

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.

Table II.1.1				
Population Estimates for Wyoming and Albany County				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Albany County	% Change from 2000
Population				
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.⁵⁰

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.

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

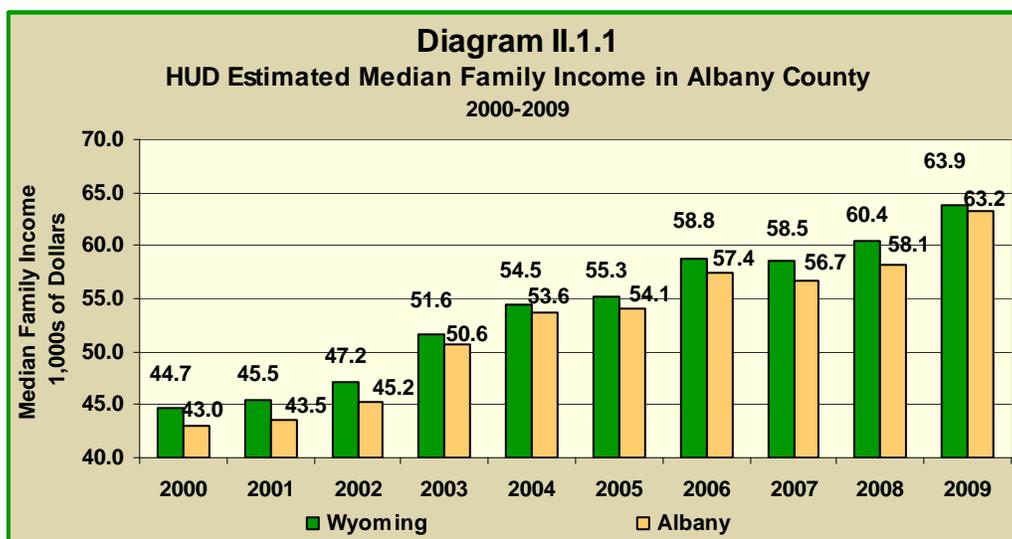
⁵⁰ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.1.3
Driver's Licenses Exchanged and Surrendered in Albany County
2000 - First Half 2009

Year	In-Migrants	Out-Migrants	Net Change
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
Total	11,113	10,537	576

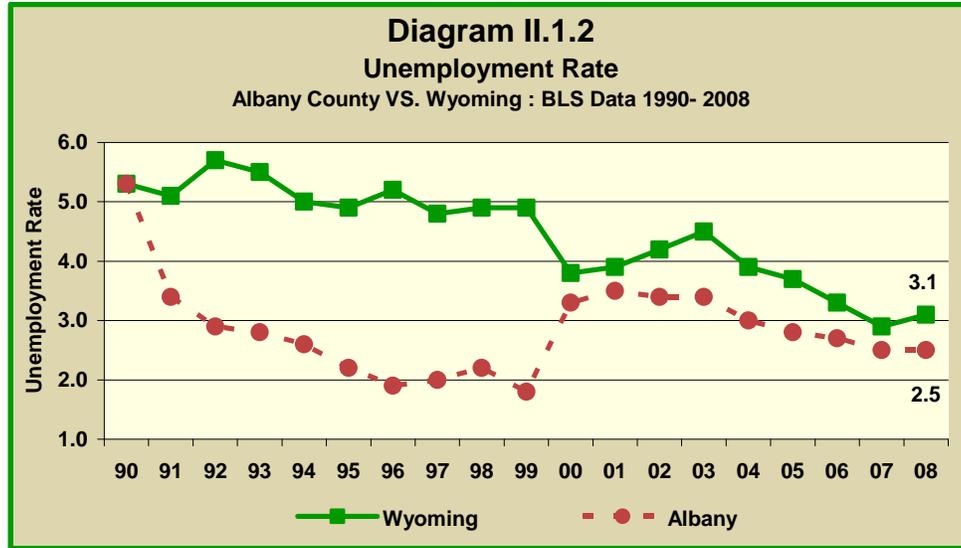
ECONOMICS

The HUD estimated median family income (MFI) for Albany County was \$63,200 in 2009.⁵¹ 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.

⁵¹ 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.

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.

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 \$43,407.⁵²

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.

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

⁵² 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.

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

Table II.1.9								
Building Permits and Valuation								
Albany 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	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.

Table II.1.10				
Average Sales Prices in Albany County and Wyoming				
Assessor Data, 1999 - 2008				
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, 2009.⁵³ 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.

⁵³ 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.

