

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.

Table II.6.1				
Population Estimates for Wyoming and Crook County				
Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Crook County	% Change from 2000
Population				
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.⁷²

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.

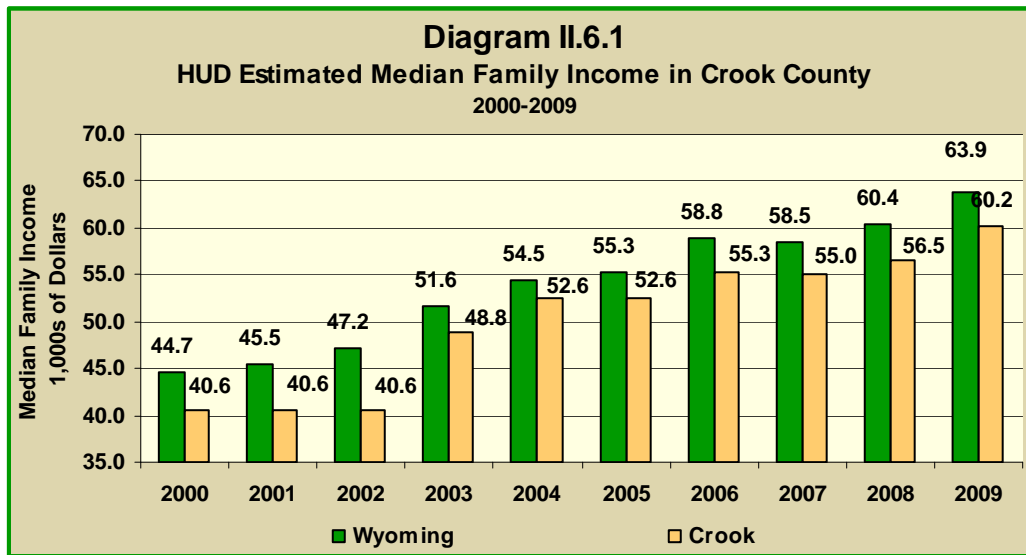
Table II.6.2	
Crook County Population Change	
Census 1980 - 7/2008	
1980 Population	5,308
Natural Increase 80-90	716
Net Migration 80-90	-730
1990 Population	5,294
Natural Increase 90-00	244
Net Migration 90-00	349
2000 Population	5,887
Natural Increase 00-08	199
Net Migration 00-08	371
2008 Population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

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

Table II.6.3			
Driver's Licenses Exchanged and Surrendered in Crook County			
2000 - First Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009 - First Half	117	81	36
Total	1,979	1,386	593

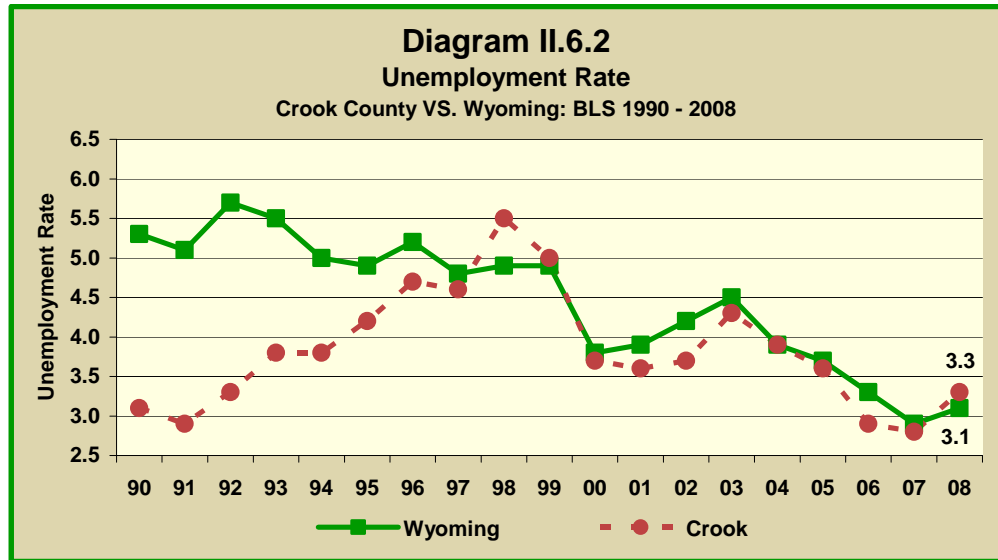
ECONOMICS

The HUD estimated median family income (MFI) for Crook County was \$60,200 in 2009.⁷³ 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.

⁷³ 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.

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 \$43,407.⁷⁴

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.

Table II.6.7 Housing Unit Estimates in Wyoming and Crook County Census 2000, 2001 - 2008 Intercensal Estimates				
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

⁷⁴ 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.

Table II.6.8⁷⁵				
Wyoming Cost of Living Index for Crook County				
Rental Housing Costs, 1986 - 2008				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	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	.

⁷⁵ Data from 1986 to 1997 for Crook County is not reported by the Wyoming Economic Analysis Division.

Table II.6.9 Building Permits and Valuation for Crook County 1980 - 2008								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1000s of Real 2008 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single-Family Units
1980	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.

Table II.6.10 Average Sales Prices in Crook County and Wyoming Assessor Data, 1999 - 2008				
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, 2009.⁷⁶ 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.

Table II.6.11 Semi-Annual Rental Vacancy Survey Crook County 2001- 2009				
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

⁷⁶ 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.

