming Department of Administration and Information, Economic Analysis Division, releases average weekly wages by county for the entire state of Wyoming. Between the third quarter of 2007 and 2008, average weekly wages increased by 6.5 percent statewide; average weekly wages in specific areas rose considerably more. For example, wages jumped some 13.7 percent in Converse County, to nearly \$787, as seen in Table I.20, at right.

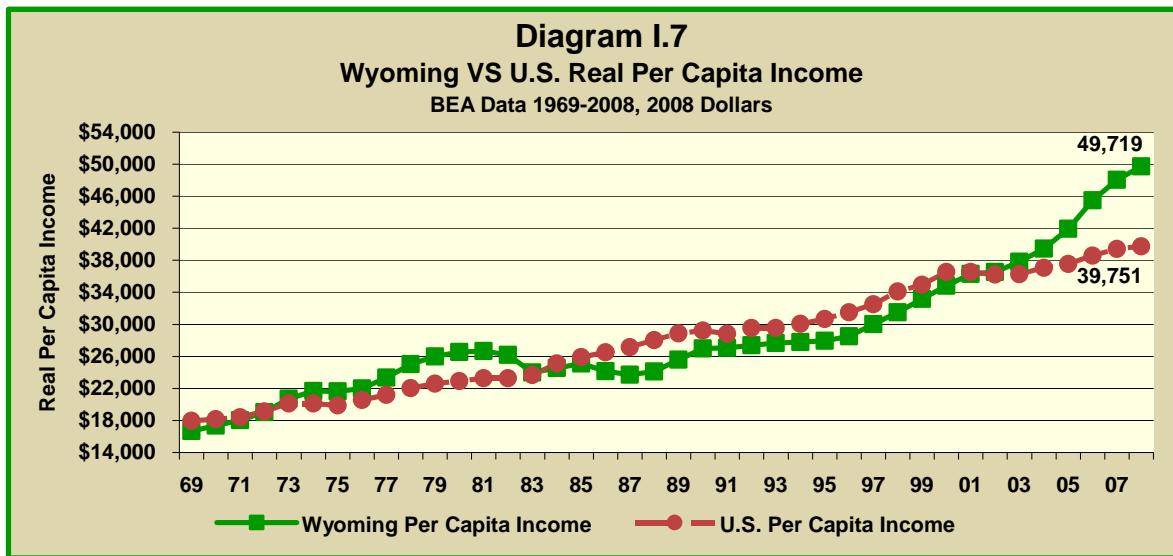
While Wyoming's real average earnings per job have been significantly lower than the national average, Wyoming's citizens tend to work more to compensate. For example, as seen in Table I.21, at right, below, the labor force participation rates in Wyoming are higher than the national averages. The BLS estimates indicate that the 2008 labor force participation rate in Wyoming, at 71.4 percent, was 5.4 percentage points higher than that of the nation. Further, the number of Wyoming citizens working more than one job decreased from 9.3 percent in 2006 to 8.0 percent in 2007, but this is still higher than the national rate of 5.2 percent.

Coupled with higher labor force participation rates, the high incidence of multiple job holders, and strong growth in unearned income sources, the state's per capita income should have kept pace with the U.S. during the last 35 years. However, in 1969, Wyoming's per capita income was \$1,259 lower, \$16,691 versus \$17,949 for the U.S. From 1973 to 1983, the state's per capita income was actually higher than the U.S. average. Then, for the next 19 years Wyoming's per capita income was below that of the U.S., until 2002 when Wyoming again saw its per capita income rise above the national average.

Today, Wyoming's economy is improving, and for the last seven years, Wyoming's real per capita income exceeded that of the nation, with estimates increasing to \$49,719 in 2008, \$9,968 higher than the U.S. As seen in Diagram I.7, on the following page, the state's income growth supports the notion that the economic vitality of Wyoming is very healthy and continues to have strong upward growth.

<b>Table I.20</b> <b>Average Weekly Wage by County</b> <b>First Quarter 2007, 2008</b>			
County	2007	2008	% Change
Albany	630	666	5.7
Big Horn	580	623	7.4
Campbell	930	988	6.2
Carbon	700	747	6.7
Converse	692	787	13.7
Crook	610	625	2.5
Fremont	608	650	6.9
Goshen	522	534	2.3
Hot Springs	541	589	8.9
Johnson	577	642	11.3
Laramie	691	719	4.1
Lincoln	843	698	-17.2
Natrona	765	824	7.7
Niobrara	496	508	2.4
Park	591	652	10.3
Platte	580	609	5
Sheridan	667	713	6.9
Sublette	963	1,069	11
Sweetwater	906	967	6.7
Teton	678	732	8
Uinta	694	737	6.2
Washakie	629	648	3
Weston	605	670	10.7
Nonclassified	1,081	1,149	6.3
<b>Wyoming</b>	<b>734</b>	<b>781</b>	<b>6.5</b>

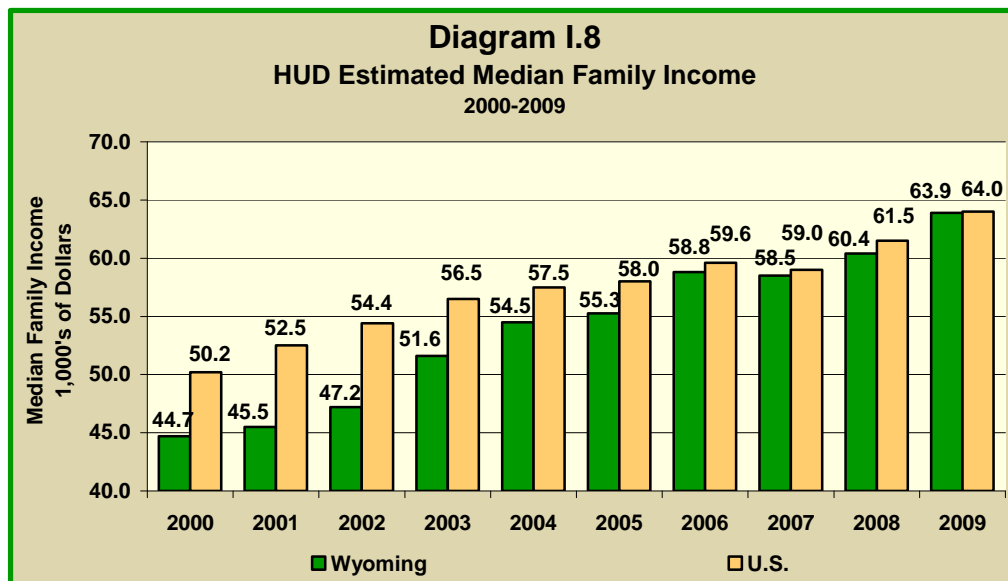
<b>Table I.21</b> <b>Labor Force Participation</b> <b>Rates in the U.S. and Wyoming</b> <b>Bureau of Labor Statistics, 2000-2008</b>		
Year	U.S.	Wyoming
2000	67.1	71.5
2001	66.8	72.0
2002	66.6	71.1
2003	66.2	71.0
2004	66.0	70.8
2005	66.0	71.2
2006	66.2	71.6
2007	66.0	71.6
2008	66.0	71.4



### I.B.3. MEDIAN FAMILY INCOME

The U.S. Department of Housing and Urban Development's estimate of median family income<sup>21</sup> (MFI) is based on estimates from the U.S. Census Bureau<sup>22</sup> and Bureau of Labor Statistics data. Separate MFI estimates are calculated for metro and non-metro areas of the state using the Fair Market Rent (FMR) area definitions applied in the Section 8 Housing Choice Voucher Program.

As seen in Diagram I.8, below, the 2009 MFI for Wyoming is lower than the national estimate, \$63,900 versus \$64,000. However, the two estimates have grown to be quite close to one another, and the data suggest that family income in Wyoming is rising more quickly than in other parts of the U.S.



<sup>21</sup> Family refers to the Census Bureau definition of "family," which is a householder with one or more other persons living in the same household who are related to the householder by birth, marriage, or adoption. The definition of family excludes one-person households.

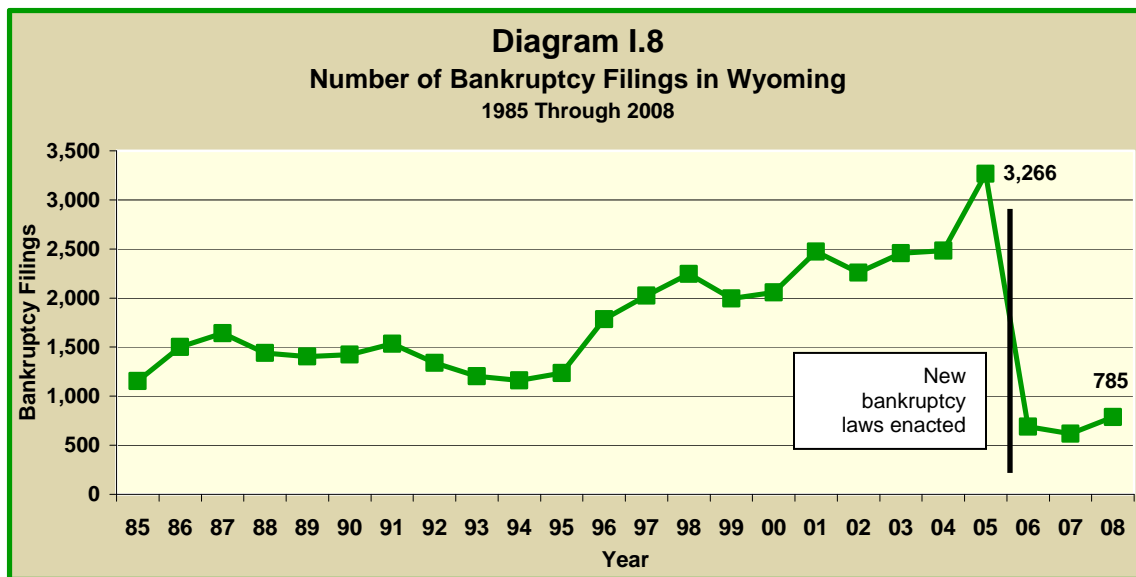
<sup>22</sup> Median family incomes (MFI) for 2000-2002 were based on the 1990 census data on family incomes, whereas starting from 2003, MFIs were re-benchmarked with the 2000 census data.



### I.B.4. PERSONAL BANKRUPTCY

From the latter 1990s through 2005, the number of bankruptcies in Wyoming climbed sharply, reaching 3,266 filings in 2005, the highest number seen over the previous 20 years and an increase of 32 percent since 2004. However, a new bankruptcy law, entitled the Bankruptcy Abuse Prevention and Consumer Protection Act of 2005, went into effect on October 17, 2005 and made filing more expensive, more paperwork intensive, and included additional restrictions. It also imposed income limits and counseling requirements on those who allowed to have their debts discharged in the most common form of personal bankruptcy, the Chapter 7 liquidation.

As seen in Diagram I.9, below, bankruptcy filings dropped dramatically during 2006, with a total of 689 filings. Bankruptcy filings in 2008, the most recent data available, indicated the number of bankruptcy filings slightly increased from the 2007 level, to 785 filings in 2008.



### I.B.5. THE 2005 ENERGY POLICY ACT

On August 8, 2005, the Domenici-Barton Energy Policy Act of 2005 was signed into law. The Act set a strong tone related to the nation's approach to development and use of energy. While the Act had no immediate impact, its reach extends far into the future and the effects upon Wyoming have begun. Among its key elements, the Act:<sup>23</sup>

- Improves the nation's electricity transmission capacity and reliability by providing enforceable mandatory reliability standards, incentives for transmission grid improvements and reform of transmission rules.
- Promotes a cleaner environment by encouraging new innovations and the use of alternative power sources.
- Promotes clean coal technology and provides incentives for renewable energies, such as biomass, wind, solar, and hydroelectricity.
- Provides leadership in energy conservation by establishing new mandatory efficiency requirements.
- Clarifies the federal government's role in citing LNG facilities and provides an efficient approval process.

<sup>23</sup> U.S. Housing Committee on Energy and Commerce Press Office (202) 225-5735, <http://energycommerce.house.gov>.

- Decreases America's dependence on foreign oil by increasing domestic oil and gas exploration and development on non-park federal lands.
- Encourages more nuclear power by authorizing the DOE to develop accelerated programs for the production and supply of electricity.

The legislation calls for some \$14.5 billion dollars in expenditures, tax credits, subsidies and other forms of financial support over the next several years. One third of this investment will be in coal, with \$3 billion for the production and generation of coal-based power. Another \$1.8 billion will be devoted to the Clean Coal Initiative. Furthermore, the Act repeals the Public Utility Holding Company Act and expands the Federal Energy Regulatory Commission's (FERC) merger authority. These actions are designed to promote investment in transmission capacity and reliability and electric energy development.

Due to Wyoming's long history of resource-based industry, it is reasonable to believe that high-paying energy jobs in the mining and utilities industries are coming to Wyoming partly as a result of this legislation.

### Uranium Mining

Uranium mining projects involve extracting uranium ore for use in nuclear power plant energy production. Uranium can be extracted using "in-situ" or leach mining techniques, which entail chemically flushing the ore out of the ground, or conventional mining techniques, which require digging out ore-filled materials for processing. Uranium mining in Wyoming has experienced flux in the past few years, mostly due to volatile prices; the price for uranium sits at roughly \$60 per pound in mid 2009, down from a high of \$140 per pound in 2008. Nevertheless, uranium mining in Wyoming is likely to remain steady and will add numerous jobs to the state. The Nuclear Regulatory Commission expects more than 20 proposals for uranium mining operations in the west, with the majority of them slated for development in Wyoming.

A number of projects devoted to the mining of uranium resources are currently operating or are under development in Wyoming:

- Cameco Corporation is the largest producer of uranium in the world and is the only company actively producing uranium in the state. The company utilizes in-situ mining and employs 140 persons in its Powder River Basin location. Nearly two million pounds of uranium concentrate are expected to be produced in 2009, exceeding production levels of 1.2 million pounds in 2008.
- A Uranex Energy Corporation project, also located in Powder River Basin, is expected to be permitted by the end of 2009. In turn, production is expected to begin in 2010. The project will ultimately employ between 65 and 80 people in leach mining efforts.
- Canada-based Uranium One is setting up operations in four locations in the state: Powder River Basin, Sheep Mountain, Shirley Basin and Greater Green River Basin. Development of these properties has been staggered, but permits for initial locations are expected to be completed by the end of 2009, with permits for subsequent sites to be completed no later than 2013.
- Strathmore Minerals Company, with properties in Powder River Basin and Gas Hills, will use conventional and in-situ uranium mining techniques in projects to begin operating in 2010.<sup>24</sup>

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<sup>24</sup> <http://www.trib.com/articles/2008/07/21/news/wyoming/0241a009dec3a6638725748c00707998.txt>

## Coalbed Methane Gas Production

Methane is the most commonly used natural gas; coal-bed methane describes methane gas that is collected from coal seams. Coal-bed methane comprised 22 percent of the total production of natural gas in Wyoming in 2008. However, while coal-bed methane has been a powerful source of jobs and revenue in Wyoming, recent production has dropped dramatically in the state, largely due to declining natural gas prices and availability of land sites. Compared to 2008, when roughly 300 new wells were created on average every month, in 2009 well production has nearly come to a stand still, with only two wells created between May and July and little promise of increase in the near future. Poor pricing is playing a predominant role in the decrease of well production in the state. Another factor is the availability of land leases, with wildlife stipulations protecting sage grouse limiting potential sites. While more than 2,000 permits for drilling are active, many coal bed methane producers are waiting for prices to gain footing before increasing production.<sup>25</sup> Many companies are expected to be affected by the downturn, but few companies are expected to actually go out of business.<sup>26</sup>

## Electricity Production through Coal Gasification

Coal gasification is a process that uses heat and pressure to convert coal to gas, which is then burned using combustion turbines to produce electricity. This clean coal technology is environmentally friendly because it allows for the capture of the carbon dioxide. The captured carbon dioxide can subsequently be used to enhance production of oil and other processes, rather than released into the atmosphere. Coal gasification can also produce marketable commodities, such as liquid fuels.<sup>27</sup>

A \$100 million coal gasification research plant is planned to begin operating in Cheyenne by 2012, according to an article released in July 2009. The plant will be owned by the state of Wyoming and operated by General Electric, with the goal of researching cost effective means of turning Wyoming's abundant coal resources into gas energy product through coal gasification. Coal gasification industrialists have noted that this project will likely be able to produce electricity, as well as motor fuels, substitute natural gas and fertilizer. Wyoming is the largest producer of coal in the U.S. However, most of this resource is currently shipped to other states for use in generation of electricity. This operation will be the first plant in the U.S. to use Wyoming coal for clean coal initiatives on a commercial scale.<sup>28</sup>

In February 2009, plans were released for a coal gasification plant to be constructed in Medicine Bow. The plant is to be built by Medicine Bow Fuel and Power, a subsidiary of DKRW Advanced Fuels, and will be fed by coal resources from underground reserves at the Carbon Basin Saddleback Hills mine. The goal of the plant is to use the coal-to-liquid gasification process to create gasoline and other fuels with less environmentally harmful effects than other traditional methods of coal use. The plant is expected to be built and operating no later than 2013.<sup>29</sup>

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<sup>25</sup> <http://www.trib.com/articles/2009/07/25/news/wyoming/f4f95981cbbacb59872575fe00211f57.txt>

<sup>26</sup> <http://www.trib.com/articles/2009/07/07/news/breaking/doc4a53b165292fe415635142.txt>

<sup>27</sup> <http://fossil.energy.gov/programs/powersystems/gasification/howgasificationworks.html>

<sup>28</sup> [http://www.trib.com/articles/2009/07/04/homepage\\_lead/doc4a4edb770b475900348613.txt](http://www.trib.com/articles/2009/07/04/homepage_lead/doc4a4edb770b475900348613.txt)

<sup>29</sup> <http://coalgasificationnews.com/2009/02/23/dkrw-plans-to-construct-coal-gasification-plant-in-wyoming/>

## Wind Energy

According to the American Wind Energy Association (AWEA), there are 18 functioning wind energy projects in Wyoming as of June, 2009. In total, these projects produce 775 megawatts of wind for the state, with an additional 138 megawatts expected from projects currently under construction. The state is ranked 12th in terms of existing energy capacity generated from wind energy and ranks 7th in potential levels of wind energy. Existing projects range in location, including sites such as Medicine Bow and Carbon County, and range in date of construction, from 1996 through 2009. The AWEA estimates that Wyoming currently uses only one percent of its total wind energy capacity.<sup>30</sup>

The wind energy business in Wyoming is growing rapidly and has been called a “gold rush” by Wyoming Governor Dave Freudenthal. In fact more than 40 developers already operate or plan to construct wind energy projects in the state. Development plans for wind energy projects include a 1,000 turbine plant to be built near Rawlins by Power Company of Wyoming, which could become one of the world’s largest wind plants,<sup>31</sup> as well as a plant to be built near Cheyenne by Duke Energy, which already owns and operates two wind energy plants in the state.<sup>32</sup>

## Electrical Transmission

Electrical transmission serves as the critical link between energy source facilities and customer end-user markets in major cities. In Wyoming, energy that is produced from coal gasification, wind turbines or any other process can be sent to cities in the west and southwest, based on level of need and type of energy required. Currently, there are problems with the capacity of electrical transmitters keeping up with the rising production of energy in the state because there is little access available through current infrastructure for third party energy industrialists.<sup>33</sup>

According to the Wyoming Infrastructure Authority, there are many projects in development devoted to improving the electrical transmission capacity in Wyoming. These projects in total have the capacity to mobilize 15,000 megawatts of electricity produced in the state and include:

- The Wyoming-Colorado Intertie Project is slated to begin service in 2013 and will run lines over 180 miles, from Wyoming to northeastern Colorado, with an 850 megawatt capacity.
- The Energy Gateway South and Energy Gateway West Projects, with up to a 3,000 megawatt capacity, are scheduled to be complete after 2014. Lines will run from Wyoming to central Utah and from Wyoming to Idaho or over 2,000 miles in total.
- The TransWest Express Project will run lines from Wyoming to Utah and Colorado, with the capacity of transmitting 3,000 megawatts over 800 miles. It is scheduled to begin operating in 2014.<sup>34</sup>

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<sup>30</sup> <http://www.awea.org/projects/projects.aspx?s=Wyoming>

<sup>31</sup> <http://www.trib.com/articles/2009/05/26/news/wyoming/962fe83fb59f3492872575c000210389.txt>

<sup>32</sup> <http://www.renewableenergyworld.com/rea/news/article/2009/04/duke-to-build-new-wyoming-wind-energy-project>

<sup>33</sup> <http://www.casperstartribune.net/articles/2009/07/01/news/wyoming/79bf4e23cb6aa484872575e5007fc443.txt>

<sup>34</sup> <http://wyia.org/>

## I.B.6. THE ECONOMY AND ITS EFFECT ON HOUSING

The strong labor force participation and the number of multiple jobholders in Wyoming indicate that citizens possess a strong work ethic; however, until the last few years wage earners have not substantially improved their economic situation. The higher paying jobs are in utilities, mining, wholesale trade and management. While the majority of those employed in Wyoming are in lower-paying fields, demand for workers in quickly rising industries, especially mining, is causing spot labor force shortages and upward pressures on wage rates. Personal income levels have risen, but the largest income increases have come from unearned income sources, such as dividends, interest, rents and transfer payments. Households with sizable unearned income sources have done rather well.

The dichotomy in the housing market manifests itself as a strong demand for larger, higher-end housing for one group, and a shortage of suitable, affordable housing for the average wage earner. With the shifts to higher energy production levels that are beginning to occur, increases in employment and income are likely to continue, even though there are real threats to the successfulness of Wyoming's economy.

## I.C. HOUSING

### I.C.1. HOUSEHOLDS

The number of households in Wyoming increased only 1.94 percent between 1980 and 1990, less than 0.2 percent per year, while households increased nationally by 14.38 percent over the same period. During the 1990s, Wyoming's ten-year growth rate of 14.67 percent came close to the nation's 14.72 percent. However, since 2000, the number of households has risen 6.47 percent in Wyoming versus 6.54 percent nationally. These data, representing decennial census and intercensal estimates for 1980 through 2007 for households, are presented in Table I.22, at right.

Also seen therein are housing units, which increased in Wyoming by 8.07 percent between 1980 and 1990. While this was lower than the nation's increase of 15.67 percent, it was well above the rate of growth in Wyoming households during the

<b>Table I.22</b> <b>Households and Housing Units in the U.S. and Wyoming</b> <b>Census and Intercensal Estimates: 1980 - 2007</b>				
Year	Households		Housing Units	
	U.S.	WY	U.S.	WY
Census 1980	80,389,673	165,624	88,409,549	188,217
81 Est.	82,130,102	173,781	89,978,500	194,684
82 Est.	82,945,072	178,832	90,961,322	199,088
83 Est.	83,635,001	178,251	91,952,248	201,942
84 Est.	85,201,728	177,815	93,478,129	204,069
85 Est.	86,553,855	177,577	95,126,033	205,184
86 Est.	87,742,541	176,764	96,792,484	205,528
87 Est.	88,855,217	171,172	98,468,028	205,280
88 Est.	90,234,211	169,884	99,951,191	204,664
89 Est.	91,483,745	169,834	101,320,103	204,000
Census 1990	91,947,410	168,839	102,263,678	203,411
91 Est.	93,183,208	170,197	104,504,551	203,290
92 Est.	94,645,987	173,428	105,519,071	203,334
93 Est.	95,337,831	175,526	106,787,537	203,913
94 Est.	95,955,720	177,739	108,200,867	205,179
95 Est.	97,340,921	180,759	109,593,027	207,081
96 Est.	98,706,019	183,039	109,593,027	208,960
97 Est.	99,883,746	183,993	112,498,582	211,207
98 Est.	101,041,243	185,060	112,498,582	213,271
Census 2000	105,480,101	193,608	115,904,641	223,854
01 Est.	106,428,857*	194,006*	117,863,693	225,959
02 Est.	107,366,878*	199,848*	119,379,756	227,773
03 Est.	108,419,506*	198,778*	120,972,978	229,637
04 Est.	109,902,090*	202,496*	122,682,693	232,556
05 Est.	111,090,617*	204,935*	124,528,548	235,654
06 Est.	111,617,402*	207,302*	126,305,754	239,175
07 Est.	112,377,977*	206,136*	127,901,934	242,332
08 Est.	.	.	129,065,264	246,393

\*American Community Survey for 2001 through 2007

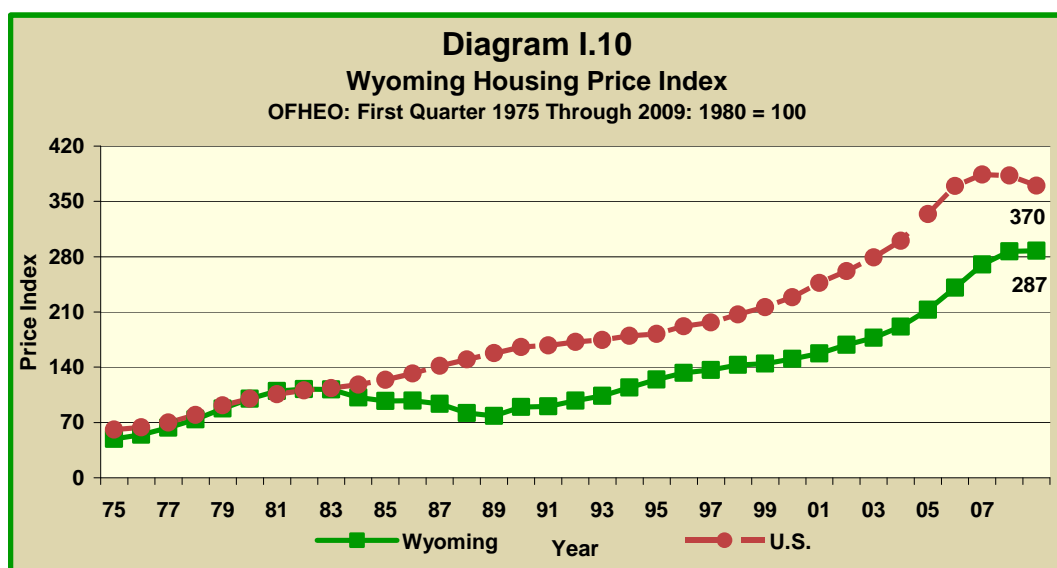
period. This would imply that supply exceeded demand during that decade. In contrast, total housing units in Wyoming between 1990 and 2000 increased by 10.05 percent, which was below both the nation's rate of 13.34 percent and the growth in Wyoming households, which rose 14.67 percent. This demonstrates that household formation occurred more quickly than the creation of housing units, resulting in a tightening of housing supply.

Between 2000 and 2008, Wyoming housing unit production increased by 10.07 percent, to an all-time high of 246,393 units. These statistics illustrate housing production has responded to increased housing demand in Wyoming.

## I.C.2. HOUSING PRICE INDEX

The Office of Federal Housing Enterprise Oversight (OFHEO), the regulatory agency for Fannie Mae and Freddie Mac, tracks average housing price changes for single-family homes and publishes a Housing Price Index (HPI) reflecting price movements on a quarterly basis. This index is a weighted repeat sales index, meaning that it measures average price changes in repeat sales or refinancing on the same properties. This information is obtained by reviewing repeat mortgage transactions on single-family properties whose mortgages have been purchased or securitized by Fannie Mae or Freddie Mac since January of 1975.<sup>35</sup> There are over 32.4 million repeat transactions in this database. All indexes, whether state or national, have been set equal to 100 as of the first quarter of 1980. Diagram I.10, below, presents the first quarter of each year from 1975 through 2009.

As seen below, the Wyoming index fell during the 1980s, but began a recovery around 1990. From 1990 to 2009, the index jumped more than 220 percent, significantly more than the national index, which rose 134 percent. Wyoming prices are currently lower, but prices have risen in Wyoming, contrary to national trends. However, trends are changing. While the 2008 through 2009 index for Wyoming remained relatively stable, changing from about 286 to about 287, the national index actually has been falling markedly, dropping from roughly 284 in 2006 to 382 in 2007 and 370 in 2009.



<sup>35</sup> Office of Federal Housing Enterprise Oversight, News Release, [<http://www.ofheo.gov/media/pdf/1q08hpi.pdf>], May 22, 2008.

### I.C.3. EXISTING HOME SALES PRICES

Each spring the Wyoming Housing Database Partnership requests data on the average sales price of existing, detached, single-family homes on 10 acres or less sold during the previous calendar year from all County Assessors. Between 2002 and 2008, sales prices increased from a statewide simple average of \$121,140 to \$258,082, more than doubling over the period, for an average increase of 11.1 percent per year, as seen in Table I.23, below.<sup>36</sup> Even when Teton County is excluded, the state sales average still above \$200,000, with an average price of \$207,255. However, in 2008, the statewide median sales price for the same properties sold within the state was still a reasonable \$190,000.

Weighted average home prices reported during 2008 decreased by 3.4 percent from 2007 figures, but the change in home prices varied significantly throughout Wyoming. For example, the Teton, Niobrara, Uinta and Converse County Assessors reported increases of 26.9 percent, 17.8 percent, 17.4 percent and 7.9 percent, respectively. On the other hand, only one county, Niobrara, had home prices remain below \$100,000. Furthermore, Teton County had the highest average sales price in Wyoming, a stunning \$1,829,237. Sublette County had the next highest average sales price at \$296,638.

<b>Table I.23</b> <b>Average Sales Prices in Wyoming</b> <b>Assessor data, 2002 - 2007: Nominal Dollars and Annual Percent Change</b>										
County	2002	2003	2004	2005	2006	2007	2008	#2008 Sales	2007-08%	2008 Median
Albany	125,820	150,751	175,320	182,000	184,159	212,313	222,151	385	4.6	196,000
Big Horn	72,670	73,526	76,279	80,607	87,384	107,966	109,295	96	1.2	93,500
Campbell	133,582	170,218	173,420	185,874	199,945	247,150	242,341	474	-1.9	225,000
Carbon	78,436	88,123	94,377	96,200	118,335	148,813	151,093	119	1.5	150,000
Converse	101,357	123,707	115,800	141,949	148,804	173,375	187,131	149	7.9	186,000
Crook	92,382	109,050	109,050	138,128	138,568	166,892	170,602	36	2.2	163,590
Fremont	113,828	125,767	132,245	140,975	163,775	185,918	197,173	309	6.1	177,000
Goshen	86,545	90,856	93,965	102,053	116,812	123,393	131,037	122	6.2	125,000
Hot Springs	86,625	78,705	85,615	97,453	122,544	125,576	133,421	67	6.2	125,000
Johnson	131,782	149,472	164,125	180,209	194,500	214,710	220,549	96	2.7	192,125
Laramie	131,599	145,087	155,467	165,743	179,338	191,863	202,304	1,094	5.4	180,000
Lincoln	145,630	153,733	170,814	187,924	259,458	300,092	246,253	158	-17.9	219,000
Natrona	113,059	130,446	139,651	156,281	158,950	201,269	204,154	854	1.4	182,250
Niobrara	45,490	53,370	57,155	69,218	81,420	83,988	98,935	20	17.8	83,650
Park	132,854	138,941	151,921	161,866	183,326	215,697	215,692	287	0	195,000
Platte	76,592	82,982	83,393	101,802	115,617	120,692	134,896	93	11.8	126,000
Sheridan	142,565	146,776	162,917	186,095	220,225	240,779	240,270	400	-0.2	206,000
Sublette	163,473	173,116	218,343	249,029	269,795	334,073	296,638	87	-11.2	265,000
Sweetwater	114,838	121,652	142,688	179,000	195,981	230,063	242,470	466	5.4	234,900
Teton	434,110	463,015	495,500	551,265	806,287	1,441,115	1,829,237	176	26.9	1,157,500
Uinta	101,915	116,031	112,540	137,911	145,243	168,204	197,390	186	17.4	193,200
Washakie	90,405	94,206	102,144	102,948	123,072	123,363	133,754	119	8.4	120,000
Weston	70,674	72,765	64,784	80,313	107,437	140,127	129,108	56	-7.9	135,500
<b>Simple Avg</b>	<b>121,140</b>	<b>132,708</b>	<b>142,501</b>	<b>159,776</b>	<b>187,869</b>	<b>239,019</b>	<b>258,082</b>	<b>5,849</b>	<b>8.0</b>	
<b>Weighted Avg</b>	.	.	.	.	.	<b>265,044</b>	<b>256,045</b>		<b>-3.4</b>	<b>190,000</b>

<sup>36</sup> These values represent the simple average of the 23 sales price numbers presented each year. Counties with many home sales are weighted equally with counties with very few home sales. Beginning in 2007, a single consistent method was used by the Wyoming Department of Revenue to produce the sales price data, allowing a weighted average and a median value.



Real estate agents typically participate in a local Multiple Listing Service (MLS), a system that makes information about homes currently for sale available to other members of the MLS. In Wyoming there are several REALTOR® Boards that participate in MLS systems across the state. Table 1.24, below, tabulates information about home sales provided by the Casper MLS. Currently, only sales from nine local boards that participate in the Casper MLS are available.

Within these nine boards, average home prices increased from 2006 to 2009, with a sharp up-tick in prices, \$172,051 to \$195,072, between 2006 and 2007. The increase was sustained through 2008 with an average sales price of \$194,293 for that year. However, home prices softened slightly in the first half of 2009, dipping to \$188,773; this is a decline of 7.4 percent from the first six months of 2008. The Casper, Sheridan and Western Wyoming boards all showed the largest declines between 2008 and the first half of 2009, falling by \$4,782, \$169,490 and \$13,022, respectively. On the other hand, the converse was true in several areas, with the price increase especially large in the Carbon County, Fremont County and North Platte Valley REALTOR® boards, with prices rising \$4,328, \$12,015 and \$5,069, respectively.

The number of home sales has decreased steadily over the last few years, with 4,085 sales in 2006, 4,061 in 2007 and 3,404 sales in 2008. Sales in the first half of 2009 appear to follow the decreasing trend, with 1,272 sales thus far in 2009 compared with 1,684 sales during the same period in 2008. The Buffalo, Carbon County and Western Wyoming REALTOR® Boards have all seen fairly dramatic decreases in the number of sales.

**Table 1.24**  
**Residential Home Sales: Average Sales Price and Homes Sold in**  
**Wyoming Association of REALTOR® Boards**  
**Casper Multiple Listing Service (MLS) Database: Jan. 1, 2006 – Jul. 8, 2009**

Local Boards	2006		2007		2008		2009a <sup>37</sup>		Total	
	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price
At Large <sup>38</sup>	125	120,146	143	136,356	178	145,866	59	146,719	505	136,907
Buffalo	140	204,839	123	197,661	106	214,415	32	227,356	401	206,965
Carbon County	295	117,059	253	144,896	215	143,078	71	147,406	834	134,795
Casper	1,547	182,074	1,508	201,582	1,272	198,762	526	193,980	4,853	193,800
Douglas	194	162,369	169	183,840	131	173,541	51	182,928	545	173,636
Fremont County	516	161,625	481	181,709	425	181,312	129	193,327	1,551	175,885
North Platte Valley	172	106,555	187	116,024	166	130,527	60	135,596	585	119,363
Sheridan County <sup>39</sup>	17	239,165	134	417,918	128	385,737	61	216,247	340	360,683
Sweetwater County	679	214,871	723	214,128	514	217,849	190	217,250	2,106	215,557
Western Wyoming	374	152,700	326	165,722	263	173,197	92	160,175	1,055	162,485
Other	26	101,284	14	194,570	6	122,417	1	79,000	47	131,295
<b>Total</b>	<b>4,085</b>	<b>172,051</b>	<b>4,061</b>	<b>195,072</b>	<b>3,404</b>	<b>194,293</b>	<b>1,272</b>	<b>188,773</b>	<b>12,822</b>	<b>186,906</b>

#### I.C.4. HOMEOWNER VACANCY RATES

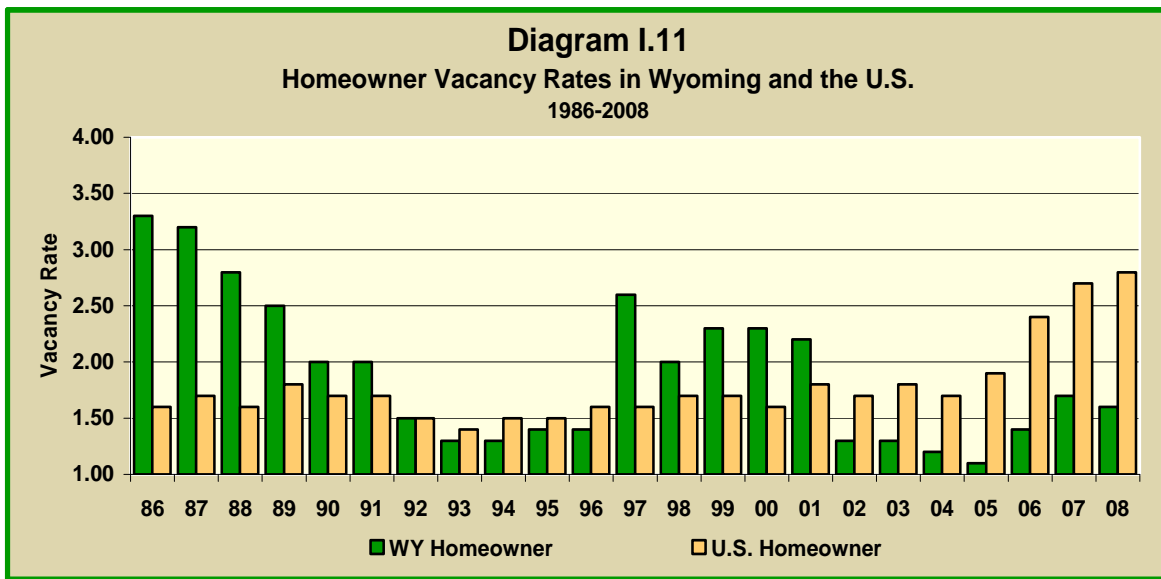
The U.S. Census Bureau conducts annual surveys to estimate homeowner vacancy rates. In 1994, Wyoming's vacancy rate was 1.3 percent, slightly less than the 1.5 percent national average. By 1999, Wyoming's vacancy rate had grown to 2.3 percent, while the national average was 1.7

<sup>37</sup> Sales reported from January 1, 2009 through July 8, 2009.

<sup>38</sup> The At Large Board is comprised of WAR members in the counties of Hot Springs, Washakie, Big Horn and Sublette which do not have local boards; the WAR serves as their board.

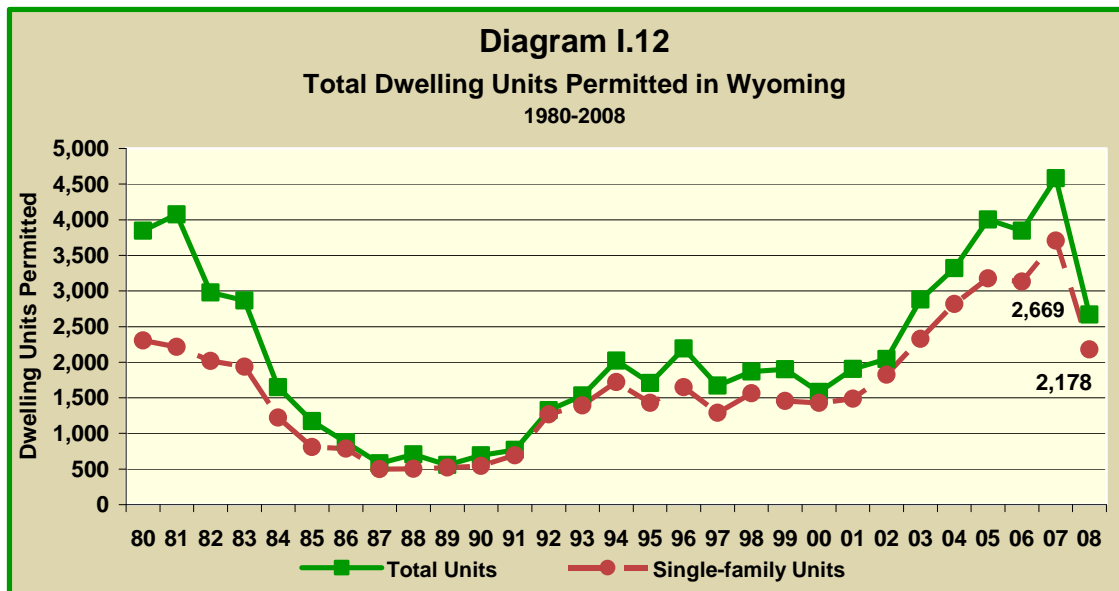
<sup>39</sup> The Sheridan County Board does not participate as a whole in the Wyoming MLS, but there are a few agents from the Board that are members of the Wyoming MLS.

percent. It declined significantly since then, with the state's vacancy rates falling to 1.6 percent during 2007, which compares to the U.S. rate of 2.8 percent, as noted in Diagram I.11, below.



### I.C.5. NEW CONSTRUCTION BUILDING PERMITS

During the past 29 years, Wyoming has seen both boom and bust in its site-built housing markets. As seen in Diagram I.12, below, 1981 was a very strong year for building, which saw 2,213 single-family homes and 4,074 total dwelling units permitted. After 1981, the collapse of the new construction market was severe, falling to 555 units permitted in 1989. Since then there has been a slow, unsteady recovery, with the late 1990s housing market growing in a lackluster fashion. However, the last few years have seen significant increases, reaching an all-time peak in 2007 with 4,584 total units permitted.



However, in 2008, total permitted units decreased sharply by 41.8 percent, falling to 2,669 units. Only 2,178 single-family units were permitted in 2008, a decline of 1,557 units, which was the largest annual decrease over the 29-year period. Further, the number of non-single-family units permitted in 2008 also saw a very large decrease, falling by 358 units, as seen in Table I.25, below. However, this rate of decline is still exceeded by the decrease seen in 1981 through 1982, when the number of this type of unit fell by 581.

<b>Table I.25</b> <b>Building Permits and Valuation in Wyoming</b> <b>Wyoming, 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	2,303	174	414	954	3,845	.	.	108.17
1981	2,213	322	435	1,104	4,074	.	.	98.05
1982	2,019	122	247	589	2,977	.	.	90.75
1983	1,938	120	442	368	2,868	.	.	95.05
1984	1,224	18	127	280	1,649	.	.	92.46
1985	807	26	79	262	1,174	.	.	96.89
1986	784	18	26	50	878	.	.	99.19
1987	500	10	24	44	578	.	.	117.33
1988	501	12	4	190	707	.	.	136.38
1989	521	14	20	0	555	38	.	150.51
1990	544	8	30	110	692	4	.	156.19
1991	691	4	16	58	769	48	.	145.73
1992	1,266	14	36	8	1,324	25	.	143.40
1993	1,391	42	57	40	1,530	.	51	157.24
1994	1,719	46	106	149	2,020	48	48	154.57
1995	1,429	68	105	107	1,709	67	85	144.08
1996	1,649	84	139	320	2,192	174	110	138.33
1997	1,288	62	77	242	1,669	317	57	171.18
1998	1,562	72	12	221	1,867	179	114	191.88
1999	1,456	20	76	348	1,900	312	43	211.98
2000	1,429	42	3	108	1,582	80	59	259.47
2001	1,485	38	22	362	1,907	56	21	204.97
2002	1,822	52	51	120	2,045	128	20	187.18
2003	2,329	106	201	242	2,878	311	45	175.81
2004	2,815	58	121	324	3,318	213	94	194.69
2005	3,174	46	192	590	4,002	270	6	203.53
2006	3,133	54	154	242	3,846	213	12	204.06
2007	3,706	58	61	730	4,584	206	37	210.86
2008	2,178	38	210	243	2,669	283	60	238.32

More specifically, new construction for apartment buildings of five or more units was high in the early 1980s but evaporated by 1989, falling from over 1,100 units in 1981 to zero in 1989. The number of permits issued for these multi-family units decreased by 487 units between 2007 and 2008, falling to 243 units. Construction of duplex and tri-plex structures have remained mixed, although still less than the level seen in the early 1980s. Nevertheless, most housing development, some 81.6 percent, was for single-family housing.

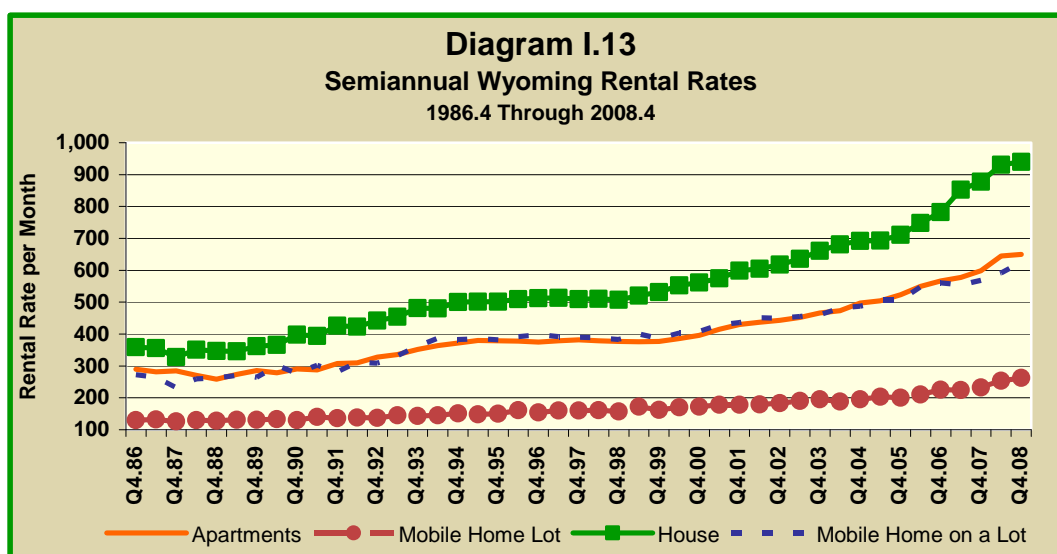
WCDA tax credit and HOME project units have contributed significantly to housing unit formation over the years. For example, in several years, tax credit projects added more than 700 units statewide, with HOME projects adding more than 150 units. Additional details of tax credit and HOME project data are provided in Volume II, Technical Appendix.

Unfortunately, the current credit crisis and lack of mortgage lending is placing significant stress on the new construction markets, with excess inventory and the lack of building being the main threat to Wyoming's housing sector. As well, national mortgage foreclosure activity has increased

significantly over the last year and Wyoming is a part of that picture. In a recent *USA Today* news article, Wyoming was shown to have an increase in foreclosures of 43.4 percent between January and June of 2008; this figure equates to roughly one in every 587 homes being foreclosed.<sup>40</sup> Consequently, with the increase in unemployment and drop off in construction for the homeownership sector, Wyoming may experience some of these problems along with the rest of the nation.

### I.C.6. RENTAL RATES

The Wyoming Department of Administration and Information, Division of Economic Analysis, has conducted a semi-annual study since 1986 estimating a cost of living index for geographic areas throughout Wyoming. There is a housing component to this index; housing costs are reported separately for houses, apartments, mobile home lots and mobile homes plus a lot.<sup>41</sup> Diagram I.13, below, shows these statewide rates through the fourth quarter of 2008, unadjusted for inflation.



Between the fourth quarter of 1986 and the fourth quarter of 1997, the monthly rent for a two-bedroom apartment rose from \$289 to \$382, or an annual cost increase of 2.6 percent. There was very little change in the statewide average price from that period until 2001, when average rents increased 8.6 percent between the fourth quarter of 2000 and the fourth quarter of 2001. Average rents increased by 5.2 percent between the fourth quarter of 2004 and the fourth quarter of 2005. Average rents for apartments continued to increase, rising by 8.51 percent between the fourth quarter of 2007 and the fourth quarter of 2008.

The rent for a mobile home lot rose from about \$131 per month in 1986 to \$160 by 1997, to \$232 per month by the fourth quarter of 2007 and to \$263 in the fourth quarter of 2008. The statewide average rental cost for a two- or three-bedroom home rose from about \$359 per month in 1986 to about \$509 by the fourth quarter of 1997. Costs have continued to increase in the past few years, rising to \$940, or a 7.06 percent jump between the fourth quarter of 2007 and the fourth quarter of 2008. Rental costs for a mobile home on a lot swelled from \$273 per month in 1986 to \$390 during the fourth quarter of 1997. Rents for a mobile home on a lot have increased significantly since, rising to \$626 by the close of the fourth quarter of 2008. The rents for houses and apartments

<sup>40</sup> [http://www.usatoday.com/money/economy/housing/2009-07-15-home-mortgages-foreclosure\\_N.htm?loc=interstitialskip](http://www.usatoday.com/money/economy/housing/2009-07-15-home-mortgages-foreclosure_N.htm?loc=interstitialskip)

<sup>41</sup> County level data is reported in Section II, County Profiles.

showed the largest increases over the past year, 7.06 and 8.51 percent respectively, suggesting that there is greater market demand for these housing products.

Table I.26, at right, presents the nominal price data collected since 1986.<sup>42</sup> Recent strength in rental rates underscores the pressures now affecting the affordable housing markets.<sup>43</sup>

As seen in Table I.26, Wyoming's average annualized increases in rental prices from the fourth quarter of 1986 through the fourth quarter of 2008, rose by 3.7 percent per year for apartments, 4.5 percent per year for houses, 3.9 percent per year for mobile homes plus a lot, and 3.2 percent per year for mobile homes lots.

### I.C.7. RENTAL VACANCY RATES

Similar to homeowner vacancy rates, the U.S. Census Bureau estimates rental vacancy rates in Wyoming each year for its Housing Vacancy Survey. These statistics show that the state's vacancy rates rose substantially in the late 1990s, reaching 10.3 percent during 1999. The 1999 rate was 2.2 percent higher than the national average.

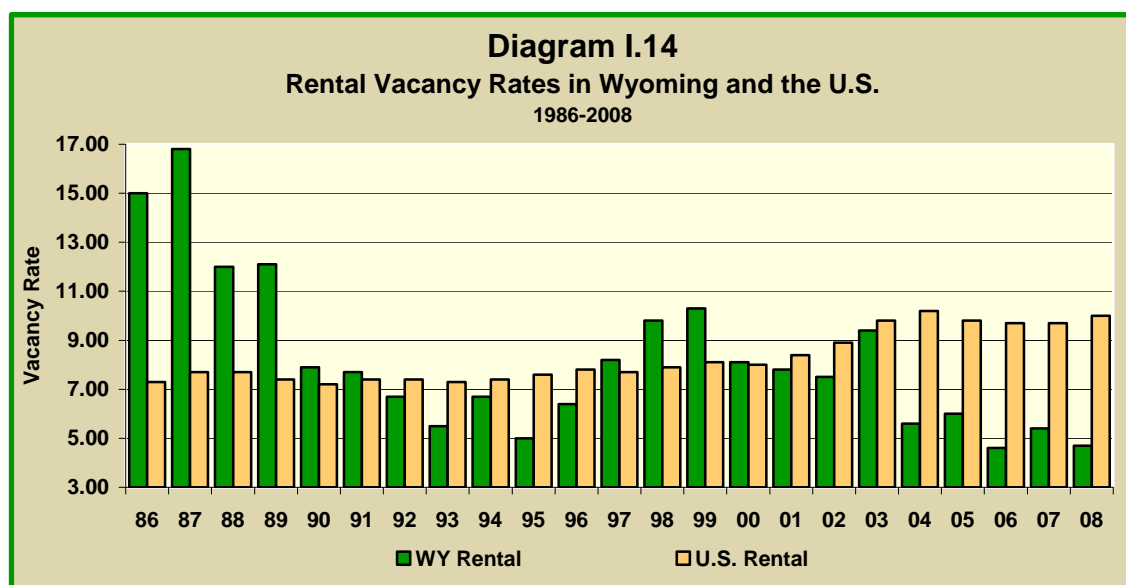
Rental rates declined between 2000 and 2002 and were much lower than the national average. Rental vacancy rates peaked in Wyoming during 2003, declining to 4.7 percent during 2008, while the national average increased to 10.0 percent, as seen in Diagram I.14, on the following page.

**Table I.26**  
**Wyoming Cost of Living Index**  
**State of Wyoming Rental Housing Costs**

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home on a Lot
Q4.86	289	131	359	273
Q2.87	281	132	356	265
Q4.87	284	126	328	231
Q2.88	271	130	351	260
Q4.88	258	128	347	262
Q2.89	274	131	346	271
Q4.89	286	131	362	265
Q2.90	279	133	366	301
Q4.90	291	130	398	277
Q2.91	288	140	394	302
Q4.91	308	136	426	282
Q2.92	310	138	423	311
Q4.92	328	137	442	309
Q2.93	336	145	454	332
Q4.93	352	143	481	362
Q2.94	364	145	480	386
Q4.94	372	151	500	383
Q2.95	380	148	501	385
Q4.95	379	150	501	382
Q2.96	378	161	509	392
Q4.96	375	154	512	398
Q2.97	379	160	513	392
Q4.97	382	160	509	390
Q2.98	379	161	510	388
Q4.98	377	157	507	383
Q2.99	376	172	520	400
Q4.99	377	162	531	386
Q2.00	386	170	553	403
Q4.00	396	172	562	408
Q2.01	415	178	575	429
Q4.01	430	178	599	436
Q2.02	437	179	605	451
Q4.02	443	183	618	449
Q2.03	452	190	636	455
Q4.03	466	195	661	460
Q2.04	473	188	681	481
Q4.04	497	195	692	487
Q2.05	504	203	693	505
Q4.05	523	200	711	505
Q2.06	549	210	748	547
Q4.06	567	225	782	561
Q2.07	578	224	853	554
Q4.07	599	232	878	569
Q2.08	645	254	931	592
Q4.08	650	263	940	626

<sup>42</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are singlewide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. Mobile home on a lot includes a combined rent for mobile home and lot.

<sup>43</sup> Statistics on rural areas were added to statistics for the urban areas in 1998. Incorporating these two resulted in slightly lower average costs for rental dwellings. As a result, the perception of a slight decline in 1998 is explained by revision of the index rather than a drop in rental prices.



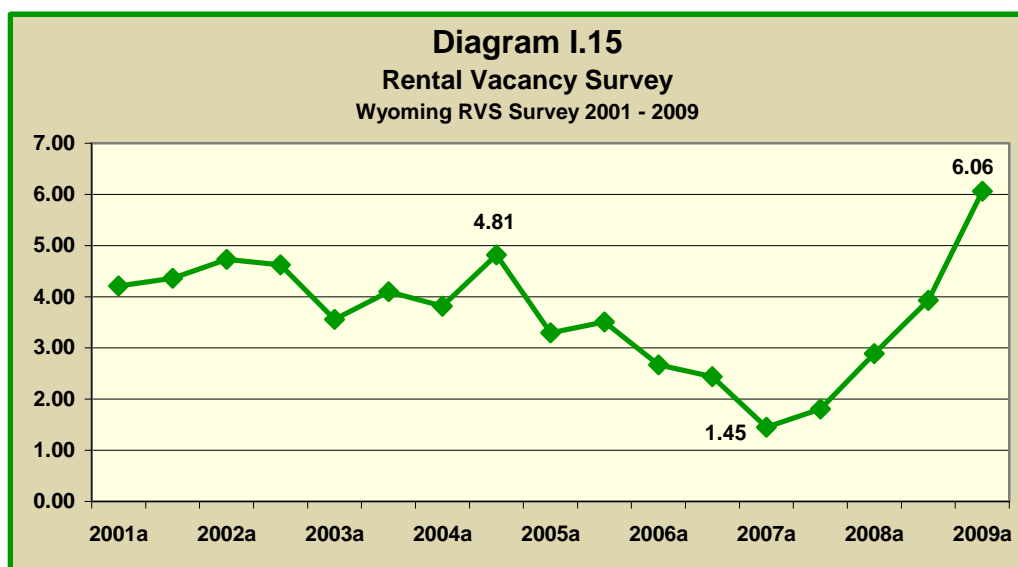
### I.C.8. SEMIANNUAL RENTAL VACANCY SURVEY

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, most recently in June, 2009. The most recent survey resulted in 872 completed surveys with property managers who oversaw a total of 23,260 rental units. A number of respondents continued to say a portion of the rental stock was sold into homeownership. Of the 23,260 units, 1,410 were vacant, indicating that the statewide rental vacancy rate edged upward over the last half year, reaching 6.06 percent, as seen in Table I.27, below.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	249	8,977	378	4.21
2001b	219	10,928	476	4.36
2002a	218	9,653	457	4.73
2002b	276	13,362	617	4.62
2003a	260	12,666	451	3.56
2003b	398	17,916	735	4.10
2004a	439	18,776	716	3.81
2004b	423	17,885	861	4.81
2005a	434	16,547	546	3.30
2005b	456	21,349	749	3.51
2006a	436	17,802	476	2.67
2006b	533	20,632	503	2.44
2007a	555	21,585	312	1.45
2007b	569	21,904	379	1.81
2008a	711	23,294	673	2.89
2008b	851	23,156	909	3.93
2009a	872	23,260	1,410	6.06

As a result of low vacancy rates seen in the last few years, new rental units were added to the existing rental stock and this has contributed to the rise in the vacancy rate. Some local markets had significant increases in the rental stock, such as Albany, Campbell, Natrona and Sweetwater counties, which each added about 100, 670, 40 and 125 units, respectively. These additions appear to be too many units to be absorbed quickly in these slower economic times. Property managers in Albany, Carbon, Natrona and Teton counties mentioned the weakening economic climate and job loss as primary causes for the increase in vacancy rates. The statewide vacancy rate of 6.06 is the highest rate seen in the last several years, as seen in Diagram I.15 on the following page.





However, the range in county vacancy rates is rather wide, with Carbon County at over 22.06 percent and Crook County at 2.47 percent. On the other hand, for counties with more than 1,000 units in the survey, Albany County had a relatively higher vacancy rate of 10.45 percent. These and the remaining county rental vacancy rates are presented in Table I.28, below, at right.

The survey included a question on the average number of days the property manager expected the unit to remain vacant, if currently available. Property managers noted that some 31.7 percent of the units would likely be filled within 30 days; 10.9 percent indicated that it would take between 31-60 days to be leased; and 13.7 percent indicated it would likely take 61-90 days. However, 43.7 percent of the property managers surveyed expected vacant units to remain vacant for over 90 days. It appears most units are being filled rather slowly.

The telephone survey asked respondents whether their rental units were designed to serve particular groups of people. Of the 872 respondents to the survey, 168 indicated that they had units designed to serve the elderly, 108 had units for people with disabilities, 630 had units for families, and 478 had units for singles.

County	Sample	Total Units	Vacant Units	Vacancy Rate
Albany	100	3,006	314	10.45
Big Horn	26	203	10	4.93
Campbell	58	2,788	160	5.74
Carbon	25	562	124	22.06
Converse	24	491	13	2.65
Crook	12	81	2	2.47
Fremont	35	1,141	63	5.52
Goshen	23	309	12	3.88
Hot Springs	12	187	11	5.88
Johnson	12	183	9	4.92
Laramie	122	3,820	139	3.64
Lincoln	40	356	45	12.64
Natrona	75	3,268	103	3.15
Niobrara	2	60	0	0.00
Park	51	900	25	2.78
Platte	11	96	10	10.42
Sheridan	50	1,604	54	3.37
Sublette	27	226	26	11.50
Sweetwater	67	1,924	107	5.56
Teton	48	983	114	11.60
Uinta	23	762	56	7.35
Washakie	18	182	7	3.85
Weston	11	128	6	4.69
<b>Wyoming</b>	<b>872</b>	<b>23,260</b>	<b>1,410</b>	<b>6.06</b>

A similar question concerned the income groups the units were designed to serve. There were 34 respondents who said that they had units for people with incomes less than 30 percent of median family income (MFI); 38 said that they had units for those with incomes from 31 to 50 percent of MFI;



and 26 had units that served those with incomes from 51 to 80 percent of MFI. About 45 respondents indicated that they served Section 8 recipients. The larger portion, or about 497 respondents, said their units were “market rate” and designed to serve “anyone.”

Another question pertained to the units having full or partial rental assistance. The responses showed that about 3,565 units, or 18.5 percent of all types of surveyed units, had either full or partial assistance, with a majority of these, 91.8 percent, being apartments.

Of the 872 persons interviewed, 233 indicated that a waiting list existed for their facilities, totaling 4,469 households. Rental property managers in Natrona and Fremont counties had combined waiting list totals of more than 1,000 households; Campbell, Laramie and Sweetwater counties had combined waiting list totals above 200; and Hot Springs, Platte and Washakie counties had waiting lists below 20. These data are presented in Table I.29, below, at right.

When respondents were asked to rate the condition of their units, 79.7 percent described them as being in good/excellent condition and 19.8 percent called them fair/average. When asked about crime or nuisance issues, 92.4 percent indicated that they had no problems.

When asked if utilities were included in the rent, 517 of the 851 responses were affirmative. Of these, 173 included electricity; 199 natural gas; 488 water and sewer service; 437 trash collection; 13 cable television and 92 indicated other, which included propane or a utility allowance.

<b>Table I.29</b> <b>First 2009 Semi-Annual Rental Survey</b> <b>Assisted Units, Waiting List</b>			
<b>County</b>	<b>Units with Rental Assistance</b>	<b>Have Waitlist</b>	<b>Waitlist Size</b>
Albany	164	11	111
Big Horn	87	11	100
Campbell	240	16	407
Carbon	147	10	39
Converse	170	11	61
Crook	28	8	41
Fremont	363	24	1,014
Goshen	94	9	63
Hot Springs	62	3	17
Johnson	71	5	37
Laramie	243	24	431
Lincoln	19	5	41
Natrona	418	21	1,143
Niobrara	47	2	22
Park	268	16	94
Platte	3	3	11
Sheridan	323	13	193
Sublette	0	3	64
Sweetwater	469	16	264
Teton	23	5	150
Uinta	227	7	134
Washakie	74	7	10
Weston	25	3	22
<b>Total</b>	<b>3,565</b>	<b>233</b>	<b>4,469</b>

Property managers were also asked if they would prefer to own or manage more units, and if so, what type. Property managers expressed a desire for 9,312 more units, distributed as 6,805 apartments, 1,409 single-family units, 199 duplexes and 269 mobile homes. Another 630 respondents indicated that they perceived a need for additional new dwellings but did not know the type of units they desired. These figures are similar to those found in the survey data from one year ago, although the most recent survey found respondents expressing a desire for 68 fewer mobile home units.

## I.C.9. MANUFACTURED HOUSING

Manufactured housing, including modular and manufactured homes and those not on a permanent foundation, has had a strong presence in the Wyoming housing marketplace, although the popularity of this housing product waned somewhat in recent years. The U.S. Census Bureau began releasing Wyoming placement and sales price statistics on manufactured housing in 1994; the most current data is for 2008. Table I.30, on the following page, shows statistics for new singlewide and doublewide manufactured home placements in Wyoming during this period.

<b>Table I.30</b> <b>Manufactured Housing in Wyoming</b> <b>New Homes Placed in Service and Average Prices</b>									
Year	Units Placed in Service In Wyoming (Rounded to 100s)			Average Home Price, Dollars					
				Average Wyoming			Average U.S.		
	Single	Double	Total	Single	Double	Total	Single	Double	Total
1994	500	500	1,000	29,000	53,300	40,900	23,500	42,000	32,800
1995	500	400	1,000	34,300	52,900	43,100	25,800	44,600	35,300
1996	400	600	1,000	34,500	53,500	46,100	27,000	46,200	37,200
1997	600	600	1,200	33,500	52,500	42,700	27,900	48,100	39,800
1998	600	700	1,300	35,300	56,600	56,600	28,800	49,800	41,600
1999	400	800	1,200	33,500	59,900	52,700	29,300	51,100	43,300
2000	300	900	1,200	(S)	58,800	52,200	30,200	53,600	46,400
2001	300	600	900	34,200	59,800	52,600	30,400	55,200	48,900
2002	(S)	500	700	(S)	68,000	65,000	30,900	56,100	51,300
2003	200	500	700	(S)	73,100	66,400	31,900	59,700	54,900
2004	200	300	500	43,900	65,900	58,600	32,900	63,400	58,200
2005	100	300	400	(S)	78,100	74,100	34,100	68,700	62,600
2006	200	500	700	38,500	78,400	70,200	35,900	71,400	64,200
2007	400	400	800	43,100	79,400	64,400	37,200	74,100	65,100
2008	200	400	600	43,400	72,300	56,800	38,100	76,100	64,900

(S) Suppressed to avoid disclosing data for individual dealers; data are included in higher level estimates.

During the past fifteen years, about 13,200 new manufactured homes were placed in service in Wyoming, with doublewide units capturing a substantial share of the manufactured housing market. For the single-family housing market, these homes captured more than one-third of all new housing. The popularity of mobile homes has appeared to be waning as their prices increased. Placements had been falling over the last few years; there was a slight resurgence in the last few years, with a total of 600 units placed in 2008. Placement costs exclude the cost of land, developing the lot and other infrastructure costs.<sup>44</sup>

## I.C.10. AVAILABLE MOBILE HOME LOTS IN WYOMING

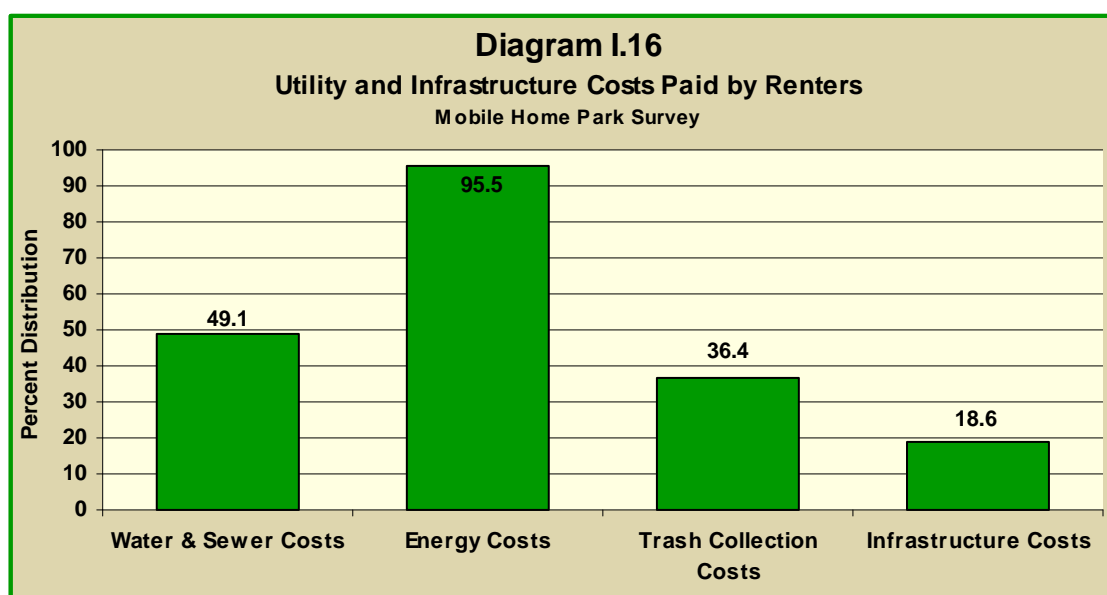
During June 2009, the Partnership conducted the semi-annual telephone survey of mobile home parks throughout Wyoming. A total of 74 completed surveys covered 8,650 lots. Of these lots, 977 were vacant, which equates to an 11.3 percent vacancy rate. The analysis included lots available for monthly rent and excluded RV campsites. Table I.31, at right, presents the results of the survey.

Vacancy rates have increased since the June 2008 survey, from a statewide average of 5.7 percent to 11.3 percent.

The June 2009 survey indicated that the majority of mobile home lot renters are responsible for payment of at least a portion of their utilities. The respondents indicated that 95.5 percent all of their renters paid energy utility cost, 49.1 percent paid water and sewer costs, 36.4 percent trash collection costs, and 18.6 percent infrastructure. Diagram I.16, on the following page, presents the survey results.

<b>Table I.31</b> <b>Available Mobile Home Lots to Rent</b> <b>June 2009 Mobile Home Park Surveys</b>					
County	Surveys	Lots	Available	Vacancy Rate	Average Days Vacant
Albany	3	238	3	1.3	20
Big Horn	.	.	.	.	.
Campbell	8	1,838	154	8.4	12
Carbon	6	292	36	12.3	175
Converse	.	.	.	.	.
Crook	.	.	.	.	.
Fremont	9	436	57	13.1	25
Goshen	.	.	.	.	.
Hot Springs	1	5	.	.	12
Johnson	1	54	0	0.0	0
Laramie	10	1,397	129	9.2	50
Lincoln	4	170	35	20.6	140
Natrona	3	405	21	5.2	70
Niobrara	.	.	.	.	.
Park	5	325	14	4.3	39
Platte	.	.	.	.	.
Sheridan	2	319	0	0.0	1
Sublette	2	267	160	59.9	60
Sweetwater	14	2,390	223	9.3	88
Teton	1	45	0	0.0	0
Uinta	5	469	145	30.9	167
Washakie	.	.	.	.	.
Weston	.	.	.	.	.
<b>Total</b>	<b>74</b>	<b>8,650</b>	<b>977</b>	<b>11.3</b>	<b>67</b>

<sup>44</sup> Averages may not compute correctly due to rounding.



The survey asked respondents to rank the need for new mobile home lots on a scale from 1 to 5, with 1 indicating no need and 5 indicating extreme need. As noted in Table I.32, the average response, 2.59, indicates moderate need for new lots. Statewide, sentiment favoring additional mobile home lots has been slowly decreasing, falling from a ranking of 3.4 in July 2006 to 3.22 in July 2007, to 3.18 in July 2007, to 2.87 in December 2008 and to 2.59 in June 2009. However, respondents in Sheridan, Teton, Fremont and Park counties indicated strong need for more mobile home lots. The survey results also indicated that a majority, 80.6 percent, have restrictions on the types of manufactured homes that they will accept. Most of these parks, 6,972 units or 73.4 percent of the lot availability, have specific restrictions based upon the age of the home. Another 13.4 percent of the respondents indicated restrictions based upon the size of the home, and 1.2 percent indicated restrictions based upon the condition of the home.

**Table I.32**  
**Need For Mobile Home Lots**  
**and Restrictions on Park Admission**  
June 2009 Mobile Home Park Survey

County	Need for MH Lots	Restrictions	Age	Size	Condition	Other
Albany	2.0	238	210	127	.	28
Big Horn	.	.	.	.	.	.
Campbell	2.9	1,552	1,552	531	.	.
Carbon	1.6	280	204	9	.	.
Converse	.	.	.	.	.	.
Crook	.	.	.	.	.	.
Fremont	3.4	311	199	23	.	146
Goshen	.	.	.	.	.	.
Hot Springs	3.0	.	.	.	.	.
Johnson	1.0	54	54	.	.	.
Laramie	2.1	1,033	783	150	100	.
Lincoln	2.3	170	140	0	.	30
Natrona	2.0	400	400	0	.	.
Niobrara	.	.	.	.	.	.
Park	3.4	103	103	32	.	71
Platte	.	.	.	.	.	.
Sheridan	5.0	219	219	0	.	.
Sublette	2.5	17	0	17	.	.
Sweetwater	2.1	2,193	2,087	273	.	103
Teton	5.0	45	45	0	.	.
Uinta	3.0	357	357	0	.	.
Washakie	.	.	.	.	.	.
Weston	.	.	.	.	.	.
<b>Total</b>	<b>2.59</b>	<b>6,972</b>	<b>6,353</b>	<b>1,162</b>	<b>100</b>	<b>378</b>

As seen in Diagram I.17, on the following page, 30 respondents said barriers existed to bringing additional lots into the marketplace. These barriers included complex zoning/land use regulations, ordinances banning mobile homes, lack of land, and other reasons such as water and sewer development costs, permitting and zoning fees, and system development charges. The two most cited reasons were complex zoning/land use regulations, with eight responses, and high permit costs, with two responses.

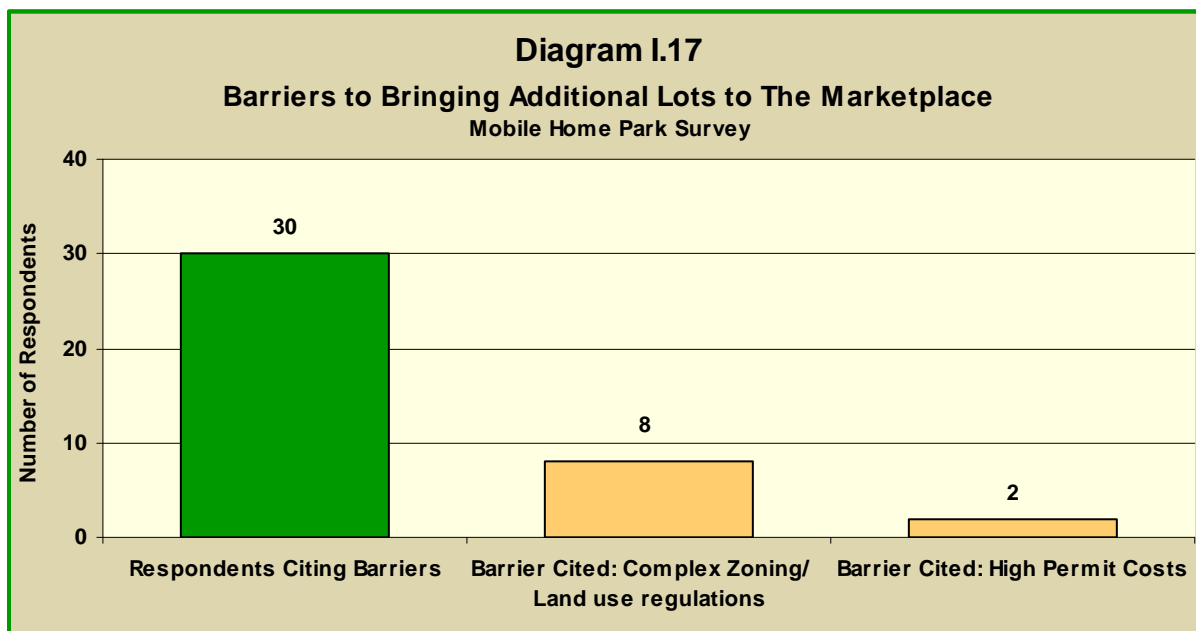
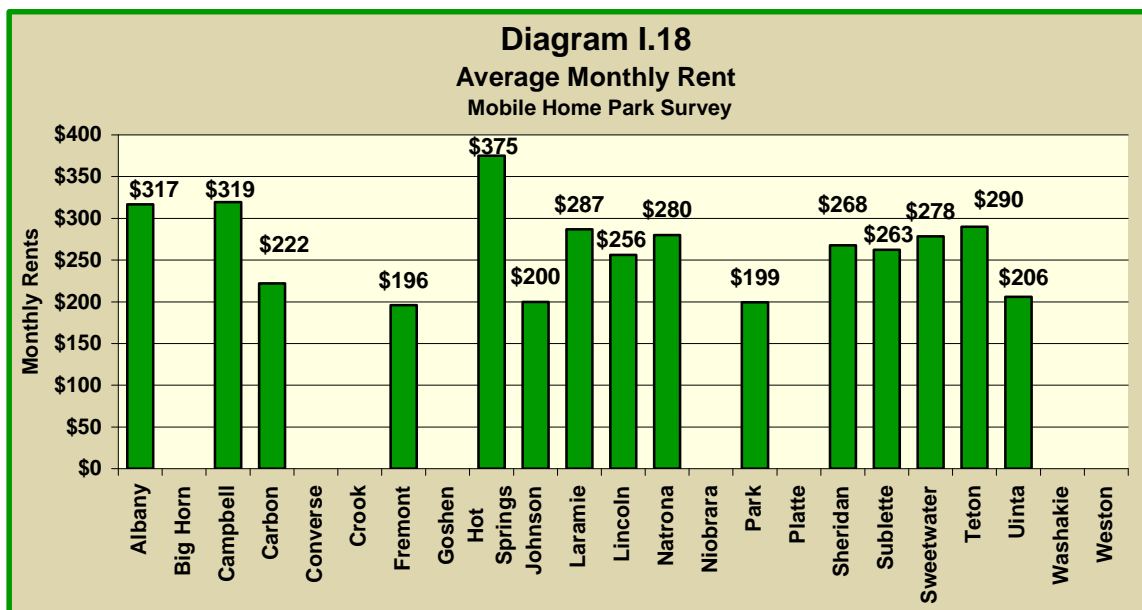


Diagram I.18, below, provides a breakdown of average rents/costs paid by tenants as reported by park managers. The average rent in Wyoming was \$281 per month, with a high of \$375 in Hot Springs County and a low of \$196 in Fremont County.



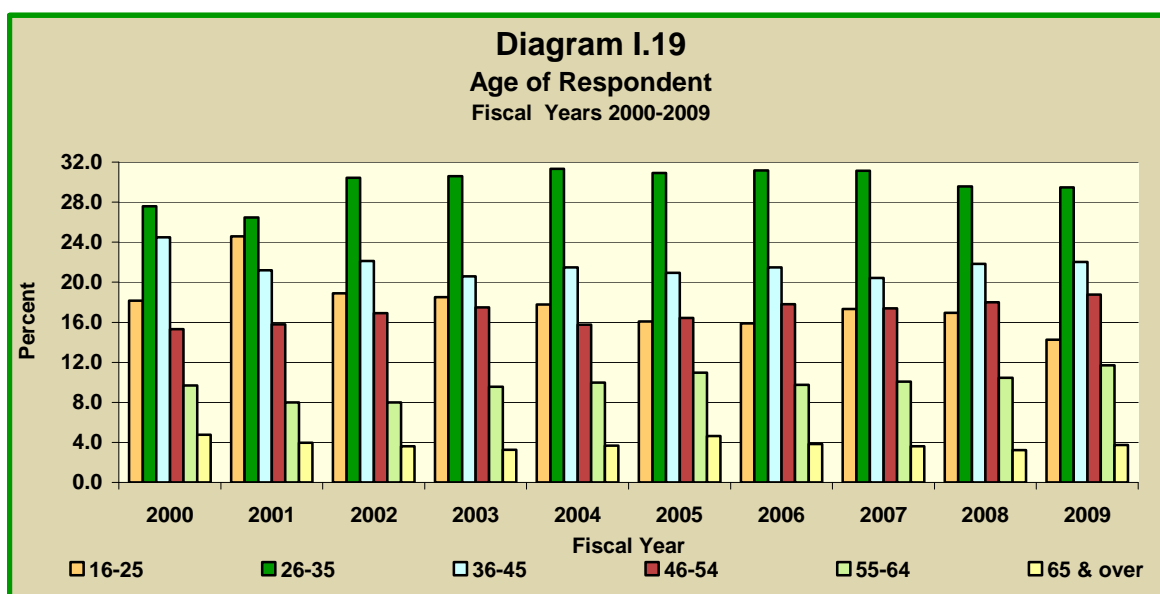
### I.C.11. HOUSING NEEDS ASSESSMENT SURVEY

Beginning in 1998, the Wyoming Housing Database Partnership, in cooperation with the Wyoming Department of Transportation (DOT), launched a survey of new residents to the state regarding housing needs. New residents were defined as those who had exchanged their previous state's driver's licenses for Wyoming licenses. The following narrative summarizes selected statewide data since the beginning of that survey.

Over the past ten years, more than 41,540 surveys have been completed. During 2009, 2,263 surveys were completed. According to DOT records, about 18,789 drivers exchanged their out of state license for a new Wyoming license in over the 2008 through 2009 fiscal period. Hence, the voluntary survey captured about 12.0 percent of all people exchanging driver's licenses in the last year.

Over the past ten years, more than one-third of in-migrants have been two-person households. Households with five or more persons arrived less frequently, comprising 14.1 percent of in-migrating households. The Housing Needs Assessment Survey asked new Wyoming residents about the number of bedrooms in their current dwelling unit. Data for fiscal 2008 show that about 35.5 percent of new resident households had three bedrooms and 27.6 percent had two bedrooms. Another 14.3 percent of the new resident households had four bedrooms.

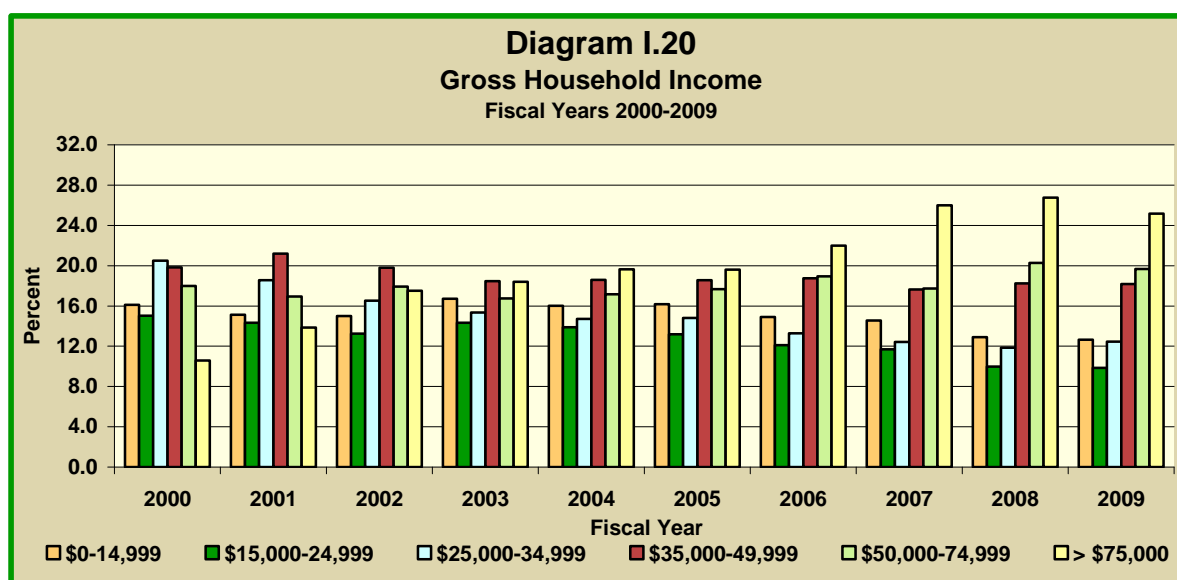
As seen in Diagram I.19 below, during the past ten years more than 50 percent of the survey respondents were between the prime working years of 26 and 45, with those in the 26-35 age cohort reaching 39.9 percent in fiscal 2009. On the other hand, there has been a decline in the arrival of those aged 65 or older, from 5.1 percent in 1999 to 3.7 percent during 2009.



When asked about their reasons for moving to Wyoming, the 2009 survey showed 54.7 percent of respondents indicating work-related causes such as job transfers, better employment opportunities, new jobs, or starting or expanding businesses. Those who moved to be close to friends or relatives living in Wyoming comprised 15.1 percent.

The 2009 survey responses regarding the respondents' occupation indicate that the "other" category, which includes students, the disabled, homemakers and clergy population, saw the largest increase, from 12.4 percent in 2008 to 25.2 percent during 2009. Manufacturing in the service sector saw the second largest increase from 1.3 to 8.3 percent, while government employment increased from 5.5 to 7.2 percent over the period. On the other hand, the responses for those not working decreased from 5.8 percent in 2008 to none in 2009. These statistics are presented in tabular form in Volume II, Technical Appendix.

During the past ten years, the incoming population with household incomes of more than \$75,000 has been steadily increasing. While the numbers of this population experienced slight ebbing in 2009, it still exceeded 24.0 percent. Conversely, responses for those with incomes between \$15,000 and \$25,000 have been declining, as seen in Diagram I.20 below. The percentage share of those arriving in the state with incomes below \$15,000 also declined the past four years, slipping to just over 10.3 percent.



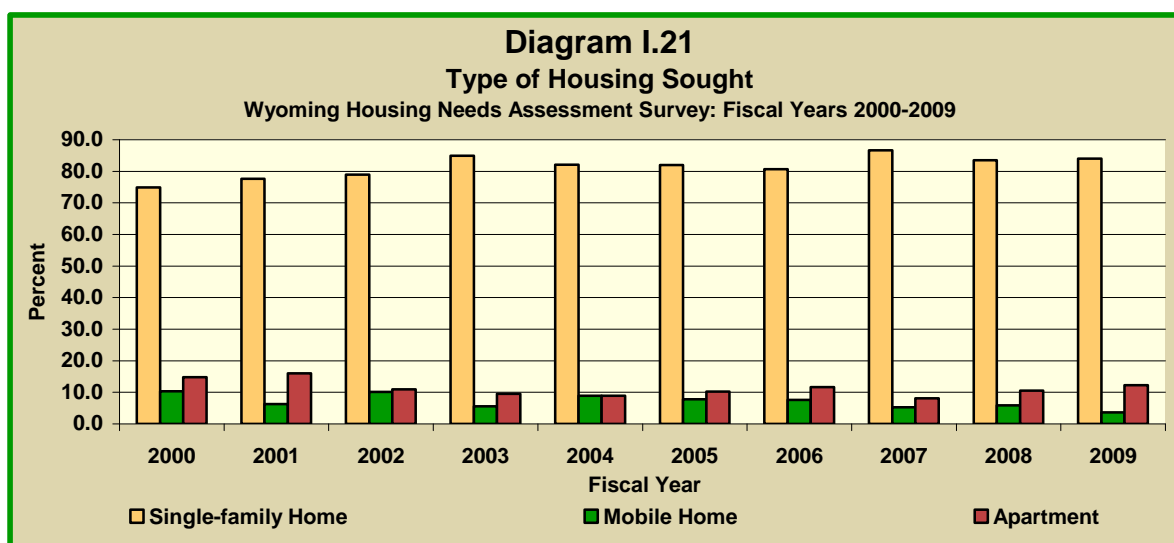
Over the last five years, less than 32.0 percent of the incoming population has been able to immediately become a homeowner upon relocating to Wyoming. More than 56 percent of the newcomers rented housing, and another 11 percent made alternative living arrangements, such as living with other family members or with friends. These data are seen in Table I.33, below. Many of those persons who rented or made alternative living arrangements are still seeking homeownership.

<b>Table I.33</b> <b>Initial Tenure – Percent Share</b> <b>Housing Needs Assessment Survey</b>					
Tenure	2005	2006	2007	2008	2009
Rent	50.4	51.3	50.4	51.6	56.7
Own	38.9	37.0	36.8	37.4	31.7
Other or missing	10.7	11.8	12.8	10.9	11.6
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

It is interesting to note that around 83.4 percent of the incoming homeowner households and more than 51 percent of the incoming renters chose to live in single-family residences, defined as detached single-family units or manufactured/mobile homes, as seen in Table I.34, on the following page. As seen in the building permits reported earlier, new construction of single-family units between 2007 and 2008 fell sharply by 1,528 units in 2008. Despite the slowdown in single-family construction, significant demand still exists for single-family housing products, whether owned or rented.

<b>Table I.34</b> <b>Initial Dwelling Type Selected</b> <b>Wyoming Housing Needs Assessment Survey: Fiscal Years 2005-2009</b>										
Dwelling Type	Homeowners					Renters				
	2005	2006	2007	2008	2009	2005	2006	2007	2008	2009
Single-family unit	76.4	76.9	76.6	78.0	83.4	41.8	40.0	40.3	43.0	51.9
Manufactured/Mobile Home	16.6	14.3	14.3	14.7	14.3	10.4	12.8	12.2	13.0	11.0
Duplex	1.5	1.1	1.2	1.8	1.6	7.1	6.3	5.5	4.6	5.6
Apartment	0.6	0.9	0.6	0.4	0.3	33.4	31.5	31.3	32.5	31.4
Other	4.2	6.5	7.1	4.8	0.0	7.0	9.1	10.1	6.7	0.0
Missing	0.7	0.4	0.2	0.3	0.4	0.3	0.4	0.6	0.3	0.2
<b>Total</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>	<b>100.0</b>

Another survey question asked the respondent about the type of housing unit they were seeking. Roughly 84 percent of those surveyed noted that they sought single-family homes. This figure is comparable to the average from the past ten years of 80 percent. The demand for mobile homes decreased from 19.11 percent in 1998 to 3.7 percent during 2009. Diagram I.21, below, depicts the desire for housing by type.<sup>45</sup> Overall, the demand for single-family units has continued to be the predominant choice. This implies that homeownership remains the preferred options of most new in-migration householders.

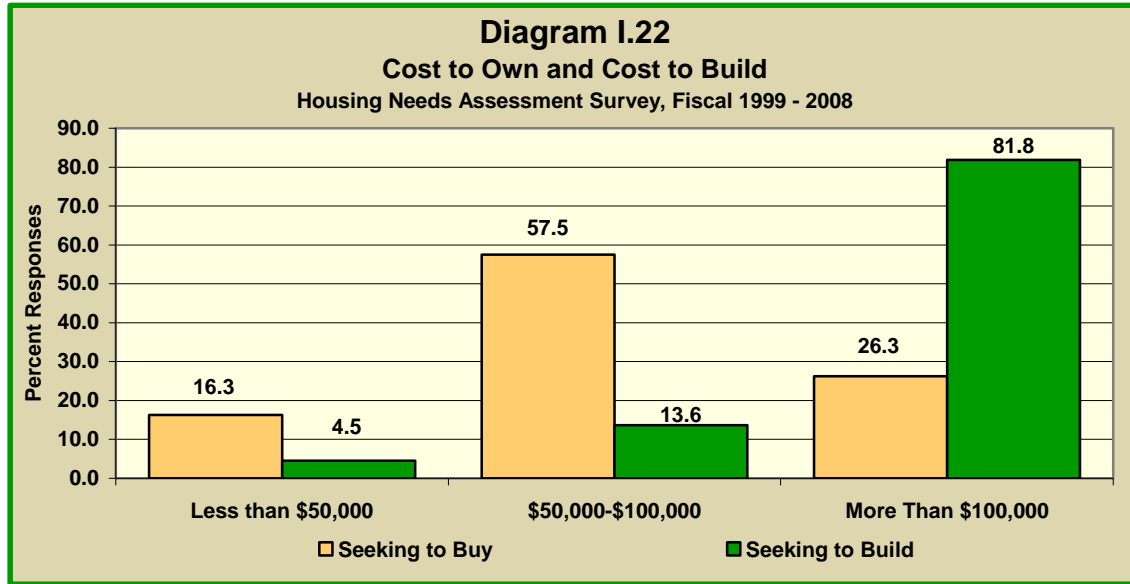


Of those responding to the survey in 2009 who were unsatisfied with their current housing and wanted to own a home, 54.4 percent wished to buy existing units and 45.6 percent wanted to build. As presented in Diagram I.22, on the following page, of those seeking to purchase an existing home, 4.8 percent wanted a home that cost less than \$50,000. About 9.1 percent of all respondents seeking to buy an existing home were looking in the \$50,000 to \$99,000 range. This implies a strong demand for affordable housing.

<sup>45</sup> Data for mobile homes and trailer lots were combined to form the 'Mobile Home' category, and the data for duplex, fourplex, condominium and townhomes prior to 2001 were combined to form the 'apartment' category.



Of those who wished to build, about 4.5 percent expected to build for less than \$50,000, another 13.6 percent expected to build for less than \$100,000, and 81.8 percent expected to build for more than \$100,000. It appears that the price expectations of a substantive portion of those wishing to own a home are much lower than current market conditions indicate in Wyoming, particularly in areas of the state with rising population levels.

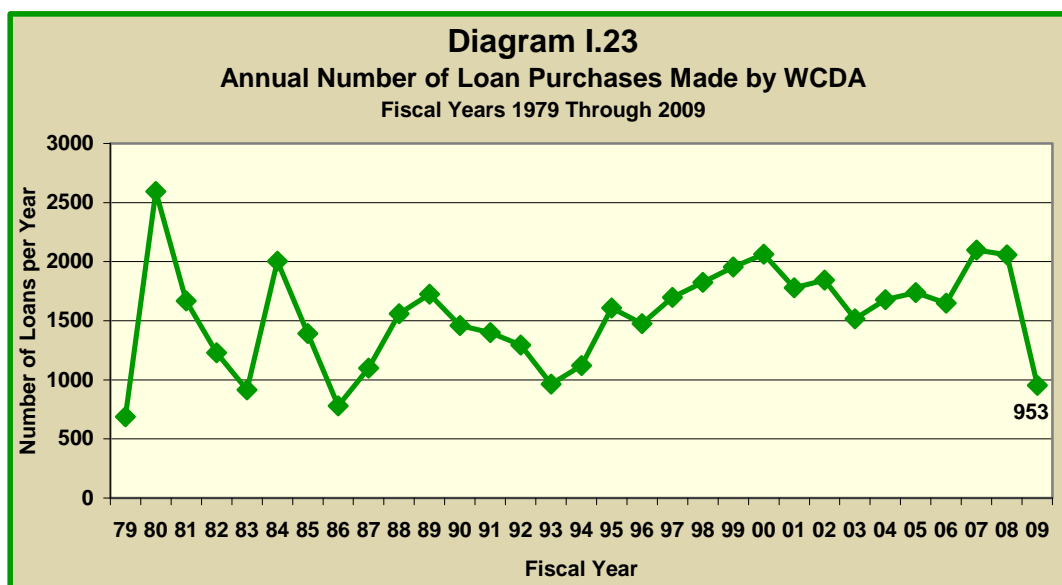


Of those who were unsatisfied with their current housing and were seeking to rent, 25.9 percent hoped to spend less than \$365; 10.6 percent anticipated spending \$366 to \$474 per month; about 12.9 percent were willing to spend \$475 to \$599; and 50.6 percent were willing to spend more than \$600. According to the apartment rental costs collected by the Wyoming Housing Cost of Living Index presented earlier in this report, people anticipating between \$475 and \$599 tended to have expectations similar to current market conditions. Unfortunately, more than 40 percent of these new residents hoping to rent wanted to spend less than the prevailing market rate. New residents may face limited choices because of the current market prices. The outcome of limited choice usually results in overcrowded conditions, the selection of less suitable housing, or both.<sup>46</sup>

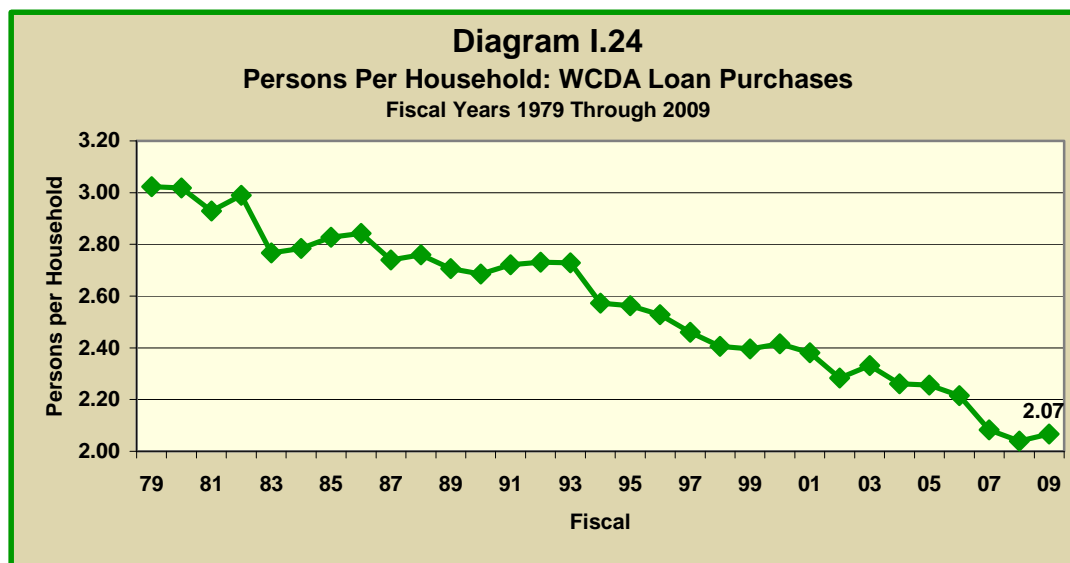
<sup>46</sup> Less suitable housing is defined as housing with substantive physical condition deficiencies.

## I.D. WCDA HOMEBUYER PROFILE

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 and through June of 2009 has acquired about 47,835 loans. Purchase characteristics varied significantly from year to year. The number of loans purchased rose notably throughout the mid- to late-1990s, as seen in Diagram I.23, below.<sup>47</sup> Loan purchase activity increased slightly during fiscal years 2004 and 2005, jumped up in 2007, but fell drastically in 2009 to the lowest level since 1986. The WCDA purchased 1,650 loans in 2006, 2,057 in 2008 and 953 in 2009.<sup>48</sup>



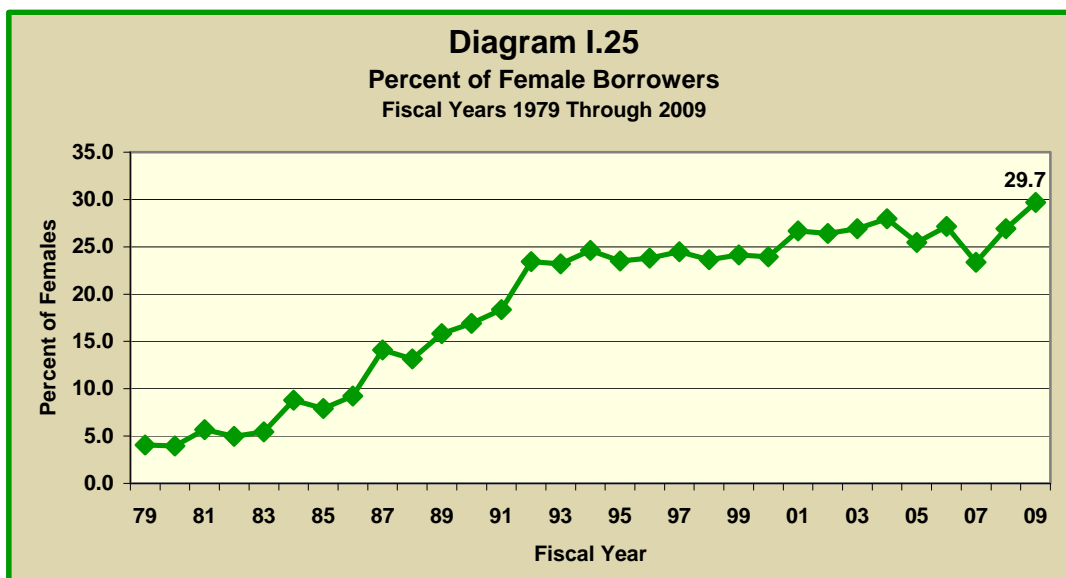
During the 31-year period in which loans were purchased, the average size of households fell from 3.02 persons per household to 2.07 persons in fiscal 2009. Diagram I.24, below, illustrates how this decrease has occurred over time.



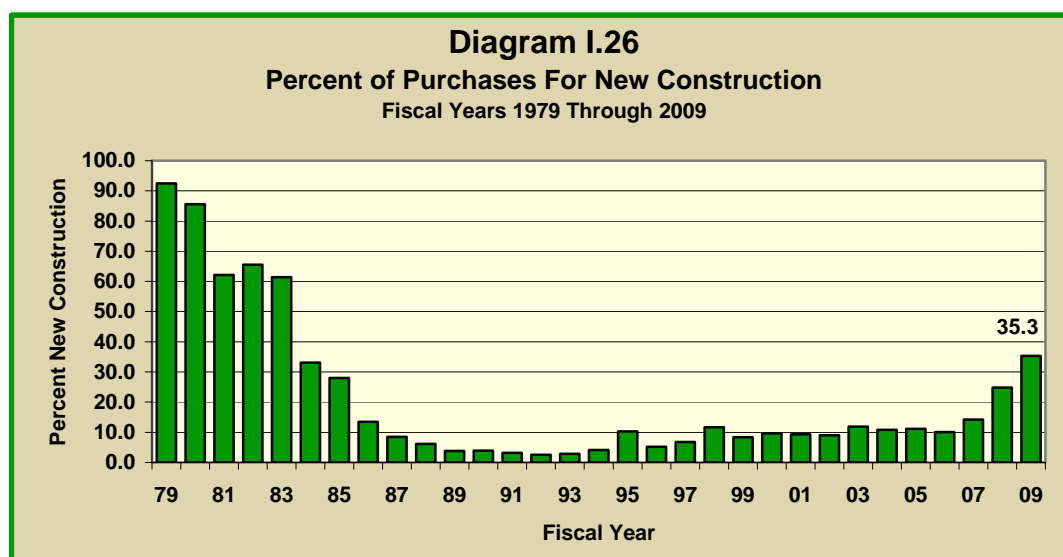
<sup>47</sup> Individual annual total loan purchases may be reported differently elsewhere by one to three loans because of WCDA loans resold since 1992.

<sup>48</sup> Tables containing related data are in Section E of Volume II, Technical Appendix.

The number of loans purchased with female borrowers identified as the head of household steadily increased during the same timeframe. In 1979, only 4.06 percent of the loans purchased had female borrowers. By 1992 this figure increased to 23.3 percent, with a local high of 27.9 percent in 2004. In 2009, loans purchased with female borrower heads of household rose to their highest level, at 29.7 percent. Diagram I.25 below, presents these changes. Moreover, the percentage of loans purchased by married couples continued to decline, dropping steadily from 84 percent in 1979 to 37.1 percent in fiscal 2009.



Between 1979 and 1983, loans purchased by the WCDA were tied predominantly to new construction. After that time, as seen in Diagram I.26, below, fewer new construction loans were acquired until new loans reached a low of 2.5 percent in 1992. New construction loan purchases jumped to 35.3 percent in fiscal 2009, the highest level since the mid-1980s, despite the nearly constant 10 percent level of new construction purchases over the last decade.



The average age of a WCDA home has gotten older over time, after an initial six-year period of acquiring newer home loans. From 1979 to fiscal 1984, the average age of a WCDA loan purchase home was 13 years or less, or built between 1971 and 1979. Beginning in 1985, the gap widened and the average age was nearly 40 years old by the late 1990s. These dates have begun to revert to

newer housing units and by fiscal 2009, of all units in the portfolio, the average age was 30 years old, or built in 1979.

Home sizes fluctuated over the WCDA's loan purchasing tenure. The average home size in 1979 was 1,121 square feet. This increased to 1,264 square feet by 1982, dropped to 1,150 in 1986 and rose again in 1991 to 1,268 square feet. By fiscal 2009, homes tended again to be smaller, with an average of 1,165 square feet, containing 2.6 bedrooms and 1.6 bathrooms.

When the WCDA began purchasing home loans in 1979, the average home purchase price was \$58,565. By 1982, it had risen to \$64,441. Prices began declining afterward, falling to \$47,147 in 1990. Since then, however, this trend has reversed course and the average purchase price has grown significantly, reaching \$150,055 in 2009. Average household income in nominal terms, without the effects of inflation, also was tracked in accordance to WCDA home loans. In 1983, the average household income was \$32,814, dropping to \$28,127 in 1992 before rising steadily to \$46,182 in 2009. The debt-to-income ratio increased by 5.9 percentage points, from 24.3 percent during fiscal 2008 to 30.2 percent in fiscal 2009. The loan-to-value ratio, decreased by 0.2 percent, from 98.3 percent during fiscal 2008 to 98.1 percent in fiscal 2009.

In summary, fiscal 2009 saw the WCDA drastically decrease its loan purchase volume to its lowest level since 1986, due to the nationwide housing market contraction and credit crisis. The average household size has continued to drop, reaching 2.07 persons. The number of female borrowers appears to be increasing, while the percentage of borrowers who were married couples continued to fall to nearly 37.1 percent. Nearly 35.3 percent of the loans purchased during the past five years were for new construction, although the overall home loan portfolio continues to be for older homes, with an average age of 30 years in 2009. The average home-purchase price and the average household income for borrowers for a WCDA-purchased loan continued to climb.

## **I.E. COMMENTARY ON WYOMING HOUSING**

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Between 1990 and 2000, household formation in the state rose by 14.7 percent, but during that same period only 2,443 new housing units were created, an increase of just 10.05 percent. This implies that the Wyoming housing market was much tighter in 2000 than it had been 10 years earlier. Since the 2000 census, the Census Bureau has estimated that households in Wyoming have risen 6.47 percent at the same time that the housing stock has increased 8.25 percent.

Migration figures based on Wyoming DOT data suggest that a considerable number of citizens continued to flock to the state during the first half of 2009, at a rate consistent for the last few years of DOT driver's license exchange data.

Statewide average housing prices for existing homes have decreased to \$256,045 in 2008, falling 3.4 percent in one year. Rental rates are up appreciably as well, with apartment rents rising 8.5 percent in one year and now costing \$650 per month. There were 2,178 building permits issued for single-family homes in 2008. From 2004 through 2007, more single-family building permits were issued than at any time over the 26-year history. However the period from 2007 to 2008 saw a decrease of 41.2 percent in building permits, with an average value of for single-family units reaching \$238,320. This value excludes the cost of the lot and all lot development costs, which often account for another \$50,000.

Even so, the discrepancies in existing home sales prices throughout Wyoming were striking. Niobrara County's average price was at the low end at \$98,935 in 2008, in contrast to Teton County's average price of \$1,829,237.

In comparison, Laramie, Teton and Campbell counties recorded high net migration in recent years and all had homes with the top average sales prices for existing homes. On the other hand, Weston and Niobrara counties had the lowest average sales prices and recorded minimal net driver's license exchanges.

The Housing Needs Assessment survey confirmed that new residents want to buy homes but are having a tough time. For those persons looking for houses under \$100,000, there is a lack of suitable and affordable choices in the current housing marketplace. Options are limited for these residents to perhaps overcrowded or older, less suitable housing.

A survey of rental vacancy rates in Wyoming indicates a rising vacancy rate and a lower demand for housing than what has been seen in previous years. Unfortunately, more than 25.9 percent of new residents seeking rental units are looking for rentals below current market rates.

A survey of available mobile home lots indicated a decline of vacancy rates from 14.3 percent during the December 2008 survey to 11.3 percent during the June 2009 survey.

## II. COUNTY PROFILES

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The following section provides population estimates and selected economic and housing statistics for each of Wyoming's 23 counties. These elements provide a view of the economic well-being of each county. The narratives incorporate tables providing census data on population and housing estimates, and the HUD estimated median family income. Each county profile also addresses migration and driver's license exchanges, labor force statistics, rental and home prices, annual building permits and per unit valuation, and the Department of Transportation Housing Needs Assessment Survey results for 2007. Additional tables containing detailed statistics for the above concepts are presented in Volume II, *Technical Appendix*.

Labor force, employment and unemployment figures were collected from the Bureau of Labor Statistics (BLS). The rental prices were obtained from the Wyoming Department of Administration and Information, Economic Analysis Division – *Wyoming Cost of Living Index*.

The Wyoming Department of Transportation (DOT) provided driver's license exchange information. The DOT tracks the exchange of driver's licenses from other areas, as well as those surrendering their driver's license in other states. For those moving to Wyoming, new residents are requested to exchange their driver's license within one year. It is important to note that these data represent the net change in driver's licenses, not total migrating persons or households. It is, however, an indication of migration trends for Wyoming.

The U.S. Census Bureau reports the "per unit" value of building permits. This relates to the cost of construction per unit in real 2008 dollars. These values exclude the cost of land and therefore are a reasonable indicator of the combined effects of increases in the cost of materials, building codes and consumer tastes.<sup>49</sup>

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<sup>49</sup> Cost is the value of construction as shown on the building permit.





## ALBANY COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Albany County's population increased by 2.32 percent between 2000 and 2008, from 32,014 to 32,758. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.1.1, below.

<b>Table II.1.1</b> <b>Population Estimates for Wyoming and Albany County</b> Census 2000, 2001 - 2008 Intercensal Estimates				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Albany County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	32,014	.
July 2001 Estimate	492,924	-0.17	32,201	0.58
July 2002 Estimate	496,969	0.65	32,249	0.73
July 2003 Estimate	499,056	1.07	32,436	1.32
July 2004 Estimate	502,816	1.83	32,681	2.08
July 2005 Estimate	506,007	2.48	32,507	1.54
July 2006 Estimate	512,573	3.81	32,613	1.87
July 2007 Estimate	523,252	5.97	32,288	0.86
July 2008 Estimate	532,668	7.88	32,758	2.32

### MIGRATION

Total population change is the result of 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.1.2, at right, from April 2000 to July 2008, Albany County's natural increase was estimated to be 1,792 people. Albany County has been experiencing net out-migration, with over 1,048 persons leaving the county over the last nine years.<sup>50</sup>

Driver's license data indicate a net increase of 134 persons during the first half of 2009. The total exchange of driver's license for the last nine and one half years for Albany County are presented in Table II.1.3, on the following page, which indicate a net increase of 576 persons over this same time period.

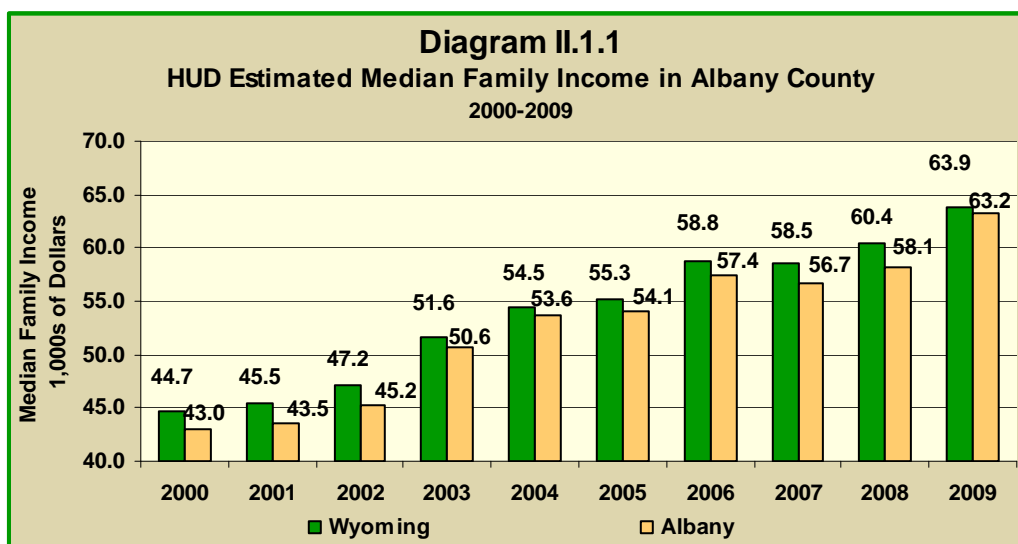
<b>Table II.1.2</b> <b>Albany County Population Change</b> Census 1980 - 7/2008	
<b>1980 Population</b>	<b>29,062</b>
Natural Increase 80-90	3,138
Net Migration 80-90	-1,403
<b>1990 Population</b>	<b>30,797</b>
Natural Increase 90-00	2,109
Net Migration 90-00	-892
<b>2000 Population</b>	<b>32,014</b>
Natural Increase 00-08	1,792
Net Migration 00-08	-1,048
<b>2008 Population Estimate</b>	<b>32,758</b>

<sup>50</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.1.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Albany County</b>			
<b>2000 - First Half 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009 – First Half	547	413	134
<b>Total</b>	<b>11,113</b>	<b>10,537</b>	<b>576</b>

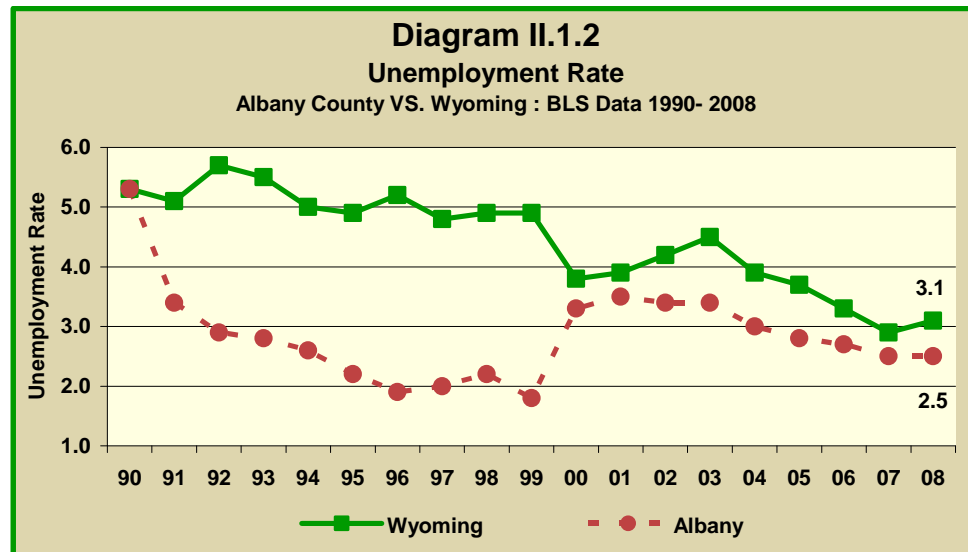
## ECONOMICS

The HUD estimated median family income (MFI) for Albany County was \$63,200 in 2009.<sup>51</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.1.1, 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. Albany County's labor force, defined as the number of people working or actively seeking work, increased by 254 persons, from 18,654 in 2007 to 18,908 in 2008. Employment increased by 237 persons. Unemployment decreased by 17 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, remained unchanged at 2.5 percent in 2008. Albany County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.1.2, on the following page. Preliminary 2009 monthly unemployment estimates indicate the unemployment rate increased above the 2008 level.

<sup>51</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 represents the number of workers who worked during or received pay for the pay period, which ends on the 12th of the month. 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.1.4, below, annual total monthly employment increased by 1.34 percent between 2006 and 2007, rising from a total of 15,173 to 15,376 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend, with employment rising to 15,880 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	13,885	14,336	14,560	16,483	14,867	14,895	14,993	14,992
Feb	14,110	14,510	14,808	16,543	15,173	15,112	15,270	15,484
Mar	14,294	14,505	14,794	16,605	15,274	15,106	15,403	15,611
Apr	14,334	14,668	14,893	16,927	15,428	15,340	15,464	15,707
May	14,290	14,612	14,831	16,798	15,492	15,417	15,625	15,750
Jun	14,505	14,694	15,038	17,004	15,206	15,505	15,678	15,847
Jul	14,026	13,994	14,526	16,538	14,863	14,685	14,910	15,113
Aug	14,197	14,039	14,439	16,546	15,025	14,620	14,911	15,099
Sep	14,426	14,443	15,131	16,907	15,601	15,324	15,561	15,880
Oct	14,653	14,915	15,391	17,184	15,575	15,336	15,656	.
Nov	14,560	14,910	15,403	16,919	15,639	15,341	15,518	.
Dec	14,579	14,906	15,370	16,980	15,485	15,397	15,528	.
Annual	14,322	14,544	14,932	16,786	15,302	15,173	15,376	.
% Change	.	1.55	2.67	12.42	-8.84	-0.84	1.34	.

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.1.5, at right, annual average weekly wages increased by 6.14 percent in Albany County between 2006 and 2007, changing from a total of \$586 to \$622.

<b>Table II.1.5</b> <b>Average Weekly Wages in Albany County</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	.
2002	485	491	537	521	508	7.17
2003	494	524	526	545	522	2.76
2004	480	518	519	500	504	-3.45
2005	531	562	573	572	559	10.91
2006	551	584	593	614	586	4.83
2007	581	628	630	647	622	6.14
2008	621	648	667	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.1.6, at right. Annual establishments remained unchanged between 2006 and 2007, with figures remaining at 1,187 establishments. Preliminary estimates for 2008 indicate an increase in the number of establishments, with figures rising to 1,233 in the third quarter of 2008.

<b>Table II.1.6</b> <b>Number of Establishments in Albany County</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	.
2002	1,089	1,094	1,115	1,117	1,104	2.51
2003	1,116	1,133	1,137	1,132	1,130	2.36
2004	1,121	1,138	1,144	1,151	1,139	0.80
2005	1,151	1,181	1,188	1,178	1,175	3.16
2006	1,173	1,194	1,196	1,183	1,187	1.02
2007	1,177	1,189	1,189	1,193	1,187	0.00
2008p	1,203	1,213	1,233	.	.	.

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, Albany County recorded 21,407 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 \$1,153,477,000, and real per capita income was \$35,725 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$33,676 in 2007, while Wyoming average earnings per job were \$43,407.<sup>52</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 14.31 percent in Albany County between 2000 and 2008, from 15,215 to 17,393. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.1.7, below.

<b>Table II.1.7</b> <b>Wyoming VS Albany County Housing Unit Estimates</b> <b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Albany County	% Change from 2000
2000 Census	223,854	.	15,215	.
July 2001 Estimate	225,959	0.94	15,341	0.83
July 2002 Estimate	227,773	1.75	15,601	2.54
July 2003 Estimate	229,637	2.58	15,731	3.39
July 2004 Estimate	232,556	3.89	15,964	4.92
July 2005 Estimate	235,654	5.27	16,329	7.32
July 2006 Estimate	239,175	6.84	16,880	10.94
July 2007 Estimate	242,332	8.25	17,174	12.88
July 2008 Estimate	246,393	10.07	17,393	14.31

<sup>52</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 Albany County increased by 5.1 percent, from \$568 in fourth quarter 2007 to \$597 in fourth quarter 2008. Detached single-family home rents increased by 3.9 percent. Rents for mobile homes on a lot increased by 14.5 percent during that same time, and rents for mobile home lots increased by 1.2 percent.

Albany County rental prices have experienced average annualized increases of 3.1 percent per year for apartments, 4.1 percent per year for houses, 3.8 percent per year for mobile homes plus a lot and 3.3 percent per year for mobile home lots since fourth quarter 1986 through the 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 that same period. Table II.1.8, at right, presents the Albany 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 Albany County decreased from 192 in 2007 to 142 in 2008. Total residential units authorized decreased from 264 in 2007 to 172 in 2008.

The real value of single-family building permits increased from \$160,190 in 2007 to \$173,140 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$173,140 in 2008 to a low of \$135,170 in 2001. 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.1.9, on the following page.

<b>Table II.1.8</b> <b>Wyoming Cost of Living Index for Albany County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	306	128	360	263
Q2.87	305	130	380	264
Q4.87	333	131	379	281
Q2.88	306	134	394	253
Q4.88	305	129	378	259
Q2.89	323	138	385	292
Q4.89	336	132	401	269
Q2.90	323	140	406	313
Q4.90	336	138	439	272
Q2.91	333	138	425	306
Q4.91	381	139	485	308
Q2.92	359	139	471	342
Q4.92	400	139	416	363
Q2.93	385	143	448	417
Q4.93	415	152	510	409
Q2.94	404	154	489	446
Q4.94	427	160	544	435
Q2.95	417	161	520	435
Q4.95	430	161	531	431
Q2.96	433	166	584	422
Q4.96	455	164	566	443
Q2.97	443	166	606	467
Q4.97	445	169	594	459
Q2.98	429	177	559	417
Q4.98	439	180	589	472
Q2.99	447	207	611	531
Q4.99	449	195	608	466
Q2.00	454	197	603	491
Q4.00	460	198	609	462
Q2.01	459	204	604	507
Q4.01	488	205	718	486
Q2.02	489	221	642	481
Q4.02	498	221	694	518
Q2.03	504	226	728	545
Q4.03	533	229	809	578
Q2.04	529	229	839	576
Q4.04	594	229	849	541
Q2.05	576	241	860	517
Q4.05	603	245	805	549
Q2.06	605	252	896	523
Q4.06	602	252	834	550
Q2.07	587	252	859	503
Q4.07	568	258	837	523
Q2.08	603	261	874	528
Q4.08	597	261	870	599

<b>Table II.1.9</b> <b>Building Permits and Valuation</b> <b>Albany County, 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	128	4	4	6	142	.	.	74.94
1981	121	8	19	80	228	.	.	70.81
1982	93	8	28	134	263	.	.	62.42
1983	138	2	103	47	290	.	.	62.04
1984	55	.	47	78	180	.	.	72.28
1985	29	2	.	76	107	.	.	101.72
1986	13	.	.	.	13	.	.	69.95
1987	14	.	.	8	22	.	.	82.34
1988	11	2	.	.	13	.	.	162.96
1989	15	.	.	.	15	.	.	144.19
1990	12	.	4	8	24	.	.	130.15
1991	31	.	.	16	47	.	.	116.45
1992	56	.	16	.	72	.	.	133.05
1993	69	.	4	.	73	.	.	135.93
1994	106	.	39	69	214	.	10	138.54
1995	102	4	20	48	174	.	20	144.74
1996	109	2	12	12	135	.	.	135.81
1997	98	4	52	.	154	.	10	160.11
1998	97	4	4	34	139	.	.	124.60
1999	101	.	12	92	205	48	9	150.83
2000	105	2	.	.	107	.	.	141.54
2001	135	.	4	144	283	.	.	135.17
2002	153	2	8	.	163	.	.	145.38
2003	193	2	28	48	271	.	.	139.95
2004	210	2	16	182	410	35	12	155.30
2005	192	.	110	292	594	27	.	146.94
2006	156	6	92	75	329	.	.	155.02
2007	192	.	24	48	264	.	.	160.19
2008	142	.	18	12	172	47	22	173.14

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 Albany County was \$222,151. This represented an increase of 4.6 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.1.10, below.

<b>Table II.1.10</b> <b>Average Sales Prices in Albany County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	109,849	5.91	101,517	4.76
2000	118,196	7.60	111,437	9.77
2001	126,183	6.76	116,469	4.52
2002	125,820	-0.29	121,140	4.01
2003	150,751	19.81	132,708	9.55
2004	175,320	16.30	142,501	7.38
2005	182,000	3.81	159,776	12.12
2006	184,159	1.19	187,869	17.58
2007	212,313	15.29	265,044	41.1
2008	222,151	4.6	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.<sup>53</sup> During June of 2009, a total of 100 surveys were completed by property managers in Albany County. Of the 3,006 rental units surveyed, 314 were vacant, indicating a vacancy rate of 10.45 percent. This compares to a 4.26 percent vacancy rate one year ago, and a 2009 statewide vacancy rate of 6.06 percent. Further questioning revealed a slow rental market due to an economic downturn and a general increase in the rental stock in Albany County.

**Table II.1.11**  
**Semi-Annual Rental Vacancy Survey**  
**Albany County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	8	528	33	6.25
2001b	11	779	9	1.16
2002a	13	664	38	5.72
2002b	18	1,210	24	1.98
2003a	17	1,077	48	4.46
2003b	23	1,243	30	2.41
2004a	25	1,064	40	3.76
2004b	26	1,326	24	1.81
2005a	39	1,374	39	2.84
2005b	37	2,095	131	6.25
2006a	43	2,076	142	6.84
2006b	43	2,056	98	4.77
2007a	50	2,003	52	2.60
2007b	61	2,442	75	3.07
2008a	78	2,958	126	4.26
2008b	101	2,376	103	4.34
2009a	100	3,006	314	10.45

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 67 respondents in Albany County. Of the incoming population who were unsatisfied with their current housing, 80.0 percent said they sought to own a home and 20.0 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, of which 100.0 percent sought homes in the range of \$50,000 to \$99,999. The remainder of those seeking to own a home, 50.0 percent, wished to build, of which 33.3 percent expected to build for less than \$100,000 and 66.7 percent expected to build for more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, none hoped to spend less than \$365 per month, 33.3 percent anticipated spending \$366 to \$474, about 16.7 percent were willing to spend \$475 to \$599, and 50.0 percent expected to spend over \$600. 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 2,121 loans purchased in Albany County during 1979-2008, with 51 occurring in fiscal 2008. The average home size over the period was 1,112 square feet and 1,226 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1975. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$44,352. The average purchase price in fiscal 2008 was \$159,752. In fiscal 2009, 35.3 percent of loans purchased were for new construction, and 33.3 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.

<sup>53</sup> Those signified as 'a' in the "year" column of Table II.1.11 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.





# BIG HORN COUNTY

## POPULATION

The Census Bureau's intercensal estimates indicate that Big Horn County's population decreased by 1.21 percent between 2000 and 2008, from 11,461 to 11,322. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.2.1, below.

<b>Table II.2.1</b>				
<b>Wyoming and Big Horn County Population Estimates</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Big Horn County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	11,461	.
July 2001 Estimate	492,924	-0.17	11,224	-2.07
July 2002 Estimate	496,969	0.65	11,163	-2.60
July 2003 Estimate	499,056	1.07	11,055	-3.54
July 2004 Estimate	502,816	1.83	11,184	-2.42
July 2005 Estimate	506,007	2.48	11,107	-3.09
July 2006 Estimate	512,573	3.81	11,099	-3.16
July 2007 Estimate	523,252	5.97	11,215	-2.15
July 2008 Estimate	532,668	7.88	11,322	-1.21

## 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.2.2, at right, from April 2000 to July 2008, Big Horn County's natural increase was estimated to be 82 people. Big Horn County has been experiencing net out-migration, with 221 persons leaving the county in the last eight years.<sup>54</sup>

Driver's license exchange data indicate a net increase of 28 persons during 2008. The driver's license total exchanges for the last nine and one-half years for Big Horn County are presented in Table II.2.3, on the following page, which indicate a net increase of 560 persons over the time period.

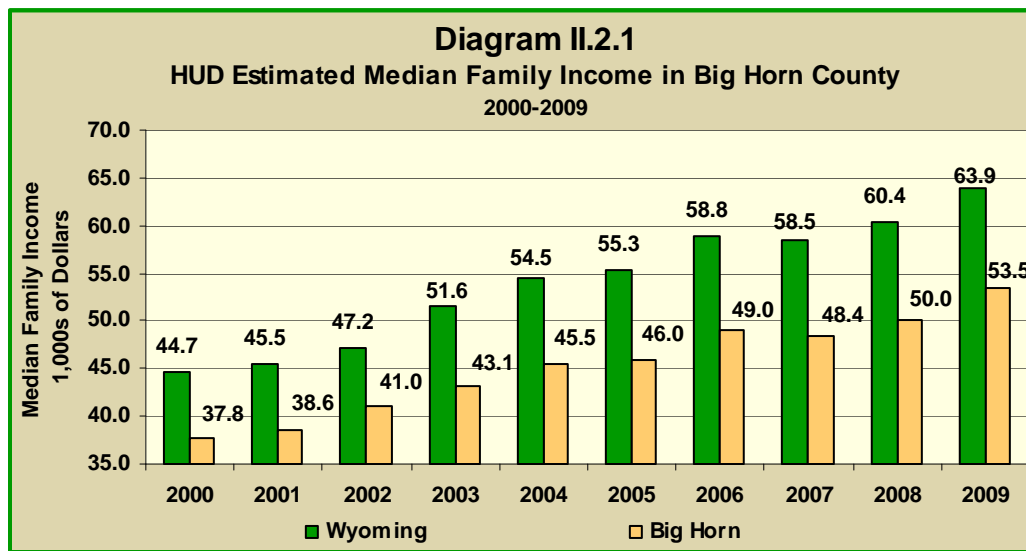
<b>Table II.2.2</b>	
<b>Big Horn County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>11,896</b>
Natural Increase 80-90	859
Net Migration 80-90	-2,230
<b>1990 Population</b>	<b>10,525</b>
Natural Increase 90-00	270
Net Migration 90-00	666
<b>2000 Population</b>	<b>11,461</b>
Natural Increase 00-08	82
Net Migration 00-08	-221
<b>2008 Population Estimate</b>	<b>11,322</b>

<sup>54</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.2.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Big Horn County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	289	221	68
2001	258	211	47
2002	269	194	75
2003	239	168	71
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009 – First Half	119	91	28
<b>Total</b>	<b>2,548</b>	<b>1,988</b>	<b>560</b>

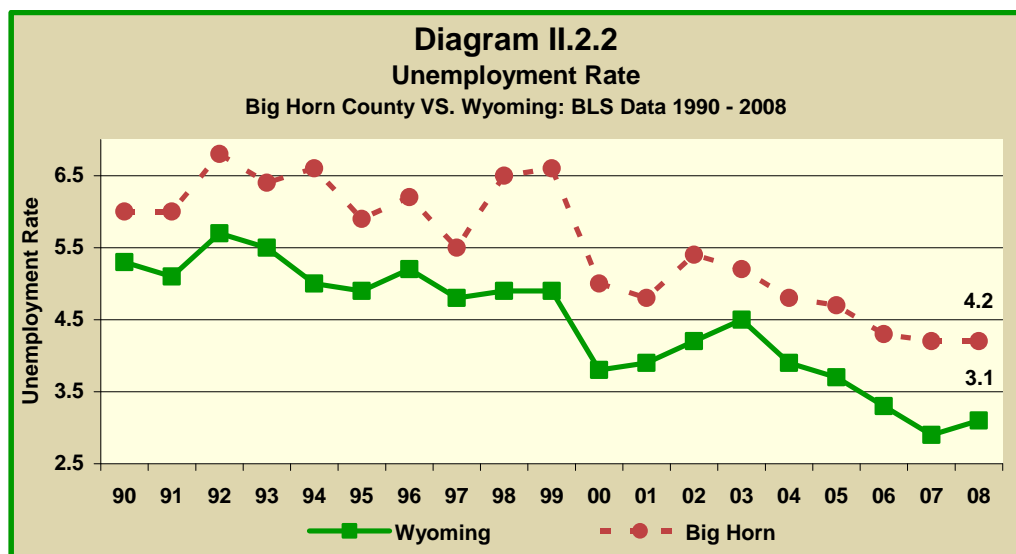
## ECONOMICS

The HUD estimated median family income (MFI) for Big Horn County was \$53,500 in 2009.<sup>55</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.2.1, 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. Big Horn County's labor force, defined as the number of people working or actively seeking work, increased by 73 persons, from 4,899 in 2007 to 4,972 in 2008. Employment increased by 69 persons. Unemployment increased by four persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, remained the same between 2007 and 2008 at 4.2 percent. However, Big Horn County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.2.2, on the following page.

<sup>55</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 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.2.4 below, annual total monthly employment decreased by 8.77 percent between 2006 and 2007, changing from a total of 4,653 to 4,245 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 4,401 persons in September.

<b>Table II.2.4</b>								
<b>Big Horn County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages 2001 – 2008p</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>2008p</b>
Jan	3,984	4,106	3,975	4,248	4,217	4,359	3,887	4,063
Feb	3,999	3,990	3,967	4,215	4,086	4,399	3,925	4,034
Mar	4,078	4,044	4,041	4,241	4,200	4,428	3,977	4,051
Apr	4,128	4,142	4,154	4,324	4,362	4,518	4,154	4,189
May	4,263	4,213	4,267	4,415	4,567	4,699	4,367	4,364
Jun	4,386	4,211	4,448	4,627	4,750	4,956	4,591	4,629
Jul	4,131	4,055	4,126	4,373	4,550	4,776	4,419	4,365
Aug	4,137	4,056	4,182	4,457	4,569	4,802	4,401	4,443
Sep	4,205	4,216	4,227	4,371	4,596	4,901	4,259	4,401
Oct	4,364	4,282	4,382	4,372	4,605	4,748	4,396	.
Nov	4,133	4,156	4,288	4,360	4,498	4,648	4,360	.
Dec	4,111	4,085	4,235	4,347	4,469	4,603	4,209	.
<b>Annual</b>	<b>4,160</b>	<b>4,130</b>	<b>4,191</b>	<b>4,363</b>	<b>4,456</b>	<b>4,653</b>	<b>4,245</b>	<b>.</b>
<b>% Change</b>	<b>.</b>	<b>-0.72</b>	<b>1.48</b>	<b>4.10</b>	<b>2.13</b>	<b>4.42</b>	<b>-8.77</b>	<b>.</b>

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.2.5, at right, annual average weekly wages decreased by 5.82 percent between 2006 and 2007, changing from a total of \$636 to \$599.

Total business establishments reported by the QCEW are displayed in Table II.2.6. Annual establishments increased by 3.51 percent between 2006 and 2007, changing from a total of 399 to 413 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 423 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 most recent year for which data are available, Big Horn County recorded 6,599 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 \$326,629,000, and real per capita income was \$29,124 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the County were \$31,185 in 2007, while Wyoming average earnings per job were \$43,407.<sup>56</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 2.43 percent in Big Horn County between 2000 and 2008, from 5,105 to 5,229. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.2.7, below.

<b>Table II.2.7</b> <b>Housing Unit Estimates for Wyoming and Big Horn County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Big Horn County	% Change from 2000
2000 Census	223,854	.	5,105	.
July 2001 Estimate	225,959	0.94	5,126	0.41
July 2002 Estimate	227,773	1.75	5,135	0.59
July 2003 Estimate	229,637	2.58	5,153	0.94
July 2004 Estimate	232,556	3.89	5,187	1.61
July 2005 Estimate	235,654	5.27	5,215	2.15
July 2006 Estimate	239,175	6.84	5,210	2.06
July 2007 Estimate	242,332	8.25	5,221	2.27
July 2008 Estimate	246,393	10.07	5,229	2.43

<sup>56</sup> Section D of Volume II, Technical Appendix provides additional BEA data for years 1992 through 2007.

According to the Wyoming Cost of Living Index, average apartment rent in Big Horn County changed by 8.4 percent from \$474 in fourth quarter 2008 to \$514 in fourth quarter 2008. Detached single-family home rents decreased by 3.2 percent. Rents for mobile homes on a lot increased by 4.0 percent, and rents for mobile home lots increased by 15.9 percent.

Big Horn County rental prices have experienced average annualized increases of 6.0 percent per year for apartments, 1.6 percent per year for houses, 2.4 percent per year for mobile homes plus a lot and 5.2 percent per year for mobile home lots since fourth quarter 1998 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.2.8, at right, presents the Big Horn 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 Big Horn County decreased from 23 in 2007 to 21 in 2008. Total residential units authorized increased from 23 in 2007 to 37 in 2008.

The real value of single-family building permits increased from \$159,470 in 2007 to \$198,180 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$198,180 in 2008 to a low of \$100,810 in 2005. These figures compare to the state average eight-year high of \$259,470 in 2000 and a six-year low of \$175,810 in 2003. Additional details are given in Table II.2.9, on the following page.

<b>Table II.2.8</b> <b>Wyoming Cost of Living Index<sup>57</sup> for Big Horn County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
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	272	84	353	.
Q4.98	301	117	338	263
Q2.99	310	78	288	256
Q4.99	291	77	363	307
Q2.00	318	92	325	254
Q4.00	296	98	342	296
Q2.01	320	97	360	297
Q4.01	344	89	375	290
Q2.02	307	98	331	282
Q4.02	305	99	313	303
Q2.03	310	107	329	326
Q4.03	319	114	329	304
Q2.04	303	116	343	310
Q4.04	321	118	347	319
Q2.05	330	129	365	334
Q4.05	382	132	366	309
Q2.06	382	132	350	330
Q4.06	395	129	396	314
Q2.07	442	136	410	324
Q4.07	474	126	435	327
Q2.08	476	139	418	334
Q4.08	514	146	421	340

<sup>57</sup> Data from 1986 to 1997 for Big Horn County are not reported by the Wyoming Economic Analysis Division.

<b>Table II.2.9</b> <b>Building Permits and Valuation</b> <b>Big Horn County, 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	18	.	.	6	24	.	.	90.74
1981	14	2	16	.	32	.	.	75.44
1982	7	.	8	6	21	.	.	93.63
1983	8	.	.	.	8	.	.	85.03
1984	17	.	.	.	17	.	.	56.81
1985	5	.	.	.	5	.	.	77.23
1986	4	.	.	.	4	.	.	70.84
1987	2	.	.	.	2	.	.	93.19
1988	3	.	.	.	3	.	.	88.91
1989	4	.	.	.	4	.	.	100.46
1990	3	.	.	.	3	.	.	63.74
1991	6	.	.	.	6	.	.	110.36
1992	2	.	.	.	2	.	.	84.98
1993	7	.	.	.	7	.	.	115.80
1994	5	.	.	.	5	.	.	84.05
1995	8	.	.	.	8	.	.	96.83
1996	13	2	.	.	15	.	.	112.90
1997	7	2	.	.	9	.	.	110.69
1998	8	.	.	.	8	.	.	107.43
1999	11	.	.	.	11	.	.	116.40
2000	12	.	.	.	12	.	.	101.88
2001	7	.	.	.	7	.	.	121.83
2002	11	.	.	.	11	.	.	101.99
2003	6	.	.	.	6	.	.	142.78
2004	17	.	.	.	17	.	.	137.13
2005	8	.	.	.	8	.	.	100.81
2006	20	.	.	.	20	.	.	123.91
2007	23	.	.	.	23	.	.	159.47
2008	21	.	.	16	37	.	.	198.18

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 Big Horn County was \$109,295. This represented an increase of 8.0 percent from the previous year. In contrast, Wyoming's average sales price was \$256,045, which was a decrease of 3.4 percent from the previous year. A comparison of average sales prices between 1999 and 2008 is displayed in Table II.2.10, below.

<b>Table II.2.10</b> <b>Average Sales Prices in Big Horn County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	61,022	-0.11	101,517	4.76
2000	68,816	12.77	111,437	9.77
2001	76,263	10.82	116,469	4.52
2002	72,670	-4.71	121,140	4.01
2003	73,526	1.18	132,708	9.55
2004	76,279	3.74	142,501	7.38
2005	80,607	5.67	159,776	12.12
2006	87,384	8.41	187,869	17.58
2007	107,966	23.55	265,044	41.08
2008	109,295	1.2	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.<sup>58</sup> During June of 2009, a total of 26 surveys were completed in Big Horn County. Of the 203 rental units surveyed, 10 were vacant, indicating a vacancy rate of 4.93 percent. This compares to a 2.99 percent vacancy rate one year ago and a 6.06 rate statewide. Over the last six months the vacancy rate has risen only slightly, indicating a stable rental market.

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 40 respondents in Big Horn County. Of the incoming population who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home and none of survey respondents wished to rent.

Of those seeking to own a home, 50.0 percent wished to buy existing units. 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. 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 735 loans purchased in Big Horn County during 1979 through 2009, with 27 in fiscal 2009 alone. The average home size over the period was 1,350 square feet and was 1,327 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1946. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,090. The average purchase price in fiscal 2009 was \$100,360. In fiscal 2009, 11.1 percent of loans purchased were for new construction, and 22.2 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.

<b>Table II.2.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Big Horn County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	164	20	12.20
2001b	11	99	12	12.12
2002a	14	160	7	4.38
2002b	14	169	8	4.73
2003a	7	72	5	6.94
2003b	10	120	6	5.00
2004a	18	220	19	8.64
2004b	16	137	15	10.95
2005a	23	194	12	6.19
2005b	22	202	17	8.42
2006a	23	190	13	6.84
2006b	26	241	8	3.32
2007a	20	241	5	2.07
2007b	17	198	3	1.50
2008a	18	234	7	2.99
2008b	24	257	12	4.67
2009a	26	203	10	4.93

<sup>58</sup> Those signified as 'a' in the "year" column of Table II.2.11 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.



## CAMPBELL COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Campbell County's population increased by 23.07 percent between 2000 and 2007, from 33,698 to 41,473. This rate compares to a statewide population growth of 5.88 percent over the period. These data are presented in Table II.3.1, below.

<b>Table II.3.1</b> <b>Wyoming and Campbell County Population Estimates</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Campbell County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	33,698	.
July 2001 Estimate	492,924	-0.17	34,519	2.44
July 2002 Estimate	496,969	0.65	35,854	6.40
July 2003 Estimate	499,056	1.07	36,061	7.01
July 2004 Estimate	502,816	1.83	36,224	7.50
July 2005 Estimate	506,007	2.48	37,021	9.86
July 2006 Estimate	512,573	3.81	38,456	14.12
July 2007 Estimate	523,252	5.97	40,433	19.99
July 2008 Estimate	532,668	7.88	41,473	23.07

### 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.3.2, at right, from April 2000 to July 2008, Campbell County's natural increase was estimated to be 3,486 people. Campbell County has been experiencing net in-migration, with 4,289 persons arriving in the county in the last eight years.<sup>59</sup>

The Wyoming driver's license exchange data indicate a net increase of 613 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Campbell County are presented in Table II.3.3, on the following page, which indicate a net increase of 5,196 persons over the time period.

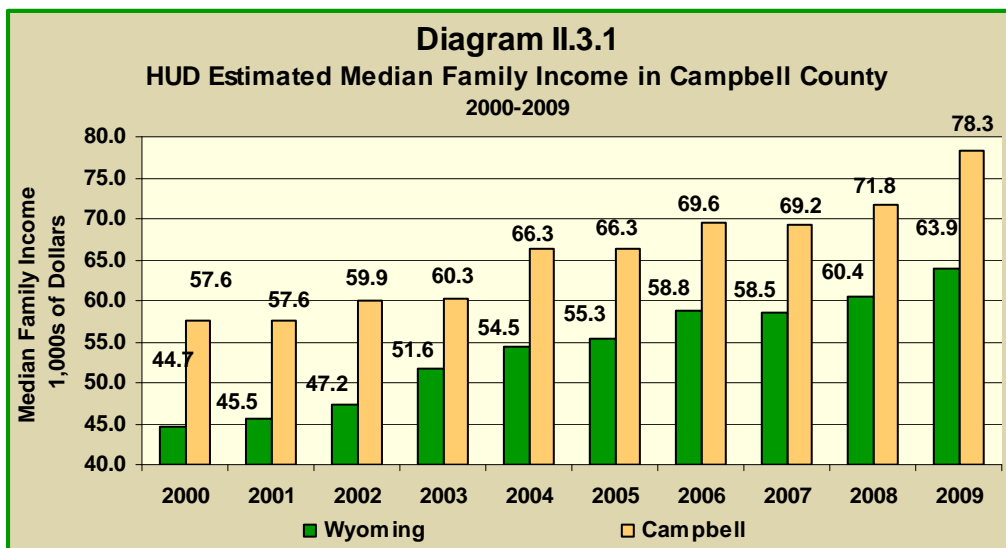
<b>Table II.3.2</b> <b>Campbell County Population Change</b> <b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>24,367</b>
Natural Increase 80-90	6,188
Net Migration 80-90	-1,185
<b>1990 Population</b>	<b>29,370</b>
Natural Increase 90-00	3,124
Net Migration 90-00	1,204
<b>2000 Population</b>	<b>33,698</b>
Natural Increase 00-08	3,486
Net Migration 00-08	4,289
<b>2008 Population Estimate</b>	<b>41,473</b>

<sup>59</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.3.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Campbell County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009 – First Half	1,032	419	613
<b>Total</b>	<b>13,223</b>	<b>8,027</b>	<b>5,196</b>

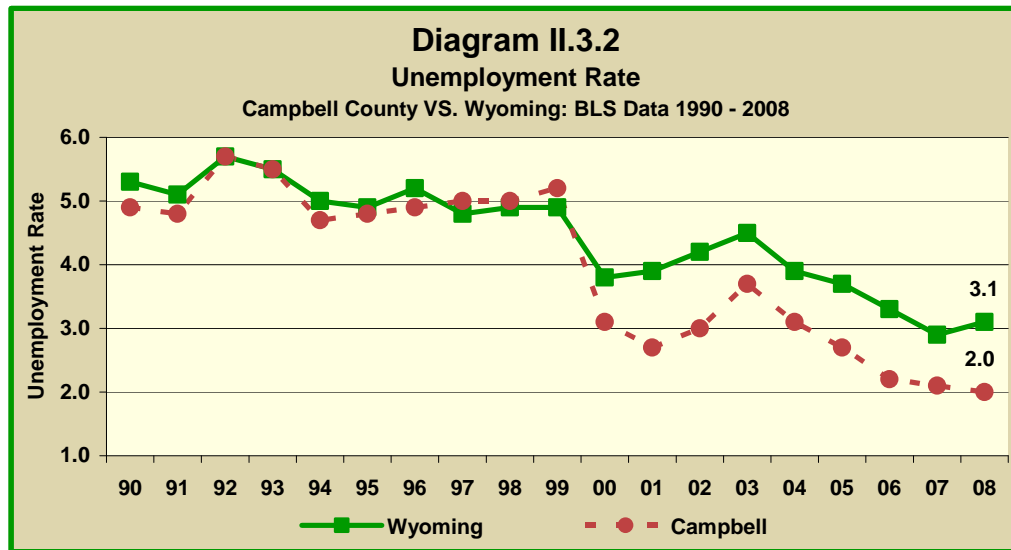
## ECONOMICS

The HUD estimated median family income (MFI) for Campbell County was \$78,300 in 2009.<sup>60</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.3.1, 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. Campbell County's labor force, defined as the number of people working or actively seeking work, increased by 970 persons, from 26,127 in 2007 to 27,097 in 2008. Employment increased by 958 persons. Unemployment, therefore, increased by 12 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 2.1 percent in 2007 to 2.0 in 2008. Campbell County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.3.2, on the following page.

<sup>60</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 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.3.4, below, annual total monthly employment increased by 6.44 percent between 2006 and 2007, changing from a total of 25,611 to 27,261 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 29,789 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	18,625	20,629	20,177	20,610	21,645	24,295	26,566	27,862
Feb	18,557	20,617	19,863	20,625	21,912	24,390	26,538	27,949
Mar	18,972	20,750	19,806	20,790	22,165	24,665	26,741	28,282
Apr	19,209	20,627	20,002	21,162	22,646	25,148	26,729	28,446
May	19,721	21,073	20,384	21,490	22,779	25,582	27,273	28,916
Jun	20,533	21,677	21,092	22,031	23,707	26,508	27,836	29,543
Jul	20,621	21,380	20,722	21,623	23,448	25,534	27,053	28,897
Aug	21,051	21,449	21,144	21,722	23,717	25,802	27,193	29,194
Sep	20,836	21,043	21,095	21,468	23,746	26,101	27,577	29,789
Oct	20,724	20,886	21,104	21,612	23,968	26,172	27,691	.
Nov	20,405	20,671	20,948	21,521	23,919	26,338	27,958	.
Dec	20,386	20,456	20,716	21,723	23,999	26,797	27,981	.
Annual	19,970	20,938	20,588	21,365	23,138	25,611	27,261	.
% Change	.	4.85	-1.67	3.77	8.30	10.69	6.44	.

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.3.5, at right, annual average weekly wages increased by 4.79 percent between 2006 and 2007, changing from a total of \$919 to \$963.

Total business establishments reported by the QCEW are displayed in Table II.3.6. Annual establishments increased by 5.42 percent between 2006 and 2007, changing from a total of 1,606 to 1,693 establishments. Preliminary 2008 estimates indicate another increase, with establishments rising to 1,776 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, Campbell County recorded 32,450 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 \$1,946,875,000, and real per capita income was \$48,151 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$60,141 in 2007, while Wyoming average earnings per job were \$43,407.<sup>61</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 18.40 percent in Campbell County between 2000 and 2008, from 13,288 to 15,733. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.3.7, below.

<b>Table II.3.7</b> <b>Housing Unit Estimates for Wyoming and Campbell County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Campbell County	% Change from 2000
2000 Census	223,854	.	13,288	.
July 2001 Estimate	225,959	0.94	13,412	0.93
July 2002 Estimate	227,773	1.75	13,538	1.88
July 2003 Estimate	229,637	2.58	13,702	3.12
July 2004 Estimate	232,556	3.89	13,932	4.85
July 2005 Estimate	235,654	5.27	14,071	5.89
July 2006 Estimate	239,175	6.84	14,321	7.77
July 2007 Estimate	242,332	8.25	14,528	9.33
July 2008 Estimate	246,393	10.07	15,733	18.40

<sup>61</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 Campbell County changed by 7.2 percent from fourth quarter 2007 to fourth quarter 2008, from \$708 to \$759. Detached single-family home rents increased by 13.5 percent. Rents for mobile homes on a lot increased by 69.5 percent during the same time, and rents for mobile home lots increased by 11.4 percent.

Campbell County rental prices have experienced average annualized increases of 4.5 percent per year for apartments, 5.5 percent per year for houses, 5.9 percent per year for mobile homes plus a lot and 3.1 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.3.8, at right, presents the Campbell 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 Campbell County increased from 398 in 2007 to 277 in 2008. Total residential units authorized decreased from 1,002 in 2007 to 349 in 2008.

The real value of single-family building permits decreased from \$227,450 in 2007 to \$199,100 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$227,450 in 2007 to a low of \$154,990 in 2001. 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.3.9, on the following page.

<b>Table II.3.8</b> <b>Wyoming Cost of Living Index for Campbell County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	290	175	415	295
Q2.87	258	175	422	286
Q4.87	277	175	423	313
Q2.88	258	166	431	296
Q4.88	260	170	389	292
Q2.89	255	163	407	278
Q4.89	253	177	418	312
Q2.90	257	165	408	296
Q4.90	273	165	429	319
Q2.91	279	165	427	339
Q4.91	303	153	465	299
Q2.92	316	168	460	438
Q4.92	306	161	438	333
Q2.93	313	168	476	297
Q4.93	291	165	483	406
Q2.94	316	173	455	305
Q4.94	332	183	502	391
Q2.95	338	165	497	378
Q4.95	339	173	516	355
Q2.96	329	163	556	436
Q4.96	339	160	537	414
Q2.97	340	159	484	440
Q4.97	354	172	506	399
Q2.98	342	173	537	395
Q4.98	352	176	527	421
Q2.99	359	158	524	378
Q4.99	351	158	537	450
Q2.00	434	184	650	500
Q4.00	432	197	632	483
Q2.01	478	210	612	558
Q4.01	537	228	653	575
Q2.02	566	220	638	574
Q4.02	520	226	732	581
Q2.03	561	223	646	576
Q4.03	563	228	707	590
Q2.04	557	231	789	581
Q4.04	554	232	793	629
Q2.05	584	240	730	616
Q4.05	611	257	827	710
Q2.06	649	266	867	786
Q4.06	697	283	975	758
Q2.07	691	292	1,127	830
Q4.07	708	308	1,185	609
Q2.08	717	318	1,314	988
Q4.08	759	343	1,345	1,032



<b>Table II.3.9</b> <b>Building Permits and Valuation in Campbell 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	123	60	92	95	370	.	.	113.39
1981	198	164	50	182	594	.	.	99.56
1982	24	18	16	.	58	.	.	161.14
1983	115	8	.	60	183	.	.	130.85
1984	100	2	.	.	102	.	.	97.70
1985	101	.	4	48	153	.	.	111.44
1986	32	.	.	.	32	.	.	128.85
1987	15	.	.	.	15	.	.	170.51
1988	11	.	.	.	11	.	.	147.10
1989	9	.	.	.	9	.	.	210.04
1990	15	.	.	.	15	.	.	171.96
1991	20	.	.	.	20	.	.	175.12
1992	82	.	.	.	82	.	.	133.69
1993	41	.	.	.	41	.	.	191.45
1994	48	.	.	.	48	.	.	185.11
1995	53	.	.	.	53	.	.	160.44
1996	68	.	.	.	68	.	.	159.53
1997	38	.	.	.	38	.	.	179.58
1998	50	.	.	.	50	.	11	158.50
1999	40	.	.	.	40	20	6	169.65
2000	61	.	.	.	61	.	.	155.83
2001	105	.	.	.	105	.	.	154.99
2002	144	.	.	.	144	.	.	163.44
2003	159	.	.	.	159	134	20	163.96
2004	129	.	.	.	129	53	15	174.47
2005	200	.	.	73	273	.	.	225.27
2006	161	.	.	61	479	51	.	207.05
2007	398	.	.	604	1,002	93	4	227.45
2008	277	.	.	72	349	100	11	199.10

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 Campbell County was \$242,341. This represented an decrease of 3.4 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.3.10, below.

<b>Table II.3.10</b> <b>Average Sales Prices in Campbell County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,221	-1.08	101,517	4.76
2000	151,615	45.47	111,437	9.77
2001	130,981	-13.61	116,469	4.52
2002	133,582	1.99	121,140	4.01
2003	170,218	27.43	132,708	9.55
2004	173,420	1.88	142,501	7.38
2005	185,874	7.18	159,776	12.12
2006	199,945	7.57	187,869	17.58
2007	247,150	23.61	265,044	41.08
2008	242,341	-1.9	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.<sup>62</sup> During June of 2009, a total of 58 surveys were completed by property managers in Campbell County. Of the 2,788 rental units surveyed, 160 were vacant, indicating a vacancy rate of 5.74 percent. This compares to a 7.18 percent vacancy rate one year ago, and a 2009 statewide vacancy rate of 6.06 percent. This sharp rise in the 2008a rental vacancy rate appears to correspond with the spike in multifamily construction seen in 2007, when 604 units were permitted. Since that time the vacancy rate has steadily fallen as the additional units have been absorbed into the market.

<b>Table II.3.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Campbell County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.74
2001b	10	749	5	0.67
2002a	13	848	10	1.18
2002b	18	1,395	51	3.66
2003a	15	921	16	1.74
2003b	17	1,257	16	1.27
2004a	20	1,456	36	2.47
2004b	25	1,373	38	2.77
2005a	24	1,318	15	1.14
2005b	25	1,288	8	0.62
2006a	29	1,450	3	0.21
2006b	29	1,437	6	0.42
2007a	33	1,769	15	0.85
2007b	34	1,394	4	0.29
2008a	42	1,713	123	7.18
2008b	52	1,966	133	6.77
2009a	58	2,788	160	5.74

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 35 respondents in Campbell County. Of the incoming population who were unsatisfied with their current housing, 37.5 percent said they were seeking to own a home and 62.5 percent wished to rent. Of those seeking to own and to buy existing units, 40.0 percent of respondents were seeking to buy a home for less than \$50,000, 40.0 percent were seeking to buy a home for between \$50,000 and \$100,000, and 20.0 percent of respondents were seeking to buy for more than \$100,000. Of those seeking to own a home and wished to build, 100.0 percent anticipated spending \$100,000.

Of those currently renting or seeking to rent, 40.0 percent hoped to spend less than \$365 per month, and 60.0 percent over \$600. 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 5,428 loans purchased in Campbell County during 1979-2009, with 202 in fiscal 2009. The average home size over the period was 1,293 square feet and an average of 1,507 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 2001. The average household income in fiscal 2008 in nominal terms, without the effects of inflation being taken into consideration, was \$54,822. The average purchase price in fiscal 2009 was \$176,275. In fiscal 2009, 62.4 percent of loans purchased were for new construction, and 23.3 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.

<sup>62</sup> Those signified as 'a' in the "year" column of Table II.3.11 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.



## CARBON COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Carbon County's population decreased by 0.10 percent between 2000 and 2008, from 15,639 to 15,624. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.4.1, below.

<b>Table II.4.1</b>				
<b>Wyoming and Carbon County Population Estimates</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Carbon County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	15,639	.
July 2001 Estimate	492,924	-0.17	15,189	-2.88
July 2002 Estimate	496,969	0.65	15,233	-2.60
July 2003 Estimate	499,056	1.07	15,197	-2.83
July 2004 Estimate	502,816	1.83	15,202	-2.79
July 2005 Estimate	506,007	2.48	15,036	-3.86
July 2006 Estimate	512,573	3.81	15,056	-3.73
July 2007 Estimate	523,252	5.97	15,420	-1.40
July 2008 Estimate	532,668	7.88	15,624	-0.10

### 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.4.2, at right, from April 2000 to July 2008, Carbon County's natural increase was estimated to be 481 people. Carbon County has been experiencing net out-migration, with over 496 persons leaving the county in the last eight years.<sup>63</sup>

The Wyoming driver's license exchange data for Carbon County indicate a net change of 67 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Carbon County are presented in Table II.4.3, on the following page, which indicate a net increase of 1,322 persons over the time period.<sup>64</sup>

<b>Table II.4.2</b>	
<b>Carbon County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>21,896</b>
Natural Increase 80-90	2,183
Net Migration 80-90	-7,420
<b>1990 Population</b>	<b>16,659</b>
Natural Increase 90-00	510
Net Migration 90-00	-1,530
<b>2000 Population</b>	<b>15,639</b>
Natural Increase 00-08	481
Net Migration 00-08	-496
<b>2008 Population Estimate</b>	<b>15,624</b>

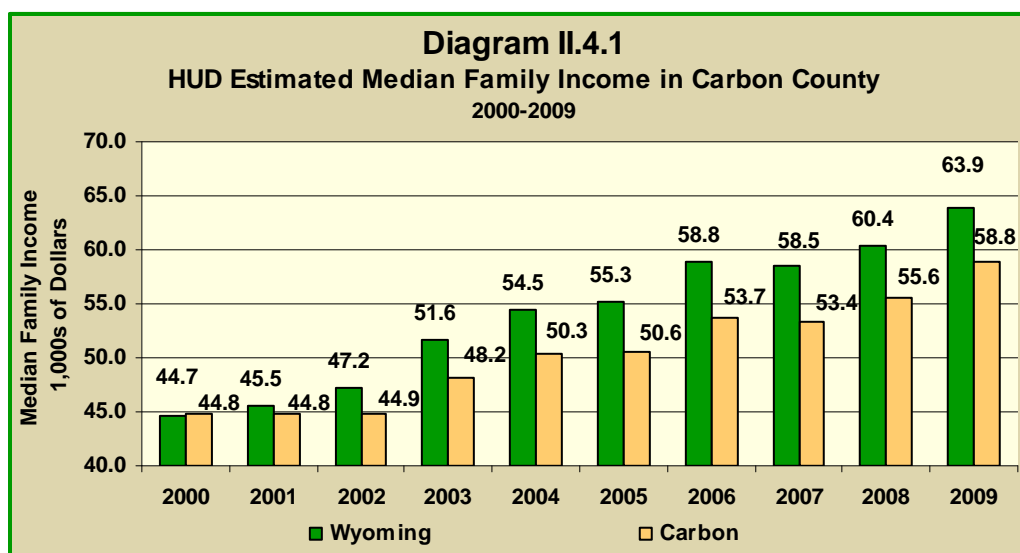
<sup>63</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<sup>64</sup> Details of the migration data for the first half of 2008 by age and gender are presented in Section H of Volume II, Technical Appendix.

<b>Table II.4.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Carbon County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	481	438	43
2001	524	412	112
2002	527	318	209
2003	349	309	40
2004	413	361	52
2005	478	362	116
2006	457	332	125
2007	612	357	255
2008	646	343	303
2009 – First Half	243	176	67
<b>Total</b>	<b>4,730</b>	<b>3,408</b>	<b>1,322</b>

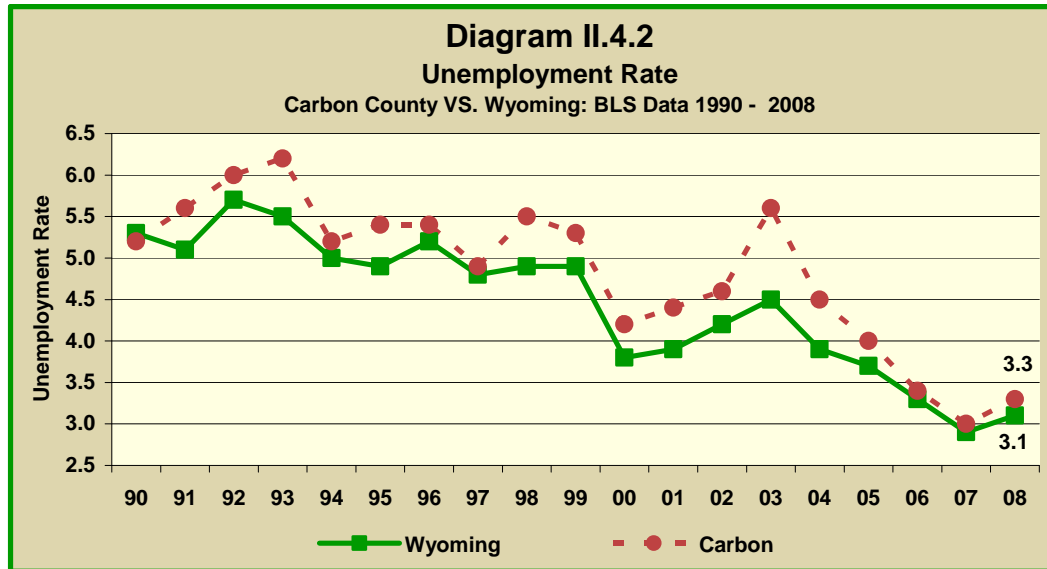
## ECONOMICS

The HUD estimated median family income (MFI) for Carbon County was \$58,800 in 2009.<sup>65</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.4.1, 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. Carbon County's labor force, defined as the number of people working or actively seeking work, decreased by 14 persons, from 8,288 in 2007 to 8,274 in 2008. Employment decreased by 45 persons. Unemployment, therefore, increased by 31 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.0 percent in 2007 to 3.3 in 2008. Still, Carbon County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.4.2, on the following page.

<sup>65</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 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.4.4, below, annual total monthly employment increased by 8.24 percent between 2006 and 2007, changing from a total of 7,109 to 7,695 workers. Over the third quarter of 2008, preliminary estimates indicate a decreasing trend, with employment falling to 7,785 persons in September.

<b>Table II.4.4</b>								
<b>Carbon County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</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>2008p</b>
Jan	5,959	6,002	5,979	5,887	6,132	6,337	7,034	7,894
Feb	5,870	5,913	5,860	5,899	6,159	6,406	7,088	7,840
Mar	5,895	6,049	5,867	5,962	6,218	6,449	7,179	7,673
Apr	6,101	6,106	5,973	6,284	6,352	6,610	7,254	7,465
May	6,319	6,399	6,319	6,533	6,596	6,901	7,569	7,773
Jun	6,709	6,861	6,703	6,833	7,018	7,329	8,024	8,107
Jul	6,649	6,719	6,424	6,535	6,702	7,230	7,761	7,843
Aug	6,604	6,604	6,426	6,539	6,784	7,651	7,877	7,685
Sep	6,575	6,606	6,599	6,570	6,760	7,866	7,938	7,785
Oct	6,506	6,499	6,432	6,453	6,673	7,810	8,251	.
Nov	6,240	6,210	6,112	6,268	6,483	7,406	8,232	.
Dec	6,193	6,140	6,024	6,214	6,513	7,310	8,131	.
Annual	6,302	6,342	6,227	6,331	6,533	7,109	7,695	.
% Change	.	0.63	-1.81	1.67	3.19	8.82	8.24	.

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.4.5, at right, annual average weekly wages increased by 14.91 percent between 2006 and 2007, changing from a total of 637 to 732 dollars.

Total business establishments reported by the QCEW are displayed in Table II.4.6. Annual establishments decreased by 1.39 percent between 2006 and 2007, changing from a total of 720 to 710 establishments. Preliminary 2008 estimates indicate a slight change, with establishments increasing to 731 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, Carbon County recorded 11,340 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 \$631,818,000, and real per capita income was \$40,974 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$39,875 in 2007, while Wyoming average earnings per job were \$43,407.<sup>66</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 3.76 percent in Carbon County between 2000 and 2008, from 8,307 to 8,619. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.4.7, below.

<b>Table II.4.7</b> <b>Housing Unit Estimates in Wyoming and Carbon County</b> <b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Carbon County	% Change from 2000
2000 Census	223,854	.	8,307	.
July 2001 Estimate	225,959	0.94	8,353	0.55
July 2002 Estimate	227,773	1.75	8,385	0.94
July 2003 Estimate	229,637	2.58	8,400	1.12
July 2004 Estimate	232,556	3.89	8,416	1.31
July 2005 Estimate	235,654	5.27	8,454	1.77
July 2006 Estimate	239,175	6.84	8,501	2.34
July 2007 Estimate	242,332	8.25	8,545	2.87
July 2008 Estimate	246,393	10.07	8,619	3.76

<sup>66</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 Carbon County increased by 5.8 percent, from \$660 in fourth quarter 2007 to \$698 in fourth quarter 2008. Detached single-family home rents increased by 7.8 percent. Rents for mobile homes on a lot increased by 19.7 percent during that same time, and rents for mobile home lots decreased by 2.1 percent.

Carbon County rental prices have experienced average annualized increases of 5.0 percent per year for apartments, 5.3 percent per year for houses, 5.5 percent per year for mobile homes plus a lot and 3.9 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 time period. Table II.4.8, at right, presents the Carbon 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 Carbon County decreased from 94 in 2007 to 55 in 2008. Total residential units authorized decreased from 96 in 2007 to 55 in 2008.

The real value of single-family building permits increased from \$135,130 in 2007 to \$155,600 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$155,600 in 2008 to a low of \$110,100 in 2004. 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.4.9, on the following page.

<b>Table II.4.8</b> <b>Wyoming Cost of Living Index in Carbon County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	240	123	301	222
Q2.87	241	123	333	232
Q4.87	237	123	300	265
Q2.88	236	123	337	255
Q4.88	227	123	335	247
Q2.89	222	123	327	229
Q4.89	211	128	323	243
Q2.90	221	128	304	303
Q4.90	211	123	320	284
Q2.91	213	123	303	295
Q4.91	223	110	279	267
Q2.92	233	110	300	233
Q4.92	223	113	252	263
Q2.93	268	113	279	.
Q4.93	.	110	368	.
Q2.94	251	125	308	.
Q4.94	219	125	333	.
Q2.95	233	125	325	.
Q4.95	281	107	300	.
Q2.96	291	123	319	.
Q4.96	289	124	322	.
Q2.97	296	143	351	.
Q4.97	289	143	340	248
Q2.98	308	132	374	350
Q4.98	364	132	408	246
Q2.99	361	140	413	316
Q4.99	344	107	401	314
Q2.00	340	110	434	271
Q4.00	343	115	393	338
Q2.01	381	113	464	356
Q4.01	383	118	443	304
Q2.02	351	110	472	350
Q4.02	359	110	472	331
Q2.03	384	115	450	343
Q4.03	394	118	487	364
Q2.04	431	118	488	381
Q4.04	439	130	522	365
Q2.05	507	128	546	396
Q4.05	452	128	561	398
Q2.06	619	138	625	564
Q4.06	690	288	695	613
Q2.07	740	288	800	575
Q4.07	660	289	869	609
Q2.08	706	298	900	691
Q4.08	698	283	937	729

<b>Table II.4.9</b> <b>Building Permits and Valuation in Carbon County</b> <b>Carbon County, 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	86	8	16	.	110	.	.	114.82
1981	65	.	.	96	161	.	.	89.71
1982	41	2	.	.	43	.	.	75.21
1983	39	10	.	.	49	.	.	82.60
1984	25	.	.	.	25	.	.	77.45
1985	25	.	.	.	25	.	.	120.37
1986	14	.	.	.	14	.	.	304.71
1987	16	.	.	.	16	.	.	80.19
1988	26	.	.	.	26	.	.	110.92
1989	17	.	.	.	17	.	.	92.54
1990	9	.	.	.	9	.	.	53.97
1991	10	.	.	.	10	.	.	45.14
1992	13	.	.	.	13	.	.	113.10
1993	12	.	.	.	12	.	.	172.71
1994	21	.	.	.	21	.	.	95.35
1995	24	.	.	.	24	.	.	66.09
1996	49	4	.	.	53	.	.	92.81
1997	36	.	.	.	36	.	.	88.20
1998	28	10	.	36	74	.	30	107.80
1999	31	.	.	.	31	28	.	78.63
2000	33	.	.	.	33	36	.	151.26
2001	37	.	.	.	37	.	.	133.71
2002	28	.	.	.	28	.	.	120.25
2003	33	.	.	.	33	.	.	141.89
2004	60	.	.	.	60	.	.	110.10
2005	65	.	.	.	65	.	.	148.10
2006	56	2	.	.	78	.	.	138.64
2007	94	2	.	.	96	.	.	135.13
2008	55	.	.	.	55	.	.	155.60

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 Carbon County was \$151,093. This represented an increase of 1.5 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.4.10, below.

<b>Table II.4.10</b> <b>Average Sales Prices in Carbon County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Carbon County Average Price (\$)	Carbon County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	70,471	3.40	101,517	4.76
2000	71,526	1.50	111,437	9.77
2001	85,176	19.08	116,469	4.52
2002	78,436	-7.91	121,140	4.01
2003	88,123	12.35	132,708	9.55
2004	94,377	7.10	142,501	7.38
2005	96,200	1.93	159,776	12.12
2006	118,335	23.01	187,869	17.58
2007	148,813	25.76	265,044	41.08
2008	151,093	1.5	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.<sup>67</sup> During June of 2009, a total of 25 surveys were completed by property managers in Carbon County. Of the 562 rental units surveyed, 124 were vacant, indicating a vacancy rate of 22.06 percent. This compares to a 1.56 percent vacancy rate one year ago, and a 2009 vacancy rate of 6.06 percent statewide. Further questioning revealed that the rental stock has remained constant over the last year, but the economic downturn has caused many tenants to lose their jobs and is the primary cause of the slow rental market.

**Table II.4.11**  
**Semi-Annual Rental Vacancy Survey**  
**Carbon County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	508	29	5.71
2001b	12	541	87	16.08
2002a	7	307	46	14.98
2002b	9	335	32	9.55
2003a	7	285	34	11.93
2003b	17	438	48	10.96
2004a	22	596	50	8.39
2004b	21	533	77	14.45
2005a	22	369	28	7.59
2005b	16	740	27	3.65
2006a	16	298	7	2.35
2006b	17	512	5	0.98
2007a	19	653	5	0.77
2007b	16	610	12	1.97
2008a	17	834	13	1.56
2008b	21	566	61	10.78
2009a	25	562	124	22.06

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 65 respondents in Carbon County. Of the incoming population who were unsatisfied with their current housing, 57.1 percent said they were seeking to own a home and 42.9 percent of respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units for more than \$100,000.

Of those currently renting or seeking to rent, 100.0 percent of respondents anticipated spending more than \$600. 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 1,577 loans purchased in Carbon County between 1979 and 2009, with 18 in fiscal 2009 alone. The average home size over the period was 1,214 square feet and 1,174 in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1971. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$37,691. The average purchase price in fiscal 2009 was \$130,133. In fiscal 2009, 16.7 percent of loans purchased were for new construction, and 33.3 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.

<sup>67</sup> Those signified as 'a' in the "year" column of Table II.4.11 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.



## CONVERSE COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Converse County's population increased by 10.08 percent between 2000 and 2008, from 12,870 to 13,267. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.5.1, below.

<b>Table II.5.1</b> <b>Population Estimates for Wyoming and Converse County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Converse County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	12,052	.
July 2001 Estimate	492,924	-0.17	11,979	-0.61
July 2002 Estimate	496,969	0.65	12,153	0.84
July 2003 Estimate	499,056	1.07	12,149	0.80
July 2004 Estimate	502,816	1.83	12,240	1.56
July 2005 Estimate	506,007	2.48	12,447	3.28
July 2006 Estimate	512,573	3.81	12,619	4.70
July 2007 Estimate	523,252	5.97	12,870	6.79
July 2008 Estimate	532,668	7.88	13,267	10.08

### 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.5.2, at right, from April 2000 to July 2008, Converse County's natural increase was estimated to be 532 people. Converse County has been experiencing net in migration, with over 683 persons arriving in the county in the last eight years.<sup>68</sup>

The Wyoming driver's license exchange data indicate a net increase of 31 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Converse County are presented in Table II.5.3, on the following page, which indicate a net increase of 929 persons over the time period.

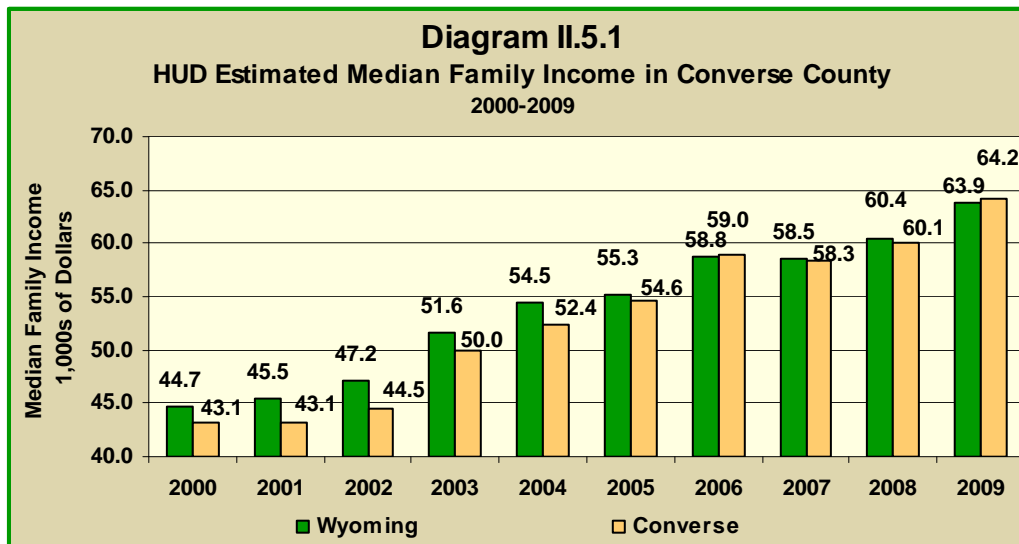
<b>Table II.5.2</b> <b>Converse County Population</b> <b>Change</b> <b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>14,069</b>
Natural Increase 80-90	1,733
Net Migration 80-90	-4,674
<b>1990 Population</b>	<b>11,128</b>
Natural Increase 90-00	615
Net Migration 90-00	309
<b>2000 Population</b>	<b>12,052</b>
Natural Increase 00-08	532
Net Migration 00-08	683
<b>2008 Population Estimate</b>	<b>13,267</b>

<sup>68</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.5.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Converse County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	326	275	51
2001	355	247	108
2002	337	245	92
2003	278	210	68
2004	279	227	52
2005	292	203	89
2006	302	230	72
2007	397	226	171
2008	441	246	195
2009 - First Half	163	132	31
<b>Total</b>	<b>3,170</b>	<b>2,241</b>	<b>929</b>

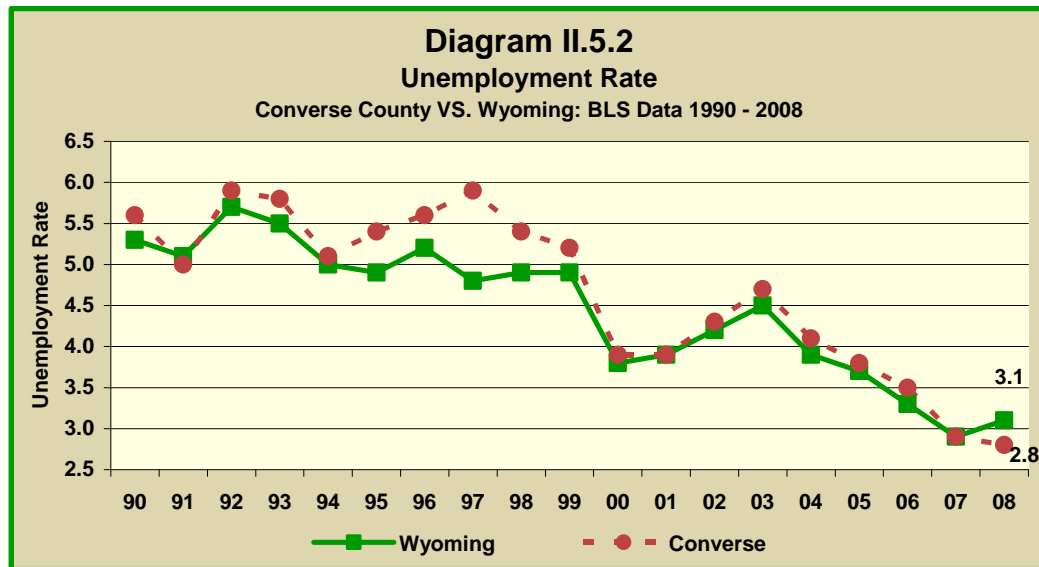
## ECONOMICS

The HUD estimated median family income (MFI) for Converse County was \$64,200 in 2009.<sup>69</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.5.1, 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. Converse County's labor force, defined as the number of people working or actively seeking work, increased by 394 persons, from 6,937 in 2007 to 7,331 in 2008. Employment increased by 394 persons. Unemployment, therefore, increased by one person and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 2.9 percent in 2007 to 2.8 in 2008. Converse County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.5.2, on the following page.

<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 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.5.4, below, annual total monthly employment increased by 3.86 percent between 2006 and 2007, changing from a total of 4,787 to 4,972 workers. Preliminary 2008 estimates indicate an increasing trend, with employment rising to 5,532 persons in September.

<b>Table II.5.4</b>								
<b>Converse County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</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>2008p</b>
Jan	4,369	4,051	4,194	4,361	4,441	4,676	4,675	5,241
Feb	4,227	4,068	4,152	4,324	4,443	4,694	4,697	5,268
Mar	4,224	4,042	4,207	4,388	4,532	4,748	4,770	5,284
Apr	4,284	4,104	4,319	4,505	4,631	4,735	4,783	5,372
May	4,344	4,311	4,507	4,631	4,847	4,831	4,947	5,477
Jun	4,370	4,481	4,632	4,749	5,052	5,020	5,081	5,570
Jul	4,270	4,254	4,533	4,492	4,743	4,765	4,887	5,419
Aug	4,398	4,149	4,335	4,504	4,742	4,787	4,983	5,437
Sep	4,351	4,333	4,466	4,509	4,852	4,899	5,113	5,532
Oct	4,367	4,300	4,599	4,621	4,820	4,782	5,212	.
Nov	4,354	4,208	4,492	4,561	4,793	4,728	5,233	.
Dec	4,295	4,128	4,471	4,597	4,737	4,774	5,281	.
<b>Annual</b>	<b>4,321</b>	<b>4,202</b>	<b>4,409</b>	<b>4,520</b>	<b>4,719</b>	<b>4,787</b>	<b>4,972</b>	<b>.</b>
<b>% Change</b>	<b>.</b>	<b>-2.75</b>	<b>4.93</b>	<b>2.52</b>	<b>4.40</b>	<b>1.44</b>	<b>3.86</b>	<b>.</b>



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.5.5, at right, annual average weekly wages increased by 8.32 percent between 2006 and 2007, changing from a total of \$673 to \$729.

Total business establishments reported by the QCEW are displayed in Table II.5.6. Establishments increased by 1.21 percent between 2006 and 2007, changing from a total of 496 to 502 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 532 in the third quarter of 2007.

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, Converse County recorded 7,728 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 \$559,916,000, and real per capita income was \$43,505 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$43,825 in 2007, while Wyoming average earnings per job were \$43,407.<sup>70</sup>

## ECONOMICS

The Census Bureau estimates that total housing units saw an increase of 6.19 percent in Converse County between 2000 and 2008, from 5,669 to 6,020. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.5.7, below.

<b>Table II.5.7</b> <b>Housing Unit Estimates for Wyoming and Converse County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Converse County	% Change from 2000
2000 Census	223,854	.	5,669	.
July 2001 Estimate	225,959	0.94	5,694	0.44
July 2002 Estimate	227,773	1.75	5,713	0.78
July 2003 Estimate	229,637	2.58	5,739	1.23
July 2004 Estimate	232,556	3.89	5,823	2.72
July 2005 Estimate	235,654	5.27	5,846	3.12
July 2006 Estimate	239,175	6.84	5,894	3.97
July 2007 Estimate	242,332	8.25	5,920	4.43
July 2008 Estimate	246,393	10.07	6,020	6.19

<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 Converse County changed by 18.4 percent, from \$523 in fourth quarter 2007 to \$619 in fourth quarter 2008. Detached single-family home rents increased by 8.9 percent. Rents for mobile homes on a lot increased by 24.1 percent during the same time, and rents for mobile home lots increased by 10.4 percent.

Converse County rental prices have experienced average annualized increases of 3.2 percent per year for apartments, 2.6 percent per year for houses, 3.5 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.5.8, at right, presents the Converse 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 Converse County decreased from 99 in 2007 to 57 in 2008. Total residential units authorized decreased from 115 in 2007 to 103 in 2008.

The real value of single-family building permits increased from \$98,160 in 2007 to \$110,730 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$160,720 in 2004 to a low of \$50,900 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.5.9, on the following page.

<b>Table II.5.8</b> <b>Wyoming Cost of Living Index for Converse County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	307	120	366	256
Q2.87	280	117	361	215
Q4.87	264	113	333	217
Q2.88	250	113	329	234
Q4.88	246	113	359	242
Q2.89	274	113	369	275
Q4.89	243	113	347	244
Q2.90	263	114	351	242
Q4.90	305	115	330	178
Q2.91	256	115	338	237
Q4.91	276	108	350	175
Q2.92	265	115	368	273
Q4.92	.	105	334	261
Q2.93	294	113	.	262
Q4.93	.	113	293	.
Q2.94	.	113	449	.
Q4.94	.	105	.	.
Q2.95	362	110	368	363
Q4.95	370	105	379	315
Q2.96	343	113	437	301
Q4.96	325	118	405	346
Q2.97	349	110	411	287
Q4.97	346	113	386	304
Q2.98	355	118	391	336
Q4.98	330	115	412	368
Q2.99	339	120	394	386
Q4.99	341	115	385	305
Q2.00	336	130	428	382
Q4.00	353	115	436	324
Q2.01	395	128	482	338
Q4.01	370	150	415	319
Q2.02	380	150	464	335
Q4.02	407	143	491	353
Q2.03	384	143	461	373
Q4.03	385	150	488	374
Q2.04	420	150	515	370
Q4.04	392	150	530	369
Q2.05	444	150	519	388
Q4.05	456	148	524	393
Q2.06	444	152	511	431
Q4.06	515	152	545	452
Q2.07	474	160	596	496
Q4.07	523	163	597	439
Q2.08	529	175	600	520
Q4.08	619	180	650	545

<b>Table II.5.9</b> <b>Building Permits and Valuation in Converse 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	44	4	20	60	128	.	.	116.67
1981	48	4	.	46	98	.	.	101.41
1982	29	20	16	15	80	.	.	98.01
1983	16	12	.	.	28	.	.	91.01
1984	12	2	.	.	14	.	.	82.21
1985	2	6	.	.	8	.	.	109.70
1986	3	.	.	.	3	.	.	114.53
1987	1	.	.	.	1	.	.	113.67
1988	.	2	.	.	2	.	.	.
1989	1	.	.	.	1	.	.	75.70
1990	.	.	.	.	.	.	.	.
1991	3	.	.	.	3	.	.	65.20
1992	2	.	.	.	2	.	.	135.27
1993	9	.	.	.	9	.	.	98.34
1994	6	6	.	.	12	.	10	127.20
1995	17	.	.	.	17	.	.	135.83
1996	18	.	.	.	18	.	12	107.48
1997	3	.	.	24	27	.	.	75.23
1998	11	.	.	.	11	.	.	132.76
1999	8	.	.	.	8	.	.	94.70
2000	1	10	.	.	11	.	10	104.00
2001	5	8	.	.	13	.	.	50.90
2002	10	2	4	.	16	.	.	129.02
2003	12	.	.	42	54	.	.	141.65
2004	18	.	.	.	18	41	11	160.72
2005	54	4	.	.	58	.	.	140.63
2006	34	.	.	.	34	.	.	122.06
2007	99	.	16	.	115	.	.	98.16
2008	57	.	40	6	103	.	.	110.73

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 Converse County was \$187,131. This represented an increase of 7.9 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.5.10, below.

<b>Table II.5.10</b> <b>Average Sales Prices in Converse County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Converse County Average Price (\$)	Converse County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	77,507	-0.28	101,517	4.76
2000	87,792	13.27	111,437	9.77
2001	88,000	0.24	116,469	4.52
2002	101,357	15.18	121,140	4.01
2003	123,707	22.05	132,708	9.55
2004	115,800	-6.39	142,501	7.38
2005	141,949	22.58	159,776	12.12
2006	148,804	4.83	187,869	17.58
2007	173,375	16.51	265,044	41.08
2008	187,131	7.9	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.<sup>71</sup> During June of 2009, a total of 24 surveys were completed by property managers in Converse County. Of the 491 rental units surveyed, 13 were vacant, indicating a vacancy rate of 2.65 percent. This compares to a 1.63 percent vacancy rate one year ago and a 2009 vacancy rate 6.06 percent statewide. Over the last six months the vacancy rate has risen only slightly indicating a stable rental market in Converse County

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 126 respondents in Converse County. Of the incoming population who were unsatisfied with their current housing, 80.0 percent said they were seeking to own a home and 20.0 percent wished to rent. Of those seeking to own a home, 76.9 percent wished to buy existing units, of which 100.0 percent of respondents anticipated spending more than \$100,000. The remainder of those seeking to own a home, 23.1 percent, wished to build, of which no respondents expected to build for less than \$50,000, 33.3 percent expected to build for less than \$100,000 and 66.7 percent 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.

Of those currently renting or seeking to rent, 50.0 percent of respondents hoped to spend between \$365 and \$599 per month, and 50.0 percent anticipated spending above \$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 1,307 loans purchased in Converse County between 1979 and 2009, with 23 in fiscal 2009. The average home size over the period was 1,133 square feet and 1,138 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1974. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$48,251. The average purchase price in fiscal 2009 was \$141,576. In fiscal 2009, 17.4 percent of loans purchased were for new construction, and 34.8 percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2008 Volume II Technical Appendix, Section E.

**Table II.5.11**  
**Semi-Annual Rental Vacancy Survey**  
**Converse County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	14	393	18	4.58
2001b	9	355	12	3.38
2002a	11	316	6	1.90
2002b	8	183	6	3.28
2003a	13	325	10	3.08
2003b	11	504	14	2.78
2004a	19	378	15	3.97
2004b	22	481	40	8.32
2005a	19	472	24	5.08
2005b	21	1,143	26	2.27
2006a	20	575	27	4.70
2006b	21	625	9	1.44
2007a	23	530	4	0.75
2007b	15	424	2	0.47
2008a	21	612	10	1.63
2008b	20	491	10	2.04
2009a	24	491	13	2.65

<sup>71</sup> Those signified as 'a' in the "year" column of Table II.5.11 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.



## CROOK COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Crook County's population increased by 9.68 percent between 2000 and 2008, from 5,887 to 6,457. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.6.1, below.

<b>Table II.6.1</b>				
<b>Population Estimates for Wyoming and Crook County</b>				
<b>Census 2000, 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Crook County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	5,887	.
July 2001 Estimate	492,924	-0.17	5,747	-2.38
July 2002 Estimate	496,969	0.65	5,865	-0.37
July 2003 Estimate	499,056	1.07	5,887	0.00
July 2004 Estimate	502,816	1.83	5,927	0.68
July 2005 Estimate	506,007	2.48	6,013	2.14
July 2006 Estimate	512,573	3.81	6,075	3.19
July 2007 Estimate	523,252	5.97	6,313	7.24
July 2008 Estimate	532,668	7.88	6,457	9.68

### 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.6.2, at right, from April 2000 to July 2007, Crook County's natural increase was estimated to be 199 people. Crook County has been experiencing net in-migration, with over 371 persons arriving in the county in the last eight years.<sup>72</sup>

The Wyoming driver's license exchange data indicate a net increase of 36 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Crook County are presented in Table II.6.3, on the following page, which indicate a net increase of 593 persons over the time period.

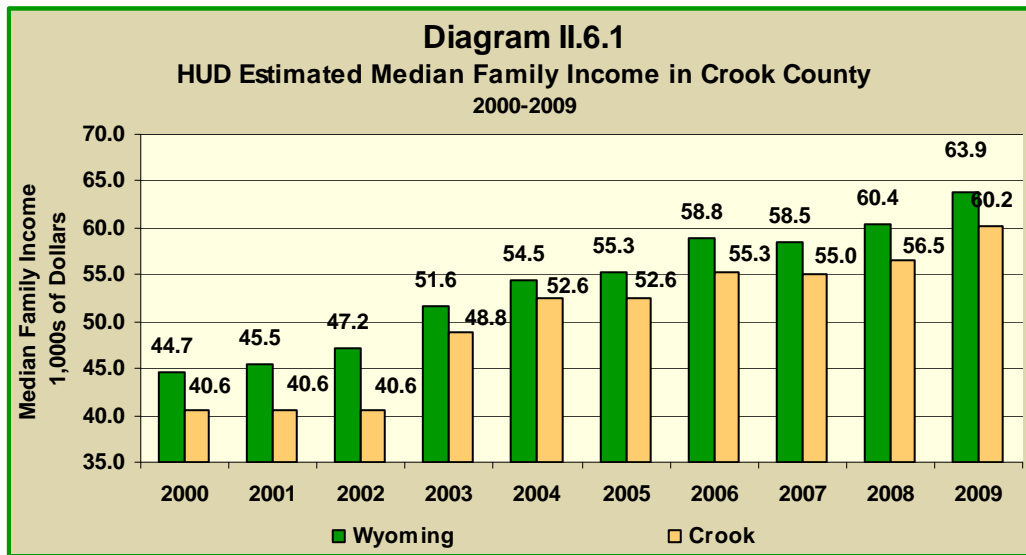
<b>Table II.6.2</b>	
<b>Crook County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>5,308</b>
Natural Increase 80-90	716
Net Migration 80-90	-730
<b>1990 Population</b>	<b>5,294</b>
Natural Increase 90-00	244
Net Migration 90-00	349
<b>2000 Population</b>	<b>5,887</b>
Natural Increase 00-08	199
Net Migration 00-08	371
<b>2008 Population Estimate</b>	<b>6,457</b>

<sup>72</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.6.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Crook County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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 - First Half	117	81	36
<b>Total</b>	<b>1,979</b>	<b>1,386</b>	<b>593</b>

## ECONOMICS

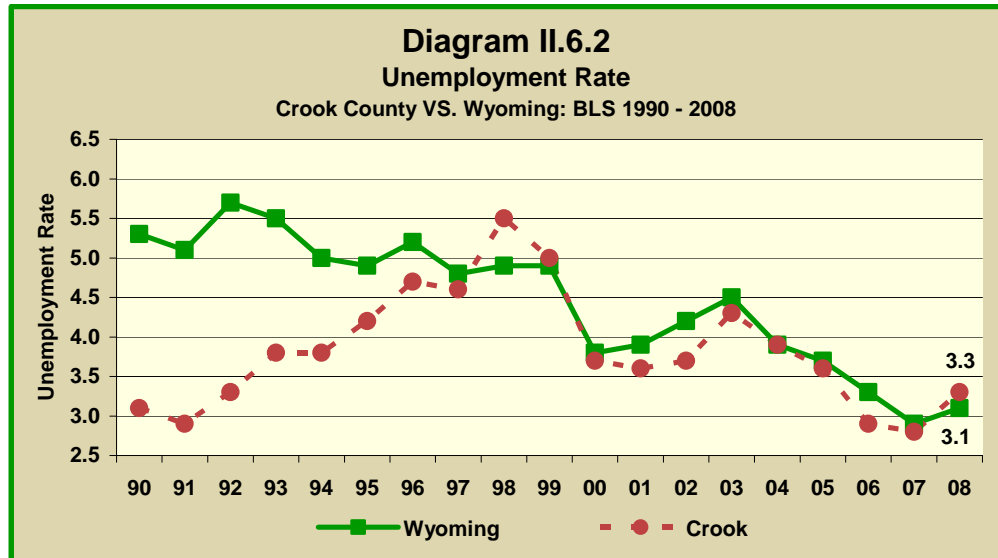
The HUD estimated median family income (MFI) for Crook County was \$60,200 in 2009.<sup>73</sup> This figure compares to Wyoming's MFI of \$63,900. Diagram II.6.1, below, illustrates the estimated MFI for the years 2000-2009.



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. Crook County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.6.2, on the following page.

<sup>73</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 2.10 percent between 2006 and 2007, changing from a total of 2,289 to 2,337 workers. Over the first quarter of 2008, preliminary estimates indicate an increasing trend, with employment rising to 2,440 persons in September.

<b>Table II.6.4</b> <b>Crook County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	1,780	1,813	1,825	1,837	1,920	2,116	2,208	2,191
Feb	1,733	1,781	1,805	1,839	1,941	2,137	2,229	2,213
Mar	1,780	1,778	1,803	1,856	1,960	2,177	2,261	2,234
Apr	1,851	1,849	1,914	1,977	2,062	2,232	2,296	2,329
May	1,969	2,051	2,045	2,067	2,185	2,311	2,390	2,412
Jun	2,120	2,212	2,183	2,230	2,284	2,532	2,539	2,546
Jul	1,973	2,020	2,004	2,281	2,302	2,342	2,388	2,387
Aug	1,930	2,008	2,075	2,289	2,318	2,298	2,367	2,350
Sep	1,987	2,054	2,046	2,144	2,203	2,348	2,357	2,440
Oct	1,901	1,967	2,025	2,092	2,171	2,391	2,381	.
Nov	1,850	1,951	1,988	2,068	2,138	2,308	2,358	.
Dec	1,804	1,959	1,957	2,078	2,138	2,275	2,274	.
Annual	1,890	1,954	1,973	2,063	2,135	2,289	2,337	.
% Change	.	3.39	0.97	4.56	3.49	7.21	2.10	.

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 6.72 percent between 2006 and 2007, changing from a total of \$580 to \$619.

Total business establishments reported by the QCEW are displayed in Table II.6.6. Annual establishments increased by 4.27 percent between 2006 and 2007, changing from a total of 281 to 293 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 295 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, 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 \$48,405. Average earnings per job in the county were \$30,502 in 2007, while Wyoming average earnings per job were \$43,407.<sup>74</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>74</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 4.1 percent, from \$412 in fourth quarter 2007 to \$429 in fourth quarter 2008.

Crook County rental prices have experienced average annualized increases of 2.0 percent per year for apartments and an increase of 1.6 percent per year for mobile homes since second quarter 1998. 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 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. Total residential units authorized 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 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.6.9, on the following page.

<b>Table II.6.8<sup>75</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	.

<sup>75</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 seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.<sup>76</sup> During June of 2009, a total of 12 surveys were completed in Crook County. Of the 81 rental units surveyed, two were vacant, representing a 2.47 percent vacancy rate. This compares to a 7.81 percent vacancy rate one year ago, and a June 2009 vacancy rate of 6.06 percent statewide.

The fiscal 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 45 respondents in Crook County. Of the incoming population who were unsatisfied with their current housing, 62.5 percent said they were seeking to own a home and 37.5 percent wished to rent. Of those seeking to own a home, 60.0 percent wished to buy existing units, of which 33.3 percent of respondents sought homes for less than \$50,000 and 66.7 percent sought homes in the range of \$50,000 to \$99,999. The remainder of those seeking to own a home, 40.0 percent, wished to build, of which all respondents expected to build for \$100,000 or above.

Of those currently renting or seeking to rent, 66.7 percent respondents hoped to spend less than \$365 per month; about 33.3 percent were willing to spend \$475 to \$599. 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 275 loans purchased in Crook County during 1979-2009, with seven in fiscal 2009. The average home size over the period was 1,301 square feet and 1,157 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1972. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$51,669. The average purchase price in fiscal 2009 was \$153,071. In fiscal 2009, no loans purchased were for new construction, and no loans 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.

<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

<sup>76</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.



## FREMONT COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Fremont County's population increased by 6.45 percent between 2000 and 2008, from 35,804 to 38,113. This rate compares to a statewide population growth of 6.45 percent over the period. These data are presented in Table II.7.1, below.

<b>Table II.7.1</b>				
<b>Population Estimates for Wyoming and Fremont County</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Fremont County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	35,804	.
July 2001 Estimate	492,924	-0.17	35,607	-0.55
July 2002 Estimate	496,969	0.65	35,800	-0.01
July 2003 Estimate	499,056	1.07	35,797	-0.02
July 2004 Estimate	502,816	1.83	35,941	0.38
July 2005 Estimate	506,007	2.48	36,273	1.31
July 2006 Estimate	512,573	3.81	36,770	2.70
July 2007 Estimate	523,252	5.97	37,461	4.63
July 2008 Estimate	532,668	7.88	38,113	6.45

### 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.7.2, at right, from April 2000 to July 2008, Fremont County's natural increase was estimated to be 1,548 people. Fremont County has been experiencing net in migration, with over 761 persons arriving in the county in the last eight years.<sup>77</sup>

The Wyoming driver's license exchange data indicate a net increase of 136 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Fremont County are presented in Table II.7.3, on the following page, which indicate a net increase of 2,151 persons over the time period.

<b>Table II.7.2</b>	
<b>Fremont County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>38,992</b>
Natural Increase 80-90	4,480
Net Migration 80-90	-9,810
<b>1990 Population</b>	<b>33,662</b>
Natural Increase 90-00	1,738
Net Migration 90-00	404
<b>2000 Population</b>	<b>35,804</b>
Natural Increase 00-08	1,548
Net Migration 00-08	761
<b>2008 Population Estimate</b>	<b>38,113</b>

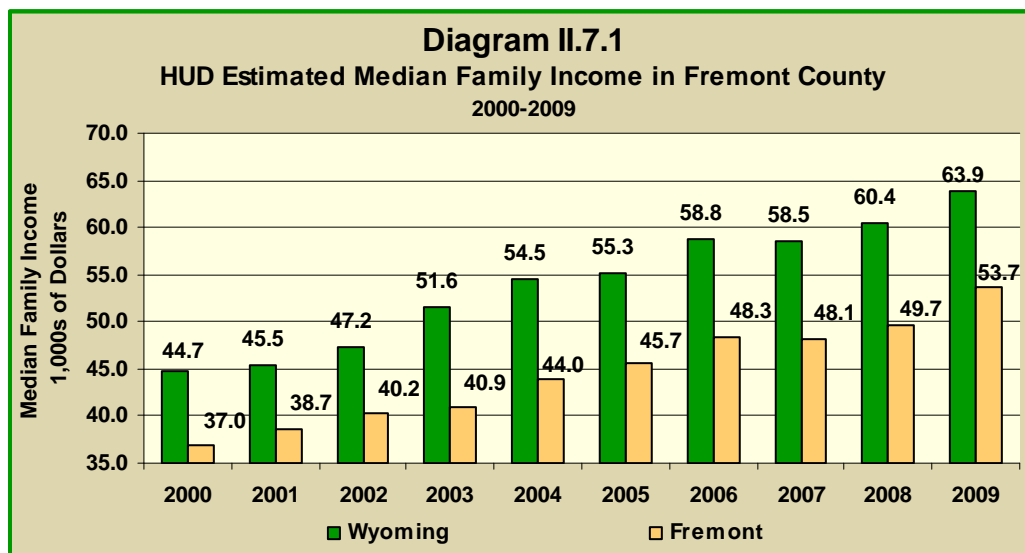
<sup>77</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.



<b>Table II.7.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Fremont County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	844	751	93
2001	856	688	168
2002	866	582	284
2003	727	507	220
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009 – First Half	401	265	136
<b>Total</b>	<b>8,017</b>	<b>5,866</b>	<b>2,151</b>

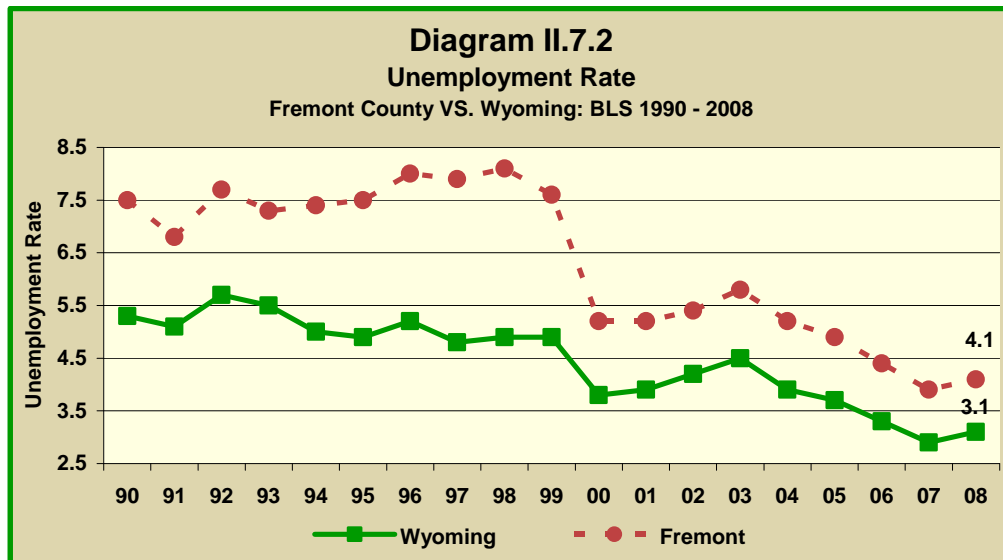
## ECONOMICS

The HUD estimated median family income (MFI) for Fremont County was \$53,700 in 2009.<sup>78</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.7.1, 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. Fremont County's labor force, defined as the number of people working or actively seeking work, increased by 338 persons, from 18,015 in 2007 to 18,353 in 2008. Employment increased by 282 persons. Unemployment, therefore, increased by 56 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.9 percent in 2007 to 4.1 in 2008. Fremont County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.7.2, on the following page.

<sup>78</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 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.7.4, below, annual total monthly employment increased by 4.26 percent between 2006 and 2007, changing from a total of 15,468 to 16,127 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 16,987 persons in Fremont.

<b>Table II.7.4</b> <b>Fremont County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	13,499	14,347	13,811	13,977	14,305	14,758	15,296	15,897
Feb	13,514	14,370	13,937	14,085	14,461	14,909	15,480	16,029
Mar	13,922	14,544	14,068	14,331	14,678	15,164	15,710	16,183
Apr	13,964	14,669	14,289	14,516	14,997	15,223	15,777	16,335
May	14,638	15,086	14,794	14,851	15,229	15,637	16,306	16,779
Jun	14,625	15,200	15,033	15,070	15,700	16,185	16,719	17,162
Jul	14,271	14,653	14,520	14,742	15,046	15,279	16,050	16,704
Aug	14,543	14,627	14,519	14,709	15,101	15,498	16,406	16,850
Sep	14,907	15,008	14,890	15,232	15,584	15,705	16,513	16,987
Oct	14,980	14,711	14,684	15,005	15,435	15,697	16,453	.
Nov	15,062	14,515	14,479	15,124	15,541	15,830	16,596	.
Dec	14,829	14,541	14,522	14,789	15,329	15,730	16,213	.
Annual	14,396	14,689	14,462	14,703	15,117	15,468	16,127	.
% Change	.	2.04	-1.55	1.67	2.82	2.32	4.26	.

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.7.5, at right, annual average weekly wages increased by 7.91 percent between 2006 and 2007, changing from a total of 594 to 641 dollars.

Total business establishments reported by the QCEW are displayed in Table II.7.6. Annual establishments increased by 3.04 percent between 2006 and 2007, changing from a total of 1,513 to 1,559 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,602 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, Fremont County recorded 24,040 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 \$1,358,540,000, and real per capita income was \$36,265 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$33,461 in 2007, while Wyoming average earnings per job were \$43,407.<sup>79</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 4.46 percent in Fremont County between 2000 and 2008, from 15,541 to 16,234. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.7.7, below.

<b>Table II.7.7</b> <b>Housing Unit Estimates for Wyoming and Fremont County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Fremont County	% Change from 2000
2000 Census	223,854	.	15,541	.
July 2001 Estimate	225,959	0.94	15,635	0.60
July 2002 Estimate	227,773	1.75	15,765	1.44
July 2003 Estimate	229,637	2.58	15,847	1.97
July 2004 Estimate	232,556	3.89	16,032	3.16
July 2005 Estimate	235,654	5.27	16,126	3.76
July 2006 Estimate	239,175	6.84	16,184	4.14
July 2007 Estimate	242,332	8.25	16,216	4.34
July 2008 Estimate	246,393	10.07	16,234	4.46

<sup>79</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 Fremont County changed by 9.1 percent, from \$539 in fourth quarter 2008 to \$588 in fourth quarter 2008. Detached single-family home rents increased by 4.2 percent. Rents for mobile homes on a lot increased by 36.0 percent, and rents for mobile home lots increased by 12.1 percent.

Fremont County rental prices have experienced average annualized increases of 3.9 percent per year for apartments, 3.9 percent per year for houses, 4.8 percent per year for mobile homes plus a lot and 2.7 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.7.8, at right, presents the Fremont 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 Fremont County decreased from 45 in 2007 to 43 in 2008. Total residential units authorized decreased from 54 in 2007 to 43 in 2008.

The real value of single-family building permits decreased from \$169,420 in 2007 to \$161,630 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$197,950 in 2006 to a low of \$67,940 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 in Table II.7.9, on the following page.

**Table II.7.8**  
**Wyoming Cost of Living Index for Fremont County**  
**Rental Housing Costs, 1986 – 2008**

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	114	303	232
Q2.87	249	105	289	246
Q4.87	250	99	282	239
Q2.88	234	99	304	220
Q4.88	251	104	265	208
Q2.89	246	109	293	216
Q4.89	257	109	294	212
Q2.90	274	99	301	262
Q4.90	257	100	33	245
Q2.91	261	106	329	237
Q4.91	284	108	387	243
Q2.92	308	108	325	273
Q4.92	300	103	379	213
Q2.93	303	101	371	304
Q4.93	332	110	418	.
Q2.94	313	109	361	.
Q4.94	344	131	402	329
Q2.95	343	131	450	313
Q4.95	330	139	368	324
Q2.96	353	145	395	354
Q4.96	351	145	433	321
Q2.97	351	151	417	352
Q4.97	347	154	410	350
Q2.98	331	146	446	332
Q4.98	354	143	437	350
Q2.99	366	141	425	340
Q4.99	349	148	467	323
Q2.00	357	149	459	324
Q4.00	376	146	459	341
Q2.01	386	143	493	386
Q4.01	366	144	519	363
Q2.02	388	156	513	425
Q4.02	410	163	482	379
Q2.03	405	152	519	377
Q4.03	404	154	548	404
Q2.04	416	158	551	398
Q4.04	433	175	538	437
Q2.05	444	175	556	424
Q4.05	462	170	549	441
Q2.06	495	180	584	421
Q4.06	495	187	605	498
Q2.07	510	188	645	508
Q4.07	539	182	672	480
Q2.08	524	190	675	577
Q4.08	588	204	700	653

<b>Table II.7.9</b> <b>Building Permits and Valuation in Fremont 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	102	2	36	30	170	.	.	92.64
1981	126	4	40	.	170	.	.	80.81
1982	64	.	.	24	88	.	.	86.17
1983	65	.	8	54	127	.	.	95.69
1984	10	.	.	81	91	.	.	99.24
1985	5	.	.	.	5	.	.	90.96
1986	6	.	.	.	6	.	.	120.30
1987	4	.	.	6	10	.	.	118.77
1988	3	.	.	.	3	.	.	85.46
1989	12	.	.	.	12	.	.	117.31
1990	10	.	.	48	58	.	.	116.97
1991	14	.	.	.	14	48	.	110.58
1992	50	.	.	.	50	.	.	90.72
1993	55	16	.	.	71	.	5	88.96
1994	67	6	.	.	73	.	.	97.48
1995	65	.	.	.	65	.	1	99.43
1996	56	4	.	.	60	.	9	117.55
1997	48	6	.	.	54	.	.	98.40
1998	47	14	.	20	81	.	22	107.49
1999	52	10	.	.	62	.	.	107.40
2000	37	6	.	.	43	.	8	67.94
2001	55	4	.	48	107	20	11	76.75
2002	37	8	.	.	45	68	.	127.99
2003	39	6	.	20	65	.	.	139.94
2004	60	6	.	.	66	.	.	122.58
2005	40	10	3	32	85	.	.	146.96
2006	51	2	.	.	53	32	6	197.95
2007	45	6	3	.	54	.	.	169.42
2008	43	.	.	.	43	40	6	161.63

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 Fremont County was \$197,173. This represented an increase of 6.1 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.7.10, below.

<b>Table II.7.10</b> <b>Average Sales Prices in Fremont County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Fremont County Average Price (\$)	Fremont County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,033	14.43	101,517	4.76
2000	102,957	-6.43	111,437	9.77
2001	111,638	8.43	116,469	4.52
2002	113,828	1.96	121,140	4.01
2003	125,767	10.49	132,708	9.55
2004	132,245	5.15	142,501	7.38
2005	140,975	6.60	159,776	12.12
2006	163,775	16.17	187,869	17.58
2007	185,918	13.52	265,044	41.08
2008	197,173	6.1	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.<sup>80</sup> During June 2009, a total of 35 surveys were completed in Fremont County. Of the 1,141 rental units surveyed, 63 were vacant, indicating a vacancy rate of 5.52 percent. This compares to a 1.62 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 seen a sharp increase, which can be attributed to a general economic slowdown.

The fiscal year 2009 Housing Needs Assessment Survey had 350 respondents in Fremont County. Of the incoming population who were unsatisfied with their current housing, 72.3 percent said they were seeking to own a home and 27.7 percent wished to rent. Of those seeking to own a home, 71.0 percent wished to buy existing units, of which 75.0 percent sought homes in the range of \$50,000 to \$99,999 and 25.0 percent sought homes for more than \$100,000. Of the remainder of those seeking to own a home, 33.3 percent anticipated spending between \$50,000 and \$99,999 and the remaining 66.7 percent expected to spend more than \$100,000. A significant portion of these people do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 33.3 percent of respondents hoped to spend less than \$365 per month, 8.3 percent were willing to spend \$366 to 474, 16.7 percent were willing to spend \$475 to \$599 and 41.7 percent were willing to spend above \$600. 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 2,037 loans purchased in Fremont County during 1979 through 2009 with 2,072 in fiscal 2009. The average home size over the period was 1,196 square feet and 1,189 square feet in fiscal 2009. The average year a home was built was 1968, for homes receiving a WCDA loan in fiscal 2009. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,121. The average purchase price in fiscal 2009 was \$133,474. In fiscal 2009, 14.3 percent of loans purchased were for new construction, and 22.9 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.

**Table II.7.11**  
**Semi-Annual Rental Vacancy Survey**  
**Fremont County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	287	19	6.62
2001b	12	373	20	5.36
2002a	10	143	23	16.08
2002b	21	485	41	8.45
2003a	21	752	26	3.46
2003b	24	941	54	5.74
2004a	25	901	41	4.55
2004b	25	1,082	31	2.87
2005a	19	750	9	1.20
2005b	25	1,145	22	1.92
2006a	19	675	17	2.52
2006b	28	1,254	17	1.36
2007a	28	1,080	9	0.83
2007b	29	1,171	16	1.37
2008a	35	1,231	20	1.62
2008b	38	1,158	22	1.90
2009a	35	1,141	63	5.52

<sup>80</sup>Those signified as 'a' in the "year" column of Table II.7.11 are conducted in June/July of each year. Those signified as 'b' are conducted each 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.





## GOSHEN COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Goshen County's population decreased by 3.72 percent between 2000 and 2008, from 12,538 to 12,072. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.8.1, below.

<b>Table II.8.1</b>				
<b>Population Estimates for Wyoming and Goshen County</b>				
<b>Census 2000, 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Goshen County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	12,538	.
July 2001 Estimate	492,924	-0.17	12,389	-1.19
July 2002 Estimate	496,969	0.65	12,219	-2.54
July 2003 Estimate	499,056	1.07	12,135	-3.21
July 2004 Estimate	502,816	1.83	12,157	-3.04
July 2005 Estimate	506,007	2.48	12,073	-3.71
July 2006 Estimate	512,573	3.81	12,010	-4.21
July 2007 Estimate	523,252	5.97	12,020	-4.13
July 2008 Estimate	532,668	7.88	12,072	-3.72

### 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.8.2, at right, from April 2000 to July 2008, Goshen County's natural increase was estimated to be 39 people. Goshen County has been experiencing net out-migration, with over 505 persons leaving the county in the last eight years.<sup>81</sup>

The Wyoming driver's license exchange data indicate a net increase of 43 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Goshen County are presented in Table II.8.3, on the following page, which indicate a net increase of 501 persons over the time period.

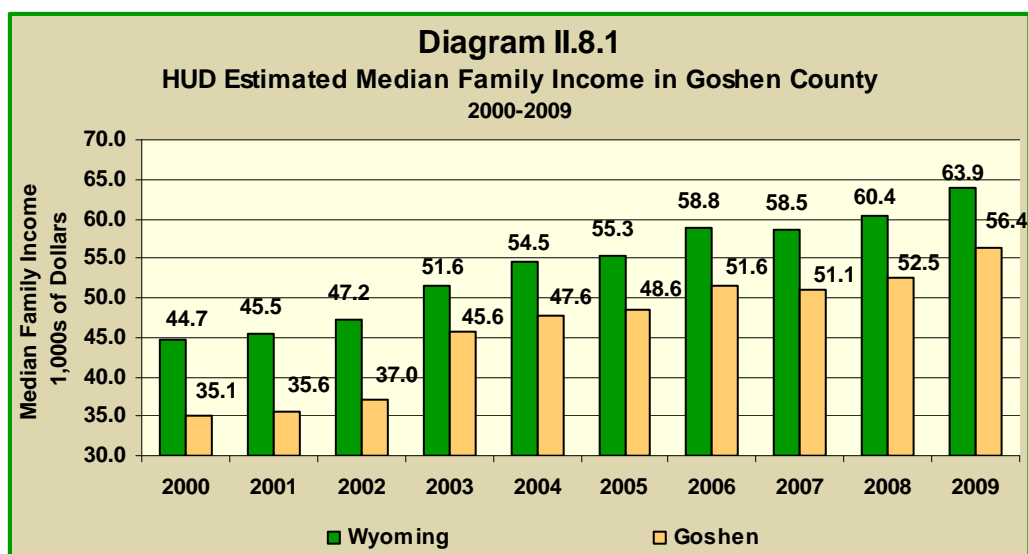
<b>Table II.8.2</b>	
<b>Goshen County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>12,040</b>
Natural Increase 80-90	620
Net Migration 80-90	-287
<b>1990 Population</b>	<b>12,373</b>
Natural Increase 90-00	302
Net Migration 90-00	-137
<b>2000 Population</b>	<b>12,538</b>
Natural Increase 00-08	39
Net Migration 00-08	-505
<b>2008 Population Estimate</b>	<b>12,072</b>

<sup>81</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.8.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Goshen County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	344	325	19
2001	317	294	23
2002	341	256	85
2003	251	219	32
2004	293	281	12
2005	307	270	37
2006	301	216	85
2007	274	219	55
2008	343	233	110
2009 – First Half	163	120	43
<b>Total</b>	<b>2,934</b>	<b>2,433</b>	<b>501</b>

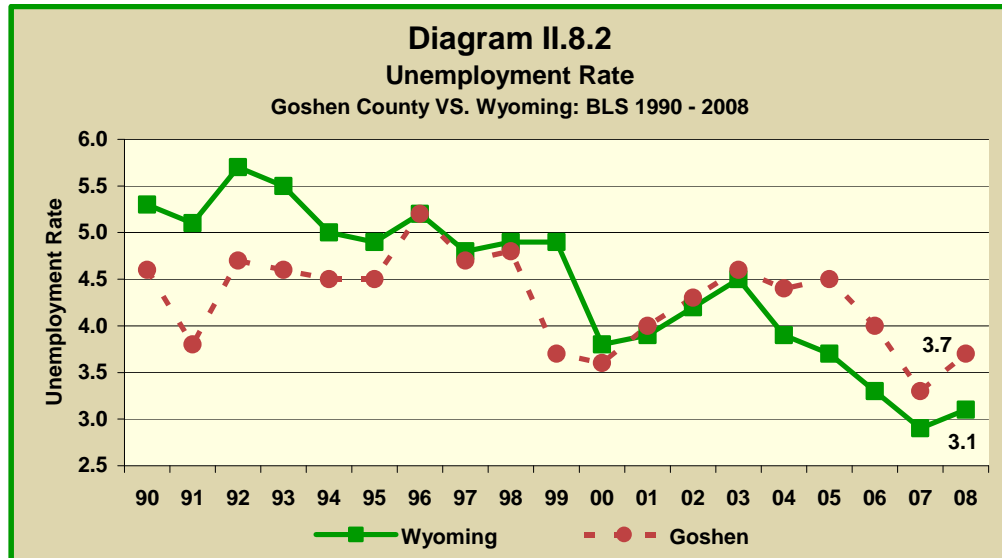
## ECONOMICS

The HUD estimated median family income (MFI) for Goshen County was \$56,400 in 2009.<sup>82</sup> This figure compares to Wyoming's MFI of \$63,900. Diagram II.8.1, 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. Goshen County's labor force, defined as the number of people working or actively seeking work, increased by 189 persons, from 5,899 in 2007 to 6,088 in 2008. Employment increased by 158 persons. Unemployment, therefore, decreased by 31 persons. The unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2007 to 3.5 in 2008. Goshen County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.8.2, on the following page.

<sup>82</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 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.8.4 below, annual total monthly employment increased by 2.31 percent between 2006 and 2007, changing from a total of 4,159 to 4,255 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 4,429 persons in September.

<b>Table II.8.4</b> <b>Goshen County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	3,899	3,978	3,889	3,787	3,873	3,951	4,194	4,281
Feb	3,968	3,986	3,902	3,897	3,833	3,988	4,225	4,268
Mar	4,025	4,058	3,927	3,888	3,869	4,039	4,289	4,301
Apr	4,153	4,108	4,061	4,038	3,958	4,069	4,229	4,432
May	4,174	4,100	4,056	4,055	4,013	4,203	4,299	4,500
Jun	4,128	4,091	4,032	4,087	4,048	4,243	4,236	4,395
Jul	3,837	3,873	3,754	3,924	3,771	4,165	4,035	4,264
Aug	3,859	3,848	3,806	3,767	3,934	4,086	4,080	4,301
Sep	3,897	3,988	3,957	3,971	3,938	4,168	4,204	4,429
Oct	4,255	4,245	4,114	4,049	4,148	4,276	4,438	.
Nov	4,268	4,318	4,170	4,099	4,170	4,334	4,425	.
Dec	4,095	4,269	4,160	4,079	4,130	4,382	4,406	.
Annual	4,047	4,072	3,986	3,970	3,974	4,159	4,255	.
% Change	.	0.62	-2.11	-0.40	0.10	4.66	2.31	.

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.8.5, at right, annual average weekly wages increased by 5.67 percent between 2006 and 2007, changing from a total of \$494 to \$522.

Total business establishments reported by the QCEW are displayed in Table II.8.6. Annual establishments increased by 2.70 percent between 2006 and 2007, changing from a total of 445 to 457 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 473 in the third 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 latest year available for the data, Goshen County recorded 7,342 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 \$403,913,000, and real per capita income was \$33,604 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$27,496 in 2007, while Wyoming average earnings per job were \$43,407.<sup>83</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 1.80 percent in Goshen County between 2000 and 2008, from 5,881 to 5,987. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.8.7, below.

<b>Table II.8.7</b> <b>Housing Unit Estimates for Wyoming and Goshen County</b> <b>Census 2000 and 2001-2007 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Goshen County	% Change from 2000
2000 Census	223,854	.	5,881	.
July 2001 Estimate	225,959	0.94	5,889	0.14
July 2002 Estimate	227,773	1.75	5,898	0.29
July 2003 Estimate	229,637	2.58	5,911	0.51
July 2004 Estimate	232,556	3.89	5,961	1.36
July 2005 Estimate	235,654	5.27	5,988	1.82
July 2006 Estimate	239,175	6.84	5,987	1.80
July 2007 Estimate	242,332	8.25	5,990	1.85
July 2008 Estimate	246,393	10.07	5,987	1.80

<sup>83</sup> Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

Average apartment rent in Goshen County changed by 14.0 percent, from \$421 in fourth quarter 2007 to \$480 in fourth quarter 2008. Detached single-family home rents increased by 3.9 percent. Rents for mobile home lots increased by 20.7 percent.

Goshen County rental prices have experienced average annualized increases of 4.1 percent per year for apartments, 2.4 percent per year for houses, 4.5 percent per year for mobile home lots since fourth quarter 1998 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. Table II.8.8, at right, presents the Goshen 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 Goshen County decreased from 13 in 2007 to eight in 2008. Total residential units authorized decreased from 13 in 2007 to eight in 2008.

The real value of single-family building permits decreased from \$149,250 in 2007 to \$136,010 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$239,580 in 2002 to a low of \$164,900 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.8.9, on the following page.

<b>Table II.8.8</b> <b>Wyoming Cost of Living Index<sup>84</sup> for Goshen County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
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	310	108	371	306
Q4.98	323	105	371	273
Q2.99	315	110	358	260
Q4.99	360	130	438	278
Q2.00	326	130	401	336
Q4.00	305	110	432	310
Q2.01	318	115	439	315
Q4.01	339	120	428	336
Q2.02	320	125	427	306
Q4.02	340	115	466	327
Q2.03	333	113	395	278
Q4.03	338	117	414	288
Q2.04	316	115	377	295
Q4.04	346	125	442	301
Q2.05	352	150	407	330
Q4.05	349	144	438	346
Q2.06	343	120	445	363
Q4.06	356	150	457	356
Q2.07	366	113	440	334
Q4.07	421	145	462	383
Q2.08	473	155	481	.
Q4.08	480	175	480	.

<sup>84</sup> Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

<b>Table II.8.9</b> <b>Building Permits and Valuation in Goshen 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	50	.	4	.	54	.	.	100.30
1981	14	.	12	36	62	.	.	117.78
1982	21	.	4	.	25	.	.	104.69
1983	30	6	8	.	44	.	.	106.74
1984	20	.	16	5	41	.	.	96.69
1985	27	2	4	.	33	.	.	93.41
1986	18	2	.	.	20	.	.	107.84
1987	7	2	.	.	9	.	.	76.24
1988	9	.	.	.	9	.	.	101.84
1989	11	.	.	.	11	.	.	88.71
1990	6	.	.	.	6	.	.	92.13
1991	4	.	.	26	30	.	.	99.62
1992	1	2	.	.	3	25	.	106.23
1993	2	4	.	40	46	.	.	121.83
1994	6	6	.	.	12	.	.	158.83
1995	8	6	.	.	14	.	.	93.54
1996	11	2	.	.	13	.	.	99.56
1997	6	4	.	.	10	.	.	81.00
1998	9	2	.	.	11	.	.	103.86
1999	9	.	.	.	9	.	.	93.77
2000	1	.	.	.	1	.	8	108.78
2001	4	.	.	.	4	.	.	164.90
2002	2	.	.	.	2	.	.	239.58
2003	6	.	.	.	6	.	.	198.75
2004	17	.	.	.	17	.	.	187.78
2005	11	.	.	.	11	.	.	165.29
2006	6	8	.	.	14	.	.	217.78
2007	13	.	.	.	13	.	.	149.25
2008	8	.	.	.	8	.	.	136.01

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 Goshen County was \$131,037. This represented an increase of 6.2 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 between 1999 and 2008 is displayed in Table II.8.10, below.

<b>Table II.8.10</b> <b>Average Sales Prices in Goshen County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Goshen County Average Price (\$)	Goshen County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	63,195	-11.90	101,517	4.76
2000	80,968	28.12	111,437	9.77
2001	79,771	-1.48	116,469	4.52
2002	86,545	8.49	121,140	4.01
2003	90,856	4.98	132,708	9.55
2004	93,965	3.42	142,501	7.38
2005	102,053	8.61	159,776	12.12
2006	116,812	14.46	187,869	17.58
2007	123,393	5.63	265,044	41.08
2008	131,037	6.2	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.<sup>85</sup> During June of 2009, a total of 23 surveys were completed by property managers in Goshen County. Of the 309 rental units surveyed, 12 were vacant, indicating a vacancy rate of 3.88 percent. This compares to a 4.76 percent vacancy rate one year ago, and a June 2009 vacancy rate of 6.06 percent statewide. Over the last six months the vacancy rate has fallen, bucking the general statewide trend. This indicates the rental market remains healthy despite a general economic slowdown.

The Goshen fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 27 respondents in Goshen County. Of the incoming population who were unsatisfied with their current housing, 60.0 percent said they were seeking to own a home and 40.0 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, and all respondents sought homes in the range of \$50,000 to \$99,999. The remainder of those seeking to own a home, 60.0 percent, wished to build, of which 50.0 percent of respondents expected to build for less than \$50,000 and 50.0 percent 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.

Of those currently renting or seeking to rent, 50.0 percent of respondents hoped to spend less than \$365 per month, and 50.0 percent anticipated spending \$366 to \$474. 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 586 loans purchased in Goshen County during 1979-2009, with 10 in fiscal 2009. The average home size over the period was 1,201 square feet and 1,161 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1943. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$37,021. The average purchase price in fiscal 2009 was \$78,782. In fiscal 2009, no loans purchased were for new construction, and 40.0 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.

<b>Table II.8.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Goshen County 2001- 2008</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	11	273	27	9.89
2001b	10	202	13	6.44
2002a	6	91	6	6.59
2002b	7	160	7	4.38
2003a	6	126	6	4.76
2003b	15	341	25	7.33
2004a	16	345	42	12.17
2004b	15	319	19	5.96
2005a	19	304	25	8.22
2005b	17	324	12	3.70
2006a	21	371	18	4.85
2006b	28	375	13	3.47
2007a	26	352	13	3.69
2007b	21	249	7	2.81
2008a	32	420	20	4.76
2008b	27	373	22	5.90
2009a	23	309	12	3.88

<sup>85</sup>Those signified as 'a' in the "year" column of Table II.8.11 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.





## HOT SPRINGS COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Hot Springs County's population decreased by 5.33 percent between 2000 and 2008, from 4,882 to 4,622. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.9.1, below.

<b>Table II.9.1</b>				
<b>Population Estimates for Wyoming and Hot Springs County</b>				
<b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Hot Springs County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	4,882	.
July 2001 Estimate	492,924	-0.17	4,754	-2.62
July 2002 Estimate	496,969	0.65	4,714	-3.44
July 2003 Estimate	499,056	1.07	4,580	-6.19
July 2004 Estimate	502,816	1.83	4,557	-6.66
July 2005 Estimate	506,007	2.48	4,510	-7.62
July 2006 Estimate	512,573	3.81	4,529	-7.23
July 2007 Estimate	523,252	5.97	4,558	-6.64
July 2008 Estimate	532,668	7.88	4,622	-5.33

### 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.9.2, at right, from April 2000 to July 2008, Hot Springs County's natural increase was estimated to be negative 151 people. Hot Springs County has been experiencing net out-migration, with over 109 persons leaving the county in the last eight years.<sup>86</sup>

The Wyoming driver's license exchange data indicate a net increase of 27 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Hot Springs County are presented in Table II.9.3, on the following page, which indicate a net increase of 469 persons over the time period.

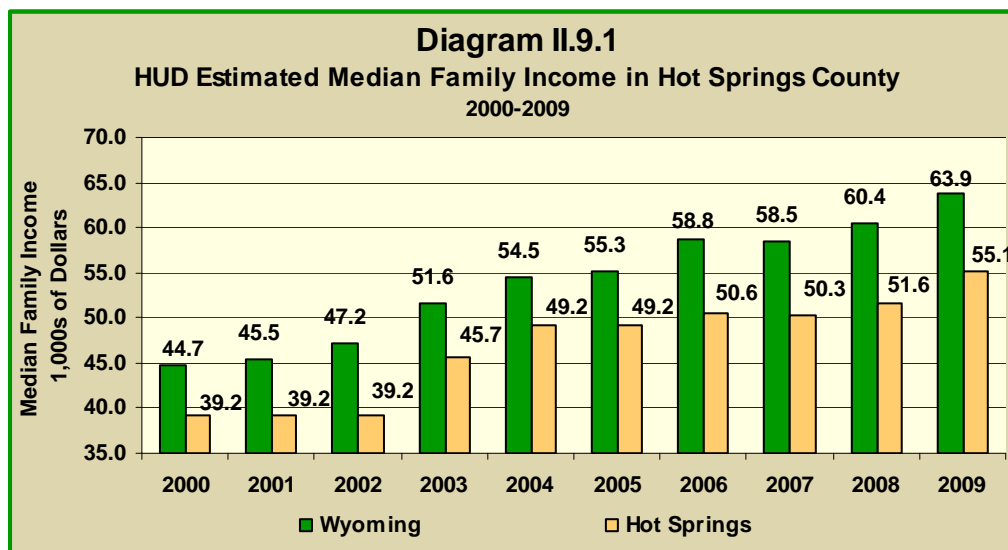
<b>Table II.9.2</b>	
<b>Hot Springs County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>5,710</b>
Natural Increase 80-90	225
Net Migration 80-90	-1,126
<b>1990 Population</b>	<b>4,809</b>
Natural Increase 90-00	-177
Net Migration 90-00	250
<b>2000 Population</b>	<b>4,882</b>
Natural Increase 00-08	-151
Net Migration 00-08	-109
<b>2008 Population Estimate</b>	<b>4,622</b>

<sup>86</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.9.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Hot Springs County</b>			
<b>Hot Spring County: 2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	141	104	37
2001	153	89	64
2002	140	122	18
2003	116	86	30
2004	128	86	42
2005	147	85	62
2006	134	90	44
2007	130	76	54
2008	176	85	91
2009 – First Half	71	44	27
<b>Total</b>	<b>1,336</b>	<b>867</b>	<b>469</b>

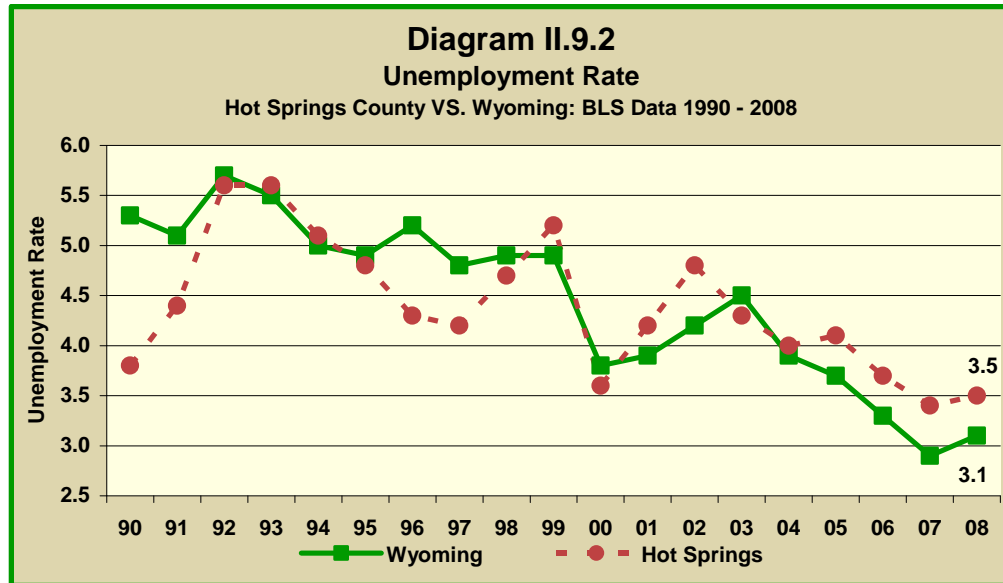
## ECONOMICS

The HUD estimated median family income (MFI) for Hot Springs County was \$55,100 in 2009.<sup>87</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.9.1, 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. Hot Springs County's labor force, defined as the number of people working or actively seeking work, increased by 54 persons, from 2,327 in 2007 to 2,420 in 2008. Employment increased by 50 persons. Unemployment, therefore, increased by four persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2007 to 3.5 in 2008. Hot Springs County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.9.2, on the following page.

<sup>87</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 represents 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.9.4 below, annual total monthly employment increased by 3.81 percent between 2006 and 2007, changing from a total of 1,940 to 2,014 workers. Preliminary 2008 estimates indicate a decreasing trend with employment falling to 2,102 persons in September.

<b>Table II.9.4</b> <b>Hot Springs County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	1,867	1,936	1,757	1,804	1,781	1,840	1,936	2,030
Feb	1,887	1,911	1,774	1,792	1,805	1,841	1,935	1,994
Mar	1,926	1,932	1,791	1,815	1,798	1,930	1,969	2,010
Apr	1,991	1,969	1,864	1,852	1,875	1,960	2,011	2,061
May	2,040	2,037	1,901	1,936	1,921	1,988	2,070	2,105
Jun	2,128	2,083	2,007	1,991	2,017	2,041	2,135	2,166
Jul	2,109	2,059	1,957	1,929	1,945	1,991	2,045	2,132
Aug	2,121	2,030	1,942	1,906	1,906	1,957	2,000	2,105
Sep	2,060	1,954	1,853	1,863	1,862	1,940	2,002	2,102
Oct	2,045	1,963	1,873	1,843	1,866	1,923	2,013	.
Nov	2,013	1,931	1,821	1,853	1,876	1,934	2,026	.
Dec	1,977	1,949	1,818	1,852	1,846	1,938	2,028	.
Annual	2,014	1,980	1,863	1,870	1,875	1,940	2,014	.
% Change	.	-1.69	-5.91	0.38	0.27	3.47	3.81	.

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.9.5, at right, annual average weekly wages increased by 9.51 percent between 2006 and 2007, changing from a total of 494 to 541 dollars.

Total business establishments reported by the QCEW are displayed in Table II.9.6. Annual establishments increased by 3.06 percent between 2006 and 2007, changing from a total of 229 to 236 establishments. Preliminary 2009 estimates show the number of establishments remaining at 242 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, Hot Springs County recorded 3,192 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 \$182,313,000, and real per capita income was \$39,999 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$30,910 in 2007, while Wyoming average earnings per job were \$43,407.<sup>88</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 1.46 percent in Hot Springs County between 2000 and 2008, from 2,536 to 2,573. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.9.7, below.

<b>Table II.9.7</b> <b>Housing Unit Estimates for Wyoming and Hot Springs County</b> <b>Census 2000, 2001-2007 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Hot Springs County	% Change from 2000
2000 Census	223,854	.	2,536	.
July 2001 Estimate	225,959	0.94	2,545	0.35
July 2002 Estimate	227,773	1.75	2,547	0.43
July 2003 Estimate	229,637	2.58	2,552	0.63
July 2004 Estimate	232,556	3.89	2,564	1.10
July 2005 Estimate	235,654	5.27	2,569	1.30
July 2006 Estimate	239,175	6.84	2,569	1.30
July 2007 Estimate	242,332	8.25	2,572	1.42
July 2008 Estimate	246,393	10.07	2,573	1.46

<sup>88</sup> Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2008.

According to the Wyoming cost of living index, average apartment rent in Hot Springs County changed by 10.1 percent, from \$395 in fourth quarter 2007 to \$435 in fourth quarter 2008. Detached single-family home rents increased by 3.4 percent. Rents for mobile home lots remained at \$150.

Hot Springs County rental prices have experienced average annualized increases of 3.0 percent per year for apartments, 2.4 percent per year for houses and 0.0 percent per year for mobile home lots since second quarter 1998 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. Table II.9.8, at right, presents the Hot Springs 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 Hot Springs County decreased from eight in 2007 to three in 2008. Total residential units authorized decreased from eight in 2007 to five in 2008.

The real value of single-family building permits increased from \$169,900 in 2007 to \$203,360 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$282,850 in 2006 to a low of \$77,580 in 2005. 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.9.9, on the following page.

<b>Table II.9.8</b> <b>Wyoming Cost of Living Index<sup>89</sup> for Hot Springs County</b> <b>Rental Housing Costs, 1986 - 2008</b>				
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	314	150	380	332
Q4.98	322	142	354	325
Q2.99	321	142	372	276
Q4.99	285	150	393	279
Q2.00	292	150	370	353
Q4.00	303	150	343	309
Q2.01	344	150	361	314
Q4.01	336	150	339	323
Q2.02	298	150	374	349
Q4.02	373	150	398	313
Q2.03	339	150	380	312
Q4.03	378	150	404	.
Q2.04	367	150	403	304
Q4.04	364	150	385	363
Q2.05	371	150	391	361
Q4.05	346	150	411	.
Q2.06	385	150	433	.
Q4.06	386	150	458	380
Q2.07	397	150	464	.
Q4.07	395	150	477	425
Q2.08	401	150	492	.
Q4.08	435	150	493	.

<sup>89</sup> Data from 1986 to 1997 for Hot Springs County is not reported by the Wyoming Economic Analysis Division.

<b>Table II.9.9</b> <b>Building Permits and Valuation for Hot Springs 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	7	2	.	.	9	.	.	122.10
1981	22	.	.	.	22	.	.	126.61
1982	7	2	.	.	9	.	.	79.99
1983	11	.	4	16	31	.	.	104.89
1984	11	.	.	.	11	.	.	91.74
1985	2	.	.	.	2	.	.	36.86
1986	.	.	.	.	.	.	.	0.00
1987	.	.	.	.	.	.	.	0.00
1988	1	.	.	.	1	.	.	129.32
1989	1	.	.	.	1	.	.	200.93
1990	1	.	.	.	1	.	.	139.47
1991	.	.	.	.	.	.	.	0.00
1992	1	.	.	.	1	.	.	110.48
1993	.	.	.	.	.	.	.	0.00
1994	3	.	.	.	3	.	4	110.86
1995	3	.	.	.	3	.	.	126.64
1996	4	.	.	.	4	.	.	106.44
1997	4	.	4	.	8	.	.	155.00
1998	4	.	.	5	9	.	.	104.64
1999	4	.	.	.	4	.	.	123.05
2000	4	.	.	.	4	.	.	107.59
2001	1	.	.	.	1	.	.	167.15
2002	3	.	.	.	3	.	.	90.04
2003	1	.	.	.	1	.	.	224.24
2004	5	.	.	.	5	.	.	122.29
2005	3	2	.	.	5	.	.	77.58
2006	7	.	.	.	7	.	.	282.85
2007	8	.	.	.	8	.	.	169.90
2008	3	2	.	.	5	.	.	203.36

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 Hot Springs County was \$133,421. This represented an increase of 6.2 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 between 1999 and 2008 is displayed in Table II.9.10, below.

<b>Table II.9.10</b> <b>Average Sales Prices in Hot Springs County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Hot Springs Average Price (\$)	Hot Springs Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	74,022	12.08	101,517	4.76
2000	70,625	-4.59	111,437	9.77
2001	86,840	22.96	116,469	4.52
2002	86,625	-0.25	121,140	4.01
2003	78,705	-9.14	132,708	9.55
2004	85,615	8.78	142,501	7.38
2005	97,453	13.83	159,776	12.12
2006	122,544	25.75	187,869	17.58
2007	125,576	2.47	265,044	41.08
2008	133,421	6.2	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.<sup>90</sup> During June of 2009, a total of 12 surveys were completed by property managers in Hot Springs County. Of the 187 rental units surveyed, 11 were vacant, indicating a vacancy rate of 5.88 percent. This rate compares to a 9.29 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 remained unchanged, indicating relatively stable rental market conditions in Hot Springs County.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 319 loans purchased in Hot Springs County during 1979-2009, with nine in fiscal 2009. The average home size over the period was 1,227 square feet and 1,148 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1958. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$46,748. The average purchase price in fiscal 2009 was \$110,825. In fiscal 2009, no loan purchases were made for new construction, and 33.3 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.

<b>Table II.9.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Hot Springs County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	259	14	5.41
2001b	6	235	15	6.38
2002a	8	145	16	11.03
2002b	9	162	19	11.73
2003a	6	141	15	10.64
2003b	12	212	21	9.91
2004a	11	250	17	6.80
2004b	8	171	8	4.68
2005a	8	181	15	8.29
2005b	9	206	14	6.80
2006a	9	205	9	4.39
2006b	8	212	18	8.49
2007a	8	185	10	5.41
2007b	12	228	12	5.26
2008a	13	269	25	9.29
2008b	13	153	9	5.88
2009a	12	187	11	5.88

<sup>90</sup>Those signified as 'a' in the "year" column of Table II.9.11 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.



## JOHNSON COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Johnson County's population increased by 19.63 percent between 2000 and 2008, from 7,075 to 8,464. This rate compares to a statewide population growth of 7.88 percent over the period. Data are presented in Table II.10.1, below.

<b>Table II.10.1</b>				
<b>Population Estimates for Wyoming and Johnson County</b>				
<b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Johnson County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	7,075	.
July 2001 Estimate	492,924	-0.17	7,156	1.14
July 2002 Estimate	496,969	0.65	7,355	3.96
July 2003 Estimate	499,056	1.07	7,472	5.61
July 2004 Estimate	502,816	1.83	7,522	6.32
July 2005 Estimate	506,007	2.48	7,645	8.06
July 2006 Estimate	512,573	3.81	7,808	10.36
July 2007 Estimate	523,252	5.97	8,139	15.04
July 2008 Estimate	532,668	7.88	8,464	19.63

### 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.10.2, at right, from April 2000 to July 2008, Johnson County's natural increase was estimated to be 20 people. Johnson County has been experiencing net in migration, with over 1,369 persons arriving in the county in the last eight years.<sup>91</sup>

The Wyoming driver's license exchange data indicate a net increase of 50 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Johnson County are presented in Table II.10.3, on the following page, which indicate a net increase of 1,025 persons over the time period.

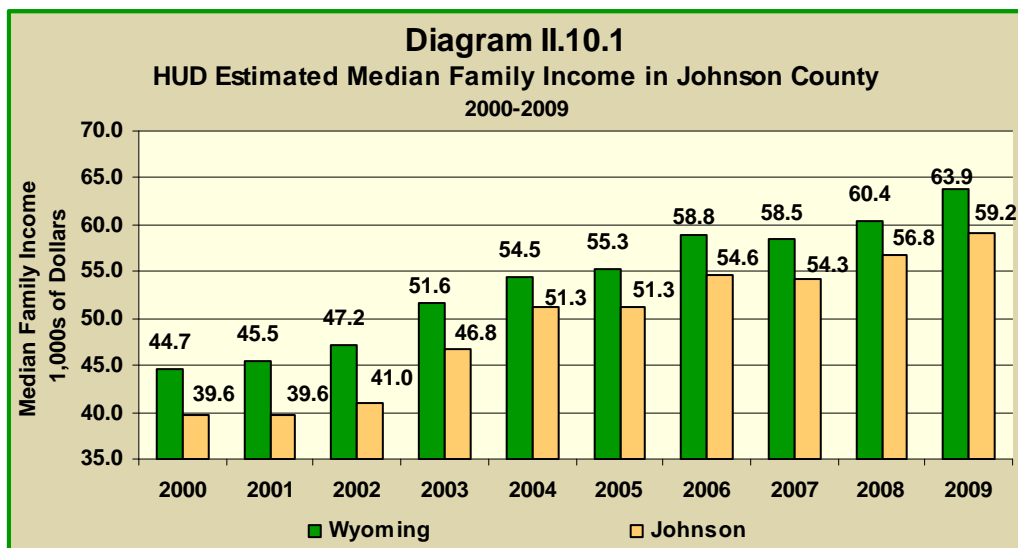
<b>Table II.10.2</b>	
<b>Johnson County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>6,700</b>
Natural Increase 80-90	296
Net Migration 80-90	-851
<b>1990 Population</b>	<b>6,145</b>
Natural Increase 90-00	-36
Net Migration 90-00	966
<b>2000 Population</b>	<b>7,075</b>
Natural Increase 00-08	20
Net Migration 00-08	1,369
<b>2008 Population Estimate</b>	<b>8,464</b>

<sup>91</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.10.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Johnson County</b>			
<b>2000 Through First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	262	144	118
2001	246	140	106
2002	224	141	83
2003	227	132	95
2004	247	172	75
2005	247	154	93
2006	262	159	103
2007	269	138	131
2008	316	145	171
2009 – First Half	124	74	50
<b>Total</b>	<b>2,424</b>	<b>1,399</b>	<b>1,025</b>

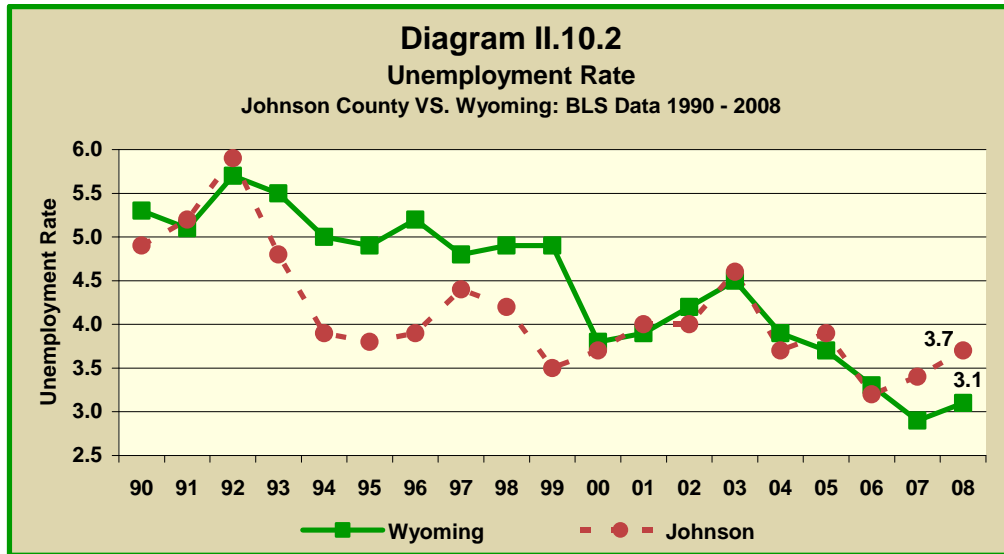
## ECONOMICS

The HUD estimated median family income (MFI) for Johnson County was \$59,200 in 2009.<sup>92</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.10.1, 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. Johnson County's labor force, defined as the number of people working or actively seeking work, increased by 146 persons, from 3,914 in 2007 to 4,060 in 2008. Employment increased by 130 persons. Unemployment, therefore, increased by 16 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2007 to 3.7 in 2008. Johnson County continued to enjoy labor force utilization equal to the state of Wyoming, as seen in Diagram II.10.2, on the following page.

<sup>92</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 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.10.4 below, annual total monthly employment increased by 2.81 percent between 2006 and 2007, changing from a total of 3,444 to 3,438 workers. Over the third quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 3,809 persons in September.

<b>Table II.10.4</b>								
<b>Johnson County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</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>2008p</b>
Jan	2,430	2,636	2,646	2,739	2,878	3,025	3,229	3,298
Feb	2,431	2,640	2,648	2,770	2,899	3,104	3,221	3,295
Mar	2,471	2,711	2,720	2,832	3,006	3,185	3,246	3,332
Apr	2,547	2,749	2,807	2,953	3,012	3,197	3,203	3,415
May	2,737	2,925	2,958	3,161	3,225	3,418	3,441	3,551
Jun	2,932	3,166	3,165	3,383	3,496	3,643	3,693	3,844
Jul	2,793	3,055	3,086	3,224	3,428	3,532	3,589	3,735
Aug	2,812	3,017	3,089	3,162	3,404	3,434	3,614	3,785
Sep	2,817	3,003	3,103	3,168	3,347	3,480	3,599	3,809
Oct	2,780	2,884	3,023	3,151	3,264	3,427	3,552	.
Nov	2,703	2,787	2,851	3,012	3,162	3,358	3,440	.
Dec	2,715	2,754	2,854	3,000	3,148	3,319	3,433	.
<b>Annual</b>	<b>2,681</b>	<b>2,861</b>	<b>2,913</b>	<b>3,046</b>	<b>3,189</b>	<b>3,344</b>	<b>3,438</b>	<b>.</b>
<b>% Change</b>	<b>.</b>	<b>6.71</b>	<b>1.82</b>	<b>4.57</b>	<b>4.69</b>	<b>4.86</b>	<b>2.81</b>	<b>.</b>

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.10.5, at right, annual average weekly wages increased by 3.43 percent between 2006 and 2007, changing from a total of \$583 to \$603.

Total business establishments reported by the QCEW are displayed in Table II.10.6. Annual establishments increased by 3.07 percent between 2006 and 2007, changing from a total of 456 to 470 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 491 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, Johnson County recorded 6,054 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 \$336,302,000, and real per capita income was \$41,320 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$30,171 in 2007, while Wyoming average earnings per job were \$43,407.<sup>93</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 7.91 percent in Johnson County between 2000 and 2008, from 3,503 to 3,780. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.10.7, below.

<b>Table II.10.7</b> <b>Housing Unit Estimates for Wyoming and Johnson County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Johnson County	% Change from 2000
2000 Census	223,854	.	3,503	.
July 2001 Estimate	225,959	0.94	3,519	0.46
July 2002 Estimate	227,773	1.75	3,544	1.17
July 2003 Estimate	229,637	2.58	3,620	3.34
July 2004 Estimate	232,556	3.89	3,668	4.71
July 2005 Estimate	235,654	5.27	3,689	5.31
July 2006 Estimate	239,175	6.84	3,707	5.82
July 2007 Estimate	242,332	8.25	3,742	6.82
July 2008 Estimate	246,393	10.07	3,780	7.91

<sup>93</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 Johnson County changed by 10.0 percent, from \$520 in fourth quarter 2007 to \$572 in fourth quarter 2008. Detached single-family home rents increased by 4.1 percent and rents for mobile homes on a lot increased by 4.6 percent.

Johnson County rental prices have experienced average annualized increases of 4.9 percent for apartments, 4.3 percent per year for houses, 4.6 percent per year for mobile homes plus a lot, since second quarter 1998 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. Table II.10.8, at right, presents the Johnson 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 Johnson County decreased from 45 in 2007 to 14 in 2008. Total residential units authorized increased from 47 in 2007 to 24 in 2007.

The real value of single-family building permits decreased from \$136,170 in 2007 to \$188,750 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$188,750 in

2007 to a low of \$81,480 in 2003. 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.10.9, on the following page.

<b>Table II.10.8</b> <b>Wyoming Cost of Living Index<sup>94</sup> for Johnson County</b> <b>Rental Housing Costs, 1986 - 2008</b>				
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	337	123	535	358
Q4.98	366	123	436	360
Q2.99	374	150	480	339
Q4.99	379	142	443	380
Q2.00	376	127	463	345
Q4.00	396	137	569	488
Q2.01	391	138	555	445
Q4.01	415	136	609	421
Q2.02	460	132	614	439
Q4.02	457	.	639	454
Q2.03	425	.	659	421
Q4.03	443	208	606	414
Q2.04	437	205	630	445
Q4.04	504	146	607	491
Q2.05	452	148	629	480
Q4.05	448	146	682	475
Q2.06	467	154	688	523
Q4.06	477	170	700	518
Q2.07	504	170	712	586
Q4.07	520	170	813	561
Q2.08	554	193	800	571
Q4.08	572	.	846	587

<sup>94</sup> Data from 1986 to 1997 for Johnson County is not reported by the Wyoming Economic Analysis Division.



<b>Table II.10.9</b> <b>Building Permits and Valuation in Johnson 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	19	4	3	.	26	.	.	108.26
1981	18	8	.	.	26	.	.	96.93
1982	8	2	4	.	14	.	.	69.20
1983	10	.	.	.	10	.	.	92.49
1984	10	.	.	.	10	.	.	69.85
1985	7	.	.	.	7	.	.	59.17
1986	1	.	.	.	1	.	.	54.95
1987	.	.	.	.	.	.	.	.
1988	.	.	.	.	.	.	.	.
1989	2	.	.	.	2	.	.	93.58
1990	1	.	.	.	1	.	.	115.72
1991	1	.	.	.	1	.	.	111.81
1992	1	.	.	.	1	.	.	109.29
1993	2	.	.	.	2	.	.	106.83
1994	3	.	.	.	3	.	.	104.60
1995	3	.	.	.	3	.	.	102.51
1996	20	24	.	.	44	.	.	93.31
1997	29	.	.	.	29	.	.	153.51
1998	31	.	.	.	31	.	.	152.23
1999	24	.	.	.	24	.	.	140.52
2000	12	.	.	.	12	.	.	157.85
2001	15	6	4	.	25	.	.	108.62
2002	26	2	4	38	70	.	.	90.42
2003	25	.	.	.	25	30	6	81.48
2004	9	2	4	.	15	.	.	143.70
2005	25	.	.	.	25	.	.	131.56
2006	41	2	.	.	43	.	.	149.60
2007	45	2	.	.	47	.	.	136.17
2008	14	2	8	.	24	.	.	188.75

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 Johnson County was \$220,549. This represented an increase of 2.7 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.10.10, below.

<b>Table II.10.10</b> <b>Average Sales Prices in Johnson County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Johnson County Average Price (\$)	Johnson County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,531	12.52	101,517	4.76
2000	122,354	5.91	111,437	9.77
2001	122,192	-0.13	116,469	4.52
2002	131,782	7.85	121,140	4.01
2003	149,472	13.42	132,708	9.55
2004	164,125	9.80	142,501	7.38
2005	180,209	9.80	159,776	12.12
2006	194,500	7.93	187,869	17.58
2007	214,710	10.39	265,044	41.1
2008	220,549	2.7	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.<sup>95</sup> During June of 2009, a total of 12 surveys were completed by property managers in Johnson County. Of the 183 rental units surveyed, 9 were vacant, indicating a vacancy rate of 4.92 percent. This rate compares to a 4.79 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 4.92 percent statewide. In the last six months the rental vacancy rate has shown a moderate increase, which indicates the rental market may be weakening due to a slowdown in economic activity.

<b>Table II.10.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Johnson County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	82	2	2.44
2001b	4	80	.	.
2002a	2	62	.	.
2002b	5	99	9	9.09
2003a	1	30	1	3.33
2003b	11	176	4	2.27
2004a	10	162	4	2.47
2004b	11	190	4	2.11
2005a	11	130	7	5.38
2005b	11	197	12	6.09
2006a	8	169	.	.
2006b	12	182	5	2.75
2007a	9	173	3	1.73
2007b	12	201	3	1.49
2008a	12	167	8	4.79
2008b	12	153	6	3.92
2009a	12	183	9	4.92

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 45 respondents in Johnson County. Of the incoming population who were unsatisfied with their current housing, 88.9 percent said they were seeking to own a home and 11.1 percent wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, of which all respondents sought homes for less than \$99,999. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which 50.0 percent expected to build for less than \$50,000 and 50.0 percent expected to build for more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, all respondents were seeking to rent an apartment for over \$600. 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 350 loans purchased in Johnson County during 1979 through 2009, with 11 in fiscal 2009 alone. The average home size over the period was 1,281 square feet and 1,363 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1988. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,179. The average purchase price in fiscal 2009 was \$159,491. In fiscal 2009, 45.5 percent of loans purchased were for new construction, and 27.3 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.

<sup>95</sup>Those signified as 'a' in the "year" column of Table II.10.11 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.



## LARAMIE COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Laramie County's population increased by 7.88 percent between 2000 and 2008, from 81,607 to 87,542. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.11.1, below.

<b>Table II.11.1</b> <b>Population Estimates for Wyoming and Laramie County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Laramie County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	81,607	.
July 2001 Estimate	492,924	-0.17	82,380	0.95
July 2002 Estimate	496,969	0.65	83,135	1.87
July 2003 Estimate	499,056	1.07	84,289	3.29
July 2004 Estimate	502,816	1.83	85,210	4.42
July 2005 Estimate	506,007	2.48	85,304	4.53
July 2006 Estimate	512,573	3.81	85,890	5.25
July 2007 Estimate	523,252	5.97	86,480	5.97
July 2008 Estimate	532,668	7.88	87,542	7.27

### 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.11.2, at right, from April 2000 to July 2008, Laramie County's natural increase was estimated to be 4,650 people. Laramie County has been experiencing net in-migration, with over 1,285 persons arriving in the county in the last eight years.<sup>96</sup>

The Wyoming driver's license exchange data indicate a net increase of 407 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Laramie County are presented in Table II.11.3, on the following page, which indicate a net increase of 5,867 persons over the time period.

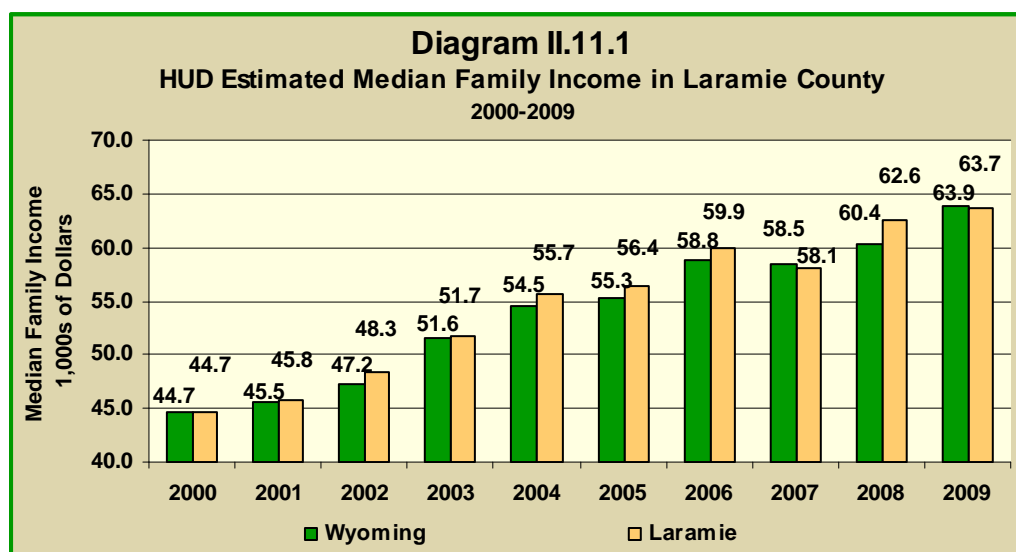
<b>Table II.11.2</b> <b>Laramie County Population Change</b> <b>Census 1980 - 7/2006</b>	
<b>1980 Population</b>	<b>68,649</b>
Natural Increase 80-90	8,278
Net Migration 80-90	-3,785
<b>1990 Population</b>	<b>73,142</b>
Natural Increase 90-00	5,780
Net Migration 90-00	2,685
<b>2000 Population</b>	<b>81,607</b>
Natural Increase 00-08	4,650
Net Migration 00-08	1,285
<b>2008 Population Estimate</b>	<b>87,542</b>

<sup>96</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table I.11.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Laramie County</b>			
<b>2000 - the First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009 – First Half	1,250	843	407
<b>Total</b>	<b>25,750</b>	<b>19,883</b>	<b>5,867</b>

## ECONOMICS

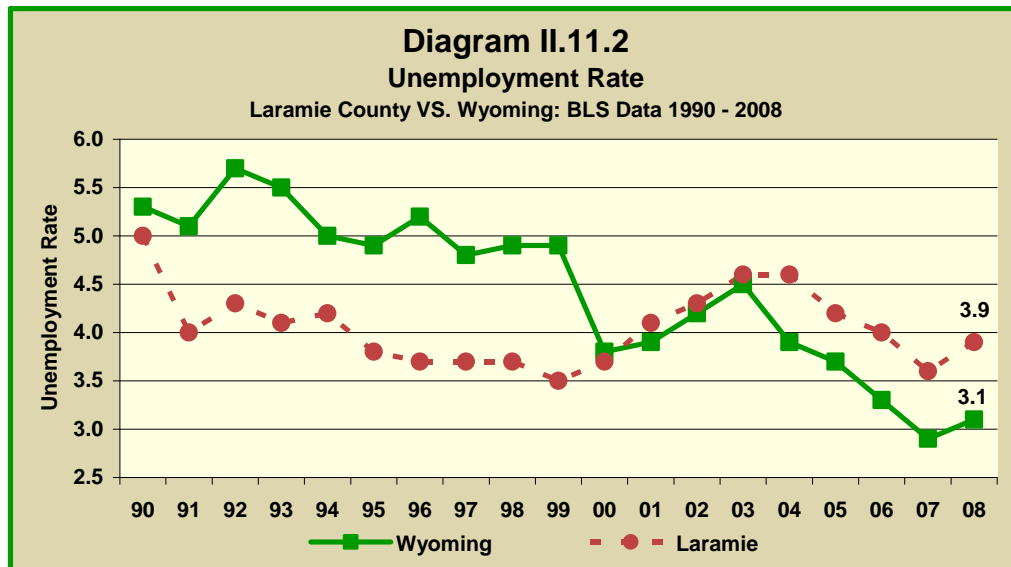
The HUD estimated median family income (MFI) for Laramie County was \$63,700 in 2009.<sup>97</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.11.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Laramie County's labor force, defined as the number of people working or actively seeking work, increased by 312 persons, from 42,119 in 2007 to 42,431 in 2008. Employment increased by 214 persons. Unemployment, therefore, increased by 98 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.6 percent in 2007 to 3.9 in 2008. Laramie County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.11.2, on the following page.<sup>98</sup>

<sup>97</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.

<sup>98</sup> The annualized data for both 2006 and 2007 may be slightly different from these values.



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 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.11.4 below, annual total monthly employment increased by 3.16 percent between 2006 and 2007, changing from a total of 41,681 to 42,997 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 44,246 persons in September.

<b>Table II.11.4</b>								
<b>Laramie County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</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>2008p</b>
Jan	35,644	36,352	37,914	38,592	38,967	40,327	41,218	42,724
Feb	35,664	36,395	37,870	38,613	39,215	40,684	41,581	43,167
Mar	36,054	36,792	38,044	38,997	39,499	41,065	41,979	43,389
Apr	36,268	37,528	38,555	39,389	39,961	41,444	42,264	43,776
May	36,665	38,346	39,209	39,822	40,507	41,815	43,294	44,192
Jun	37,272	38,823	39,955	40,613	41,258	42,549	43,711	44,762
Jul	36,978	39,008	39,840	40,285	41,171	42,027	43,430	44,459
Aug	36,826	38,492	39,536	39,973	41,162	41,869	43,412	44,075
Sep	36,576	38,664	39,474	39,680	41,056	42,047	43,885	44,246
Oct	36,515	38,692	39,837	39,815	41,046	42,013	43,852	.
Nov	36,430	38,491	39,517	39,725	41,078	42,097	43,647	.
Dec	36,373	38,515	39,560	39,607	41,271	42,233	43,695	.
Annual	36,439	38,008	39,109	39,593	40,516	41,681	42,997	.
% Change	.	4.31	2.90	1.24	2.33	2.88	3.16	.

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.11.5, at right, annual average weekly wages increased by 2.50 percent between 2006 and 2007, changing from a total of 679 to 696 dollars.

Total business establishments reported by the QCEW are displayed in Table II.11.6. Annual establishments increased by 1.75 percent between 2006 and 2007, changing from a total of 3,080 to 3,134 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 3,231 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 2006, the latest year available for the data, Laramie County recorded 61,750 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 \$3,828,502,000, and real per capita income was \$44,270 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$44,008 in 2007, while Wyoming average earnings per job were \$43,407.<sup>99</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 11.19 percent in Laramie County between 2000 and 2008, from 34,213 to 38,040. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.11.7, below.

<b>Table II.11.7</b> <b>Housing Unit Estimates for Wyoming and Laramie County</b> <b>Census 2000, 2001-2007 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Laramie County	% Change from 2000
2000 Census	223,854	.	34,213	.
July 2001 Estimate	225,959	0.94	34,498	0.83
July 2002 Estimate	227,773	1.75	34,772	1.63
July 2003 Estimate	229,637	2.58	35,178	2.82
July 2004 Estimate	232,556	3.89	35,875	4.86
July 2005 Estimate	235,654	5.27	36,743	7.39
July 2006 Estimate	239,175	6.84	37,532	9.70
July 2007 Estimate	242,332	8.25	37,970	10.98
July 2008 Estimate	246,393	10.07	38,040	11.19

<sup>99</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 Laramie County increased by 5.4 percent, from \$557 in fourth quarter 2007 to \$587 in fourth quarter 2008. Detached single-family home rents decreased by 0.9 percent. Rents for mobile homes on a lot increased by 3.7 percent, and rents for mobile home lots increased by 11.3 percent.

Laramie County rental prices have experienced average annualized increases of 2.6 percent per year for apartments, 3.2 percent per year for houses, 3.6 percent per year for mobile homes plus a lot and 3.2 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.11.8, at right, presents the Laramie 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 Laramie County decreased from 316 in 2007 to 160 in 2008. Total residential units authorized decreased from 316 in 2007 to 202 in 2008.

The real value of single-family building permits decreased from \$184,800 in 2007 to \$129,480 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$184,800 in 2006 to a low of \$129,480 in 2003. 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.11.9, on the following page.

<b>Table II.11.8</b> <b>Wyoming Cost of Living Index for Laramie County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
Quarter. Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	337	132	431	282
Q2.87	343	134	411	276
Q4.87	340	134	436	266
Q2.88	330	133	457	285
Q4.88	319	127	415	285
Q2.89	322	151	439	295
Q4.89	323	132	427	306
Q2.90	324	154	442	306
Q4.90	329	133	434	314
Q2.91	320	149	449	303
Q4.91	315	137	451	293
Q2.92	344	146	489	340
Q4.92	381	149	558	382
Q2.93	384	160	556	395
Q4.93	421	149	554	424
Q2.94	447	149	586	.
Q4.94	444	154	592	423
Q2.95	430	155	586	.
Q4.95	439	162	591	399
Q2.96	430	207	584	.
Q4.96	431	163	590	415
Q2.97	433	182	622	433
Q4.97	431	177	588	480
Q2.98	428	175	576	457
Q4.98	424	176	606	450
Q2.99	428	175	666	508
Q4.99	433	184	628	485
Q2.00	441	203	651	497
Q4.00	440	205	637	498
Q2.01	453	209	681	485
Q4.01	470	208	757	566
Q2.02	480	214	730	555
Q4.02	478	215	762	487
Q2.03	503	225	820	521
Q4.03	528	224	843	524
Q2.04	534	219	854	553
Q4.04	569	227	839	579
Q2.05	542	243	829	594
Q4.05	573	221	816	546
Q2.06	551	245	860	631
Q4.06	564	252	835	588
Q2.07	558	230	864	575
Q4.07	557	239	864	594
Q2.08	601	290	899	559
Q4.08	587	266	856	616

<b>Table II.11.9</b> <b>Building Permits and Valuation for Laramie 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	307	12	84	136	539	.	.	114.33
1981	170	6	28	56	260	.	.	104.56
1982	150	14	36	54	254	.	.	99.59
1983	334	52	244	5	635	.	.	91.06
1984	226	.	4	.	230	.	.	98.50
1985	214	2	68	36	320	.	.	90.01
1986	377	4	16	11	408	.	.	80.90
1987	190	.	24	.	214	.	.	108.19
1988	160	2	.	162	324	.	.	120.34
1989	100	.	20	.	120	.	.	132.76
1990	79	.	.	.	79	.	.	144.61
1991	91	.	.	.	91	.	.	144.08
1992	229	2	4	8	243	.	.	139.66
1993	263	4	16	.	283	.	19	146.49
1994	353	.	4	12	369	.	.	139.62
1995	258	22	4	14	298	51	21	136.10
1996	302	2	68	292	664	.	.	140.55
1997	254	6	17	198	475	269	.	138.04
1998	320	24	4	121	469	143	4	138.17
1999	289	.	4	30	323	41	.	152.61
2000	245	.	.	.	245	.	.	168.98
2001	257	2	4	56	319	.	.	172.87
2002	446	12	.	20	478	60	.	158.90
2003	622	16	120	21	779	.	4	157.16
2004	744	4	40	88	876	.	11	159.10
2005	696	.	44	132	872	65	.	167.17
2006	492	2	4	11	509	130	.	184.80
2007	316	.	.	.	316	.	22	171.90
2008	160	.	36	6	202	.	11	129.48

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 Laramie County was \$202,304. This represented an increase of 5.4 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.11.10, below.

<b>Table II.11.10</b> <b>Average Sales Prices in Laramie County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Laramie County Average Price (\$)	Laramie County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,429	0.83	101,517	4.76
2000	119,107	7.86	111,437	9.77
2001	123,583	3.76	116,469	4.52
2002	131,599	6.49	121,140	4.01
2003	145,087	10.25	132,708	9.55
2004	155,467	7.15	142,501	7.38
2005	165,743	6.61	159,776	12.12
2006	179,338	8.20	187,869	17.58
2007	191,863	6.98	265,044	41.08
2008	202,304	5.4	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.<sup>100</sup> During June of 2009, a total of 122 surveys were completed by property managers in Laramie County. Of the 3,820 rental units surveyed, 139 were vacant, indicating a vacancy rate of 3.64 percent. This compares to a 2.82 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 3.64 percent. Over the last six months the vacancy rate has fallen, which indicates the

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 116 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 77.8 percent said they were seeking to own a home and 22.2 percent wished to rent. Of those seeking to own a home, 33.3 percent wished to buy existing units, of which all respondents sought housing for more than \$100,000. The remainder of those seeking to own a home, 66.7 percent, wished to build, and all respondents expected to build for more than \$100,000. A significant portion of these respondents do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 50.0 percent hoped to spend between \$475 to \$599 and, and 50.0 percent expected to spend over \$600. 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 9,148 loans purchased in Laramie County during 1979-2008, with 161 in fiscal 2009. The average home size over the period was 1,070 square feet and 1,115 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1970. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$41,450. The average purchase price in fiscal 2009 was \$134,474. In fiscal 2009, 16.8 percent of loans purchased were for new construction, and 37.9 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.

**Table II.11.11**  
**Semi-Annual Rental Vacancy Survey**  
**Laramie County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	5	355	14	3.94
2001b	15	1,273	25	1.96
2002a	12	988	8	0.81
2002b	19	1,917	45	2.35
2003a	20	2,126	39	1.83
2003b	29	2,539	85	3.35
2004a	35	3,289	99	3.01
2004b	33	3,078	163	5.30
2005a	37	2,913	115	3.95
2005b	37	3,832	182	4.75
2006a	31	3,319	79	2.38
2006b	55	4,258	169	3.97
2007a	56	4,362	99	2.27
2007b	59	4,782	95	1.99
2008a	98	3,547	100	2.82
2008b	130	4,115	171	4.16
2009a	122	3,820	139	3.64

<sup>100</sup>Those signified as 'a' in the "year" column of Table II.11.11 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.



## LINCOLN COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Lincoln County's population increased by 14.12 percent between 2000 and 2008, from 14,573 to 16,631. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.12.1, below.

<b>Table II.12.1</b> <b>Population Estimates for Wyoming and Lincoln County</b> <b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Lincoln County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	14,573	.
July 2001 Estimate	492,924	-0.17	14,588	0.10
July 2002 Estimate	496,969	0.65	14,643	0.48
July 2003 Estimate	499,056	1.07	14,788	1.48
July 2004 Estimate	502,816	1.83	15,093	3.57
July 2005 Estimate	506,007	2.48	15,348	5.32
July 2006 Estimate	512,573	3.81	15,741	8.01
July 2007 Estimate	523,252	5.97	16,172	10.97
July 2008 Estimate	532,668	7.88	16,631	14.12

### 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.12.2, at right, from April 2000 to July 2008, Lincoln County's natural increase was estimated to be 982 people. Lincoln County has been experiencing net in-migration, with over 1,076 persons arriving in the county in the last eight years.<sup>101</sup>

The Wyoming driver's license exchange data indicate a net increase of four persons during 2009. The driver's license total exchanges for the last nine and one-half years for Lincoln County are presented in Table II.12.3, on the following page, which indicate a net increase of 1,513 persons over the time period.

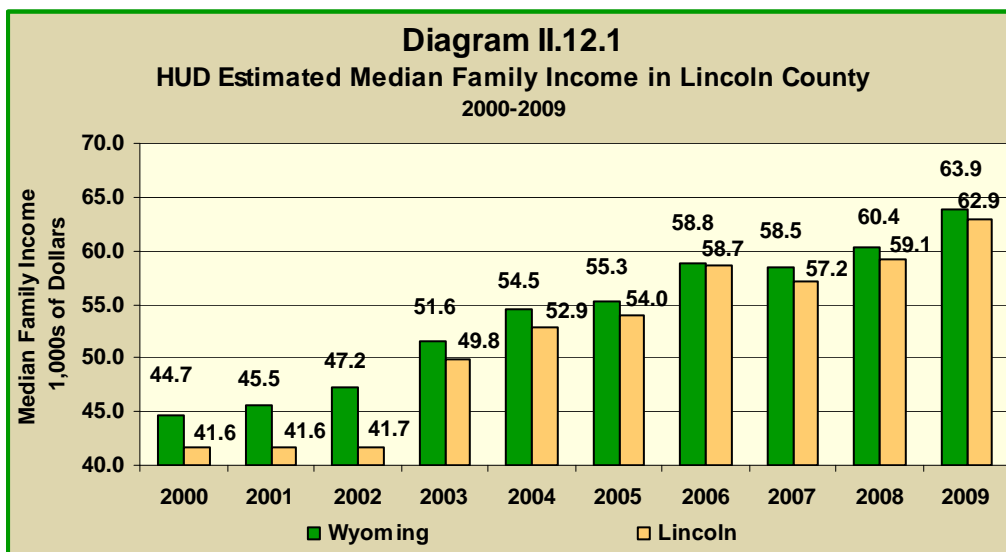
<b>Table II.12.2</b> <b>Lincoln County Population Change</b> <b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>12,177</b>
Natural Increase 80-90	2,229
Net Migration 80-90	-1,781
<b>1990 Population</b>	<b>12,625</b>
Natural Increase 90-00	1,003
Net Migration 90-00	945
<b>2000 Population</b>	<b>14,573</b>
Natural Increase 00-08	982
Net Migration 00-08	1,076
<b>2008 Population Estimate</b>	<b>16,631</b>

<sup>101</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.12.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Lincoln County</b>			
<b>2000 Through the First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	477	423	54
2001	539	468	71
2002	506	365	141
2003	451	333	118
2004	548	421	127
2005	569	418	151
2006	654	313	341
2007	701	411	290
2008	664	448	216
2009 – First Half	245	241	4
<b>Total</b>	<b>5,354</b>	<b>3,841</b>	<b>1,513</b>

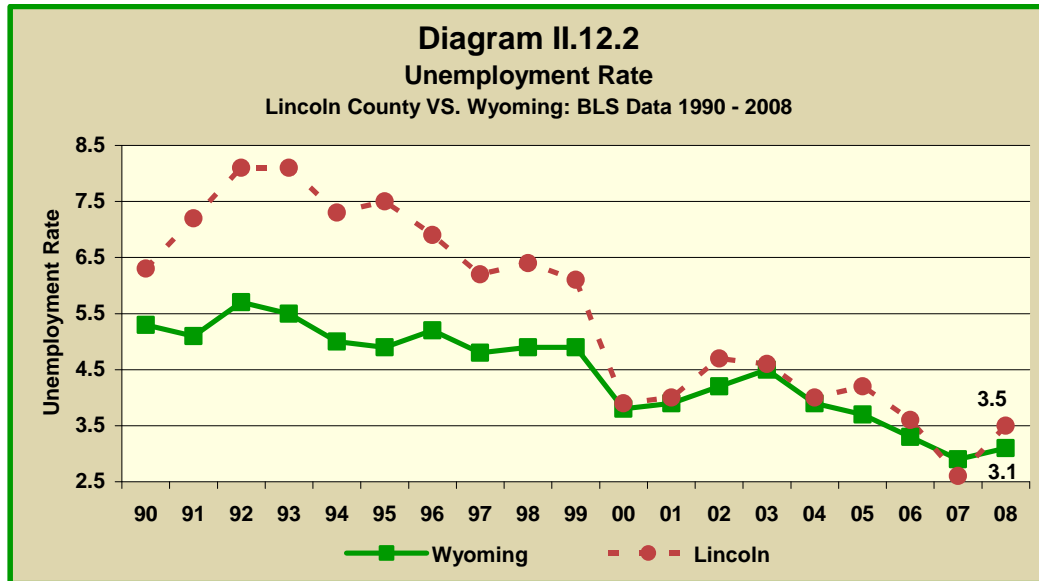
## ECONOMICS

The HUD estimated median family income (MFI) for Lincoln County was \$62,900 in 2009.<sup>102</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.12.1, 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. Lincoln County's labor force, defined as the number of people working or actively seeking work, decreased by 622 persons, from 8,951 in 2007 to 8,329 in 2008. Employment decreased by 678 persons. Unemployment, therefore, increased by 56 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.6 percent in 2007 to 3.5 in 2008. Lincoln County saw higher labor force utilization than the state of Wyoming for the first time in nearly two decades, as seen in Diagram II.12.2, on the following page.

<sup>102</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 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.12.4 below, annual total monthly employment increased by 13.84 percent between 2006 and 2007, changing from a total of 6,342 to 7,220 workers. Preliminary 2008 estimates indicate a decreasing trend with employment falling to 6,643 persons in September.

<b>Table II.12.4</b> <b>Lincoln County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	4,722	4,928	5,466	5,684	5,473	5,758	6,415	7,217
Feb	4,687	4,823	5,502	5,782	5,518	5,707	6,374	6,856
Mar	4,746	4,797	5,594	5,761	5,553	5,809	6,599	6,624
Apr	5,032	5,058	5,765	5,971	5,695	5,936	6,722	6,610
May	5,326	5,422	6,094	6,113	5,930	6,336	7,113	6,720
Jun	5,553	5,551	6,398	6,377	6,253	6,729	7,666	6,847
Jul	5,532	5,647	6,339	6,011	5,958	6,391	7,406	6,453
Aug	5,757	5,734	6,643	5,981	5,952	6,332	7,614	6,431
Sep	5,604	5,521	6,672	6,030	6,135	6,808	7,742	6,643
Oct	5,391	5,443	6,494	5,966	6,049	6,835	7,759	.
Nov	5,249	5,172	6,083	5,766	5,948	6,775	7,658	.
Dec	5,088	5,099	5,933	5,710	5,908	6,683	7,577	.
Annual	5,224	5,266	6,082	5,929	5,864	6,342	7,220	.
% Change	.	0.80	15.50	-2.52	-1.10	8.15	13.84	.



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.12.5, at right, annual average weekly wages increased by 23.49 percent between 2006 and 2007, changing from a total of \$664 to \$820.

Total business establishments reported by the QCEW are displayed in Table II.12.6. Annual establishments increased by 4.46 percent between 2006 and 2007, changing from a total of 784 to 819 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 843 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, Lincoln County recorded 11,154 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 \$666,755,000, and real per capita income was \$41,229 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$41,453 in 2007, while Wyoming average earnings per job were \$43,407.<sup>103</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 23.82 percent in Lincoln County between 2000 and 2008, from 6,831 to 8,458. This figure compares to a 10.07 percent estimated increase statewide, as seen in Table II.12.7, below.

<b>Table II.12.7</b> <b>Housing Unit Estimates for Wyoming and Lincoln County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Lincoln County	% Change from 2000
2000 Census	223,854	.	6,831	.
July 2001 Estimate	225,959	0.94	7,014	2.68
July 2002 Estimate	227,773	1.75	7,224	5.75
July 2003 Estimate	229,637	2.58	7,417	8.58
July 2004 Estimate	232,556	3.89	7,591	11.13
July 2005 Estimate	235,654	5.27	7,788	14.01
July 2006 Estimate	239,175	6.84	8,030	17.55
July 2007 Estimate	242,332	8.25	8,253	20.82
July 2008 Estimate	246,393	10.07	8,458	23.82

<sup>103</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 Lincoln County changed by 13.2 percent, from \$539 in fourth quarter 2007 to \$610 in fourth quarter 2008. Detached single-family home rents increased by 4.8 percent, and rents for mobile home lots increased by 40.4 percent.

Lincoln County rental prices have experienced average annualized increases of 2.9 percent per year for apartments, 2.2 percent per year for houses and 4.0 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.12.8, at right, presents the Lincoln 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 Lincoln County decreased from 198 in 2007 to 94 in 2008. Total residential units authorized decreased from 228 in 2007 to 100 in 2008.

The real value of single-family building permits increased from \$191,610 in 2007 to \$214,090 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$214,090 in

2008 to a low of \$167,700 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.12.9, on the following page.

<b>Table II.12.8</b> <b>Wyoming Cost of Living Index for Lincoln County</b> <b>Rental Housing Costs, 1989 - 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	323	135	378	335
Q2.87	259	135	316	333
Q4.87	240	130	262	296
Q2.88	227	132	254	261
Q4.88	232	132	371	280
Q2.89	245	132	230	282
Q4.89	222	132	370	281
Q2.90	260	127	268	328
Q4.90	222	125	390	306
Q2.91	255	135	288	331
Q4.91	236	148	458	345
Q2.92	247	172	294	333
Q4.92	.	172	.	327
Q2.93	253	172	.	.
Q4.93	.	162	.	.
Q2.94	265	138	.	.
Q4.94	268	153	384	.
Q2.95	278	153	.	.
Q4.95	244	153	386	346
Q2.96	258	153	.	.
Q4.96	248	153	399	.
Q2.97	250	153	415	.
Q4.97	247	144	435	302
Q2.98	254	153	427	320
Q4.98	253	165	395	336
Q2.99	300	188	440	320
Q4.99	275	175	395	350
Q2.00	245	158	466	311
Q4.00	277	195	417	317
Q2.01	295	175	464	330
Q4.01	292	158	400	315
Q2.02	285	163	441	328
Q4.02	332	163	388	304
Q2.03	406	163	434	339
Q4.03	421	183	433	315
Q2.04	347	163	382	300
Q4.04	364	168	387	312
Q2.05	379	178	407	374
Q4.05	391	178	402	390
Q2.06	431	178	484	406
Q4.06	428	220	510	515
Q2.07	466	215	540	550
Q4.07	539	230	586	570
Q2.08	564	230	580	572
Q4.08	610	323	614	.

<b>Table II.12.9</b> <b>Building Permits and Valuation in Lincoln 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	30	.	.	.	30	.	.	106.15
1981	44	4	11	.	59	.	.	96.42
1982	56	.	16	.	72	.	.	97.40
1983	25	.	16	.	41	.	.	97.24
1984	36	10	.	.	46	.	.	89.59
1985	28	10	.	16	54	.	.	79.23
1986	11	.	.	.	11	.	.	92.42
1987	9	.	.	.	9	.	.	90.90
1988	5	.	.	.	5	.	.	108.63
1989	2	.	.	.	2	.	.	104.67
1990	3	.	.	.	3	.	.	83.58
1991	5	.	4	.	9	.	.	85.49
1992	112	.	.	.	112	.	.	127.04
1993	128	.	4	.	132	.	.	127.61
1994	160	6	4	.	170	.	.	121.82
1995	162	6	7	.	175	.	.	124.87
1996	142	.	4	.	146	.	.	138.87
1997	86	.	.	.	86	.	.	135.19
1998	103	.	.	.	103	.	.	132.86
1999	143	.	.	.	143	.	.	155.88
2000	145	.	.	.	145	.	.	164.38
2001	214	.	4	.	218	.	.	167.70
2002	192	.	4	8	204	.	.	172.11
2003	180	.	.	.	180	.	.	182.26
2004	206	2	4	.	212	.	.	181.05
2005	253	8	.	.	261	.	.	182.30
2006	232	4	7	.	243	.	.	185.61
2007	177	20	4	6	228	.	.	191.61
2008	94	2	4	.	100	.	.	214.09

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 Lincoln County was \$246,253. This represented an decrease of 17.9 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.12.10, below.

<b>Table II.12.10</b> <b>Average Sales Prices in Lincoln County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Lincoln County Average Price (\$)	Lincoln County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	115,692	16.78	101,517	4.76
2000	123,266	6.55	111,437	9.77
2001	126,611	2.71	116,469	4.52
2002	145,630	15.02	121,140	4.01
2003	153,733	5.56	132,708	9.55
2004	170,814	11.11	142,501	7.38
2005	187,924	10.02	159,776	12.12
2006	259,458	38.07	187,869	17.58
2007	300,092	15.66	265,044	41.08
2008	246,253	-17.9	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.<sup>104</sup> During June of 2009, a total of 40 surveys were completed by property managers in Lincoln County. Of the 356 rental units surveyed, 45 were vacant, indicating a vacancy rate of 12.64 percent. This rate compares to a 10.03 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. The high vacancy rate is primarily driven by an excess of rental stock and a softening demand for rental units.

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 61 respondents in Lincoln County. Of the incoming population who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home.

Of those seeking to own a home, 44.4 percent wished to buy existing units, of which all respondents sought homes for more than \$100,000. The remainder of those seeking to own a home, 55.6 percent, wished to build, of which 20.0 percent of respondents expected to build for less than \$50,000, another 20.0 percent expected to build for less than \$100,000 and 60.0 percent expected to build for more than \$100,000. A significant portion of these respondents 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 920 loans purchased in Lincoln County during 1979 through 2009, with 10 in fiscal 2009. The average home size over the period was 1,266 square feet and 1,363 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1963. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,855. The average purchase price in fiscal 2009 was \$150,609. In fiscal 2009, 10.0 percent of loans purchased were for new construction, and 10.0 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.

<b>Year</b>	<b>Sample</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
2001a	13	287	26	9.06
2001b	9	132	19	14.39
2002a	8	114	10	8.77
2002b	7	151	22	14.57
2003a	7	106	7	6.60
2003b	11	201	11	5.47
2004a	9	176	12	6.82
2004b	8	270	46	17.04
2005a	10	208	14	6.73
2005b	14	137	14	10.22
2006a	9	317	6	1.89
2006b	12	306	11	3.59
2007a	19	402	7	1.74
2007b	11	258	3	1.16
2008a	17	339	34	10.03
2008b	32	286	41	14.34
2009a	40	356	45	12.64

<sup>104</sup>Those signified as 'a' in the "year" column of Table II.12.11 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.



## NATRONA COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Natrona County's population increased by 9.91 percent between 2000 and 2008, from 66,533 to 73,129. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.13.1, below.

<b>Table II.13.1</b> <b>Population Estimates for Wyoming and Natrona County</b> <b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Natrona County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	66,533	.
July 2001 Estimate	492,924	-0.17	66,863	0.50
July 2002 Estimate	496,969	0.65	67,353	1.23
July 2003 Estimate	499,056	1.07	67,939	2.11
July 2004 Estimate	502,816	1.83	68,637	3.16
July 2005 Estimate	506,007	2.48	69,408	4.32
July 2006 Estimate	512,573	3.81	70,220	5.54
July 2007 Estimate	523,252	5.97	71,784	7.89
July 2008 Estimate	532,668	7.88	73,129	9.91

### 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.13.2, at right, from April 2000 to July 2008, Natrona County's natural increase was estimated to be 3,238 people. Natrona County has been experiencing net in migration, with over 3,358 persons arriving in the county in the last eight years.<sup>105</sup>

The Wyoming driver's license exchange data indicate a net increase of 360 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Natrona County are presented in Table II.13.3, on the following page, which indicate a net increase of 3,937 persons over the time period.

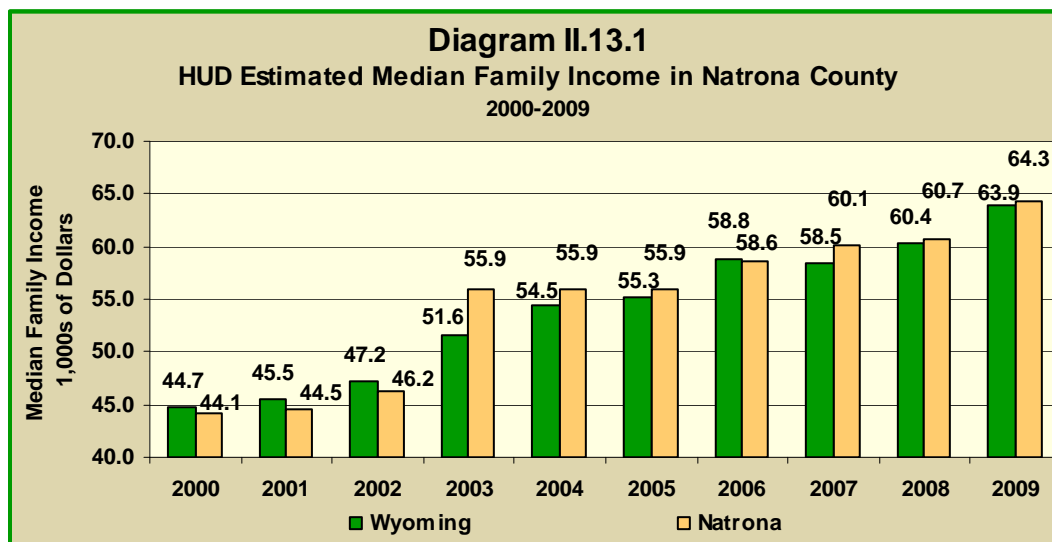
<b>Table II.13.2</b> <b>Natrona County Population Change</b> <b>Census 1980 - 7/2007</b>	
<b>1980 Population</b>	<b>71,856</b>
Natural Increase 80-90	9,014
Net Migration 80-90	-19,644
<b>1990 Population</b>	<b>61,226</b>
Natural Increase 90-00	3,870
Net Migration 90-00	1,437
<b>2000 Population</b>	<b>66,533</b>
Natural Increase 00-08	3,238
Net Migration 00-08	3,358
<b>2008 Population Estimate</b>	<b>73,129</b>

<sup>105</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.13.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Natrona County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009 – First Half	992	632	360
<b>Total</b>	<b>16,477</b>	<b>12,540</b>	<b>3,937</b>

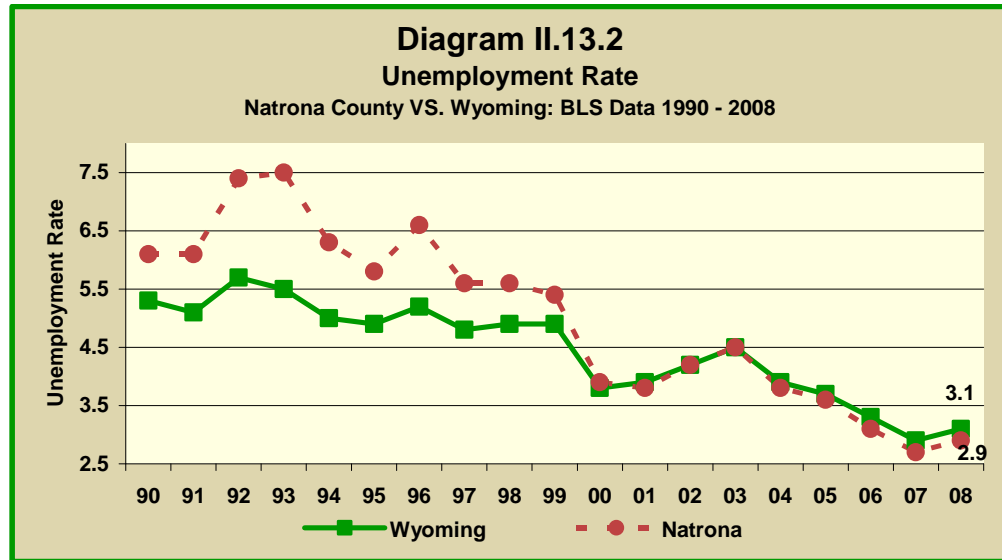
## ECONOMICS

The HUD estimated median family income (MFI) for Natrona County was \$64,300 in 2009.<sup>106</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.13.1, 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. Natrona County's labor force, defined as the number of people working or actively seeking work, increased by 362 persons, from 40,201 in 2007 to 40,563 in 2008. Employment increased by 271 persons. Unemployment, therefore, increased by 91 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.1 percent in 2007 to 3.8 in 2008. Natrona County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.13.2, on the following page.

<sup>106</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 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.13.4 below, annual total monthly employment increased by 2.37 percent between 2006 and 2007, changing from a total of 38,298 to 39,206 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 40,954 persons in September.

<b>Table II.13.4</b> <b>Natrona County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	30,573	31,744	32,102	33,468	35,084	36,771	37,911	38,915
Feb	30,809	31,916	32,230	33,636	35,216	36,869	38,131	38,840
Mar	31,302	32,268	32,677	34,062	35,719	37,476	38,782	39,267
Apr	31,625	32,192	33,186	34,664	35,930	37,991	38,751	39,514
May	32,244	33,022	33,833	35,007	36,425	38,525	39,250	40,166
Jun	32,947	33,650	34,497	35,925	37,184	39,282	39,993	40,805
Jul	32,248	33,170	34,242	35,855	36,658	38,814	39,493	40,419
Aug	32,478	33,192	34,242	36,192	36,811	38,648	39,460	40,684
Sep	32,222	32,932	34,030	35,816	36,976	38,481	39,520	40,954
Oct	32,160	33,203	34,240	36,284	37,368	38,857	39,691	.
Nov	32,060	32,905	33,869	36,112	37,248	38,756	39,795	.
Dec	32,143	32,972	34,247	36,161	37,281	39,101	39,693	.
Annual	31,901	32,764	33,616	35,265	36,492	38,298	39,206	.
% Change	.	2.71	2.60	4.91	3.48	4.95	2.37	.



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.13.5, at right, annual average weekly wages increased by 7.19 percent between 2006 and 2007, changing from a total of \$737 to \$790.

Total business establishments reported by the QCEW are displayed in Table II.13.6, at right. Annual establishments increased by 1.41 percent between 2006 and 2007, changing from a total of 3,113 to 3,157 establishments. Preliminary 2008 estimates indicate that establishments will increase to 3,218 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, Natrona County recorded 53,927 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 \$3,851,716,000, and real per capita income was \$53,657 in 2007. This figure compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$51,542 in 2007, while Wyoming average earnings per job were \$43,407.<sup>107</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 6.31 percent in Natrona County between 2000 and 2008, from 29,882 to 31,767. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.13.7, below.

<b>Table II.13.7</b> <b>Housing Unit Estimates for Wyoming and Natrona County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Natrona County	% Change from 2000
2000 Census	223,854	.	29,882	.
July 2001 Estimate	225,959	0.94	30,053	0.57
July 2002 Estimate	227,773	1.75	30,160	0.93
July 2003 Estimate	229,637	2.58	30,255	1.25
July 2004 Estimate	232,556	3.89	30,431	1.84
July 2005 Estimate	235,654	5.27	30,666	2.62
July 2006 Estimate	239,175	6.84	31,047	3.90
July 2007 Estimate	242,332	8.25	31,414	5.13
July 2008 Estimate	246,393	10.07	31,767	6.31

<sup>107</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 Natrona County changed by 27.8 percent, from \$630 in fourth quarter 2007 to \$680 in fourth quarter 2008. Detached single-family home rents increased by 40.2 percent. Rents for mobile homes on a lot decreased by 0.3 percent, and rents for mobile home lots increased by 15.3 percent.

Natrona County rental prices have experienced average annualized increases of 5.0 percent per year for apartments, 6.1 percent per year for houses, 4.5 percent per year for mobile homes plus a lot and 2.7 percent for mobile home lots since fourth quarter 1986 through second 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 2.7 percent for mobile home lots, over the same period. Table II.13.8, at right, presents the Natrona 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 Natrona County increased from 429 in 2007 to 379 in 2008. Total residential units authorized increased from 429 in 2007 to 419 in 2008.

The real value of single-family building permits decreased from \$209,910 in 2007 to \$155,190 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$226,890 in 2001 to a low of \$172,190 in 2000. These figures compare to the state average eight-year high of \$259,470 in 2000 and an eight-year low of \$174,580 in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.9, on the following page.

**Table II.13.8**  
**Wyoming Cost of Living Index for Natrona County**  
**Rental Housing Costs, 1986 - 2008**

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463
Q4.02	392	164	623	507
Q2.03	395	173	663	498
Q4.03	412	165	633	442
Q2.04	418	145	657	509
Q4.04	436	161	717	502
Q2.05	441	180	719	527
Q4.05	472	222	750	510
Q2.06	508	203	767	581
Q4.06	532	215	815	581
Q2.07	542	215	945	525
Q4.07	630	226	997	567
Q2.08	702	229	1,088	548
Q4.08	680	248	1,143	579

<b>Table II.13.9</b> <b>Building Permits and Valuation in Natrona 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	433	.	35	60	528	.	.	118.17
1981	270	4	136	386	796	.	.	128.48
1982	244	28	78	98	448	.	.	120.35
1983	201	20	11	.	232	.	.	106.74
1984	104	.	.	.	104	.	.	109.65
1985	30	.	3	.	33	.	.	110.19
1986	8	.	.	.	8	.	.	141.46
1987	3	.	.	.	3	.	.	141.25
1988	24	.	.	.	24	.	.	155.01
1989	12	.	.	.	12	11	.	135.70
1990	30	.	.	.	30	4	.	159.51
1991	36	.	.	.	36	.	.	178.32
1992	45	.	.	.	45	.	.	170.52
1993	68	.	.	.	68	.	27	178.31
1994	81	2	4	.	87	.	10	196.01
1995	67	2	.	.	69	.	33	152.48
1996	157	.	15	.	172	79	5	92.17
1997	53	2	.	.	55	.	6	132.67
1998	79	2	.	.	81	.	13	157.34
1999	92	2	.	151	245	151	9	180.36
2000	107	.	.	38	145	.	13	172.19
2001	104	.	.	36	140	36	10	226.89
2002	140	.	.	10	150	.	9	219.98
2003	234	.	.	.	234	36	4	174.58
2004	284	.	.	.	284	.	11	195.44
2005	444	.	.	.	444	52	.	203.79
2006	423	.	.	.	423	.	.	209.91
2007	429	.	.	.	429	44	11	192.06
2008	379	.	40	.	419	.	11	155.19

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 Natrona County was \$204,154. This represented an increase of 1.4 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.13.10, below.

<b>Table II.13.10</b> <b>Average Sales Prices in Natrona County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,880	5.35	101,517	4.76
2000	93,579	8.96	111,437	9.77
2001	95,948	2.53	116,469	4.52
2002	113,059	17.83	121,140	4.01
2003	130,446	15.38	132,708	9.55
2004	139,651	7.06	142,501	7.38
2005	156,281	11.91	159,776	12.12
2006	158,950	1.71	187,869	17.58
2007	201,269	26.62	265,044	41.08
2008	204,154	1.4	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.<sup>108</sup> During June of 2009, a total of 75 surveys were completed by property managers in Natrona County. Of the 3,268 rental units surveyed, 103 were vacant, indicating a vacancy rate of 3.15 percent. This rate compares to a 1.06 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. Further questioning revealed the rental stock has remained relatively constant, but the economic slowdown and a weakening local economy are decreasing the demand for rental units.

<b>Table II.13.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Natrona County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.51
2001b	20	2,322	44	1.89
2002a	21	2,338	83	3.55
2002b	24	2,760	124	4.49
2003a	24	2,095	57	2.72
2003b	41	3,845	131	3.41
2004a	39	3,501	90	2.57
2004b	40	3,586	101	2.82
2005a	27	2,457	65	2.65
2005b	38	4,384	86	1.96
2006a	35	3,118	49	1.57
2006b	40	3,226	54	1.67
2007a	55	4,220	24	0.57
2007b	69	4,117	44	1.07
2008a	66	4,348	46	1.06
2008b	68	4,000	39	0.98
2009a	75	3,268	103	3.15

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 355 respondents in Natrona County. Of the incoming population who were unsatisfied with their current housing, 66.2 percent said they were seeking to own a home and 33.8 percent wished to rent. Of those seeking to own a home, 73.9 percent wished to buy existing units, of which 13.0 percent of respondents sought homes for less than \$50,000, 52.2 percent of respondents in the range of \$50,000 to \$99,999, and 34.8 percent for more than \$100,000. The remainder of those seeking to own a home, 26.1 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.

Of those currently renting or seeking to rent, 17.4 percent of respondents anticipated spending under \$365, 8.7 percent expected to spend between \$366 and \$474, and 17.4 percent anticipated spending between \$475 and \$599 and 56.5 percent of respondents anticipated spending above \$600. 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 9,502 loans purchased in Natrona County during 1979-2009, with 226 in fiscal 2009. The average home size over the period was 1,121 square feet and 1,188 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1982. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$42,126. The average purchase price in fiscal 2009 was \$153,682. In fiscal 2009, 47.3 percent of loans purchased were for new construction, and 36.7 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.

<sup>108</sup>Those signified as 'a' in the "year" column of Table II.13.11 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.



# NIOBRARA COUNTY

## POPULATION

The Census Bureau's intercensal estimates indicate that Niobrara County's population increased by 0.87 percent between 2000 and 2008, from 2,407 to 2,428. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.14.1, below.

<b>Table II.14.1</b> <b>Population Estimates for Wyoming and Niobrara County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Niobrara County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	2,407	.
July 2001 Estimate	492,924	-0.17	2,324	-3.45
July 2002 Estimate	496,969	0.65	2,245	-6.73
July 2003 Estimate	499,056	1.07	2,223	-7.64
July 2004 Estimate	502,816	1.83	2,245	-6.73
July 2005 Estimate	506,007	2.48	2,225	-7.56
July 2006 Estimate	512,573	3.81	2,235	-7.15
July 2007 Estimate	523,252	5.97	2,352	-2.29
July 2008 Estimate	532,668	7.88	2,428	0.87

## 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.14.2, at right, from April 2000 to July 2008, Niobrara County's natural increase was estimated to be negative 70 people. Niobrara County has been experiencing net in-migration, with over 91 persons moving to the county in the last eight years.<sup>109</sup>

The Wyoming driver's license exchange data indicate a net increase of 12 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Niobrara County are presented in Table II.14.3, on the following page, which indicate a net increase of 190 persons over the time period.

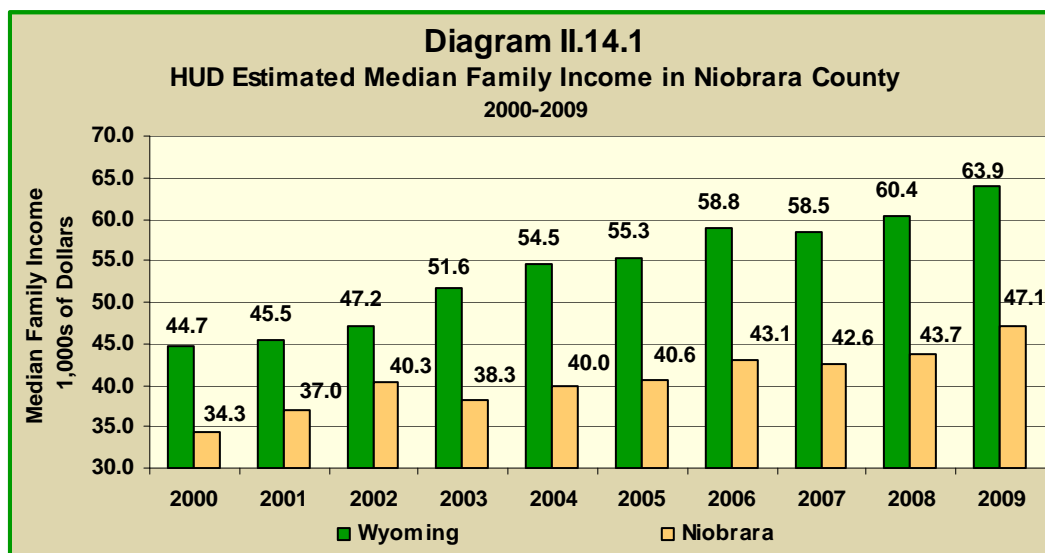
<b>Table II.14.2</b> <b>Niobrara County Population Change</b> <b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>2,924</b>
Natural Increase 80-90	74
Net Migration 80-90	-499
<b>1990 Population</b>	<b>2,499</b>
Natural Increase 90-00	-43
Net Migration 90-00	-49
<b>2000 Population</b>	<b>2,407</b>
Natural Increase 00-08	-70
Net Migration 00-08	91
<b>2008 Population Estimate</b>	<b>2,428</b>

<sup>109</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.14.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Niobrara County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	73	55	18
2001	82	47	35
2002	57	52	5
2003	58	37	21
2004	49	51	-2
2005	61	42	19
2006	54	43	11
2007	81	50	31
2008	75	35	40
2009 - First Half	32	20	12
<b>Total</b>	<b>622</b>	<b>432</b>	<b>190</b>

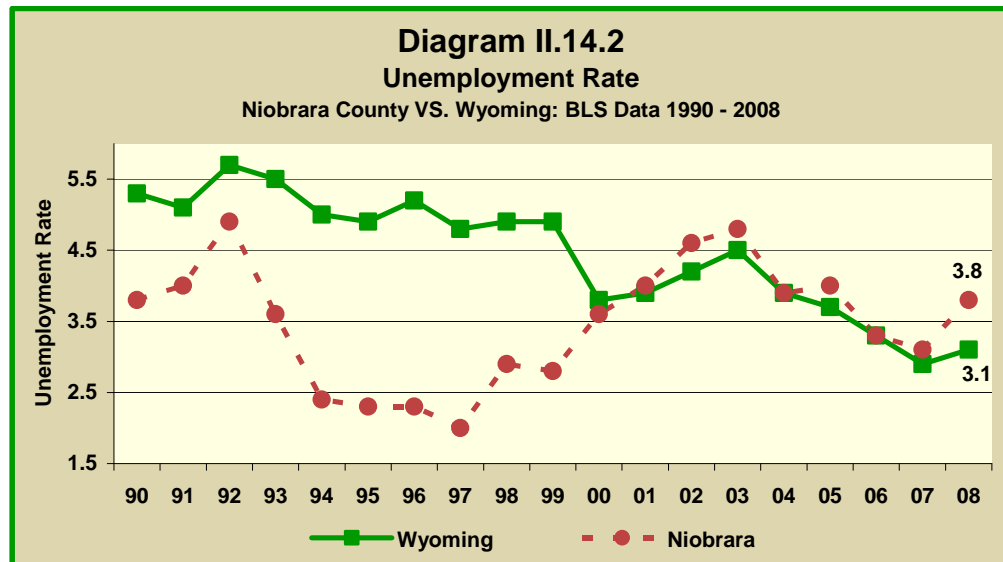
## ECONOMICS

The HUD estimated median family income (MFI) for Niobrara County was \$47,100 in 2009.<sup>110</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.14.1, 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. Niobrara County's labor force, defined as the number of people working or actively seeking work, increased by 32 persons, from 1,198 in 2007 to 1,230 in 2008. Employment increased by 22 persons. Unemployment, therefore, increased by 10 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 3.1 percent in 2007 to 3.8 percent in 2008. Niobrara County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.14.2, on the following page.

<sup>110</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 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.14.4 below, annual total monthly employment increased by 8.28 percent between 2006 and 2007, changing from a total of 773 to 837 workers. Over the third quarter of 2009 preliminary estimates indicate an increasing trend with employment rising to 886 persons in September.

<b>Table II.14.4</b> <b>Niobrara County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	729	723	737	742	742	717	823	809
Feb	727	774	745	748	756	720	804	805
Mar	764	765	756	744	750	721	821	829
Apr	785	751	780	757	773	719	816	824
May	825	786	788	761	780	757	840	851
Jun	853	845	834	817	824	819	875	874
Jul	818	795	742	734	.	771	815	819
Aug	812	796	739	744	.	800	832	839
Sep	800	818	793	774	.	816	852	886
Oct	783	798	799	783	.	817	859	.
Nov	736	764	759	736	.	802	856	.
Dec	740	766	758	745	.	821	853	.
Annual	781	782	769	757	767	773	837	.
% Change	.	0.13	-1.66	-1.56	1.32	0.78	8.28	.



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.14.5, at right, annual average weekly wages increased by 4.96 percent between 2006 and 2007, changing from a total of 484 to 508 dollars.

Total business establishments reported by the QCEW are displayed in Table II.14.6, at right. Annual establishments increased by 3.17 percent between 2006 and 2007, changing from a total of 126 to 130 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 132 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 most recent year for which data are available, Niobrara County recorded 1,815 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 \$84,374,000, and real per capita income was \$35,873 in 2007. This compares with a statewide average real per capita income of \$48,405. Average earnings per job in the county were \$21,497 in 2007, while Wyoming average earnings per job were \$43,407.<sup>111</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 0.82 percent in Niobrara County between 2000 and 2008, from 1,338 to 1,349. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.14.7, below.

<b>Table II.14.7</b> <b>Housing Unit Estimates for Wyoming and Niobrara County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Niobrara County	% Change from 2000
2000 Census	223,854	.	1,338	.
July 2001 Estimate	225,959	0.94	1,338	0
July 2002 Estimate	227,773	1.75	1,337	-0.07
July 2003 Estimate	229,637	2.58	1,339	0.07
July 2004 Estimate	232,556	3.89	1,347	0.67
July 2005 Estimate	235,654	5.27	1,352	1.05
July 2006 Estimate	239,175	6.84	1,353	1.12
July 2007 Estimate	242,332	8.25	1,353	1.12
July 2008 Estimate	246,393	10.07	1,349	0.82

<sup>111</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 Niobrara County changed by 15.11 percent, from \$391 in fourth quarter 2007 to \$417 in fourth quarter 2008. Detached single-family home rents increased by 4.7 percent.

Niobrara County rental prices have experienced average annualized increases of 6.6 percent per year for apartments and 1.2 percent per year for houses since fourth quarter 1998 through fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments and 4.4 percent for houses over the same period. Table II.14.8, at right, presents the Niobrara 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. Total residential units authorized in Niobrara County increased from zero in 2007 to three in 2008.

The real value of single-family building permits was \$144,000 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$162,550 to a low of \$80,500. 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.14.9, on the following page.

<b>Table II.14.8</b> <b>Wyoming Cost of Living Index for Niobrara County</b> <b>Rental Housing Costs, 1986 - 2008</b>				
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	.	108	.	.
Q4.98	263	105	338	.
Q2.99	268	110	346	.
Q4.99	.	130	300	.
Q2.00	271	.	320	.
Q4.00	283	120	328	.
Q2.01	280	.	314	.
Q4.01	.	.	349	.
Q2.02	277	.	305	.
Q4.02	260	.	354	.
Q2.03	342	.	341	.
Q4.03	292	.	388	.
Q2.04	335	.	398	.
Q4.04	325	.	446	.
Q2.05	348	.	474	.
Q4.05	385	.	511	.
Q2.06	391	130	492	.
Q4.06	391	130	529	.
Q2.07	364	140	488	.
Q4.07	391	.	511	.
Q2.08	419	.	511	.
Q4.08	417	.	517	.

<b>Table II.14.9</b> <b>Building Permits and Valuation in Niobrara 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	.	.	.	.	.	.	.	.
1981	.	.	.	.	.	.	.	.
1982	.	.	.	.	.	.	.	.
1983	5	.	.	6	11	.	.	90.82
1984	3	.	.	.	3	.	.	91.76
1985	3	.	.	.	3	.	.	146.26
1986	3	.	.	.	3	.	.	143.11
1987	.	.	.	.	.	.	.	.
1988	1	.	.	.	1	.	.	96.99
1989	1	.	.	.	1	.	.	77.88
1990	.	.	.	.	.	.	.	.
1991	.	.	.	.	.	.	.	.
1992	3	.	.	.	3	.	.	71.06
1993	1	.	.	.	1	.	.	76.14
1994	1	.	.	.	1	.	.	307.73
1995	4	.	.	.	4	.	.	169.38
1996	.	.	.	.	.	.	.	.
1997	2	.	.	.	2	.	.	192.36
1998	.	.	.	.	.	.	.	.
1999	.	.	.	.	.	.	.	.
2000	.	.	.	.	.	.	.	.
2001	.	.	.	.	.	.	.	.
2002	.	.	.	.	.	.	.	.
2003	1	.	.	.	1	.	.	80.50
2004	4	.	.	.	4	.	.	95.01
2005	4	.	.	.	4	.	.	162.20
2006	3	.	.	.	3	.	.	162.55
2007	.	.	.	.	.	.	.	.
2008	3	.	.	.	3	.	.	144.00

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 Niobrara County was \$98,935. This represented an increase of 17.8 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.14.10, below.

<b>Table II.14.10</b> <b>Average Sales Prices in Niobrara County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Niobrara County Average Price (\$)	Niobrara County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	47,987	16.82	101,517	4.76
2000	58,804	22.54	111,437	9.77
2001	48,391	-17.71	116,469	4.52
2002	45,490	-5.99	121,140	4.01
2003	53,370	17.32	132,708	9.55
2004	57,155	7.09	142,501	7.38
2005	69,218	21.11	159,776	12.12
2006	81,420	17.63	187,869	17.58
2007	83,988	3.15	265,044	41.08
2008	98,935	17.8	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.<sup>112</sup> During June 2009, a total of two surveys were completed by property managers in Niobrara County. Of the 60 rental units surveyed, zero were vacant, indicating a vacancy rate of zero percent. This compares to a 3.33 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 6.06 percent.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 97 loans purchased in Niobrara County during 1979-2009, with one in fiscal 2009. The average home size over the period was 1,280 square feet and 828 average square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1938. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$41,608. The average purchase price in fiscal 2009 was \$69,000. In fiscal 2008, no loans purchased were for new construction, and no loans percent had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the June 2009 Volume II, Technical Appendix, Section E.

**Table II.14.11**  
**Semi-Annual Rental Vacancy Survey**  
**Niobrara County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	42	.	.
2001b	2	11	1	9.09
2002a	4	57	11	19.30
2002b	3	21	7	33.33
2003a	6	76	24	31.58
2003b	7	96	12	12.50
2004a	8	108	14	12.96
2004b	8	102	4	3.92
2005a	6	96	8	8.33
2005b	5	49	6	12.24
2006a	5	88	7	7.95
2006b	5	88	2	2.27
2007a	4	73	6	8.22
2007b	4	78	1	1.28
2008a	5	90	3	3.33
2008b	3	64	2	3.13
2009a	2	60	0	0.00

<sup>112</sup>Those signified as 'a' in the "year" column of Table II.14.11 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.



## PARK COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Park County's population increased 6.93 percent between 2000 and 2008, from 25,786 to 27,574. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.15.1, below.

<b>Table II.15.1</b>				
<b>Population Estimates for Wyoming and Park County</b>				
<b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Park County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	25,786	.
July 2001 Estimate	492,924	-0.17	25,675	-0.43
July 2002 Estimate	496,969	0.65	25,735	-0.20
July 2003 Estimate	499,056	1.07	25,950	0.64
July 2004 Estimate	502,816	1.83	26,057	1.05
July 2005 Estimate	506,007	2.48	26,355	2.21
July 2006 Estimate	512,573	3.81	26,767	3.80
July 2007 Estimate	523,252	5.97	27,181	5.41
July 2008 Estimate	532,668	7.88	27,574	6.93

### 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.15.2, at right, from April 2000 to July 2008, Park County's natural increase was estimated to be 438 people. Park County has been experiencing net in-migration, with over 1,350 persons arriving in the county in the last eight years.<sup>113</sup>

The Wyoming driver's license exchange data indicate a net increase of 178 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Park County are presented in Table II.15.3, on the following page, which indicate a net increase of 2,968 persons over the time period.

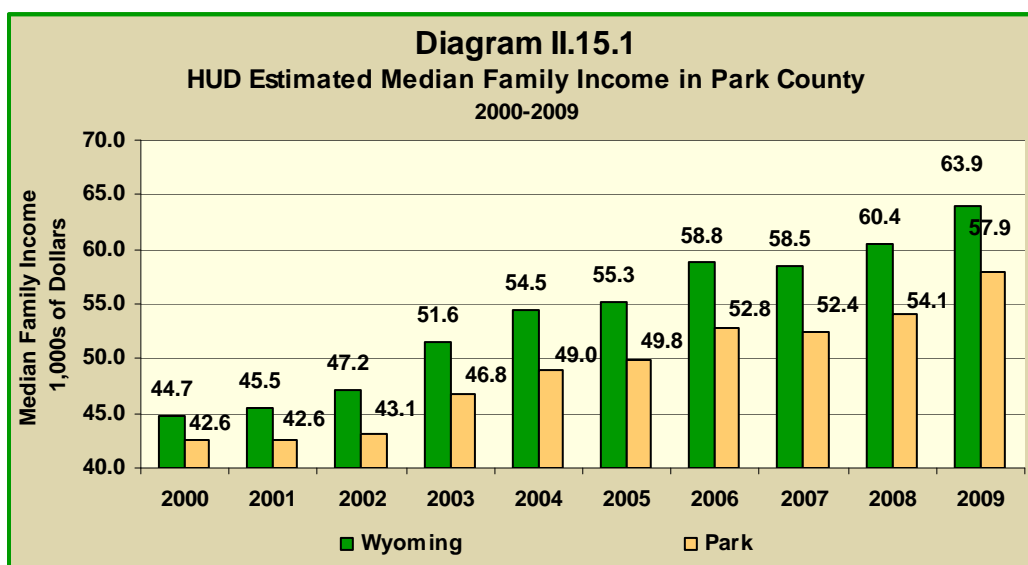
<b>Table II.15.2</b>	
<b>Park County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>21,639</b>
Natural Increase 80-90	2,369
Net Migration 80-90	-830
<b>1990 Population</b>	<b>23,178</b>
Natural Increase 90-00	804
Net Migration 90-00	1,804
<b>2000 Population</b>	<b>25,786</b>
Natural Increase 00-08	438
Net Migration 00-08	1,350
<b>2008 Population Estimate</b>	<b>27,574</b>

<sup>113</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.15.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Park County</b>			
<b>2000 Through the First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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 – First Half	440	262	178
<b>Total</b>	<b>9,104</b>	<b>6,136</b>	<b>2,968</b>

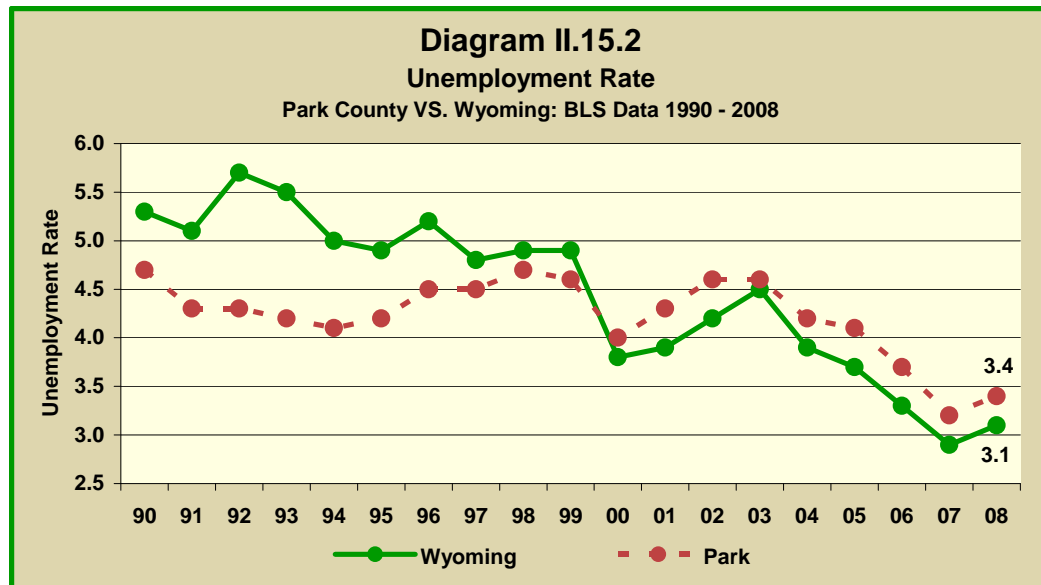
## ECONOMICS

The HUD estimated median family income (MFI) for Park County was \$57,900 in 2009.<sup>114</sup> 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. Park County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.15.2, on the following page.

<sup>114</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 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 2.04 percent between 2006 and 2007, changing from a total of 13,094 to 13,361 workers. Over the first quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 14,477 persons in September.

<b>Table II.15.4</b> <b>Park County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	10,624	11,008	10,957	11,205	11,461	11,670	11,685	12,223
Feb	10,753	11,004	10,930	11,286	11,484	11,644	11,837	12,272
Mar	10,990	11,102	11,078	11,495	11,693	11,920	12,097	12,402
Apr	11,089	11,305	11,462	11,807	12,093	12,166	12,417	12,664
May	12,137	12,531	12,856	12,927	13,190	13,262	13,655	14,174
Jun	13,584	14,081	14,569	14,787	14,902	15,024	15,269	15,542
Jul	13,613	13,991	14,667	14,560	14,829	15,154	15,286	15,626
Aug	13,296	13,636	14,371	14,232	14,344	14,769	15,026	15,300
Sep	12,673	13,213	13,839	13,510	13,824	14,006	14,353	14,477
Oct	11,963	12,293	12,617	12,796	12,824	12,984	13,420	.
Nov	11,259	11,590	11,625	12,008	12,069	12,333	12,668	.
Dec	11,347	11,668	11,581	11,956	11,949	12,200	12,615	.
Annual	11,944	12,285	12,546	12,714	12,889	13,094	13,361	.
% Change	.	2.85	2.12	1.34	1.38	1.59	2.04	.



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 9.14 percent between 2006 and 2007, changing from a total of \$573 to \$621.

Total business establishments reported by the QCEW are displayed in Table II.15.6. Annual establishments increased by 1.20 percent between 2006 and 2007, changing from a total of 1,421 to 1,438 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,468 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 2006, 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 \$48,405. Average earnings per job in the county were \$43,407 in 2007, while Wyoming average earnings per job were \$43,407.<sup>115</sup>

## 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.

<b>Table II.15.7</b> <b>Housing Unit Estimates for Wyoming and Park County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
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

<sup>115</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 Park County increased by 5.8 percent, from \$452 in fourth quarter 2007 to \$478 in fourth quarter 2008. Detached single-family home rents increased by 1.0 percent. Rents for mobile homes on a lot increased by 8.8 percent, and rents for mobile home lots increased by 4.0 percent.

Park County rental prices have experienced average annualized increases of 2.3 percent per year for apartments, 2.5 percent per year for houses, 2.6 percent per year for mobile homes plus a lot and 1.8 percent per year for mobile home lots since fourth quarter 1986 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, 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 eight-year high of \$259,470 in 2000 and an eight-year low of \$175,810 in 2003. Additional details are given in Table II.15.9, on the following page.

<b>Table II.15.8</b> <b>Wyoming Cost of Living Index for Park County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
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

<b>Table II.15.9</b> <b>Building Permits and Valuation for Park 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	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 \$215,697. This represented a slight 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.

<b>Table II.15.10</b> <b>Average Sales Prices in Park County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
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 seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.<sup>116</sup> During June of 2009, a total of 51 surveys were completed by property managers in Park County. Of the 900 rental units surveyed, 25 were vacant, indicating a vacancy rate of 2.78 percent. This rate compares to a 2.93 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent. The decrease in the vacancy rate over the last six months indicates a healthy rental market.

**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

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 266 respondents in Park County. Of the incoming population who were unsatisfied with their current housing, 86.2 percent said they were seeking to own a home and 13.8 percent wished to rent. Of those seeking to own a home, 58.3 percent of respondents wished to buy existing units, of which 66.7 percent of respondents sought homes for between \$50,000 and \$99,999, and 33.3 percent sought a home for more than \$100,000.

Of those currently renting or seeking to rent, 100.0 percent of respondents anticipated spending above \$600. 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 2,170 loans purchased in Park County during 1979-2009, with 38 in fiscal 2009 alone. The average home size over the period was 1,232 square feet and 1,265 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1971. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$44,300. The average purchase price in fiscal 2009 was \$143,499. In fiscal 2009, 28.9 percent of loans purchased were for new construction, and no loans 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.

<sup>116</sup> 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.



## 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.

<b>Table II.16.1</b> <b>Population Estimates for Wyoming and Platte County</b> Census 2000 and 2001-2008 Intercensal Estimates				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Platte County</b>	<b>% Change from 2000</b>
<b>Population</b>				
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.<sup>117</sup>

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.

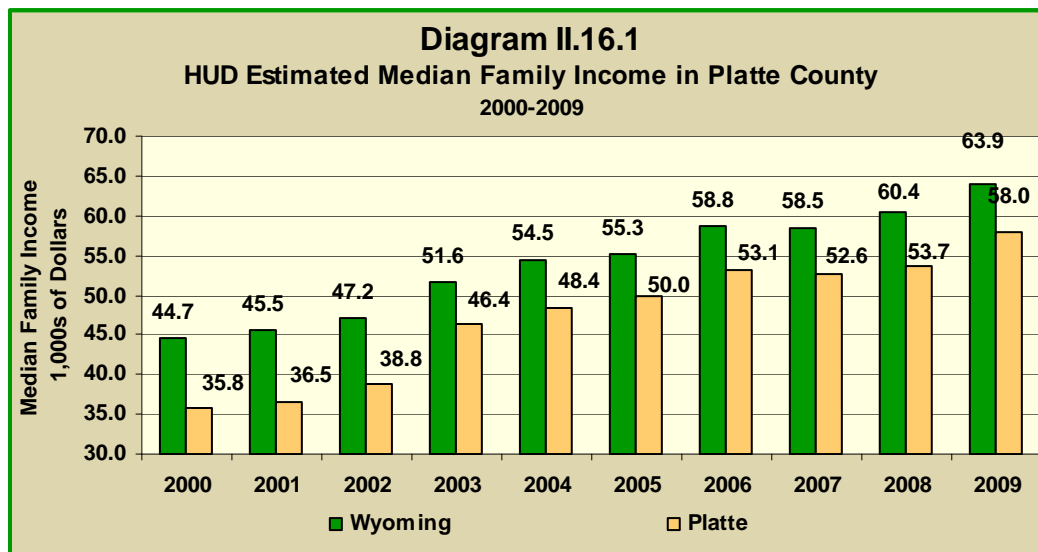
<b>Table II.16.2</b> <b>Platte County Population Change</b> Census 1980 - 7/2008	
<b>1980 Population</b>	<b>11,975</b>
Natural Increase 80-90	656
Net Migration 80-90	-4,486
<b>1990 Population</b>	<b>8,145</b>
Natural Increase 90-00	7
Net Migration 90-00	655
<b>2000 Population</b>	<b>8,807</b>
Natural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

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

<b>Table II.16.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Platte County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>2,098</b>	<b>1,617</b>	<b>481</b>

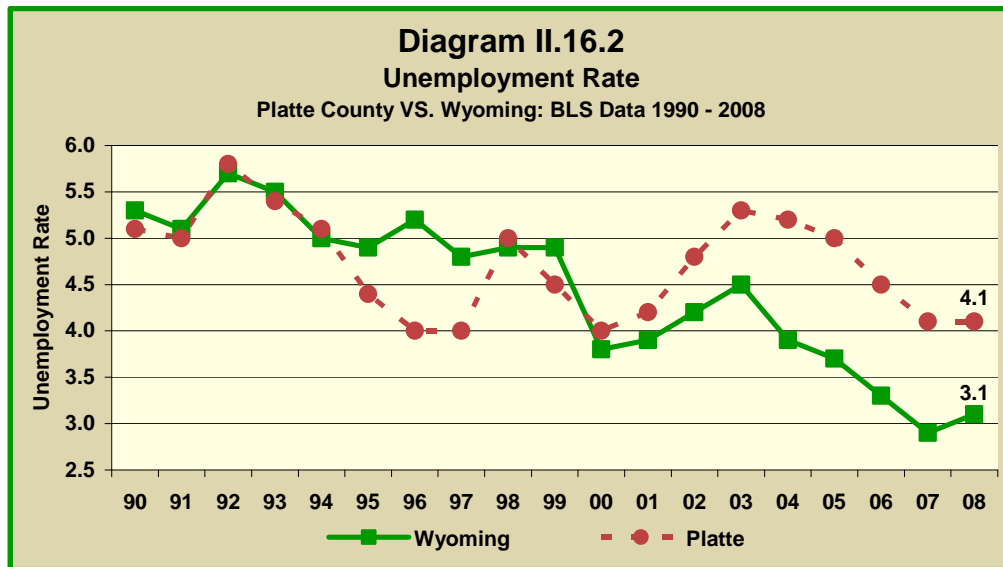
## ECONOMICS

The HUD estimated median family income (MFI) for Platte County was \$58,000 in 2009.<sup>118</sup> 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.

<sup>118</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 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.<sup>119</sup>

## 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.

<b>Table II.16.7</b> <b>Housing Unit Estimates for Wyoming and Platte County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
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

<sup>119</sup> 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.

<b>Table II.16.8</b> <b>Wyoming Cost of Living Index<sup>120</sup> for Platte County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
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

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

<b>Table II.16.9</b> <b>Building Permits and Valuation in Platte 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	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.

<b>Table II.16.10</b> <b>Average Sales Prices in Platte County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
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.<sup>121</sup> 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.

<b>Table II.16.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Platte County 2001- 2009</b>				
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.

<sup>121</sup>Those 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.



## SHERIDAN COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased by 7.91 percent between 2000 and 2008, from 26,560 to 28,662. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.17.1, below.

<b>Table II.17.1</b>				
<b>Population Estimates for Wyoming and Sheridan County</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Sheridan County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	26,560	.
July 2001 Estimate	492,924	-0.17	26,647	0.33
July 2002 Estimate	496,969	0.65	26,872	1.17
July 2003 Estimate	499,056	1.07	26,969	1.54
July 2004 Estimate	502,816	1.83	26,997	1.65
July 2005 Estimate	506,007	2.48	27,140	2.18
July 2006 Estimate	512,573	3.81	27,477	3.45
July 2007 Estimate	523,252	5.97	28,037	5.56
July 2008 Estimate	532,668	7.88	28,662	7.91

### 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.17.2, at right, from April 2000 to July 2008, Sheridan County's natural increase was estimated to be 324 people. Sheridan County has been experiencing net in-migration, with over 1,778 persons arriving in the county in the last eight years.<sup>122</sup>

The Wyoming driver's license exchange data indicate a net increase of 79 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Sheridan County are presented in Table II.17.3, on the following page, which indicate a net increase of 2,024 persons over the time period.

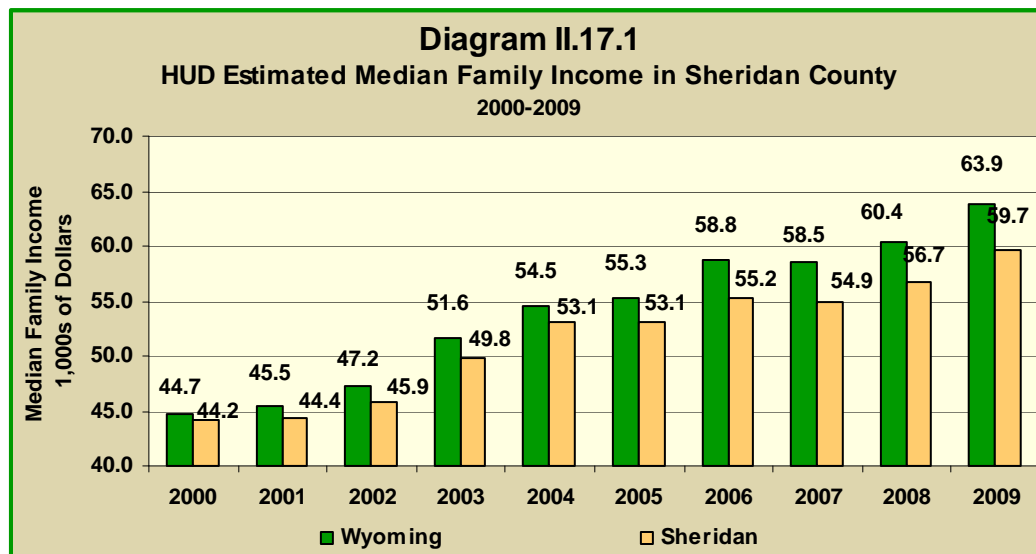
<b>Table II.17.2</b>	
<b>Sheridan County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>25,048</b>
Natural Increase 80-90	1,528
Net Migration 80-90	-3,014
<b>1990 Population</b>	<b>23,562</b>
Natural Increase 90-00	219
Net Migration 90-00	2,779
<b>2000 Population</b>	<b>26,560</b>
Natural Increase 00-08	324
Net Migration 00-08	1,778
<b>2008 Population Estimate</b>	<b>28,662</b>

<sup>122</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.17.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Sheridan County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	850	624	226
2001	795	563	232
2002	731	553	178
2003	636	462	174
2004	691	662	29
2005	750	595	155
2006	893	567	326
2007	845	579	266
2008	925	566	359
2009 – First Half	356	277	79
<b>Total</b>	<b>7,472</b>	<b>5,448</b>	<b>2,024</b>

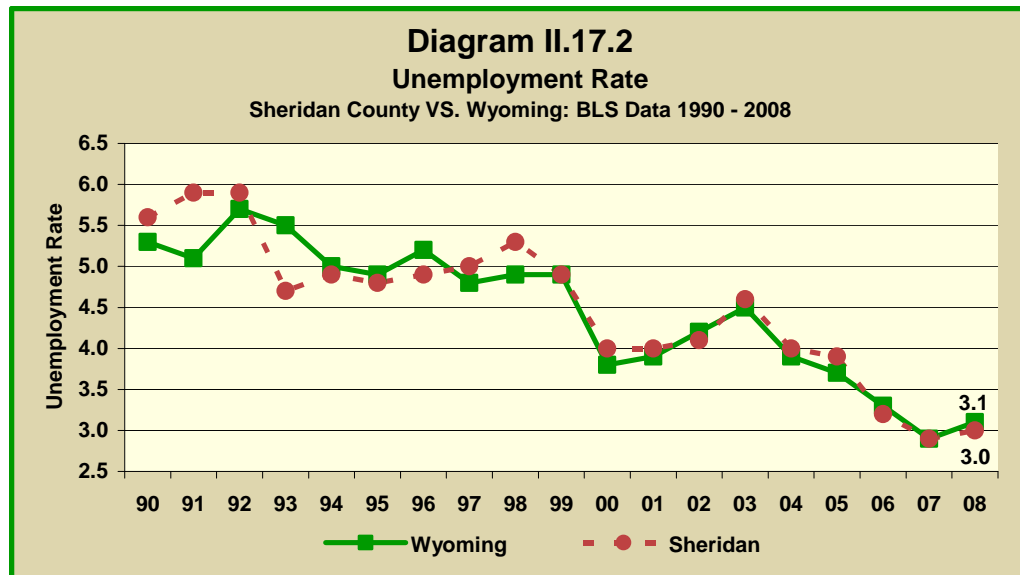
## ECONOMICS

The HUD estimated median family income (MFI) for Sheridan County was \$59,700 in 2009.<sup>123</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.17.1, 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. Sheridan County's labor force, defined as the number of people working or actively seeking work, increased by 228 persons, from 15,758 in 2007 to 15,986 in 2008. Employment increased by 205 persons. Unemployment, therefore, increased by 23 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.9 percent in 2007 to 3.0 in 2008. Sheridan County continued to enjoy labor force utilization equal to the state of Wyoming, as seen in Diagram II.17.2, on the following page.

<sup>123</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 represents 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.17.4 below, annual total monthly employment increased by 4.10 percent between 2006 and 2007, changing from a total of 12,847 to 13,374 workers. Over the first quarter of 2008, preliminary estimates indicate an increasing trend with employment falling to 14,115 persons in September.

<b>Table II.17.4</b> <b>Sheridan County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	10,421	10,823	11,218	11,283	11,479	12,040	12,759	13,074
Feb	10,533	10,903	11,219	11,356	11,586	12,147	12,790	13,172
Mar	10,665	11,066	11,170	11,489	11,792	12,326	12,943	13,247
Apr	10,892	11,447	11,500	11,773	12,032	12,505	13,000	13,515
May	11,220	11,748	11,797	12,043	12,245	13,047	13,470	13,850
Jun	11,751	12,151	12,337	12,513	12,925	13,503	14,015	14,335
Jul	10,984	11,607	11,758	11,895	12,137	13,051	13,564	14,007
Aug	10,975	11,565	11,671	11,988	12,152	12,997	13,612	13,848
Sep	11,062	11,764	11,923	12,136	12,401	13,116	13,692	14,115
Oct	11,097	11,823	11,814	12,000	12,331	13,172	13,700	.
Nov	10,878	11,721	11,666	11,898	12,326	13,113	13,525	.
Dec	10,881	11,613	11,644	11,850	12,257	13,148	13,417	.
Annual	10,947	11,519	11,643	11,852	12,139	12,847	13,374	.
% Change	.	5.23	1.08	1.80	2.42	5.83	4.10	.



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.17.5 at right, annual average weekly wages increased by 8.99 percent between 2006 and 2007, changing from a total of \$623 to \$679.

Total business establishments reported by the QCEW are displayed in Table II.17.6. Annual establishments increased by 3.15 percent between 2006 and 2007, changing from a total of 1,363 to 1,406 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,433 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, Sheridan County recorded 20,496 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 \$1,450,724,000, and real per capita income was \$51,744 in 2007. This figure compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$37,435 in 2007, while Wyoming average earnings per job were \$43,407.<sup>124</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase 11.89 percent in Sheridan County between 2000 and 2008, from 12,577 to 14,072. This rate compares to a 10.07 percent estimated increase statewide, as seen in Table II.17.7, below.

<b>Table II.17.7</b> <b>Housing Unit Estimates in Wyoming and Sheridan County</b> <b>Census 2000, 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Sheridan County	% Change from 2000
2000 Census	223,854	.	12,577	.
July 2001 Estimate	225,959	0.94	12,692	0.91
July 2002 Estimate	227,773	1.75	12,776	1.58
July 2003 Estimate	229,637	2.58	12,861	2.26
July 2004 Estimate	232,556	3.89	13,117	4.29
July 2005 Estimate	235,654	5.27	13,283	5.61
July 2006 Estimate	239,175	6.84	13,429	6.77
July 2007 Estimate	242,332	8.25	13,771	9.49
July 2008 Estimate	246,393	10.07	14,072	11.89

<sup>124</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 Sheridan County changed by 0.2 percent, from \$605 in fourth quarter 2007 to \$606 in fourth quarter 2008. Detached single-family home rents increased by 2.6 percent and rents for mobile homes on a lot increased by 27.7 percent.

Sheridan County rental prices have experienced average annualized increases of 3.9 percent per year for apartments, 5.4 percent per year for houses and 4.5 percent per year for mobile homes plus a lot 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.17.8, at right, presents the Sheridan 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 Sheridan County decreased from 328 in 2007 to 212 in 2008. Total residential units authorized decreased from 339 in 2007 to 230 in 2008.

The real value of single-family building permits increased from \$140,360 in 2007 to \$197,330 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$197,330 in 2008 to a low of \$79,420 in 2003. 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.17.9, on the following page.

<b>Table II.17.8</b> <b>Wyoming Cost of Living Index for Sheridan County</b> <b>Rental Housing Costs, 1986 - 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	262	130	313	246
Q2.87	260	133	302	259
Q4.87	273	137	295	272
Q2.88	254	133	319	265
Q4.88	244	130	321	239
Q2.89	253	131	319	237
Q4.89	265	133	323	250
Q2.90	245	133	305	243
Q4.90	265	133	327	254
Q2.91	262	142	321	285
Q4.91	272	134	341	293
Q2.92	294	133	339	298
Q4.92	292	133	415	315
Q2.93	335	138	390	321
Q4.93	321	137	460	0
Q2.94	318	137	400	381
Q4.94	357	140	508	375
Q2.95	379	140	470	370
Q4.95	366	142	491	388
Q2.96	368	145	484	376
Q4.96	359	148	468	381
Q2.97	370	150	491	400
Q4.97	367	144	484	393
Q2.98	359	153	454	346
Q4.98	366	160	470	430
Q2.99	372	153	479	404
Q4.99	374	163	528	380
Q2.00	380	165	539	375
Q4.00	405	175	580	447
Q2.01	433	175	555	436
Q4.01	443	183	596	420
Q2.02	429	138	639	494
Q4.02	469	235	637	595
Q2.03	462	252	627	500
Q4.03	465	273	667	502
Q2.04	511	263	678	507
Q4.04	501	273	670	513
Q2.05	504	273	687	568
Q4.05	489	146	688	514
Q2.06	562	248	743	583
Q4.06	571	285	857	650
Q2.07	597	275	927	520
Q4.07	605	282	970	509
Q2.08	608	345	974	654
Q4.08	606	.	995	650

<b>Table II.17.9</b> <b>Building Permits and Valuation in Sheridan 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	84	36	12	48	180	.	.	113.09
1981	45	32	.	6	83	.	.	90.23
1982	105	8	3	.	116	.	.	79.08
1983	119	.	.	42	161	.	.	97.74
1984	70	.	4	.	74	.	.	91.70
1985	13	.	.	31	44	.	.	97.55
1986	2	.	.	.	2	.	.	151.22
1987	5	.	.	.	5	.	.	77.27
1988	5	.	.	.	5	.	.	89.45
1989	6	.	.	.	6	.	.	107.86
1990	10	.	.	.	10	.	.	110.63
1991	84	.	.	.	84	.	.	118.54
1992	84	.	.	.	84	.	.	121.54
1993	96	2	.	.	98	.	.	106.34
1994	128	4	10	16	158	.	.	116.58
1995	98	2	20	.	120	16	.	112.60
1996	140	22	.	10	172	.	41	103.81
1997	95	6	.	6	107	23	6	115.89
1998	95	2	4	5	106	12	16	126.76
1999	83	2	.	5	90	.	.	118.13
2000	95	4	.	.	99	.	2	123.60
2001	90	4	.	8	102	.	.	112.45
2002	106	6	.	.	112	.	11	112.90
2003	215	.	12	60	287	111	11	79.42
2004	184	2	14	.	200	.	20	103.09
2005	171	4	.	.	175	.	.	112.49
2006	367	2	4	.	377	.	.	101.11
2007	328	4	7	.	339	.	.	140.36
2008	212	12	6	.	230	48	.	197.33

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 Sheridan County was \$240,270. This represented a decrease of 0.2 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 between 1999 and 2008 is displayed in Table II.17.10, below.

<b>Table II.17.10</b> <b>Average Sales Prices in Sheridan County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Sheridan County Average Price (\$)	Sheridan County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,167	2.97	101,517	4.76
2000	115,003	10.40	111,437	9.77
2001	125,000	8.69	116,469	4.52
2002	142,565	14.05	121,140	4.01
2003	146,776	2.95	132,708	9.55
2004	162,917	11.00	142,501	7.38
2005	186,095	14.23	159,776	12.12
2006	220,225	18.34	187,869	17.58
2007	240,779	9.33	265,044	41.08
2008	240,270	-0.2	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 of 2009.<sup>125</sup> During June, 2009, a total of 50 surveys were completed by property managers in Sheridan County. Of the 1,604 rental units surveyed, 54 were vacant, indicating a vacancy rate of 3.37 percent. This rate compares to a 3.23 percent vacancy rate one year ago, and a statewide June 2009 vacancy rate of 6.06 percent.

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 100 respondents in Sheridan County. Of the incoming population who were unsatisfied with their current housing, 72.2 percent said they were seeking to own a home and 27.8 percent wished to rent. Of those seeking to own a home, 58.3 percent wished to buy existing units, of which 40.0 percent of respondents sought housing for less than \$50,000, 40.0 percent sought homes for between \$50,000 and \$100,00, and 20.0 percent of respondents sought homes for more than \$100,000. Of those seeking to build a home, 80.0 percent of respondents anticipated building below \$50,000 and 20.0 percent anticipated spending more than \$100,000. A significant portion of these people do not appear to have expectations in line with market realities.

Of those currently renting or seeking to rent, 40.0 percent hoped to spend less than \$365 per month, and 60.0 percent anticipated spending above \$600. 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 2,119 loans purchased in Sheridan County during 1979 and 2009, with 32 in fiscal 2009. The average home size over the period was 1,194 square feet and 1,102 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 \$42,729. The average purchase price in fiscal 2009 was \$160,440. In fiscal 2009, 25.0 percent of loans purchased were for new construction, and 25.0 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.17.11**  
**Semi-Annual Rental Vacancy Survey**  
**Sheridan County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	21	1,264	13	1.03
2001b	14	845	24	2.84
2002a	13	598	17	2.84
2002b	18	935	42	4.49
2003a	16	768	32	4.17
2003b	26	964	32	3.32
2004a	26	1,149	38	3.31
2004b	24	848	38	4.48
2005a	24	1,003	30	2.99
2005b	24	1,071	25	2.33
2006a	25	877	11	1.25
2006b	27	1,193	6	0.50
2007a	30	1,071	3	0.28
2007b	32	841	10	1.19
2008a	51	1,579	51	3.23
2008b	46	1,281	32	2.50
2009a	50	1,604	54	3.37

<sup>125</sup>Those signified as 'a' in the "year" column of Table II.17.11 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.



## SUBLETTE COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Sublette County's population increased by 42.84 percent between 2000 and 2008, from 5,920 to 8,456. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.18.1, below.

<b>Table II.18.1</b>				
<b>Population Estimates for Wyoming and Sublette County</b>				
<b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Sublette County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	5,920	.
July 2001 Estimate	492,924	-0.17	5,897	-0.39
July 2002 Estimate	496,969	0.65	6,145	3.80
July 2003 Estimate	499,056	1.07	6,318	6.72
July 2004 Estimate	502,816	1.83	6,573	11.03
July 2005 Estimate	506,007	2.48	6,876	16.15
July 2006 Estimate	512,573	3.81	7,238	22.26
July 2007 Estimate	523,252	5.97	7,948	34.26
July 2008 Estimate	532,668	7.88	8,456	42.84

### 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.18.2, at right, from April 2000 to July 2008, Sublette County's natural increase was estimated to be 303 people. Sublette County has been experiencing net in migration, with over 2,233 persons arriving in the county in the last eight years.<sup>126</sup>

The Wyoming driver's license exchange data for Sublette County indicate a net change of 125 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Sublette County are presented in Table II.18.3, on the following page, which indicate a net increase of 1,889 persons over the time period.

<b>Table II.18.2</b>	
<b>Sublette County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>4,548</b>
Natural Increase 80-90	519
Net Migration 80-90	-224
<b>1990 Population</b>	<b>4,843</b>
Natural Increase 90-00	207
Net Migration 90-00	870
<b>2000 Population</b>	<b>5,920</b>
Natural Increase 00-08	303
Net Migration 00-08	2,233
<b>2008 Population Estimate</b>	<b>8,456</b>

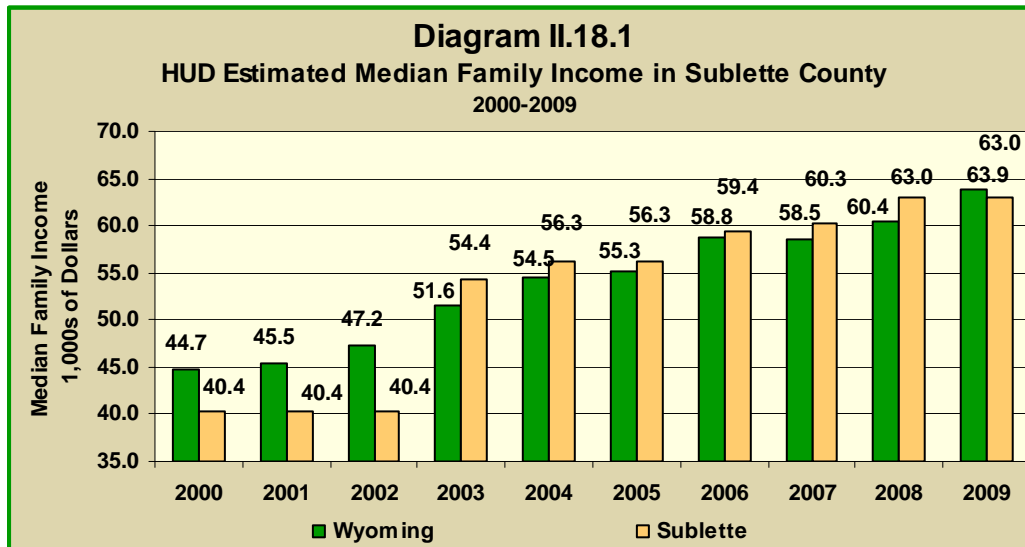
<sup>126</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

**Table II.18.3**  
**Driver's Licenses Exchanged and Surrendered**  
**Sublette County: 2000 Through the First Half of 2009**

Year	In-Migrants	Out-Migrants	Net Change
2000	220	179	41
2001	264	155	109
2002	286	148	138
2003	276	104	172
2004	339	175	164
2005	338	182	156
2006	444	183	261
2007	582	259	323
2008	653	253	400
2009 – First Half	260	135	125
<b>Total</b>	<b>3,662</b>	<b>1,773</b>	<b>1,889</b>

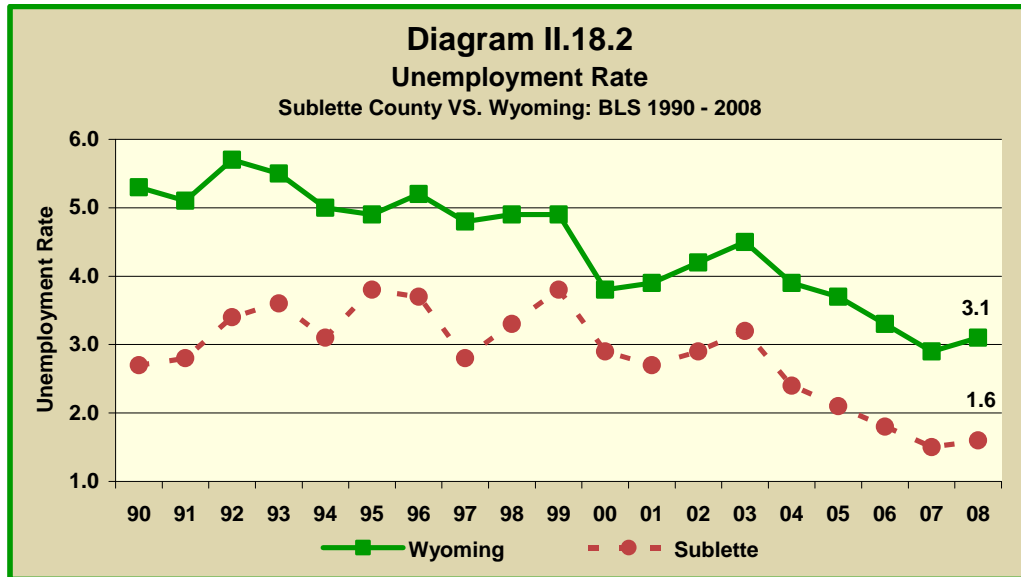
## ECONOMICS

The HUD estimated median family income (MFI) for Sublette County was \$63,000 in 2009.<sup>127</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.18.1, 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. Sublette County's labor force, defined as the number of people working or actively seeking work, increased by 317 persons, from 6,650 in 2007 to 6,967 in 2008. Employment increased by 304 persons. Unemployment, therefore, increased by 13 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 1.5 percent in 2007 to 1.6 in 2008. Sublette County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.18.2, on the following page.

<sup>127</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 represents 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.18.4 below, annual total monthly employment increased by 21.66 percent between 2006 and 2007, changing from a total of 4,266 to 5,190 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 5,842 persons in September.

<b>Table II.18.4</b> <b>Sublette County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	2,123	2,348	2,446	2,798	3,098	3,790	4,827	5,054
Feb	2,098	2,330	2,424	2,836	3,110	3,838	4,843	5,087
Mar	2,132	2,373	2,434	2,841	3,122	3,855	4,935	5,331
Apr	2,174	2,405	2,484	2,859	3,207	3,930	4,992	5,224
May	2,359	2,613	2,717	3,026	3,433	4,242	5,205	5,448
Jun	2,582	2,780	2,980	3,330	3,851	4,554	5,535	5,810
Jul	2,589	2,770	3,106	3,366	4,003	4,612	5,418	5,828
Aug	2,617	2,790	3,088	3,357	4,015	4,582	5,491	5,801
Sep	2,562	2,713	3,077	3,319	4,019	4,545	5,488	5,842
Oct	2,477	2,606	2,957	3,252	3,891	4,417	5,354	.
Nov	2,378	2,528	2,741	3,172	3,765	4,404	5,155	.
Dec	2,373	2,480	2,713	3,158	3,687	4,417	5,033	.
Annual	2,372	2,561	2,764	3,110	3,600	4,266	5,190	.
% Change	.	7.97	7.93	12.52	15.76	18.50	21.66	.



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.18.5, at right, annual average weekly wages increased by 22.11 percent between 2006 and 2007, changing from a total of 814 to 994 dollars.

Total business establishments reported by the QCEW are displayed in Table II.18.6. Annual establishments increased by 10.20 percent between 2006 and 2007, changing from a total of 559 to 616 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 639 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 most recent year for which data are available, Sublette County recorded 7,663 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 \$498,447,000, and real per capita income was \$62,713 in 2007. This figure compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$51,767 in 2007, while Wyoming average earnings per job were \$43,407.<sup>128</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 29.34 percent in Sublette County between 2000 and 2008, from 3,552 to 4,594. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.18.7, below.

<b>Table II.18.7</b> <b>Housing Unit Estimates for Wyoming and Sublette County</b> <b>Census 2000 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Sublette County	% Change from 2000
2000 Census	223,854	.	3,552	.
July 2001 Estimate	225,959	0.94	3,620	1.91
July 2002 Estimate	227,773	1.75	3,693	3.97
July 2003 Estimate	229,637	2.58	3,773	6.22
July 2004 Estimate	232,556	3.89	3,859	8.64
July 2005 Estimate	235,654	5.27	3,944	11.04
July 2006 Estimate	239,175	6.84	4,118	15.93
July 2007 Estimate	242,332	8.25	4,345	22.33
July 2008 Estimate	246,393	10.07	4,594	29.34

<sup>128</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 Sublette County changed by 0.5 percent, from \$860 in fourth quarter 2007 to \$864 in fourth quarter 2008. Detached single-family home rents increased by 0.7 percent. Rents for mobile home on a lot decreased by 0.6 percent.

Sublette County rental prices have experienced average annualized increases of 3.7 percent per year for apartments, 4.4 percent per year for houses and 2.2 percent per year for mobile homes plus a lot since second quarter 1998 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. Table II.18.8, at right, presents the Sublette 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 Sublette County decreased from 257 in 2007 to 100 in 2008. Total residential units authorized decreased from 263 in 2007 to 114 in 2008.

The real value of single-family building permits increased from \$196,780 in 2007 to \$210,970 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$210,970 in

2008 to a low of \$144,380 in 2005. 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.18.9, on the following page.

<b>Table II.18.8</b> <b>Wyoming Cost of Living Index<sup>129</sup> for Sublette County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
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	387	150	546	415
Q4.98	501	150	575	365
Q2.99	425	150	588	338
Q4.99	463	175	581	371
Q2.00	433	175	624	435
Q4.00	464	165	566	325
Q2.01	455	165	608	.
Q4.01	441	175	613	350
Q2.02	472	200	611	.
Q4.02	534	165	655	457
Q2.03	520	200	769	472
Q4.03	611	200	794	.
Q2.04	647	225	808	624
Q4.04	765	240	888	600
Q2.05	699	240	882	590
Q4.05	728	275	1,083	595
Q2.06	781	265	1,195	643
Q4.06	750	275	1,238	693
Q2.07	822	275	1,338	667
Q4.07	860	275	1,387	674
Q2.08	872	275	1,390	675
Q4.08	864	.	1,397	670

<sup>129</sup> Data from 1986 to 1997 for Sublette County is not reported by the Wyoming Economic Analysis Division.

<b>Table II.18.9</b> <b>Building Permits and Valuation in Sublette 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	82	.	.	.	82	.	.	95.26
1981	90	2	12	.	104	.	.	97.45
1982	90	2	4	5	101	.	.	89.55
1983	87	.	8	5	100	.	.	90.76
1984	72	.	.	.	72	.	.	73.57
1985	58	4	.	5	67	.	.	84.51
1986	64	4	.	.	68	.	.	100.07
1987	34	.	.	.	34	.	.	101.18
1988	21	.	.	.	21	.	.	112.73
1989	19	.	.	.	19	.	.	118.78
1990	37	.	.	.	37	.	.	122.99
1991	59	.	.	.	59	.	.	124.28
1992	50	.	.	.	50	.	.	122.06
1993	49	4	.	.	53	.	.	121.70
1994	70	.	4	.	74	.	.	129.56
1995	86	4	4	.	94	.	.	130.19
1996	58	2	9	.	69	.	.	129.82
1997	44	2	.	.	46	.	.	134.82
1998	68	.	.	.	68	.	.	145.60
1999	75	.	.	.	75	.	.	154.43
2000	54	.	.	.	54	.	.	159.78
2001	72	4	.	.	76	.	.	167.35
2002	74	6	8	.	88	.	.	175.18
2003	83	4	8	.	95	.	.	176.57
2004	77	12	4	.	93	.	.	190.92
2005	179	.	.	6	185	.	.	144.38
2006	232	.	.	6	197	.	.	159.44
2007	257	6	.	.	263	.	.	196.78
2008	100	4	10	.	114	.	.	210.97

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 Sublette County was \$296,638. This represented a decrease of 11.2 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 between 1999 and 2008 is displayed in Table II.18.10, below.

<b>Table II.18.10</b> <b>Average Sales Prices in Sublette County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Sublette County Average Price (\$)	Sublette County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	114,020	9.24	101,517	4.76
2000	125,922	10.44	111,437	9.77
2001	149,179	18.47	116,469	4.52
2002	163,473	9.58	121,140	4.01
2003	173,116	5.90	132,708	9.55
2004	218,343	26.13	142,501	7.38
2005	249,029	14.05	159,776	12.12
2006	269,795	8.34	187,869	17.58
2007	334,073	23.82	265,044	41.08
2008	296,638	-11.2	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.<sup>130</sup> During June of 2009, a total of 27 surveys were completed by property managers in Sublette County. Of the 226 rental units surveyed, 26 were vacant, indicating a vacancy rate of 11.50 percent. This compares to a 2.84 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 6.06 percent. The spike in the vacancy rate can be attributed to a general softening in the rental market, with most observations consisting of medium size apartment complexes exhibiting an increase in vacant units.

<b>Table II.18.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Sublette County 2001- 2009</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	41	2	4.88
2001b	2	39	.	.
2002a	3	41	.	.
2002b	5	37	2	5.41
2003a	7	50	2	4.00
2003b	6	55	2	3.64
2004a	6	59	1	1.69
2004b	9	75	4	5.33
2005a	12	96	4	4.17
2005b	13	154	7	4.55
2006a	13	159	3	1.89
2006b	11	157	1	0.64
2007a	9	131	3	2.29
2007b	13	111	1	0.90
2008a	17	141	4	2.84
2008b	33	320	11	3.44
2009a	27	226	26	11.50

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 115 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, 90.0 percent said they were seeking to own a home and 10.0 percent wished to rent. Of those seeking to own a home, 31.6 percent wished to buy existing units, of which 50 percent sought homes in the range of \$50,000 to \$99,999 and 50 percent sought housing for more than \$100,000. The remainder of those seeking to own a home, 68.4 percent, wished to build, of which 15.4 percent of respondents expected to build for less than \$100,000, and 84.6 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 50.0 percent of respondents hoped to spend less than \$365 per month, and the remainder, 50.0 percent anticipated spending more than \$600. 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 273 loans purchased in Sublette County during 1979-2009, with 1 in fiscal 2009. The average home size over the period was 1,303 square feet and 2,052 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 2008. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$51,540. The average purchase price in fiscal 2009 was \$205,763. In fiscal 2009, 100 percent of loans purchased were for new construction, and 100 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.

<sup>130</sup>Those signified as 'a' in the "year" column of Table II.18.11 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.



## SWEETWATER COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Sweetwater County's population increased by 6.20 percent between 2000 and 2008, from 37,613 to 39,944. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.19.1, below.

<b>Table II.19.1</b>				
<b>Population Estimates for Wyoming and Sweetwater County</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Sweetwater County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	37,613	.
July 2001 Estimate	492,924	-0.17	36,568	-2.78
July 2002 Estimate	496,969	0.65	36,838	-2.06
July 2003 Estimate	499,056	1.07	36,576	-2.76
July 2004 Estimate	502,816	1.83	36,883	-1.94
July 2005 Estimate	506,007	2.48	37,308	-0.81
July 2006 Estimate	512,573	3.81	38,001	1.03
July 2007 Estimate	523,252	5.97	39,376	4.69
July 2008 Estimate	532,668	7.88	39,944	6.20

### 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.19.2, at right, from April 2000 to July 2008, Sweetwater County's natural increase was estimated to be 2,971 people. Sweetwater County has been experiencing net out-migration, with over 640 persons leaving the county in the last seven years.<sup>131</sup>

The Wyoming driver's license exchange data for Sweetwater County indicate a net change of 221 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Sweetwater County are presented in Table II.19.3, on the following page, which indicate a net increase of 2,447 persons over the time period.

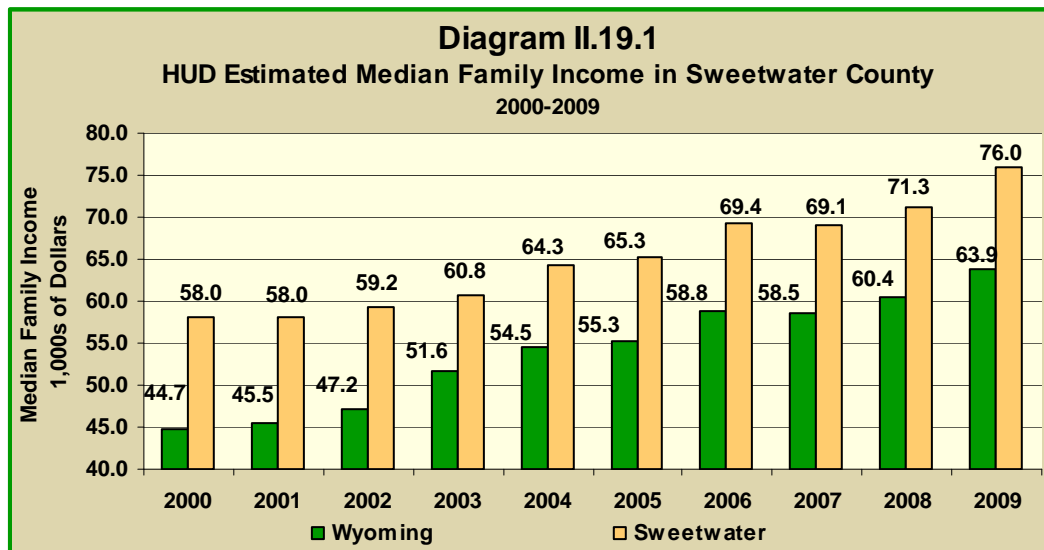
<b>Table II.19.2</b>	
<b>Sweetwater County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>41,723</b>
Natural Increase 80-90	6,801
Net Migration 80-90	-9,701
<b>1990 Population</b>	<b>38,823</b>
Natural Increase 90-00	3,160
Net Migration 90-00	-4,370
<b>2000 Population</b>	<b>37,613</b>
Natural Increase 00-08	2,971
Net Migration 00-08	-640
<b>2008 Population Estimate</b>	<b>39,944</b>

<sup>131</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table I.19.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Sweetwater County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	866	1,190	-324
2001	1,076	1,039	37
2002	912	927	-15
2003	825	815	10
2004	1,174	976	198
2005	1,255	1,012	243
2006	1,560	849	711
2007	1,705	1,074	631
2008	1,905	1,170	735
2009 – First Half	827	606	221
<b>Total</b>	<b>12,105</b>	<b>9,658</b>	<b>2,447</b>

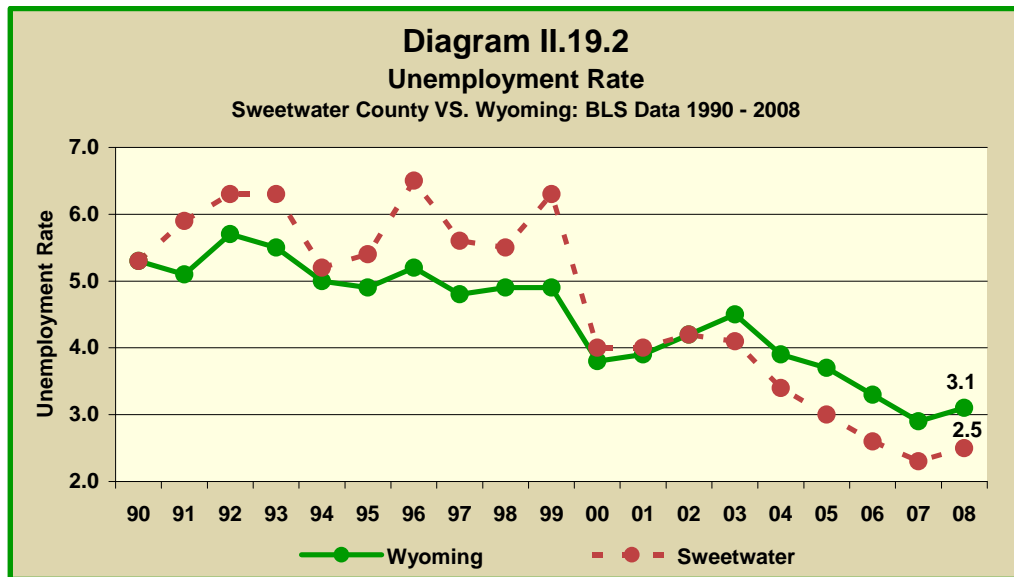
## ECONOMICS

The HUD estimated median family income (MFI) for Sweetwater County was \$76,000 in 2009.<sup>132</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.19.1, 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. Sweetwater County's labor force, defined as the number of people working or actively seeking work, increased by 228 persons, from 23,862 in 2007 to 24,090 in 2008. Employment increased by 180 persons. Unemployment, therefore, increased by 48 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.3 percent in 2007 to 2.5 in 2008. Sweetwater County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.19.2, on the following page.

<sup>132</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 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.19.4 below, annual total monthly employment increased by 3.63 percent between 2006 and 2007, changing from a total of 23,889 to 24,757 workers. Over the first quarter of 2008 preliminary estimates indicate a decreasing trend with employment increasing to 26,072 persons in September.

<b>Table II.19.4</b> <b>Sweetwater County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	18,209	18,120	18,536	19,373	20,387	21,995	23,748	24,916
Feb	18,300	18,114	18,417	19,387	20,820	22,448	24,100	25,116
Mar	18,447	18,268	18,798	19,698	21,315	22,900	24,503	25,196
Apr	18,612	18,386	19,277	20,128	21,671	23,639	24,724	24,981
May	19,099	18,776	19,753	20,712	22,328	24,335	25,268	25,577
Jun	19,247	18,468	19,588	20,483	22,089	24,581	25,235	25,675
Jul	18,664	18,309	19,237	20,542	21,740	23,852	24,614	25,462
Aug	18,876	18,934	19,862	20,825	22,225	24,755	24,958	26,059
Sep	19,043	19,238	20,247	20,890	22,297	24,658	24,804	26,072
Oct	19,383	19,065	20,271	20,999	22,499	24,547	24,723	.
Nov	19,378	18,586	19,756	21,145	22,577	24,403	25,106	.
Dec	18,998	18,593	19,695	21,089	22,249	24,559	25,302	.
Annual	18,855	18,571	19,453	20,439	21,850	23,889	24,757	.
% Change	.	-1.51	4.75	5.07	6.90	9.33	3.63	.



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.19.5, at right, annual average weekly wages increased by 5.31 percent between 2005 and 2006, changing from a total of 885 to 932 dollars.

Total business establishments reported by the QCEW are displayed in Table II.19.6. Annual establishments increased by 2.21 percent between 2006 and 2007, changing from a total of 1,628 to 1,664 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 1,718 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, Sweetwater County recorded 30,878 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 \$1,857,560,000, and real per capita income was \$47,175 in 2007. This figure compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$56,010 in 2007, while Wyoming average earnings per job were \$43,407.<sup>133</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 7.74 percent in Sweetwater County between 2000 and 2008, from 15,921 to 17,153. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.19.7, below.

<b>Table II.19.7</b> <b>Housing Unit Estimates for Wyoming and Sweetwater County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Sweetwater County	% Change from 2000
2000 Census	223,854	.	15,921	.
July 2001 Estimate	225,959	0.94	15,995	0.46
July 2002 Estimate	227,773	1.75	16,026	0.66
July 2003 Estimate	229,637	2.58	16,045	0.78
July 2004 Estimate	232,556	3.89	16,078	0.99
July 2005 Estimate	235,654	5.27	16,254	2.09
July 2006 Estimate	239,175	6.84	16,484	3.54
July 2007 Estimate	242,332	8.25	16,727	5.06
July 2008 Estimate	246,393	10.07	17,153	7.74

<sup>133</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 Sweetwater County changed by 3.3 percent, from \$751 in fourth quarter 2007 to \$776 in fourth quarter 2008. Detached single-family home rents increased by 5.8 percent. Rents for mobile homes on a lot increased by 4.1 percent, and rents for mobile home lots increased by 8.1 percent.

Sweetwater County rental prices have experienced average annualized increases of 4.2 percent per year for apartments, 4.5 percent per year for houses, 4.0 percent per year for mobile homes plus a lot and 4.1 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. Table II.19.8, at right, presents the Sweetwater 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 Sweetwater County decreased from 438 in 2007 to 144 in 2008. Total residential units authorized decreased from 472 in 2007 to 245 in 2008.

The real value of single-family building permits increased from \$155,670 in 2007 to \$178,510 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$204,120 in 2003 to a low of \$155,670 in 2007. 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.19.9, on the following page.

**Table II.19.8**  
**Wyoming Cost of Living Index for Sweetwater County**  
**Rental Housing Costs, 1986 – 2008**

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	317	160	434	331
Q2.87	302	164	375	318
Q4.87	316	164	394	304
Q2.88	282	169	346	300
Q4.88	249	167	395	312
Q2.89	269	167	366	321
Q4.89	303	163	402	307
Q2.90	282	166	400	327
Q4.90	324	166	448	355
Q2.91	337	166	443	353
Q4.91	358	166	476	351
Q2.92	346	169	481	361
Q4.92	368	169	430	388
Q2.93	384	174	486	332
Q4.93	375	174	482	394
Q2.94	387	174	467	388
Q4.94	393	173	477	403
Q2.95	385	173	461	372
Q4.95	390	174	518	373
Q2.96	380	182	499	359
Q4.96	396	182	493	381
Q2.97	366	182	460	346
Q4.97	372	185	441	378
Q2.98	363	183	459	405
Q4.98	358	188	470	406
Q2.99	354	188	472	392
Q4.99	363	195	474	360
Q2.00	367	196	485	389
Q4.00	333	196	498	401
Q2.01	368	200	534	439
Q4.01	390	201	533	422
Q2.02	387	202	518	443
Q4.02	392	197	516	422
Q2.03	391	208	539	449
Q4.03	412	218	595	457
Q2.04	427	212	635	566
Q4.04	469	212	654	546
Q2.05	512	214	674	594
Q4.05	624	224	773	619
Q2.06	684	238	816	669
Q4.06	686	253	922	701
Q2.07	709	261	1,013	741
Q4.07	751	283	1,074	774
Q2.08	779	294	1,113	749
Q4.08	776	306	1,136	806

<b>Table II.19.9</b> <b>Building Permits and Valuation in Sweetwater 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	325	6	56	414	801	.	.	96.72
1981	385	8	60	63	516	.	.	85.72
1982	278	12	19	16	325	.	.	83.89
1983	189	2	.	22	213	.	.	83.48
1984	123	.	.	16	139	.	.	83.60
1985	93	.	.	.	93	.	.	94.27
1986	85	.	.	.	85	.	.	99.14
1987	50	2	.	20	72	.	.	101.87
1988	30	.	.	.	30	.	.	113.00
1989	34	.	.	.	34	.	.	99.67
1990	56	.	.	.	56	.	.	116.88
1991	80	.	.	.	80	.	.	121.57
1992	102	.	.	.	102	.	.	131.23
1993	99	.	.	.	99	.	.	161.35
1994	115	.	.	8	123	48	.	174.47
1995	90	.	.	.	90	.	.	166.92
1996	90	.	.	.	90	.	.	161.78
1997	75	.	.	.	75	.	.	170.91
1998	73	.	.	.	73	.	.	185.12
1999	39	.	.	12	51	.	.	155.51
2000	36	.	.	5	41	.	.	164.17
2001	38	.	.	.	38	.	.	200.51
2002	48	.	.	.	48	.	.	180.91
2003	63	.	.	.	63	.	.	204.12
2004	216	.	.	.	216	60	6	178.98
2005	260	.	.	.	260	101	.	165.91
2006	236	.	8	24	269	.	.	175.40
2007	438	8	.	26	472	69	.	155.67
2008	144	.	22	79	245	.	.	178.51

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 Sweetwater County was \$242,470. This represented an increase of 5.4 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.19.10, below.

<b>Table II.19.10</b> <b>Average Sales Prices in Sweetwater County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Sweetwater Average Price (\$)	Sweetwater Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	108,324	2.82	101,517	4.76
2000	108,633	0.29	111,437	9.77
2001	111,056	2.23	116,469	4.52
2002	114,838	3.41	121,140	4.01
2003	121,652	5.93	132,708	9.55
2004	142,688	17.29	142,501	7.38
2005	179,000	25.45	159,776	12.12
2006	195,981	9.49	187,869	17.58
2007	230,063	17.39	265,044	41.08
2008	242,470	5.4	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.<sup>134</sup> During June of 2009, a total of 67 surveys were completed by property managers in Sweetwater County. Of the 1,924 rental units surveyed, 107 were vacant, indicating a vacancy rate of 5.56 percent. This compares to a 1.19 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 6.06 percent. The increase in vacancy rate can be attributed to the increase of multi-family rental stock, with 79 multi-family units being permitted in 2008 alone.

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had eight respondents in Sweetwater County. Of the incoming population who were unsatisfied with their current housing, all respondents said they were seeking to own a home. Of those seeking to own a home, 50.0 percent wished to buy existing units. 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. 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 3,715 loans purchased in Sweetwater County between 1979 and 2009, with 29 in fiscal 2009. The average home size over the period was 1,111 square feet and 1,237 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1979. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$55,547. The average purchase price in fiscal 2009 was \$176,908. In fiscal 2009, 10.3 percent of loans purchased were for new construction, and 13.8 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.19.11**  
**Semi-Annual Rental Vacancy Survey**  
**Sweetwater County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	821	67	8.16
2001b	19	1,083	49	4.52
2002a	20	1,060	65	6.13
2002b	21	1,439	65	4.52
2003a	24	1,620	34	2.10
2003b	33	1,942	18	0.93
2004a	29	1,369	12	0.88
2004b	28	1,264	20	1.58
2005a	24	1,440	34	2.36
2005b	27	923	22	2.38
2006a	29	1,290	24	1.86
2006b	30	1,433	9	0.63
2007a	30	1,416	17	1.20
2007b	32	1,484	13	0.88
2008a	36	1,684	20	1.19
2008b	52	1,906	30	1.57
2009a	67	1,924	107	5.56

<sup>134</sup>Those signified as 'a' in the "year" column of Table II.19.11 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.



# TETON COUNTY

## POPULATION

The Census Bureau's intercensal estimates indicate that Teton County's population increased by 11.64 percent between 2000 and 2008, from 18,251 to 20,376. This rate compares to a statewide population growth of 11.64 percent over the period. These data are presented in Table II.20.1, below.

<b>Table II.20.1</b>				
<b>Population Estimates for Wyoming and Teton County</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Teton County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	18,251	.
July 2001 Estimate	492,924	-0.17	18,578	1.79
July 2002 Estimate	496,969	0.65	18,699	2.45
July 2003 Estimate	499,056	1.07	18,852	3.29
July 2004 Estimate	502,816	1.83	19,184	5.11
July 2005 Estimate	506,007	2.48	19,264	5.55
July 2006 Estimate	512,573	3.81	19,588	7.33
July 2007 Estimate	523,252	5.97	19,958	9.35
July 2008 Estimate	532,668	7.88	20,376	11.64

## 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.20.2, at right, from April 2000 to July 2008, Teton County's natural increase was estimated to be 1,437 people. Teton County has been experiencing net in-migration, with over 688 persons arriving in the county in the last eight years.<sup>135</sup>

The Wyoming driver's license exchange data for Teton County indicate a net change of 212 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Teton County are presented in Table II.20.3, on the following page, which indicate a net increase of 4,454 persons over the period.

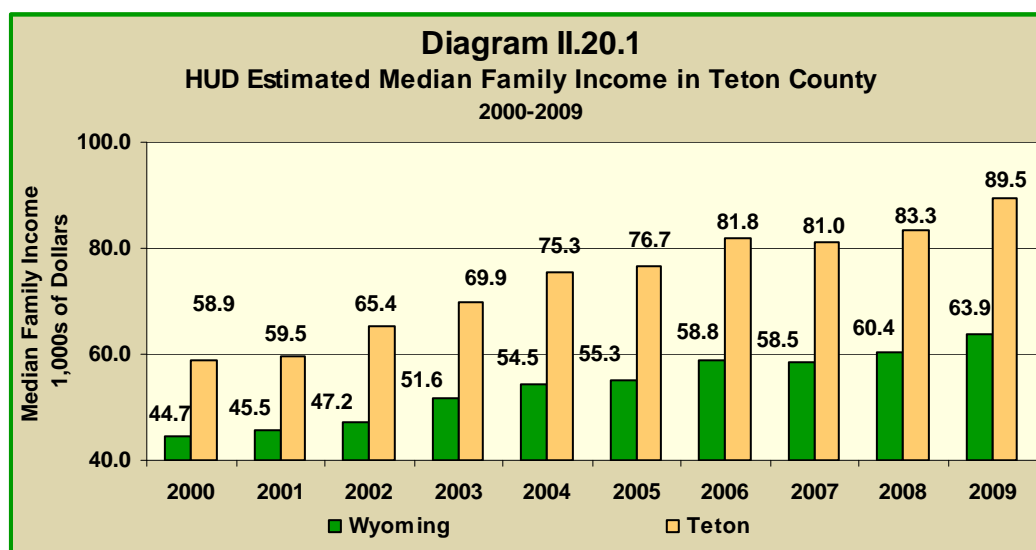
<b>Table II.20.2</b>	
<b>Teton County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>9,355</b>
Natural Increase 80-90	1,481
Net Migration 80-90	336
<b>1990 Population</b>	<b>11,172</b>
Natural Increase 90-00	1,160
Net Migration 90-00	5,919
<b>2000 Population</b>	<b>18,251</b>
Natural Increase 00-08	1,437
Net Migration 00-08	688
<b>2008 Population Estimate</b>	<b>20,376</b>

<sup>135</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.20.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Teton County</b>			
<b>2000 - 2008</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,485	874	611
2001	1,399	827	572
2002	1,305	729	576
2003	1,082	655	427
2004	1,177	907	270
2005	1,148	844	304
2006	1,231	770	461
2007	1,266	816	450
2008	1,324	753	571
2009	588	376	212
<b>Total</b>	<b>12,005</b>	<b>7,551</b>	<b>4,454</b>

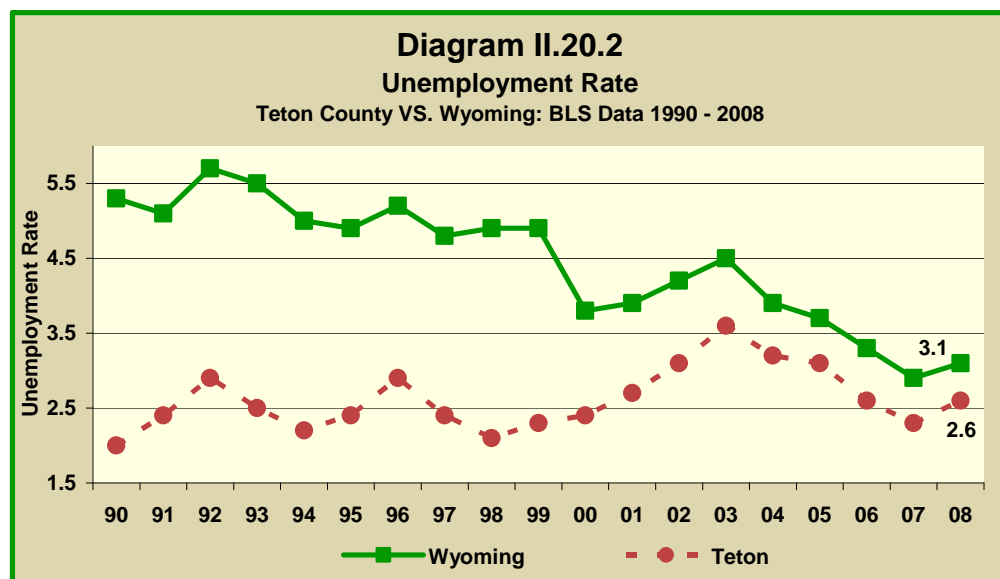
## ECONOMICS

The HUD estimated median family income (MFI) for Teton County was \$89,500 in 2009.<sup>136</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.20.1, 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. Teton County's labor force, defined as the number of people working or actively seeking work, increased by 140 persons, from 14,468 in 2007 to 14,608 in 2008. Employment increased by 90 persons. Unemployment, therefore, increased by 50 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.3 percent in 2007 to 2.6 in 2008. Teton County continued to enjoy better labor force utilization than the state of Wyoming, as seen in Diagram II.20.2, on the following page.

<sup>136</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 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.20.4 below, annual total monthly employment increased by 2.80 percent between 2006 and 2007, changing from a total of 17,943 to 18,445 workers. Preliminary 2008 estimates indicate an increasing trend with employment falling to 20,332 persons in September.

<b>Table II.20.4</b> <b>Teton County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	15,496	14,905	15,436	15,457	15,750	16,580	17,341	17,945
Feb	15,462	14,884	15,372	15,365	15,756	16,671	17,287	18,061
Mar	15,374	14,863	15,252	15,292	15,741	16,718	17,292	17,896
Apr	14,664	14,332	14,661	14,912	15,291	15,704	16,097	16,574
May	16,145	15,844	15,656	15,556	16,112	16,668	17,182	18,209
Jun	19,642	19,474	18,975	19,136	19,583	20,591	20,836	21,860
Jul	20,632	20,743	19,993	20,138	20,630	21,605	21,794	22,353
Aug	20,494	20,402	19,847	19,994	20,542	21,300	21,576	22,062
Sep	18,447	18,791	18,052	18,358	18,989	19,492	20,207	20,332
Oct	15,311	15,769	15,305	16,137	17,001	17,172	17,763	.
Nov	13,898	14,433	14,378	14,516	15,014	15,599	16,172	.
Dec	15,264	15,821	15,626	15,900	16,601	17,211	17,790	.
Annual	16,736	16,688	16,546	16,730	17,251	17,943	18,445	.
% Change	.	-0.29	-0.85	1.11	3.11	4.01	2.80	.



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.20.5, at right, annual average weekly wages increased by 4.55 percent between 2006 and 2007, changing from a total of \$682 to \$713.

Total business establishments reported by the QCEW are displayed in Table II.20.6. Annual establishments increased by 2.00 percent between 2006 and 2007, changing from a total of 2,099 to 2,141 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 2,188 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment. Here it is defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, Teton County recorded 27,231 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 \$2,705,167,000, and real per capita income was \$135,543 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the County were \$41,321 in 2007, while Wyoming average earnings per job were \$43,407.<sup>137</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 20.51 percent in Teton County between 2000 and 2008, from 10,267 to 12,373. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.20.7, below.

<b>Table II.20.7</b> <b>Housing Unit Estimates for Wyoming and Teton County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Teton County	% Change from 2000
2000 Census	223,854	.	10,267	.
July 2001 Estimate	225,959	0.94	10,661	3.84
July 2002 Estimate	227,773	1.75	10,860	5.78
July 2003 Estimate	229,637	2.58	11,041	7.54
July 2004 Estimate	232,556	3.89	11,316	10.22
July 2005 Estimate	235,654	5.27	11,597	12.95
July 2006 Estimate	239,175	6.84	11,887	15.78
July 2007 Estimate	242,332	8.25	12,160	18.44
July 2008 Estimate	246,393	10.07	12,373	20.51

<sup>137</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 Teton County increased by 35.4 percent, from \$1,004 in fourth quarter 2007 to \$1,359 in fourth quarter 2008. Detached single-family home rents increased by 17.8 percent. Rents for mobile homes on a lot increased by 4.9 percent, and rents for mobile home lots remained unchanged.

Teton County rental prices have experienced average annualized increases of 6.3 percent per year for apartments, 7.2 percent per year for houses, 3.6 percent per year for mobile homes plus a lot and 5.0 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.20.8, at right, presents the Teton 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 Teton County decreased from 179 in 2007 to 166 in 2008. Total residential units authorized decreased from 232 in 2007 to 216 in 2008.

The real value of single-family building permits decreased from \$977,940 in 2007 to \$957,320 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$977,940 in 2007 to a low of \$464,580 in 2003. 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.20.9, on the following page.

<b>Table II.20.8</b> <b>Wyoming Cost of Living Index for Teton County</b> <b>Rental Housing Costs, 1969 – 2008</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	353	114	431	326
Q2.87	367	128	478	270
Q4.87	366	128	431	331
Q2.88	387	142	501	315
Q4.88	407	140	457	349
Q2.89	425	137	475	371
Q4.89	438	147	585	374
Q2.90	475	148	716	579
Q4.90	542	153	886	475
Q2.91	496	167	928	568
Q4.91	590	195	992	405
Q2.92	569	190	1,042	475
Q4.92	656	170	906	475
Q2.93	643	173	1,009	523
Q4.93	656	173	1,159	.
Q2.94	713	208	1,130	693
Q4.94	705	211	1,061	638
Q2.95	684	211	1,051	.
Q4.95	711	211	1,029	691
Q2.96	721	208	1,077	.
Q4.96	701	212	1,034	748
Q2.97	682	248	1,053	785
Q4.97	750	240	1,152	610
Q2.98	728	269	1,078	728
Q4.98	766	285	1,257	610
Q2.99	674	288	1,247	638
Q4.99	699	309	1,435	621
Q2.00	625	313	1,426	618
Q4.00	817	294	1,451	599
Q2.01	883	294	1,473	602
Q4.01	905	313	1,463	640
Q2.02	973	319	1,447	630
Q4.02	1,019	295	1,386	634
Q2.03	955	363	1,369	632
Q4.03	965	367	1,422	629
Q2.04	963	295	1,491	669
Q4.04	1,084	307	1,397	657
Q2.05	1,126	300	1,477	654
Q4.05	1,015	300	1,464	638
Q2.06	1,074	308	1,549	641
Q4.06	1,024	308	1,667	671
Q2.07	1,046	320	1,782	697
Q4.07	1,004	333	1,703	671
Q2.08	1,413	320	2,041	705
Q4.08	1,359	333	2,006	704

<b>Table II.20.9</b> <b>Building Permits and Valuation in Teton 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	172	8	32	56	268	.	.	104.43
1981	129	6	8	37	180	.	.	126.35
1982	81	2	.	51	134	.	.	193.33
1983	113	2	4	47	166	.	.	157.99
1984	113	4	53	.	170	.	.	131.30
1985	38	.	.	25	63	.	.	186.49
1986	67	8	10	.	85	.	.	167.67
1987	89	6	.	.	95	.	.	194.84
1988	162	4	4	28	198	.	.	173.55
1989	253	12	.	.	265	27	.	181.74
1990	245	8	26	54	333	.	.	193.25
1991	134	.	8	16	158	.	.	233.94
1992	243	4	8	.	255	.	.	215.72
1993	255	4	13	.	272	.	.	266.93
1994	235	8	.	34	277	.	.	280.34
1995	140	8	3	36	187	.	.	268.47
1996	150	2	19	6	177	.	10	258.48
1997	198	6	.	.	204	25	.	368.82
1998	300	4	.	.	304	.	.	421.21
1999	241	2	37	52	332	.	.	554.22
2000	257	18	3	48	326	.	4	751.89
2001	150	.	6	55	211	.	.	642.11
2002	131	6	16	44	197	.	.	564.58
2003	172	50	25	45	292	.	.	468.93
2004	204	18	31	48	301	24	6	646.98
2005	208	10	35	55	308	25	6	703.80
2006	180	10	36	65	291	.	6	768.22
2007	179	4	3	46	232	.	.	977.94
2008	166	4	6	40	216	.	.	977.32

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 Teton County was \$1,829,237. This represented an increase of 26.9 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.20.10, below.

<b>Table II.20.10</b> <b>Average Sales Prices in Teton County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Teton County Average Price (\$)	Teton County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	365,909	-2.39	101,517	4.76
2000	422,897	15.57	111,437	9.77
2001	460,240	8.83	116,469	4.52
2002	434,110	-5.68	121,140	4.01
2003	463,015	6.66	132,708	9.55
2004	495,500	7.02	142,501	7.38
2005	551,265	11.25	159,776	12.12
2006	806,287	46.26	187,869	17.58
2007	1,441,115	78.7	265,044	41.08
2008	1,829,237	26.9	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.<sup>138</sup> During June of 2009, a total of 48 surveys were completed by property managers in Teton County. Of the 983 rental units surveyed, 114 were vacant, indicating a vacancy rate of 11.60 percent. This rate compares to a 0.00 percent vacancy rate one year ago and a statewide June 2009 vacancy rate of 6.06 percent. The jump in the vacancy rate can be attributed to the economic slow down. As more people lose their jobs they qualify for low income housing which increases the amount of available market rate rental units. The majority of the available units were reported by one rental agency, which artificially inflates the vacancy rate. However when contacted, the agency reported bad economic conditions and rising unemployment as the primary force behind the weakened demand for rentals.

<b>Table II.20.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Teton County 2001- 2008</b>				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	529	3	0.57
2001b	7	580	29	5.00
2002a	6	517	2	0.39
2002b	13	621	44	7.09
2003a	17	768	26	3.39
2003b	22	1,071	78	7.28
2004a	25	1,114	23	2.06
2004b	20	1,066	90	8.44
2005a	15	800	13	1.63
2005b	16	692	43	6.21
2006a	16	717	5	0.70
2006b	18	807	8	0.99
2007a	14	776	14	1.80
2007b	19	955	28	2.93
2008a	21	453	0	0.00
2008b	31	947	70	7.39
2009a	48	983	114	11.60

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 55 respondents in Teton 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, 54.5 percent wished to buy existing units, of which no respondents sought homes for less than \$50,000, 50 percent sought homes in the range of \$50,000 to \$99,999, and 50 percent sought housing for more than \$100,000. The remainder of those seeking to own a home, 45.5 percent, wished to build, of which all respondents expected to build 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 25.0 percent of respondents hoped to spend in the range of \$475 and \$599 per month, and the remainder, 75.0 percent anticipated spending more than \$600. 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 771 loans purchased in Teton County during 1979-2009, with 14 in fiscal 2009. The average home size over the period was 1,131 square feet and 829 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 2004. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$50,358. The average purchase price in fiscal 2009 was \$178,036. In fiscal 2009, no loans purchased were for new construction, and 50.0 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.

<sup>138</sup>Those signified as 'a' in the "year" column of Table II.20.11 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.



## 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.

<b>Table II.21.1</b>				
<b>Population Estimates for Wyoming and Uinta County</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Uinta County</b>	<b>% Change from 2000</b>
<b>Population</b>				
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.<sup>139</sup>

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.

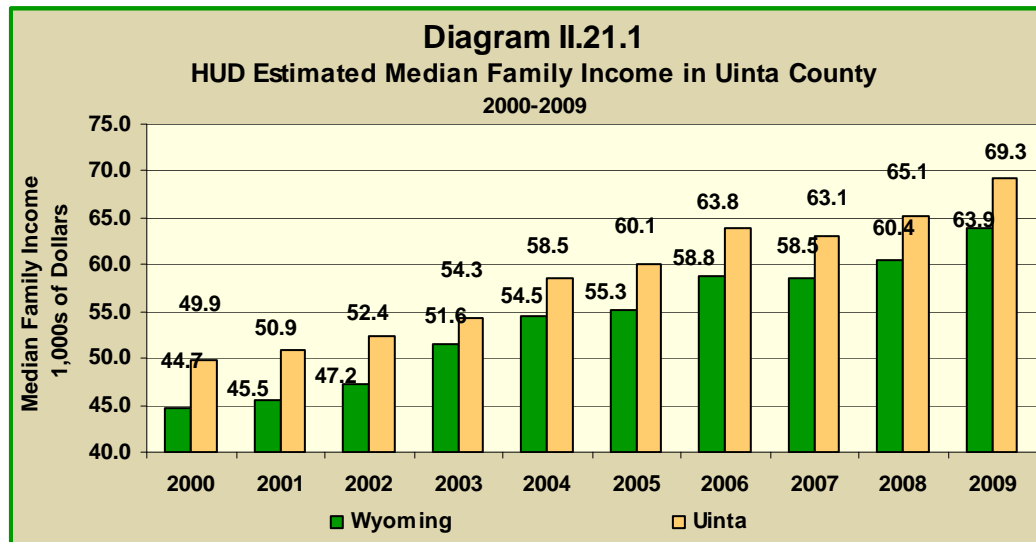
<b>Table II.21.2</b>	
<b>Uinta County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>13,021</b>
Natural Increase 80-90	4,084
Net Migration 80-90	1,600
<b>1990 Population</b>	<b>18,705</b>
Natural Increase 90-00	2,165
Net Migration 90-00	-1,128
<b>2000 Population</b>	<b>19,742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

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

<b>Table II.21.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Uinta County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>5,921</b>	<b>5,335</b>	<b>586</b>

## ECONOMICS

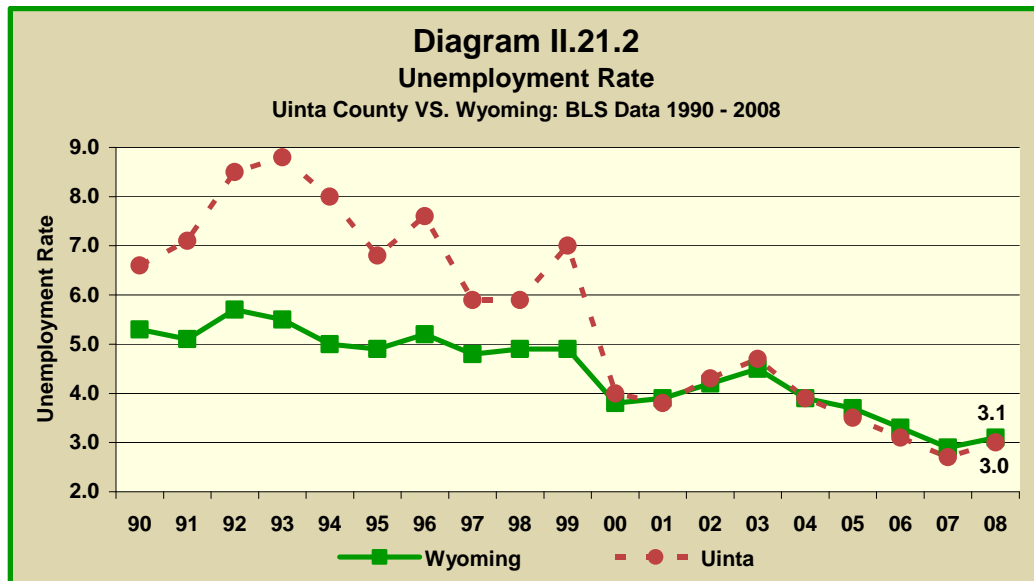
The HUD estimated median family income (MFI) for Uinta County was \$69,300 in 2009.<sup>140</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.21.1, below, illustrates the estimated MFI for the years 2000 through 2009.



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.

<sup>140</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 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.

<b>Table II.21.4</b> <b>Uinta County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
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.<sup>141</sup>

## 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.

<b>Table II.21.7</b> <b>Housing Unit Estimates for Wyoming and Uinta County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
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

<sup>141</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 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

<b>Table II.21.9</b> <b>Building Permits and Valuation in Uinta County</b> <b>Uinta County, 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	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.

<b>Table II.21.10</b> <b>Average Sales Prices in Uinta County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
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.<sup>142</sup> 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.

<b>Table II.21.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Uinta County 2001- 2009</b>				
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.

<sup>142</sup>Those 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.



## 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.

<b>Table II.22.1</b>				
<b>Population Estimates for Wyoming and Washakie County</b>				
<b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Washakie County</b>	<b>% Change from 2000</b>
<b>Population</b>				
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.<sup>143</sup>

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.

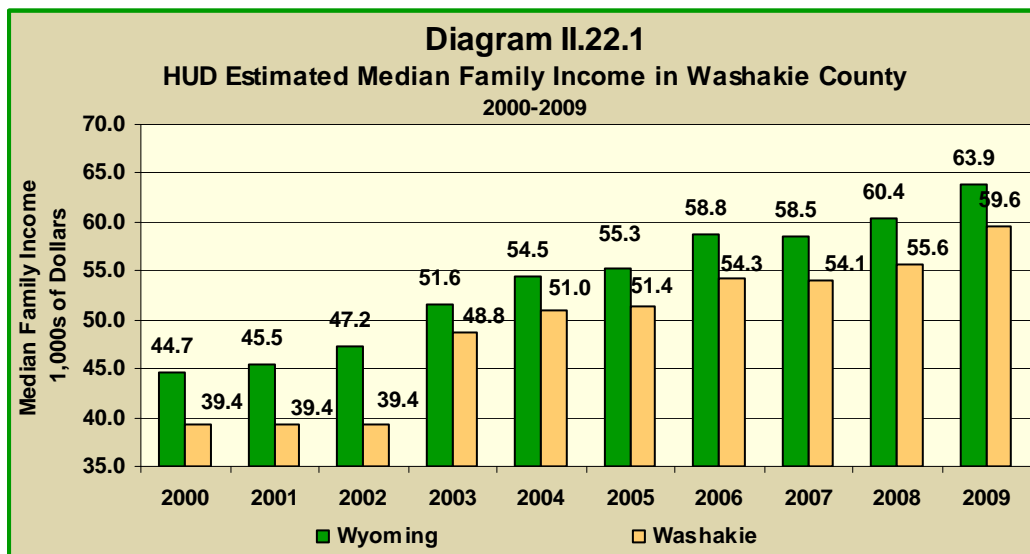
<b>Table II.22.2</b>	
<b>Washakie County Population Change</b>	
<b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>9,496</b>
Natural Increase 80-90	903
Net Migration 80-90	-2,011
<b>1990 Population</b>	<b>8,388</b>
Natural Increase 90-00	231
Net Migration 90-00	-330
<b>2000 Population</b>	<b>8,289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

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

<b>Table II.22.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Washakie County</b>			
<b>2000 - First Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>1,725</b>	<b>1,475</b>	<b>250</b>

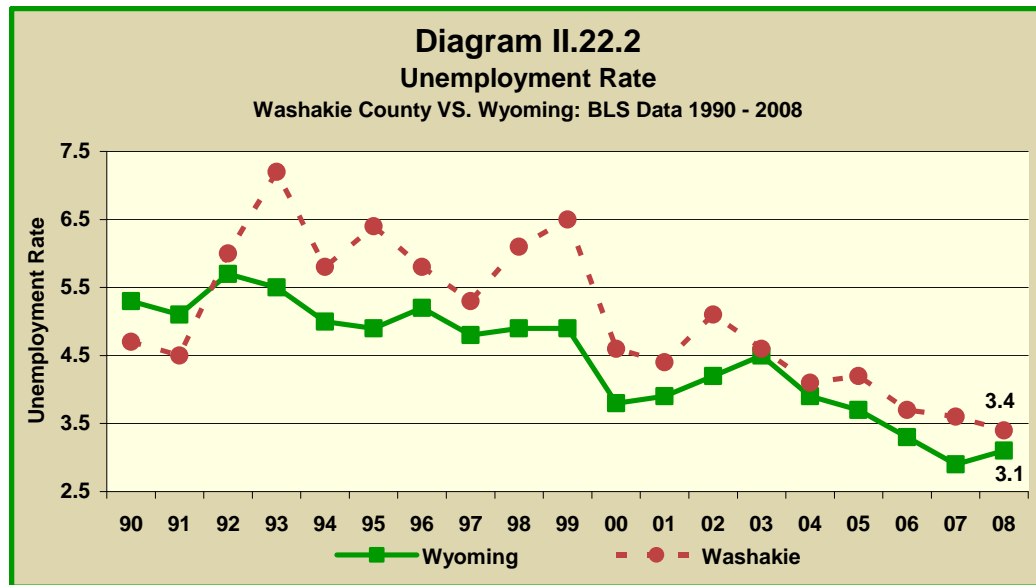
## ECONOMICS

The HUD estimated median family income (MFI) for Washakie County was \$59,600 in 2009.<sup>144</sup> 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.

<sup>144</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 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.

<b>Table II.22.4</b>								
<b>Washakie County Total Monthly Employment</b>								
<b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</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>2008p</b>
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	.
<b>Annual</b>	<b>3,510</b>	<b>3,524</b>	<b>3,637</b>	<b>3,699</b>	<b>3,827</b>	<b>3,858</b>	<b>3,965</b>	<b>.</b>
<b>% Change</b>	<b>.</b>	<b>0.40</b>	<b>3.21</b>	<b>1.70</b>	<b>3.46</b>	<b>0.81</b>	<b>2.77</b>	<b>.</b>



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.<sup>145</sup>

## 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.

<b>Table II.22.7</b> <b>Housing Unit Estimates for Wyoming and Washakie County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
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

<sup>145</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 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.

<b>Table II.22.8</b> <b>Wyoming Cost of Living Index for Washakie County</b> <b>Rental Housing Costs, 1986 – 2008</b>				
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

<b>Table II.22.9</b> <b>Building Permits and Valuation in Washakie 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	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.

<b>Table II.22.10</b> <b>Average Sales Prices in Washakie County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
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.<sup>146</sup> 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.

<b>Table II.22.11</b> <b>Semi-Annual Rental Vacancy Survey</b> <b>Washakie County 2001- 2009</b>				
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

<sup>146</sup>Those 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.



## WESTON COUNTY

### POPULATION

The Census Bureau's intercensal estimates indicate that Weston County's population increased by 5.69 percent between 2000 and 2008, from 6,644 to 7,022. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.23.1, below.

<b>Table II.23.1</b> <b>Population Estimates for Wyoming and Weston County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
<b>Subject</b>	<b>Wyoming</b>	<b>% Change from 2000</b>	<b>Weston County</b>	<b>% Change from 2000</b>
<b>Population</b>				
2000 Census	493,782	.	6,644	.
July 2001 Estimate	492,924	-0.17	6,473	-2.57
July 2002 Estimate	496,969	0.65	6,541	-1.55
July 2003 Estimate	499,056	1.07	6,545	-1.49
July 2004 Estimate	502,816	1.83	6,560	-1.26
July 2005 Estimate	506,007	2.48	6,484	-2.41
July 2006 Estimate	512,573	3.81	6,581	-0.95
July 2007 Estimate	523,252	5.97	6,889	3.69
July 2008 Estimate	532,668	7.88	7,022	5.69

### 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.23.2, at right, from April 2000 to July 2008, Weston County's natural increase was estimated to be 12 people. Weston County has been experiencing net in-migration, with over 366 persons arriving the county in the last eight years.<sup>147</sup>

The Wyoming driver's license exchange data for Weston County indicate a net change of 35 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Weston County are presented in Table II.23.3, on the following page, which indicate a net increase of 426 persons over the time period.

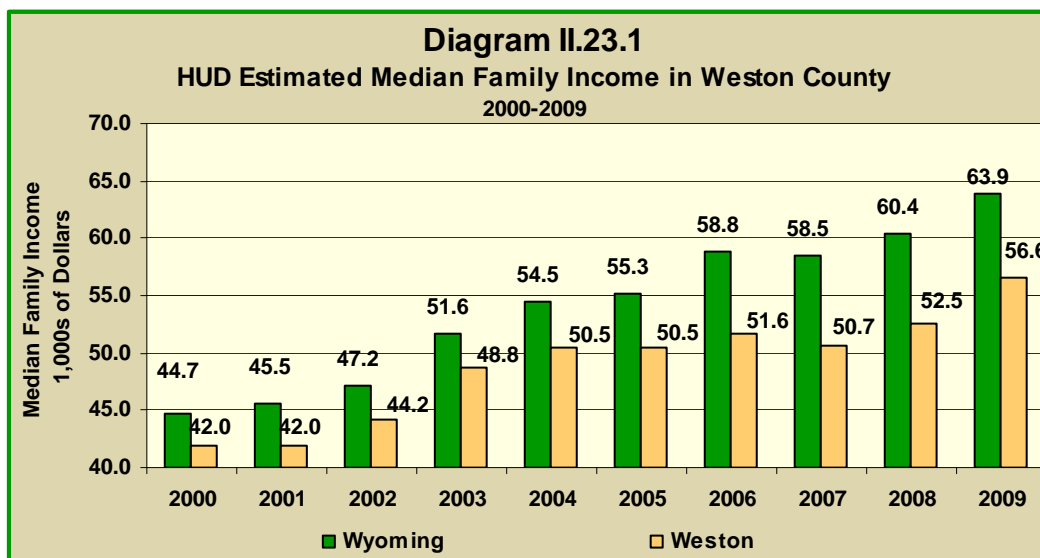
<b>Table II.23.2</b> <b>Weston County Population</b> <b>Change</b> <b>Census 1980 - 7/2008</b>	
<b>1980 Population</b>	<b>7,106</b>
Natural Increase 80-90	788
Net Migration 80-90	-1,376
<b>1990 Population</b>	<b>6,518</b>
Natural Increase 90-00	133
Net Migration 90-00	-7
<b>2000 Population</b>	<b>6,644</b>
Natural Increase 00-08	12
Net Migration 00-08	366
<b>2008 Population Estimate</b>	<b>7,022</b>

<sup>147</sup> Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

<b>Table II.23.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Weston County</b>			
<b>2000 - Half of 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009 – First Half	110	75	35
<b>Total</b>	<b>1,859</b>	<b>1,433</b>	<b>426</b>

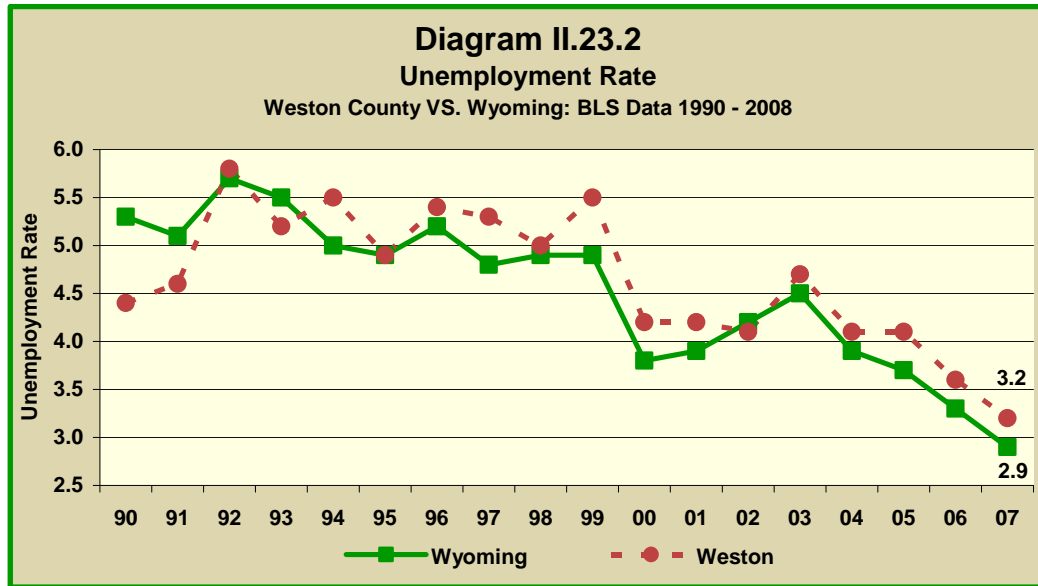
## ECONOMICS

The HUD estimated median family income (MFI) for Weston County was \$56,600 in 2009.<sup>148</sup> This rate compares to Wyoming's MFI of \$63,900. Diagram II.23.1, 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. Weston County's labor force, defined as the number of people working or actively seeking work, increased by 47 persons, from 3,179 in 2007 to 3,226 in 2008. Employment increased by 40 persons. Unemployment, therefore, increased by 7 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. Weston County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.23.2, on the following page.

<sup>148</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 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.23.4 below, annual total monthly employment increased by 6.00 percent between 2006 and 2007, changing from a total of 2,165 to 2,295 workers. Over the first quarter of 2008 preliminary estimates indicate an increasing trend with employment rising to 2,387 persons in September.

<b>Table II.23.4</b> <b>Weston County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2008p</b>								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	2,120	2,215	2,073	2,103	2,141	2,143	2,249	2,278
Feb	2,106	2,219	2,086	2,089	2,155	2,140	2,231	2,300
Mar	2,136	2,193	2,098	2,097	2,167	2,181	2,261	2,328
Apr	2,191	2,237	2,118	2,141	2,181	2,165	2,281	2,357
May	2,246	2,293	2,248	2,212	2,259	2,192	2,347	2,386
Jun	2,288	2,340	2,238	2,214	2,233	2,220	2,377	2,397
Jul	2,186	2,234	2,094	2,133	2,178	2,106	2,219	2,283
Aug	2,149	2,250	2,110	2,150	2,173	2,099	2,249	2,321
Sep	2,296	2,329	2,214	2,252	2,284	2,186	2,311	2,387
Oct	2,297	2,272	2,227	2,205	2,272	2,149	2,310	.
Nov	2,263	2,228	2,180	2,190	2,265	2,179	2,355	.
Dec	2,249	2,209	2,131	2,186	2,264	2,217	2,348	.
Annual	2,211	2,252	2,151	2,164	2,214	2,165	2,295	.
% Change	.	1.85	-4.48	0.60	2.31	-2.21	6.00	.



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.23.5, at right, annual average weekly wages increased by 13.49 percent between 2006 and 2007, changing from a total of \$556 to \$631.

Total business establishments reported by the QCEW are displayed in Table II.23.6. Annual establishments increased by 2.23 percent between 2006 and 2007, changing from a total of 269 to 275 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 279 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, Weston County recorded 5,159 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 \$295,418,000, and real per capita income was \$42,883 in 2007. This compares with a statewide average real per capita income of \$48,045. Average earnings per job in the county were \$33,242 in 2007, while Wyoming average earnings per job were \$43,407.<sup>149</sup>

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 2.97 percent in Weston County between 2000 and 2008, from 3,231 to 3,327. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.23.7, below.

<b>Table II.23.7</b> <b>Housing Unit Estimates for Wyoming and Weston County</b> <b>Census 2000, 2001 - 2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Weston County	% Change from 2000
2000 Census	223,854	.	3,231	.
July 2001 Estimate	225,959	0.94	3,254	0.71
July 2002 Estimate	227,773	1.75	3,262	0.96
July 2003 Estimate	229,637	2.58	3,271	1.24
July 2004 Estimate	232,556	3.89	3,293	1.92
July 2005 Estimate	235,654	5.27	3,312	2.51
July 2006 Estimate	239,175	6.84	3,311	2.48
July 2007 Estimate	242,332	8.25	3,317	2.66
July 2008 Estimate	246,393	10.07	3,327	2.97

<sup>149</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 Weston County changed by 7.2 percent, from \$525 in fourth quarter 2007 to \$563 in fourth quarter 2008. Detached single-family home rents decreased by 2.7 percent. Rents for mobile homes on a lot increased by 7.2 percent and rents for mobile home lots decreased by 0.8 percent.

Weston County rental prices have experienced average annualized increases of 3.2 percent per year for apartments, 4.3 percent per year for houses, 3.3 percent per year for mobile homes plus a lot, and 1.8 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.23.8, at right, presents the Weston 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 Weston County decreased from 19 in 2007 to 12 in 2008. Total residential units authorized decreased from 19 in 2007 to 12 in 2008.

The real value of single-family building permits increased from \$114,970 in 2007 to \$128,920 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$154,140 in 2002 to a low of \$25,090 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.23.9, on the following page.

<b>Table II.23.8</b> <b>Wyoming Cost of Living Index for Weston 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	284	82	262	213
Q2.87	293	83	289	225
Q4.87	303	83	297	298
Q2.88	312	79	282	207
Q4.88	194	83	246	214
Q2.89	235	87	269	222
Q4.89	222	83	259	224
Q2.90	249	115	269	240
Q4.90	222	82	255	208
Q2.91	271	154	282	248
Q4.91	225	115	275	183
Q2.92	243	90	247	230
Q4.92	.	82	250	243
Q2.93	.	82	.	.
Q4.93	.	82	.	.
Q2.94	.	83	303	260
Q4.94	.	87	336	.
Q2.95	.	81	338	280
Q4.95	280	88	318	.
Q2.96	.	88	365	294
Q4.96	275	88	328	.
Q2.97	275	88	298	.
Q4.97	346	89	355	360
Q2.98	345	98	334	295
Q4.98	346	95	312	272
Q2.99	292	80	339	325
Q4.99	.	95	344	304
Q2.00	304	90	367	328
Q4.00	340	92	361	339
Q2.01	330	97	350	350
Q4.01	341	94	352	335
Q2.02	329	93	371	354
Q4.02	292	93	380	343
Q2.03	357	97	358	344
Q4.03	333	99	380	365
Q2.04	329	95	352	345
Q4.04	312	101	416	396
Q2.05	319	107	448	397
Q4.05	350	119	496	431
Q2.06	400	109	510	438
Q4.06	459	119	567	505
Q2.07	500	125	655	403
Q4.07	525	119	675	402
Q2.08	576	120	647	396
Q4.08	563	120	657	431

<b>Table II.23.9</b> <b>Building Permits and Valuation in Weston 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	23	4	.	.	27	.	.	92.63
1981	24	.	20	8	52	.	.	66.51
1982	8	4	8	.	20	.	.	69.14
1983	18	.	.	.	18	.	.	64.42
1984	8	.	.	.	8	.	.	92.87
1985	7	.	.	.	7	.	.	58.73
1986	6	.	.	.	6	.	.	55.34
1987	3	.	.	.	3	.	.	50.35
1988	4	.	.	.	4	.	.	58.74
1989	6	.	.	.	6	.	.	42.67
1990	4	.	.	.	4	.	.	56.37
1991	2	.	.	.	2	.	.	58.68
1992	.	.	.	.	.	.	.	.
1993	5	.	.	.	5	.	.	50.39
1994	5	.	.	.	5	.	.	80.09
1995	5	4	.	.	9	.	.	87.02
1996	3	.	.	.	3	.	10	75.18
1997	2	2	.	.	4	.	.	74.28
1998	6	.	.	.	6	.	.	133.64
1999	3	.	.	.	3	.	.	104.19
2000	1	.	.	10	11	.	.	83.20
2001	3	.	.	.	3	.	.	25.09
2002	4	.	.	.	4	.	.	154.14
2003	2	.	.	.	2	.	.	86.24
2004	8	4	4	.	16	.	.	88.03
2005	5	.	.	.	5	.	.	152.20
2006	8	2	.	.	10	.	.	146.06
2007	19	.	.	.	19	.	.	114.97
2008	12	.	.	.	12	.	.	128.92

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 Weston County was \$129,108. This represented a decrease of 7.9 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.23.10, below.

<b>Table II.23.10</b> <b>Average Sales Prices Weston County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Weston County Average Price (\$)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	56,283	-2.05	101,517	4.76
2000	74,379	32.15	111,437	9.77
2001	65,422	-12.04	116,469	4.52
2002	70,674	8.03	121,140	4.01
2003	72,765	2.96	132,708	9.55
2004	64,784	-10.97	142,501	7.38
2005	80,313	23.97	159,776	12.12
2006	107,437	33.77	187,869	17.58
2007	140,127	30.43	265,044	41.08
2008	129,108	-7.9	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.<sup>150</sup> During June of 2009, a total of 11 surveys were completed by property managers in Weston County. Of the 128 rental units surveyed, six were vacant, indicating a vacancy rate of 4.69 percent. This rate compares to a 3.41 percent vacancy last year and a statewide June 2009 vacancy rate of 6.06 percent.

**Table II.23.11**  
**Semi-Annual Rental Vacancy Survey**  
**Weston County 2001- 2009**

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.00
2001b	4	23	0	0
2002a	4	11	0	0
2002b	4	16	2	12.50
2003a	3	35	1	2.86
2003b	9	91	7	7.69
2004a	11	91	3	3.30
2004b	9	79	4	5.06
2005a	7	51	5	9.80
2005b	7	53	2	3.77
2006a	3	13	0	0
2006b	10	113	0	0
2007a	8	97	4	4.12
2007b	13	193	14	7.25
2008a	7	88	3	3.41
2008b	9	116	6	5.17
2009s	11	128	6	4.69

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 49 respondents in Weston County. Of the incoming population who were unsatisfied with their current housing, 88.9 percent said they were seeking to own a home and 11.1 percent wished to rent. Of those seeking to own a home, 12.5 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, 87.5 percent, wished to build, of which 57.1 percent of respondents expected to build for less than \$100,000, and 42.9 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 50.0 percent of respondents hoped to spend less than \$365 per month, and the remainder, 50.0 percent anticipated spending more than \$600. 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 371 loans purchased in Weston County during 1979-2009, with 8 in fiscal 2009. The average home size over the period was 1,282 square feet and 1,382 square feet in fiscal 2009. The average year a home was built was 1973, for homes receiving a WCDA loan in fiscal 2009. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$49,210. The average purchase price in fiscal 2009 was \$122,582. In fiscal 2009, 37.5 percent of loans purchased were for new construction, and no loans 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.

<sup>150</sup>Those signified as 'a' in the "year" column of Table II.23.11 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.

