

WESTON COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Weston County's population increased from 6,644 in 2000 to 7,022 in 2008 or by 5.69 percent. This compares to a statewide population growth of 7.88 percent over the period.¹²⁹ The number of people from 15 to 24 years of age decreased by 1.03 percent, and the number of people from 25 to 44 years of age increased by 0.97 percent. The white population increased by 4.98 percent, while the black population increased by 125.0 percent. The Hispanic population shifted from 137 to 187 between 2000 and 2008, an increase of 36.50 percent. These data are presented in Table II.23.1, below.

Table II.23.1						
Profile of Population Characteristics						
Wyoming vs Weston County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Weston County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	6,644	7,022	5.69
Age						
Under 14 years	103,443	106,195	2.66	1,216	1,132	-6.91
15 to 24 years	75,358	76,242	1.17	875	866	-1.03
25 to 44 years	138,619	137,338	-0.92	1,746	1,763	0.97
45 to 54 years	74,079	82,508	11.38	1,059	1,135	7.18
55 to 64 years	44,590	64,771	45.26	712	926	30.06
65 & over	57,693	65,614	13.73	1,036	1,200	15.83
Race						
White	469,423	500,001	6.51	6,462	6,784	4.98
Black	3,942	6,884	74.63	8	18	125.00
American Indian and Alaskan Native	11,410	13,555	18.80	84	105	25.00
Asian	2,904	3,828	31.82	14	14	0.00
Native Hawaiian or Pacific Islander	329	512	55.62	1	1	0.00
Two or more races	5,774	7,888	36.61	75	100	33.33
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	137	187	36.50

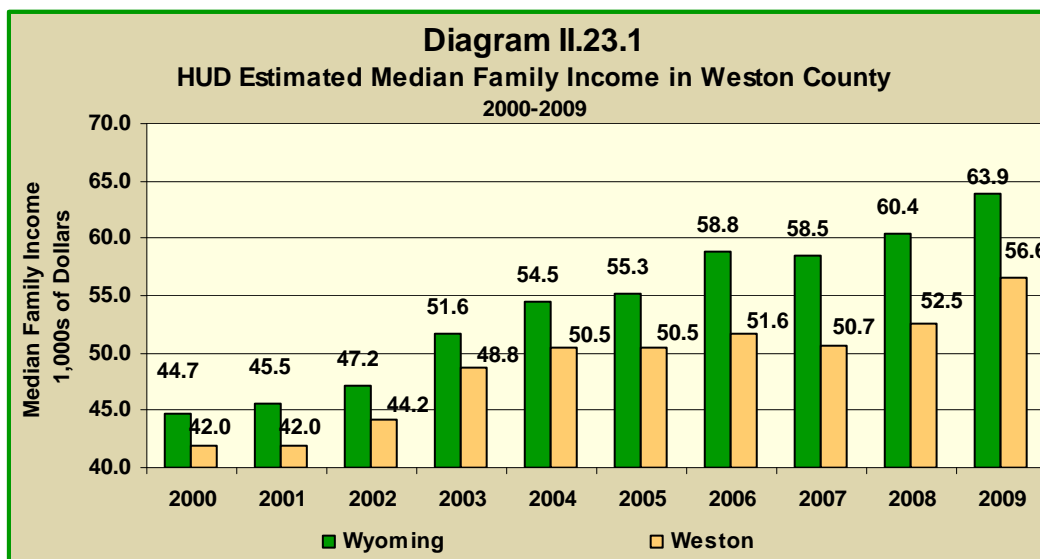
The Wyoming driver's license exchange data for Weston County indicate a net change of 74 persons during 2009. The driver's license total exchanges for the last ten years for Weston County are presented in Table II.23.3, which indicate a net increase of 465 persons over the time period.

Table II.23.3			
Driver's Licenses Exchanged and Surrendered in Weston County			
2000 - 2009			
Year	In-Migrants	Out-Migrants	Net Change
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	223	149	74
Total	1,972	1,507	465

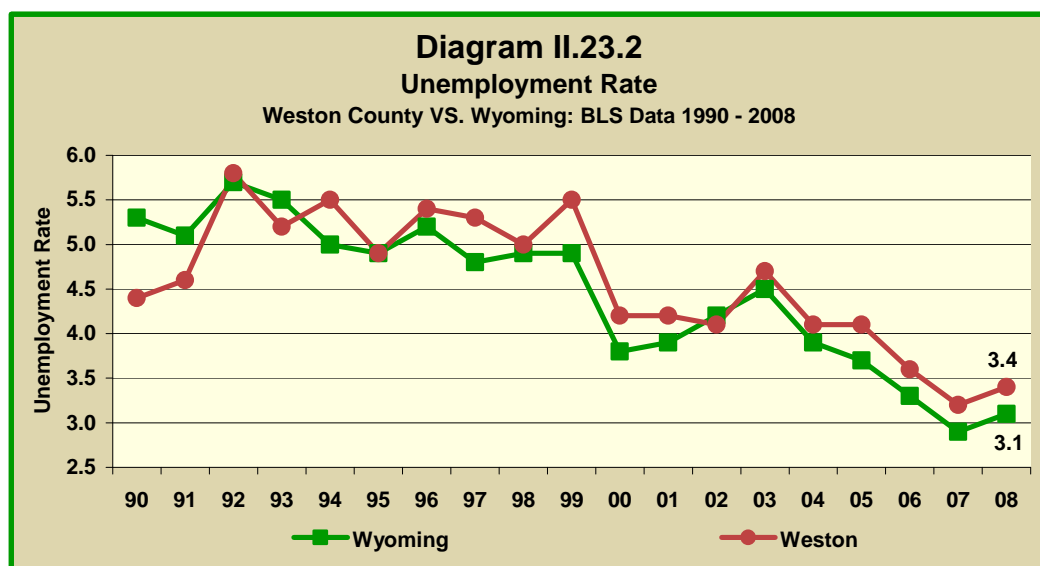
¹²⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Weston County was \$56,600 in 2009.¹³⁰ 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, as seen in Diagram II.23.2.



¹³⁰ 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 2.0 percent between 2007 and 2008, changing from a total of 2,295 to 2,341 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment falling to 2,259 persons in June.

Table II.23.4									
Weston County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	2,120	2,215	2,073	2,103	2,141	2,143	2,249	2,278	2,277
Feb	2,106	2,219	2,086	2,089	2,155	2,140	2,231	2,300	2,255
Mar	2,136	2,193	2,098	2,097	2,167	2,181	2,261	2,328	2,273
Apr	2,191	2,237	2,118	2,141	2,181	2,165	2,281	2,357	2,253
May	2,246	2,293	2,248	2,212	2,259	2,192	2,347	2,386	2,288
Jun	2,288	2,340	2,238	2,214	2,233	2,220	2,377	2,397	2,259
Jul	2,186	2,234	2,094	2,133	2,178	2,106	2,219	2,286	.
Aug	2,149	2,250	2,110	2,150	2,173	2,099	2,249	2,324	.
Sep	2,296	2,329	2,214	2,252	2,284	2,186	2,311	2,398	.
Oct	2,297	2,272	2,227	2,205	2,272	2,149	2,310	2,334	.
Nov	2,263	2,228	2,180	2,190	2,265	2,179	2,355	2,360	.
Dec	2,249	2,209	2,131	2,186	2,264	2,217	2,348	2,348	.
Annual	2,211	2,252	2,151	2,164	2,214	2,165	2,295	2,341	.
% Change	.	1.85	-4.48	0.60	2.31	-2.21	6.00	2.00	.

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 6.02 percent between 2007 and 2008, changing from a total of \$631 to \$669.

Table II.23.5						
Average Weekly Wages in Weston County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	.
2002	521	511	506	499	509	2.62
2003	458	475	482	507	480	-5.70
2004	470	491	492	503	489	1.88
2005	486	502	489	521	500	2.25
2006	546	548	543	587	556	11.20
2007	617	625	605	676	631	13.49
2008	658	676	670	672	669	6.02
2009p	609	634	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.23.6. Annual establishments increased by 1.82 percent between 2007 and 2008, changing from a total of 275 to 280 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 283 in the second quarter of 2009.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the most recent year for which data are available, 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 \$47,740. Average earnings per job in the county were \$33,242 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Table II.23.7 Housing Unit Estimates for Wyoming and Weston County Census 2000, 2001 - 2008 Intercensal Estimates				
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

According to the Wyoming cost of living index, average apartment rent in Weston County decreased by 3.5 percent, from \$576 in second quarter 2008 to \$556 in second quarter 2009. Detached single-family home rents decreased by 0.5 percent. Rents for mobile homes on a lot increased by 9.6 percent and rents for mobile home lots decreased by 0.8 percent.

Weston County rental prices have experienced average annualized increases of 3.1 percent per year for apartments, 4.2 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 second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot, and 3.4 percent for mobile home lots, over the same period. Table II.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.

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 high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.23.9, on the following page.

Table II.23.8 Wyoming Cost of Living Index for Weston County Rental Housing Costs, 1986 – 2009				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
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
Q2.09	556	121	650	434

Table II.23.9 Building Permits and Valuation in Weston 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	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.

Table II.23.10 Average Sales Prices Weston County and Wyoming Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.¹³¹ During December 2009, a total of seven surveys were completed by property managers in Weston County. Of the 89 rental units surveyed, one was vacant, indicating a vacancy rate of 1.12 percent. This rate compares to a 5.17 percent vacancy last year and a statewide December 2009 vacancy rate of 6.78 percent.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 48 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, 22.2 percent wished to buy existing units, of which all respondents sought homes for above than \$100,000. The remainder of those seeking to own a home, 77.8 percent, wished to build, of which 100.0 percent of respondents expected to build for more than \$100,000.

Of those currently renting or seeking to rent, all respondents hoped to spend between \$475 and \$599. Additional survey data are presented in Section C of Volume II, Technical Appendix.

2010 HOUSING NEEDS FORECAST

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

The household forecast indicates a total increase of 1,476 households in Weston County, from 2,624 in 2000 to 4,100 in 2030. Homeowners are expected to increase from 2,045 in 2000 to 3,303 by 2030. Renters are anticipated to increase from 579 in 2000 to 797 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 134 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 145 households, and to increase by 241 for those with 51 to 80 percent of MFI.

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
2009a	11	128	6	4.69
2009b	7	89	1	1.12

¹³¹Those 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.

Rental demand from the year 2000 to 2030 is expected to increase by 56 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 50 households over the period. Table II.23.11, below, provides details of the household forecast by tenure and income.

Table II.23.11						
Strong Growth Household Forecast by Tenure and Income						
Weston 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	217	236	392	171	1,029	2,045
2005	219	238	395	173	1,038	2,062
2010	252	273	454	198	1,192	2,368
2015	275	298	496	217	1,302	2,588
2020	299	325	540	236	1,418	2,818
2025	325	352	586	256	1,538	3,057
2030	351	380	633	277	1,662	3,303
Renters by Percent of Median Family Income						
2000	150	133	119	50	127	579
2005	140	125	112	47	119	542
2010	157	140	125	52	133	608
2015	169	151	135	56	143	654
2020	181	162	145	60	154	701
2025	194	173	155	64	164	749
2030	206	184	164	68	175	797
Total Households by Percent of Median Family Income						
2000	367	369	511	221	1,156	2,624
2005	359	362	507	219	1,157	2,604
2010	409	413	579	251	1,325	2,977
2015	444	449	631	273	1,446	3,242
2020	481	486	684	296	1,572	3,519
2025	518	525	740	320	1,702	3,806
2030	557	564	797	345	1,837	4,100