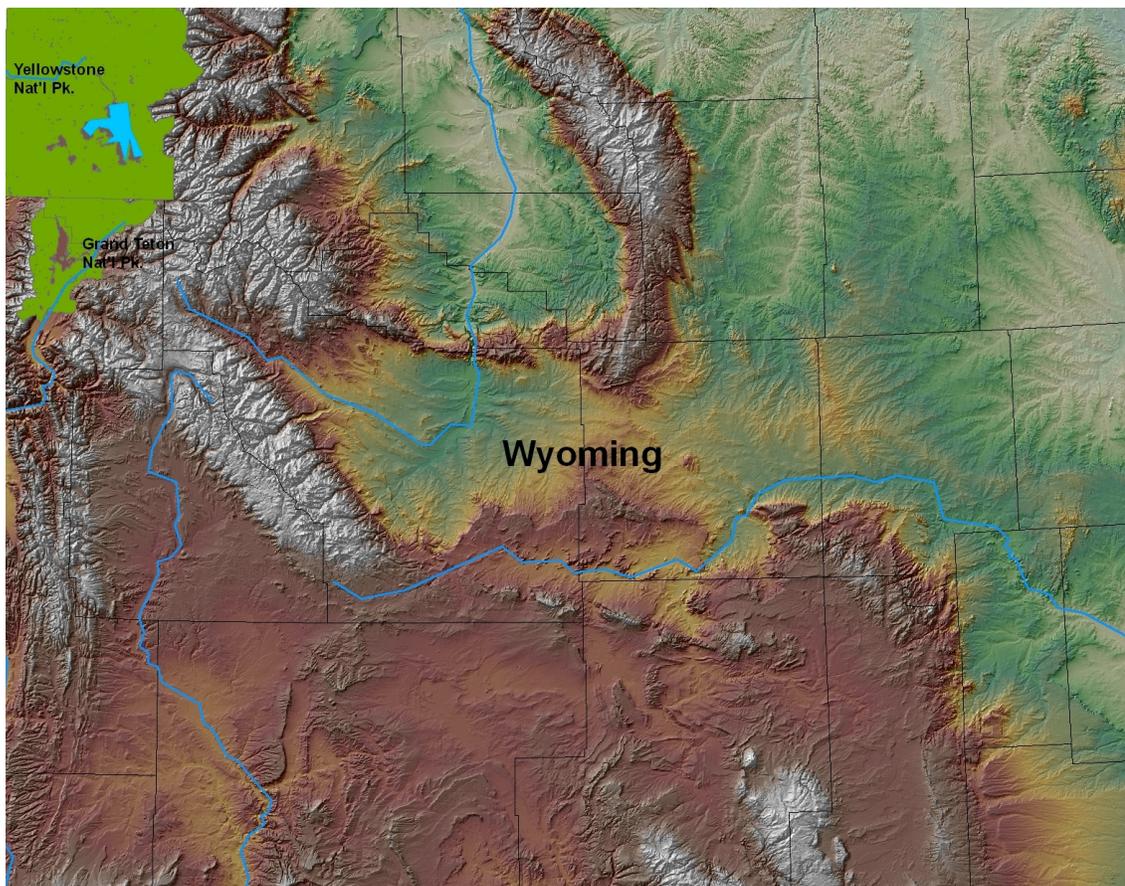


THE 2009 WYOMING PROFILE OF DEMOGRAPHICS, ECONOMICS AND HOUSING

SEMIANNUAL REPORT, ENDING DECEMBER 31, 2009



VOLUME I

**SPONSORED BY THE
WYOMING COMMUNITY DEVELOPMENT AUTHORITY
FINAL REPORT: FEBRUARY 26, 2010**

FINANCIAL SPONSOR:

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Wyoming County Assessors

**Wyoming Department of Administration and Information,
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Wyoming Department of Revenue

Casper Multiple Listing Service

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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, "*Demographic Info*" 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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**SPONSORED BY THE
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FINAL REPORT: FEBRUARY 26, 2010

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EXECUTIVE SUMMARY

REVIEW OF AFFORDABLE HOUSING IN WYOMING

Wyoming's historic migration patterns have undergone a transformation with new Wyoming households flocking to specific areas of the state with solid economic opportunities. These householders tend to be younger and quickly purchase available affordable housing. Consequently, Wyoming's housing market has been experiencing severe shortages and growing pains, and affordable housing has disappeared from many communities in the state; but 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, with rental price increases largely halting in the last six months. This change is due to a slightly weakened economy, the lack of availability of credit and much less construction in selected local markets. Still, other areas of the state have continued to experience persistently soft markets, primarily coinciding with no or slow 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 and exceeded \$238,320 in 2008, according to the Census Bureau. 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 County, the only county with an average home 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 have been adversely affected as well. The Wyoming Assessors reported roughly 8,800 units sold throughout the state in 2007 but only 5,849 in 2008, a decline of 33.6 percent.

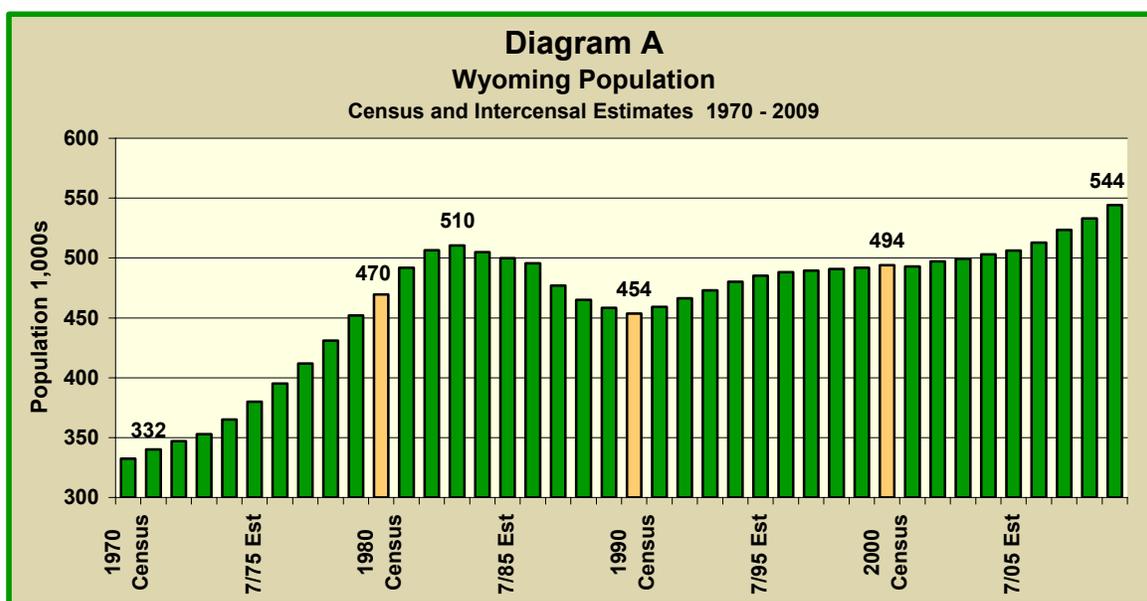
As with sales and prices, permitted construction has followed suit. While 2,178 single-family units were permitted for construction in 2008, this figure was 1,557 fewer than in 2007. The total of all permitted units, including apartments, fell from 4,584 units in 2007 to 2,669 in 2008, a drop of almost 42 percent. Even the WCDA has been affected by these and other 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 December 2009, a statewide rental survey uncovered a vacancy rate of 6.82 percent. In theory, this represents a slight excess in the rental markets, indicating that additional rental housing may not be needed right now. However, in areas with the highest vacancy rates, such as Lincoln County, with a vacancy rate of 26.44 percent or Teton County with a vacancy rate of 17.22 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 increases in construction of new rental housing. And, while many of these new units have become occupied, the economic conditions that so suddenly emerged have slowed some local absorption rates. On the other hand, there were areas of the state that continued to have low vacancy rates, such as Albany, Goshen and Laramie counties, with 2.62, 2.98 and 4.20 percent vacancy rates, respectively.

REVIEW OF INFLUENTIAL FACTORS

POPULATION AND MIGRATION

Between 1970 and 1980, Wyoming's population increased by more than 137,000 people, from 332,416 to 469,557 persons or by 41.3 percent. 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, 2009 suggests that population has risen by 10.18 percent or to 544,270 since the 2000 Census. As seen in Diagram A, below, growth has accelerated faster than five years ago and has returned to rates seen in the 1990s.



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 2009 period, the natural increase of the population, the result of births minus deaths, was about 27,356 persons. At the same time, total net migration rose by 23,132 persons. Hence, this indicates a total population increase of 50,488 persons, a healthy increase in the population over the last few years.¹

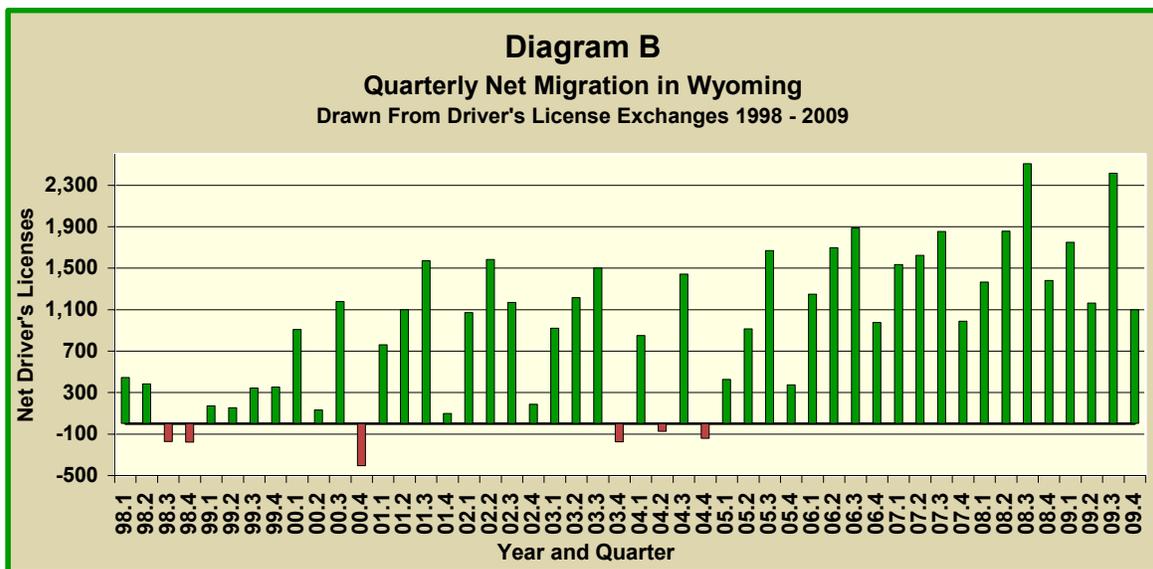
The Wyoming Department of Transportation (DOT) tracks drivers who exchange licenses from other areas when they move to Wyoming, as well as those who surrender their licenses to other states when they leave Wyoming. There was a net change of 6,428 new driver's licenses during 2009. These data indicates significant migration of people to Wyoming.² 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.

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

² Three additional licenses were exchanged but lacked a gender or age designation.

Table A									
Driver's Licenses Exchanged or Surrendered									
2009: State of Wyoming Data by Age and Gender									
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
Net Change by Age and Gender									
Male	56	401	408	1,014	813	624	210	33	3,559
Female	41	268	328	886	555	519	199	73	2,869
Total	97	669	736	1,900	1,368	1,143	409	106	6,428

Diagram B, below, presents the quarterly fluctuation in net driver's license exchanges from 1998 through 2009. Net migrants during 2009 decreased by 9.6 percent from 2008, indicating a slower inflow of new migrants. These population flows into Wyoming were still much higher than estimated by the Census Bureau; the threat of continuing 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 45.5 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 net migrants to Wyoming was California.

Table B				
Net Migrants to Wyoming (Top 5 States)				
Drawn from Driver's License Exchanges				
2000-2009				
Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
California	11,780	2,767	9,013	20.66
Michigan	4,882	1,630	3,252	7.45
Arizona	6,085	3,092	2,993	6.86
New Mexico	2,605	294	2,311	5.30
Montana	9,694	7,405	2,289	5.25
All Other	129,666	105,895	23,771	54.5
Total	164,712	121,083	43,629	100.00

ECONOMICS

Between 2007 and 2008, Wyoming's labor force increased by 1.45 percent or 4,173 persons, while employment increased by 3,511. However, unemployment rose a little faster, by to 662 people. Consequently, the state's unemployment rate increased from 2.9 percent in 2007 to 3.1 percent in 2008 but continued 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. rate. Preliminary figures for 2009 indicate that Wyoming's average of the monthly unemployment rates in 2009 were higher than those in 2008, but still well below the national average. However, unemployment appeared to be on the rise in Wyoming, reaching 7.0 percent in November 2009, although weekly initial unemployment insurance claims decreased slightly from a high of 1,478 in the second week of April 2009 to 782 in fourth week of December 2009.

During the past 20 years, the earnings 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 2008 were much lower than the national average. The U.S. Bureau of Economic Analysis (BEA) provides these data; 2008 is the most current year available.

According to the 2008 BEA data, high-paying jobs continued to be scarce in Wyoming. The mix of low-paying and high-paying jobs led to modest average earnings per job for Wyoming's working population. In 2008, real average earnings per job in Wyoming were \$45,106, while the U.S. average was \$50,259, as seen in Table C, at right. However, Wyoming's real earnings per job in 2008 reached its highest amount in 36 years. Further, wages in Wyoming rose more quickly than the nation and the difference between Wyoming and the U.S. average earnings per job fell from a high of about \$11,000 in 2000 to \$5,153 in 2008.

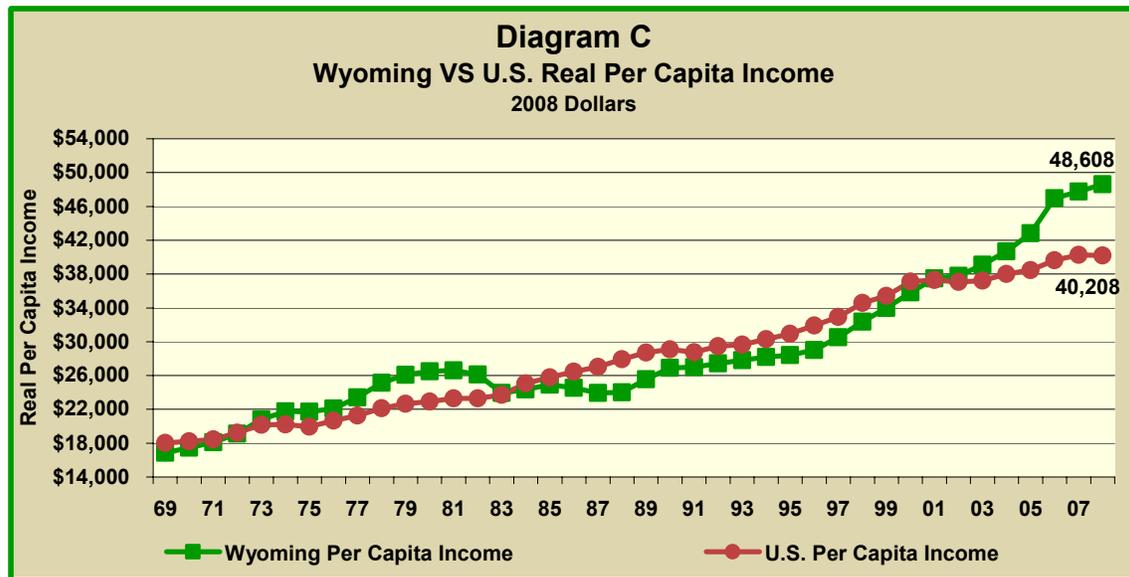
NAICS Categories	Real Earnings per Job	
	U.S.	Wyoming
Farm earnings	24,399	6,443
Forestry, fishing, related activities and other	27,152	18,162
Mining	133,463	90,037
Utilities	117,325	101,195
Construction	62,838	51,148
Manufacturing	54,787	61,737
Wholesale trade	80,277	68,648
Retail Trade	31,520	27,436
Transportation and warehousing	58,797	63,571
Information	84,327	41,960
Finance and insurance	89,545	37,814
Real estate and rental and leasing	30,167	17,174
Professional and technical services	98,774	46,860
Management of companies and enterprises	123,738	93,716
Administrative and waste services	40,047	25,173
Educational services	52,010	20,410
Health care and social assistance	64,657	43,953
Arts, entertainment and recreation	36,468	29,016
Accommodation and food services	27,497	21,907
Other services, except public administration	39,787	31,457
Government and government enterprises	69,833	56,272
Total	50,259	45,106

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 of 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 \$5.5 billion in 1969 to more than \$25.8 billion in 2008, an average growth rate of 4.1 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 38.2 percent of all personal income received in Wyoming. However, preliminary data for 2009

indicated Wyoming ranked 37th in the nation for total personal income growth, falling 1.9 percent between the second quarter of 2009 and the third quarter 2009.

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 the past eight years and exceeded the national average for the last seven years. In 2008, estimates indicate that Wyoming had a per capita income of \$48,608 and the U.S. was \$40,208. The entire historic data series from 1969 through 2008 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

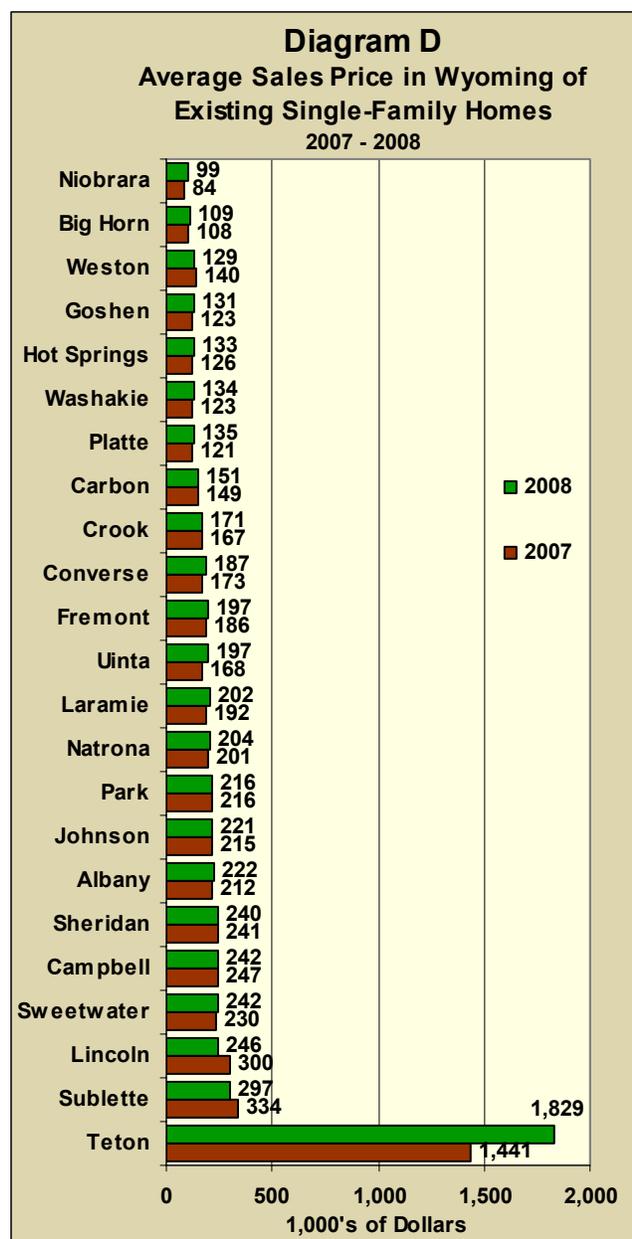
During the past 20 years, rental rates have increased moderately on an annual average basis. In the last few years, however, there have been more substantive changes in the statewide rental rates. During the second quarter of 1997, the average rent for an apartment was about \$379. By the second quarter of 2007, average rents increased by \$199 to reach \$578. One year later, in the second quarter of 2008, rents rose another 11.6 percent, to an average of \$645. As of the second quarter 2009, the average rent for an apartment was \$650, but it was also \$650 in the fourth quarter of 2008.

The rent for a mobile home lot rose from \$132 per month in the second quarter of 1987 to \$254 by the second quarter of 2008 and to \$270 in second quarter 2009, a slight increase of 2.7 percent since the fourth quarter of 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 \$931 during the second quarter of 2008, but falling to \$919 in the second quarter of 2009.

Rental costs for a mobile home (on a lot) rose from \$265 per month in the second quarter of 1987 to \$388 in 1998. This went up again, to \$592, by the second quarter of 2008, and rose to \$620 by the second quarter of 2009. However, this was a slight decline from \$626 since 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 five counties, as presented in Diagram D, at right. Only one county, Niobrara, had an average sales price less than \$100,000. Nevertheless, prices in Niobrara jumped more than 17 percent. 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.

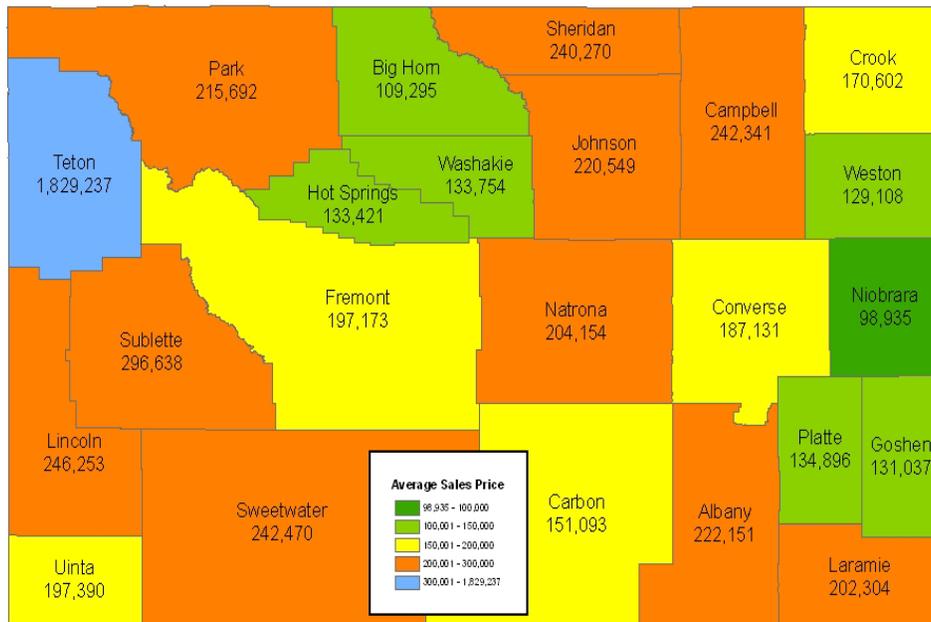


While Wyoming's housing costs were less than national norms, the range of average prices among counties was large. The highest average price was in Teton County, at \$1.8 million. Sublette County's average was the next highest at \$296,638.³ A map presenting the geographic distribution of these prices is presented in Exhibit A, on the following page.

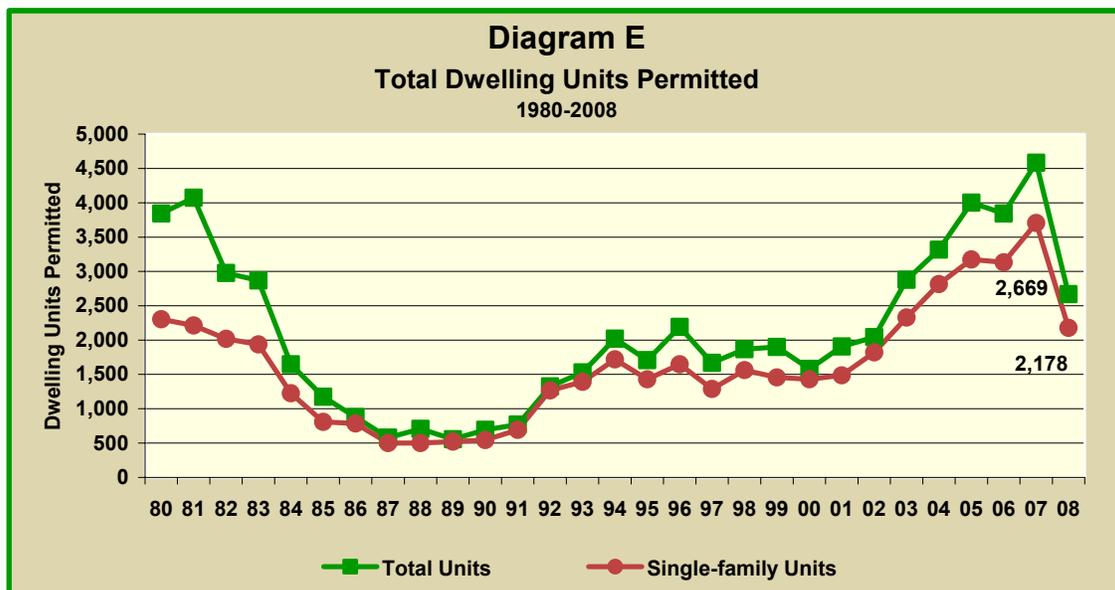
Wyoming's housing market is responding to moderating sales prices. Housing unit production, indicated by residential permits, has been higher over the last several years than it was for over the two previous decades. However, permits declined between 2007 and 2008, falling from 4,584 to 2,669 units permitted,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

³ 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



Nevertheless, the share of single-family permitted units remained approximately the same, changing from 80.8 percent in 2007 to 81.6 percent in 2008 of all permitted units, as seen in Diagram E, below.



The Wyoming Housing Database Partnership conducts a semi-annual Rental Vacancy Survey. It has been completed eighteen times during the past nine years, most recently in December 2009 through January 2010. This survey process resulted in 1,072 completed surveys with property managers who oversaw a total of 24,220 units.

Participants in the survey said that of these, there were 1,642 vacant units, indicating that the statewide rental vacancy rate increased over the last year to 6.78 percent, as seen in Table D, at right. The range in county vacancy rates was pronounced, with Lincoln County at over 26.27 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, Uinta County had a relatively high vacancy rate of 12.74 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
2009b	1,072	24,220	1,642	6.78

HOUSING NEEDS

The Wyoming 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.⁴ Data from the 2009 survey indicated that fewer than 30.2 percent became homeowners right away. Of those who were unsatisfied with their housing options in Wyoming and wanted to own a home, 65.8 percent wanted to buy an existing unit, with the remainder wishing to build. However, some 38.3 percent of the newcomers who were unsatisfied with their current housing hoped to buy a house for less than \$100,000.

Those who were unsatisfied with their housing and who wished to rent experienced a tightening market. Persons anticipating rents between \$475 and \$599 tended to have expectations within current market conditions. Unfortunately, about 34.8 percent of new rental residents hoped to spend less than \$475 per month on rent. It is also unfortunate that the areas seeing the most growth were the ones in which housing prices have been rising the most quickly.

⁴ This percent value excludes missing observations.

INTRODUCTION

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 and 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.

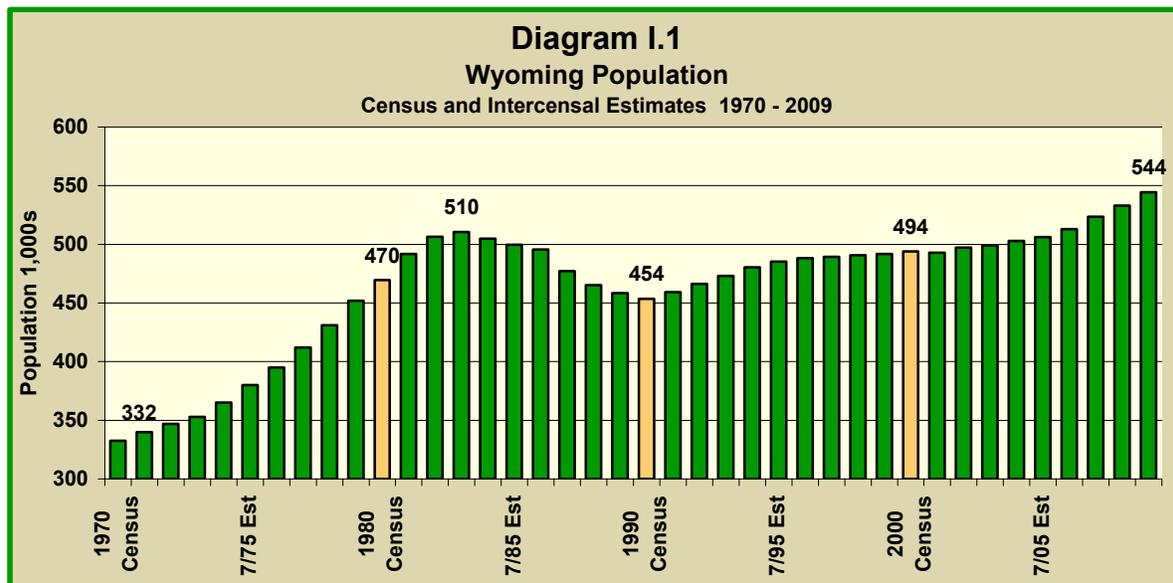
Each of these documents is available free of charge and may be downloaded from the WCDA Web site: <http://www.wyomingcda.com>. On the Web site, select the button, “*Development*,” then select, “*Demographic Info*” for these and other available publications.

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 persons, an increase of more than 137,000 persons 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, 2009, statewide population was estimated to have risen to 544,270 persons. This was an increase of 10.18 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, which represent the most current race and ethnicity data available through 2008, 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 of 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 was still the largest absolute rise of any ethnic or racial minority group. Only the increase of the much larger white population was greater at some 30,578 persons. 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.

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
Total	493,782	502,816	506,007	512,573	523,252	532,668	7.88
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, which increased 45.26 percent and 13.73 percent respectively, as seen in Table I.2, below.

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
Total	493,782	502,816	506,007	512,573	523,252	532,668	7.88

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 2009.

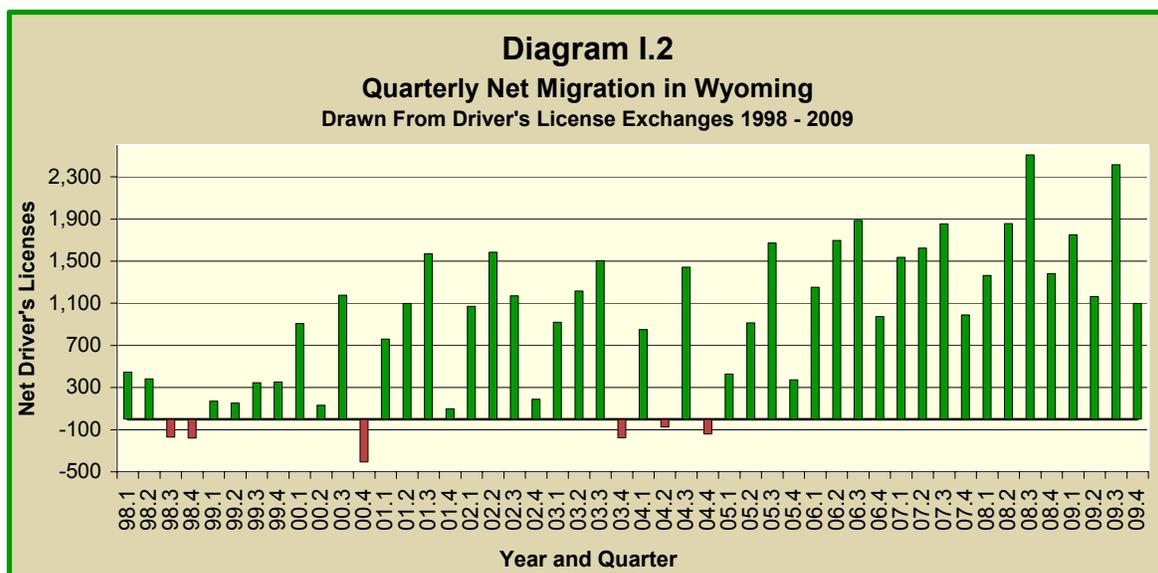
As calculated from data seen in Table I.3, at right, Wyoming had a relatively high natural increase of 59,162 persons between 1980 and 1990. However, there was a negative net migration that exceeded the natural increase over this period, and thus total population declined. Between 1990 and 2000, the natural increase was again positive, but smaller, yet net migration rose substantially, to 12,798 persons. From April 2000 to July 2009, Wyoming’s natural increase was relatively strong, estimated to be 27,356 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 nine years. Furthermore, periods of population decline seem to be gone for Wyoming, and with rising rates of natural increase, further increases in population are more likely to be seen today than 10 years ago.⁵

1980 Population	469,557
Natural Increase 80-90	59,162
Net Migration 80-90	-75,131
1990 Population	453,588
Natural Increase 90-00	27,395
Net Migration 90-00	12,798
2000 Population	493,782
Natural Increase 00-09	27,356
Net Migration 00-09	23,132
2009 Population Estimate	544,270

⁵ 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.⁶ 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 as some persons 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 are presented for each quarter from 1998 through the fourth 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. Net migration in 2009, while less than 2008, was still strong, with an increase of 6,431 persons. This trend suggests strong population movement into Wyoming will continue.



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 experienced net departures, but 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.

⁶ New Wyoming residents are asked to surrender their old out-of-state driver’s license within one year.

County	2001	2002	2003	2004	2005	2006	2007	2008	2009
Albany	-15	160	215	-37	-16	69	61	261	426
Big Horn	47	75	71	-2	48	71	71	83	70
Campbell	565	448	236	130	341	795	737	998	1,124
Carbon	112	209	40	52	116	125	255	303	178
Converse	108	92	68	52	89	72	171	195	96
Crook	56	60	32	27	41	58	130	133	83
Fremont	168	284	220	100	211	318	271	350	335
Goshen	23	85	32	12	37	85	55	110	152
Hot Springs	64	18	30	42	62	44	54	91	79
Johnson	106	83	95	75	93	103	131	171	72
Laramie	713	844	784	311	429	510	606	650	1,042
Lincoln	71	141	118	127	151	341	290	216	62
Natrona	235	290	360	257	437	608	656	816	619
Niobrara	35	5	21	-2	19	11	31	40	45
Park	209	259	329	224	330	401	485	351	454
Platte	46	78	52	64	32	30	22	49	77
Sheridan	232	178	174	29	155	326	266	359	230
Sublette	109	138	172	164	156	261	323	400	240
Sweetwater	37	-15	10	198	243	711	631	735	294
Teton	572	576	427	270	304	461	450	571	536
Uinta	29	23	-67	-22	87	286	149	154	96
Washakie	14	-28	32	20	51	69	57	42	56
Weston	30	34	25	12	3	86	133	59	74
Out of State*	-37	-23	-16	-28	-32	-31	-33	-25	-9
Wyoming **	3,529	4,014	3,460	2,075	3,387	5,810	6,002	7,112	6,431

* 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 2008.⁷ 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.

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
In-migrants									
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
Total	234	2,249	2,171	5,583	3,738	3,080	1,609	640	19,304
Out-migrants									
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
Total	151	1,594	1,450	3,323	1,946	1,764	1,242	726	12,196
Net Change by Age and Gender									
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
Total	83	655	721	2,260	1,792	1,316	367	-86	7,108

As noted, a 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 in 2009 decreased by 9.6 percent from 2008, slipping from 7,112 to 6,431. The age groups ranging from 26 to 45 again experienced a majority of the influx during 2009.⁸ These age groups are predominantly those who are seeking or have secured employment opportunities.

⁷ Additional licenses were exchanged but lacked a gender or age designation.

⁸ Additional licenses were exchanged but lacked a gender or age designation.

Table I.6									
Driver's Licenses Exchanged or Surrendered in Wyoming									
2009: State of Wyoming Data by Age and Gender									
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
In-migrants									
Male	121	1,163	1,113	2,777	1,843	1,531	823	353	9,724
Female	107	1,001	974	2,263	1,342	1,224	652	333	7,896
Total	228	2,164	2,087	5,040	3,185	2,755	1,475	686	17,620
Out-migrants									
Male	65	762	705	1,763	1,030	907	613	320	6,165
Female	66	733	646	1,377	787	705	453	260	5,027
Total	131	1,495	1,351	3,140	1,817	1,612	1,066	580	11,192
Net Change by Age and Gender									
Male	56	401	408	1,014	813	624	210	33	3,559
Female	41	268	328	886	555	519	199	73	2,869
Total	97	669	736	1,900	1,368	1,143	409	106	6,428

These DOT data also identify 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 2009, the state sending the greatest number of net-migrants has been California.⁹

Table I.7				
Net Migrants to Wyoming (Top Five States)				
Drawn From Driver's License Exchanges				
2000-2009				
Area	In-Migrants	Out-Migrants	Net Migrants	% of Total
California	11,780	2,767	9,013	20.66
Michigan	4,882	1,630	3,252	7.45
Arizona	6,085	3,092	2,993	6.86
New Mexico	2,605	294	2,311	5.30
Montana	9,694	7,405	2,289	5.25
Other	129,666	105,895	23,771	54.5
Total	164,712	121,083	43,629	100.00

Another source of information about migration is from the American Community Survey (ACS).¹⁰ 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.

Table I.8							
Population Migration in Wyoming							
(Place of Residence One Year Ago)							
PUMS 2002-2008							
Area	2002	2003	2004	2005	2006	2007	2008
Wyoming	63,472	59,265	66,466	60,488	71,136	75,716	64,761
Other States	24,909	23,601	24,646	24,674	24,141	28,690	25,040
Total U.S.	88,381	82,866	91,112	85,162	95,277	104,406	89,801
International Migration	783	2,546	1,610	1,672	3,769	2,192	1,206
Total Migration	89,164	85,412	92,722	86,834	99,046	106,598	91,007

⁹ 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>.

¹⁰ This survey is part of the Census Bureau's annual survey activities.

The PUMS migration data are separated into domestic and international migration. These data indicate softening domestic intrastate and interstate migration, with total domestic migration at 89,801 persons. While people did move around within the state, the level of interstate movement was mostly consistent with trends seen in the DOT driver's license exchange data. The PUMS data indicate international in-migration has slightly fallen, reaching approximately 1,206 migrants in 2008. Wyoming's 2008 international and domestic migration slowed, with total migration only increasing by 2.0 percent between 2002 and 2008.

Area	2008
Colorado	5,742
Utah	4,032
Nevada	1,964
Montana	1,199
South Dakota	1,091
Florida	848
Other States	10,164
Wyoming	64,761
Total	89,801

The PUMS domestic migration data indicate the state in which the person resided one year previously. There has been a significant inflow of persons to Wyoming from Colorado and Utah over the last eight years, as seen in Table I.9, at right. This finding is not as consistent with trends seen in the DOT driver's license exchange data, however.

The PUMS data include changes in international in-migration.¹¹ International in-migration spiked during 2003, declined in 2004 and 2005, peaked in 2006, dipped again in 2007 to 2,192 and fell again in 2008 to 1,206.

During 2008 the greatest numbers of persons arriving in the state were from Asia followed by Europe and Eastern Europe, Asia and North America. International in-migration from Europe and Eastern Europe has declined since 2006, falling to 1,294 persons in 2007 and to only 209 persons in 2008, as seen in Table I.10.

Area	2002	2003	2004	2005	2006	2007	2008
Europe & Eastern Europe	507	538	190	764	1,694	1,294	209
Central & South America	.	379	229	630	1,370	.	.
Africa	.	118	204	.	533	.	121
Asia	159	1,002	743	278	172	457	675
North America	.	254	63	.	.	441	167
Australia	117	255	181	.	.	.	34
Total	783	2,546	1,610	1,672	3,769	2,192	1,206

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 California, with Michigan in-migrants beginning to show significant numbers as well. However, this new growth was not uniform throughout Wyoming. New residents of Wyoming settled 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.

¹¹ 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.

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 Estimates (SAIPE),¹² 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 2008, the most recent year that poverty statistics have been estimated, the number of individuals in poverty in Wyoming increased to 49,465 persons. The poverty rate in Wyoming remained unchanged at 9.5 percent between 2007 and 2008. This figure compares to a national poverty rate of 13.2 percent.

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
2008	39,108,422	13.2	49,465	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)¹³ 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

¹² 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>.

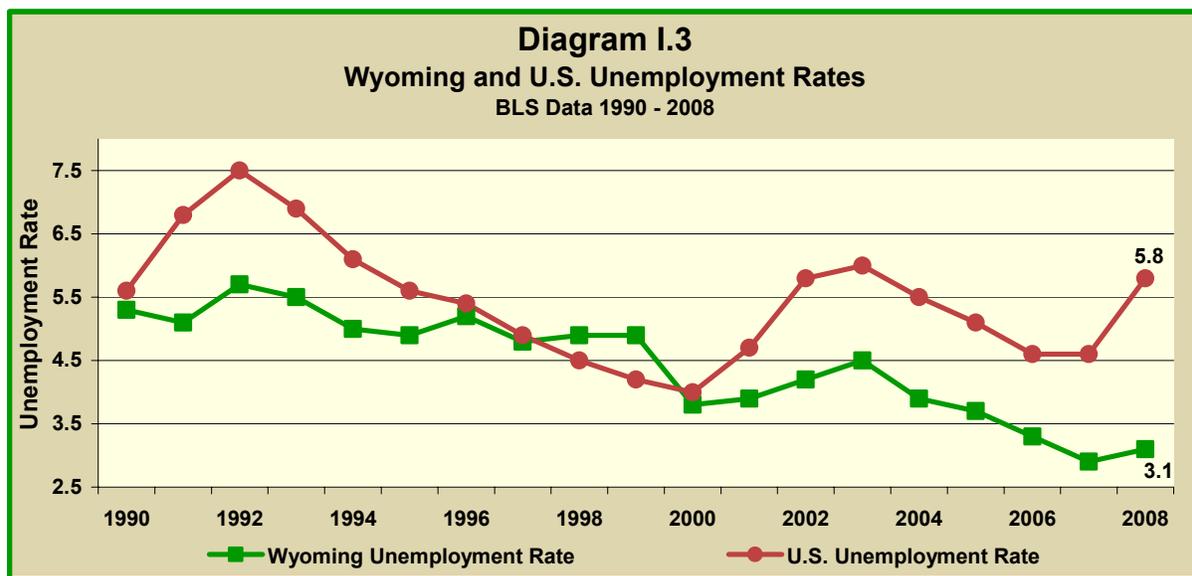
¹³ The BLS labor force data and CES data differ mainly because the labor force data are compiled from household interviews, while the CES data are based on reports from employers. Further, BLS labor force data include both agricultural and non-agricultural workers. Employed persons holding more than 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.

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.

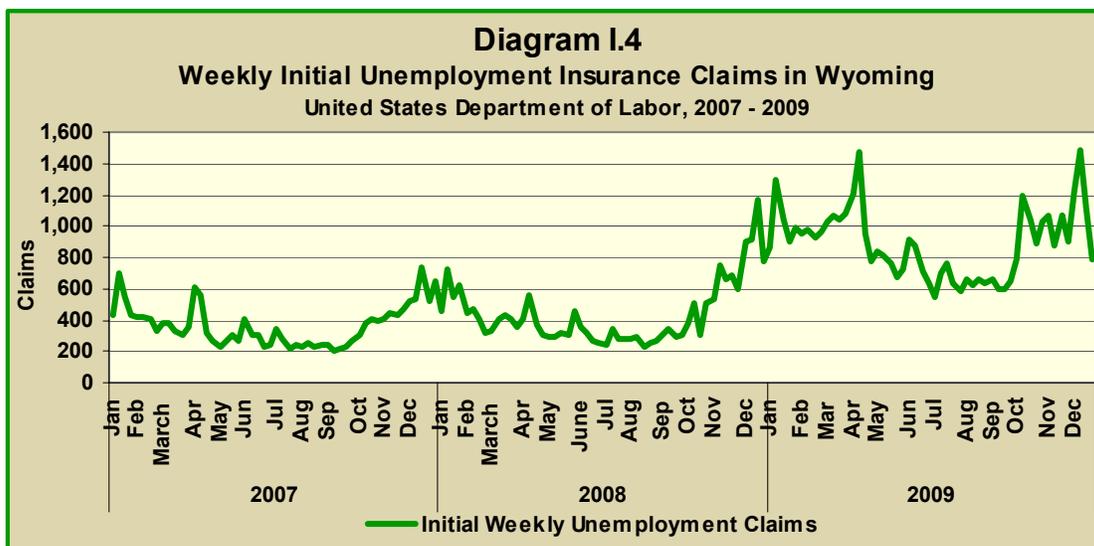
Labor force statistics for 1990 through 2008 are presented in Table I.12, at right. Such a low unemployment rate and such strong increases in the labor force are attractive to in-migrating persons and indicate a healthy and expanding economy.

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 2009 to 7.0 percent in November of 2009. While this rate was still significantly lower than the national rate, which reached 10.0 percent in November 2009, Wyoming's weekly initial unemployment insurance claims decreased from a high of 1,478 in the second week of April to a much lower 782 in the fourth week of December 2009, as seen in Diagram I.4, on the following page. Wyoming is not likely to completely escape the current strong national and global economic downturns.



Non-agricultural wage and salary employment data by selected industries for the years from 1990 to 2008 are presented in Table I.13, below.¹⁴ 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 experienced 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 might be occurring in these large employment sectors.

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		
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 County¹⁵										
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 County¹⁶										
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

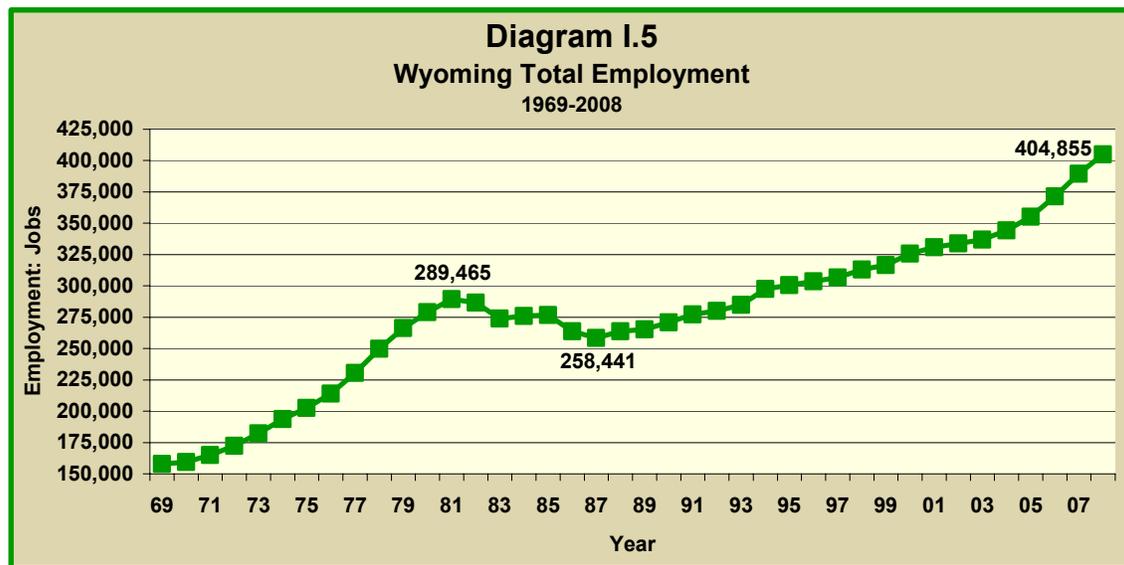
¹⁴ Data are only available statewide and for the Casper and Cheyenne Labor Market areas.

¹⁵ In 2007 the BLS stopped reporting data for Natrona County.

¹⁶ 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 2009.¹⁷ 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.¹⁸ Total full- and part-time employment figures for the period from 1969 through 2008 are presented in Diagram I.5, below. Since Wyoming's recovery began in 1987, employment has increased on average by 2.17 percent per year, reaching an all-time high of 404,855 jobs in 2008 and continuing a 20-year trend of consistently increasing jobs. This trend will likely be interrupted when the 2009 data becomes available later in 2010.



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 3,086 jobs between 2007 and 2008, an increase of 9.9 percent, and comprised more than 34,412 jobs statewide. Employment in the manufacturing and real estate sectors also experienced significant increases between 2007 and 2008. Government enterprises continued to be the largest employment sector in Wyoming, with over 72,138 jobs in 2008. Retail trade, with 41,584 jobs, was the next largest employer during 2008. Overall, the total number of jobs in Wyoming increased by 3.95 percent between 2007 and 2008 compared to 1.05 percent nationally, another indicator of solid economic health for Wyoming. Table I.14, on the following page, presents these NAICS employment figures, by industry, for Wyoming.

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

¹⁸ 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.

NAICS Categories	2000	2005	2006	2007	2008	% Change 00-08
Farm employment	12,726	11,523	11,180	12,579	12,699	-0.2
Forestry, fishing, related activities and other	2,539	2,594	2,563	2,661	2,788	9.8
Mining	18,538	25,413	29,950	31,326	34,412	85.6
Utilities	2,148	2,312	2,355	2,556	2,605	21.3
Construction	25,905	29,522	33,248	36,389	38,494	48.6
Manufacturing	11,310	11,217	11,789	11,840	11,768	4.0
Wholesale trade	7,558	8,708	9,172	9,651	10,038	32.8
Retail trade	39,460	39,560	40,041	41,276	41,584	5.4
Transportation and warehousing	11,764	12,936	13,929	14,971	15,378	30.7
Information	4,340	5,067	4,935	4,830	4,829	11.3
Finance and insurance	10,631	11,535	11,738	12,749	13,813	29.9
Real estate and rental and leasing	11,660	15,102	16,657	18,710	20,318	74.3
Professional and technical services	13,227	15,172	16,018	17,011	17,815	34.7
Management of companies and enterprises	932	917	1,027	1,051	984	5.6
Administrative and waste services	10,774	11,262	11,940	13,093	13,422	24.6
Educational services	2,091	2,945	3,143	3,001	3,161	51.2
Health care and social assistance	22,545	25,322	25,973	27,004	28,530	26.5
Arts, entertainment, and recreation	6,671	6,104	6,285	6,535	6,784	1.7
Accommodation and food services	28,700	31,696	32,371	33,000	34,146	19.0
Other services, except public administration	17,229	17,800	18,656	19,049	19,149	11.1
Government and government enterprises	64,926	68,494	68,502	70,203	72,138	11.1
Total	325,674	355,201	371,472	389,485	404,855	24.3

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 June 2009 and presented in Table I.15, below. As seen therein, total employment had risen to more than 283,829 people, as of June 2009, but this was lower than both June 2007 and June 2008.

Period	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	224,710	229,582	230,113	236,236	240,107	252,232	264,362	274,867	274,967
Feb	225,192	229,420	229,791	236,746	241,599	253,794	265,904	275,990	272,816
Mar	228,385	231,515	231,363	239,165	244,569	256,872	269,444	277,683	272,630
Apr	231,138	234,010	234,937	243,573	248,102	259,590	270,192	278,647	271,195
May	239,182	242,064	242,721	249,384	254,815	267,478	278,551	287,477	277,905
Jun	249,165	250,468	252,581	259,394	265,132	279,100	288,885	297,210	283,829
Jul	245,113	247,453	249,336	255,795	261,585	273,565	283,638	293,386	.
Aug	246,425	247,219	250,267	255,729	262,430	274,103	284,567	293,841	.
Sep	243,883	246,346	249,974	253,699	262,215	274,506	284,566	294,457	.
Oct	240,561	242,276	246,544	251,233	259,432	271,389	282,190	291,700	.
Nov	236,902	237,485	241,245	247,516	255,998	268,804	279,976	285,994	.
Dec	236,685	237,547	241,519	248,144	257,034	271,295	280,382	284,741	.
Annual	237,278	239,615	241,699	248,051	254,418	266,894	277,721	286,333	.
% Change	.	0.98	0.87	2.63	2.57	4.90	4.06	3.10	.

Nevertheless, the total number of business establishments in Wyoming has grown and increased more than 2.29 percent over the last year, reaching some 25,191 establishments in the second quarter of 2009, as seen in Table I.16, on the following page.

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
2008	24,763	24,983	25,130	25,183	25,015	2.29
2009p	25,037	25,191	.	.	.	.

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 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 \$5.54 billion. This figure rose to more than \$25.89 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 37th in the nation for total personal income growth, increasing from -1.9 percent to zero percent growth between the second and third quarters of 2009.¹⁹

Combined, the unearned income categories comprised 38.2 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 2008.²⁰

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.

¹⁹ The Bureau of Economic Analysis, News Release, December 17, 2009

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.

²⁰ 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.

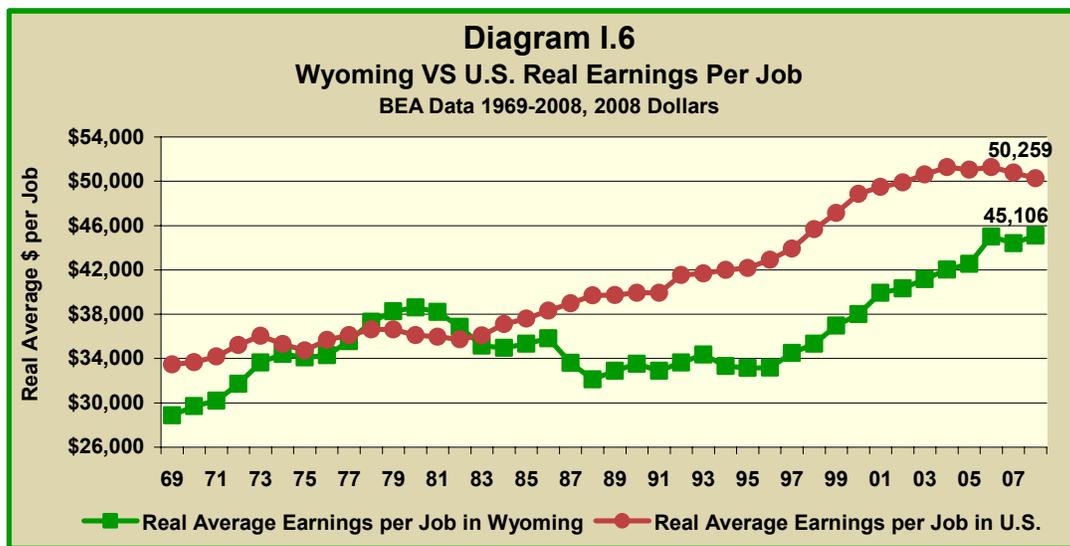
Table I.17
Total Employment and Real Personal Income in Wyoming
 BEA Data 1969 - 2008

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	4,561,814	311,069	61	875,388	416,396	5,542,589	16,846	157,954	28,878
1970	4,733,436	320,890	580	950,610	458,370	5,822,107	17,443	159,384	29,698
1971	4,978,101	345,138	-3,416	1,015,843	504,474	6,149,864	18,087	164,883	30,192
1972	5,462,087	389,686	-12,354	1,041,977	527,047	6,629,071	19,111	172,302	31,701
1973	6,132,388	493,777	-26,928	1,151,308	585,979	7,348,971	20,796	182,288	33,642
1974	6,667,962	562,648	-47,962	1,264,960	609,134	7,931,447	21,757	193,767	34,412
1975	6,909,181	587,614	-52,207	1,324,767	671,798	8,265,924	21,724	202,679	34,090
1976	7,346,108	651,280	-69,331	1,399,189	707,966	8,732,651	22,082	214,096	34,313
1977	8,200,664	716,966	-85,146	1,512,687	729,739	9,640,978	23,426	230,589	35,564
1978	9,319,101	829,049	-104,879	1,683,992	767,719	10,836,882	25,150	249,813	37,303
1979	10,184,053	944,395	-138,799	1,857,605	819,256	11,777,720	26,067	266,229	38,253
1980	10,773,231	1,003,552	-173,996	2,084,223	890,042	12,569,947	26,508	278,978	38,617
1981	11,058,685	1,133,360	-181,229	2,360,158	977,338	13,081,592	26,605	289,465	38,204
1982	10,568,743	1,114,699	-164,306	2,884,404	1,059,779	13,233,920	26,134	286,715	36,861
1983	9,638,476	983,869	-115,922	2,464,873	1,205,283	12,208,841	23,923	274,024	35,174
1984	9,647,224	1,017,024	-100,785	2,617,080	1,148,205	12,294,700	24,352	275,951	34,959
1985	9,771,010	1,055,541	-95,108	2,642,196	1,183,304	12,445,863	24,906	276,585	35,327
1986	9,444,645	1,001,471	-73,687	2,524,849	1,274,808	12,169,144	24,552	263,687	35,818
1987	8,689,575	921,315	-46,389	2,435,522	1,257,050	11,414,444	23,931	258,441	33,623
1988	8,471,157	969,223	-37,390	2,433,310	1,265,386	11,163,240	24,002	263,690	32,125
1989	8,729,789	968,301	-24,402	2,666,933	1,313,684	11,717,703	25,564	265,401	32,892
1990	9,080,127	1,036,882	-18,308	2,823,084	1,360,487	12,208,508	26,910	270,832	33,527
1991	9,114,699	1,069,943	-3,098	2,878,857	1,467,572	12,388,087	26,974	277,118	32,892
1992	9,414,528	1,091,377	-10,906	2,886,511	1,585,614	12,784,370	27,419	279,892	33,636
1993	9,786,330	1,121,373	-13,902	2,822,384	1,690,516	13,163,957	27,827	284,727	34,371
1994	9,917,897	1,163,572	-12,737	3,038,463	1,749,919	13,529,969	28,171	297,590	33,328
1995	9,963,329	1,171,433	-9,391	3,178,629	1,825,262	13,786,396	28,417	300,566	33,149
1996	10,072,132	1,174,142	-3,017	3,390,010	1,885,360	14,170,342	29,028	303,695	33,166
1997	10,581,224	1,199,333	3,803	3,642,104	1,901,250	14,929,048	30,502	306,690	34,501
1998	11,065,380	1,256,632	6,710	4,126,442	1,932,840	15,874,739	32,345	313,121	35,339
1999	11,701,275	1,299,393	5,151	4,326,257	1,985,796	16,719,086	33,997	316,462	36,975
2000	12,374,886	1,347,939	14,276	4,567,373	2,091,280	17,699,876	35,832	325,674	37,998
2001	13,213,453	1,411,989	5,184	4,461,093	2,207,140	18,474,881	37,480	330,878	39,935
2002	13,459,634	1,452,263	2,291	4,430,174	2,336,328	18,776,163	37,781	333,771	40,326
2003	13,870,248	1,491,949	845	4,686,562	2,454,920	19,520,626	39,115	336,901	41,171
2004	14,472,785	1,544,340	-130	4,992,994	2,525,359	20,446,668	40,665	344,343	42,030
2005	15,106,780	1,614,127	-669	5,594,161	2,577,085	21,663,230	42,812	355,201	42,531
2006	16,715,296	2,014,195	-6,309	6,728,841	2,648,041	24,071,676	46,962	371,472	44,998
2007	17,296,391	2,138,290	-8,746	7,091,903	2,738,499	24,979,758	47,740	389,485	44,409
2008	18,261,315	2,239,238	-22,185	6,965,791	2,926,358	25,892,041	48,608	404,855	45,106

In fact, nearly all sectors of Wyoming's economy tended to pay less than the corresponding national average, as seen in Table 1.18, on the following page. In 2008 Wyoming's average earnings per job was \$45,106, which was much lower than the national average of \$50,259. However, average earnings per job in Wyoming increased by 1.6 percent between 2007 and 2008, compared to 1.07 percent nationwide. In 2008, the utilities sector had the highest average earnings per job in Wyoming. This was followed by earnings per job in the mining and management sectors. Average farm earnings experienced the largest increase, rising by about 205.7 percent between 2007 and 2008. Still, average earnings in only the manufacturing and transportation and warehousing sectors in Wyoming were higher than national average earnings per job in that industry.

NAICS Categories	2000	2006	2007	2008	% Change 07-08	U.S.
Farm earnings	11,868	9,368	2,108	6,443	205.7	24,399
Forestry, fishing, related activities and other	20,079	20,166	18,894	18,162	-3.9	27,152
Mining	93,838	95,411	89,014	90,037	1.1	133,463
Utilities	87,860	107,347	101,083	101,195	0.1	117,325
Construction	43,186	49,608	51,441	51,148	-0.6	62,838
Manufacturing	49,946	56,822	59,048	61,737	4.6	54,787
Wholesale trade	56,757	63,362	65,077	68,648	5.5	80,277
Retail trade	22,928	27,072	27,344	27,436	0.3	31,520
Transportation and warehousing	58,811	64,704	62,912	63,571	1.0	58,797
Information	39,211	40,957	42,325	41,960	-0.9	84,327
Finance and insurance	35,126	41,649	37,885	37,814	-0.2	89,545
Real estate and rental and leasing	26,223	25,242	20,155	17,174	-14.8	30,167
Professional and technical services	38,372	45,447	46,208	46,860	1.4	98,774
Management of companies and enterprises	59,938	98,264	91,433	93,716	2.5	123,738
Administrative and waste services	22,149	24,374	25,127	25,173	0.2	40,047
Educational services	18,104	19,736	20,708	20,410	-1.4	52,010
Health care and social assistance	36,919	42,930	43,049	43,953	2.1	64,657
Arts, entertainment, and recreation	32,565	31,031	30,306	29,016	-4.3	36,468
Accommodation and food services	17,431	22,953	22,090	21,907	-0.8	27,497
Other services, except public administration	28,733	30,076	31,397	31,457	0.2	39,787
Government and government enterprises	43,145	53,361	55,237	56,272	1.9	69,833
Total	37,998	44,998	44,409	45,106	1.6	50,259

The difficulty Wyoming has had with average earnings per job over time can be seen in Diagram I.6, below. In the late 1970s, Wyoming exceeded the national average 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 earnings per job over the past few years, with the gap closing from a high of about \$10,847 in 2000 to \$5,153 in 2008.



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 annual BLS Quarterly Employment and Wage data indicate average weekly wages, were up more than 5.70 percent between 2007 and 2008. These data are shown in Table I.19, on the following page.

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	850	798	5.70
2009	778	768	.	.	.	.

The Wyoming Department of Administration and Information, Economic Analysis Division, releases average weekly wages by county for the entire state of Wyoming. Between the first quarter of 2008 and 2009, average weekly wages decreased by 0.1 percent statewide. However, average weekly wages differed greatly among the state. For example, wages jumped some 6.6 percent in Sublette County to nearly \$1,144, but fell by 23.0 in Lincoln County to \$700, as seen in Table I.20, at right.

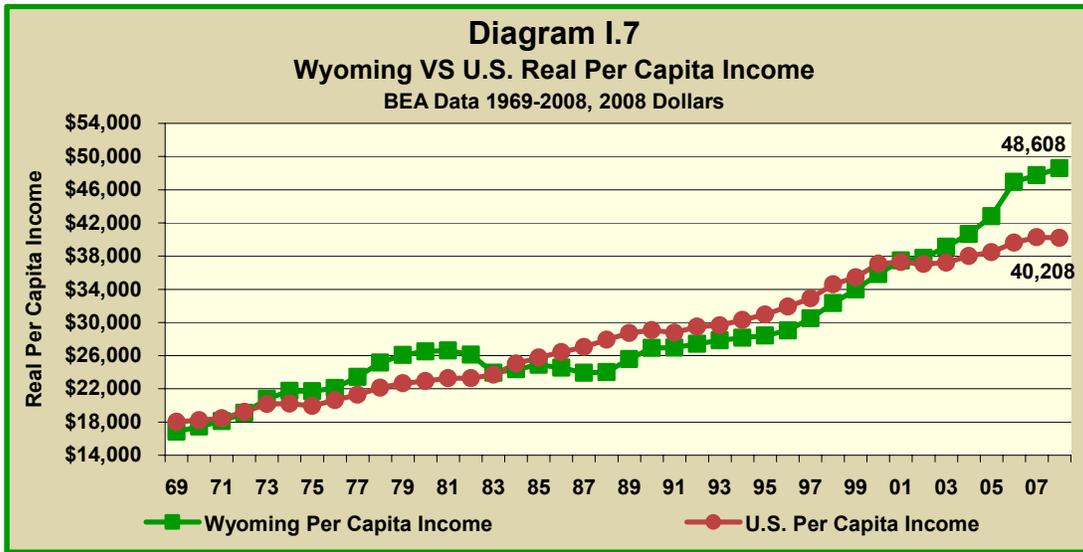
While Wyoming's real average earnings per job have been significantly lower than the national average, Wyoming's citizens tended to work more to compensate. For example, as seen in Table I.21, at right, below, the labor force participation rates in Wyoming were higher than the national averages. The 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. While, the number of Wyoming citizens working more than one job decreased from 9.3 percent in 2006 to 8.0 percent in 2007, this was still higher than the national rate of 5.2 percent.

County	2008	2009	% Change
Albany	621	639	2.9
Big Horn	617	616	-0.2
Campbell	1,004	997	-0.7
Carbon	831	725	-12.8
Converse	743	774	4.2
Crook	603	619	2.7
Fremont	636	657	3.3
Goshen	525	523	-0.4
Hot Springs	544	568	4.4
Johnson	613	613	0.0
Laramie	703	714	1.6
Lincoln	909	700	-23.0
Natrona	805	808	0.4
Niobrara	514	543	5.6
Park	656	678	3.4
Platte	594	623	4.9
Sheridan	698	690	-1.1
Sublette	1,073	1,144	6.6
Sweetwater	955	950	-0.5
Teton	745	741	-0.5
Uinta	760	798	5.0
Washakie	640	641	0.2
Weston	658	609	-7.4
Nonclassified	1,146	1,034	-9.8
Wyoming	779	778	-0.1

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 \$1,169 lower, \$16,846 versus \$18,016 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. It was not until 2002 that 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 \$48,608 in 2008, \$8,400 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 continued to have strong upward growth through 2008.

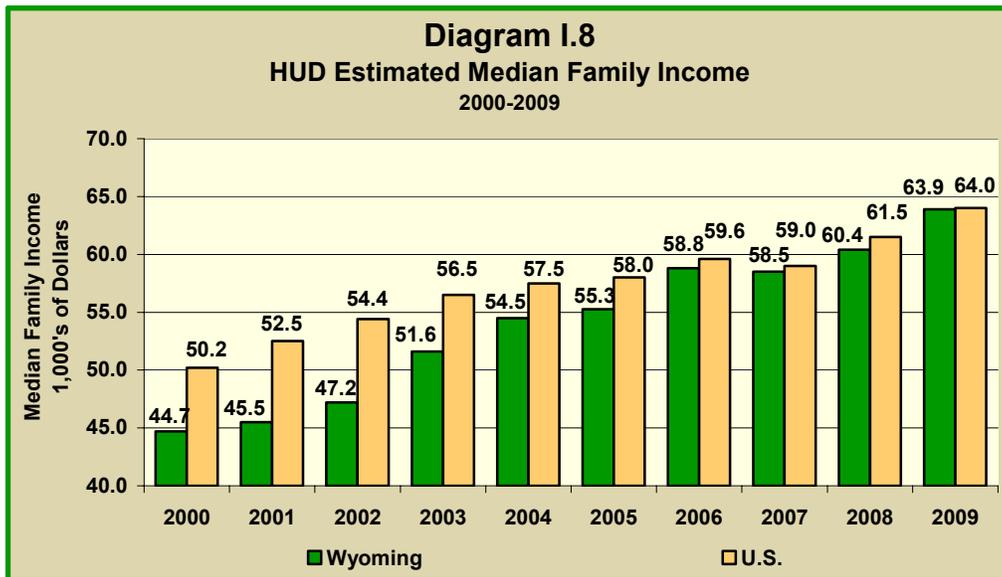
Year	U.S.	Wyoming
2000	67.1	71.5
2001	66.8	72.0
2002	66.6	71.1
2003	66.2	71.0
2004	66.0	70.8
2005	66.0	71.2
2006	66.2	71.6
2007	66.0	71.6
2008	66.0	71.4



I.B.3. MEDIAN FAMILY INCOME

The U.S. Department of Housing and Urban Development’s estimate of median family income²¹ (MFI) is based on estimates from the U.S. Census Bureau²² 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 was slightly 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 rose more quickly than in other parts of the U.S.



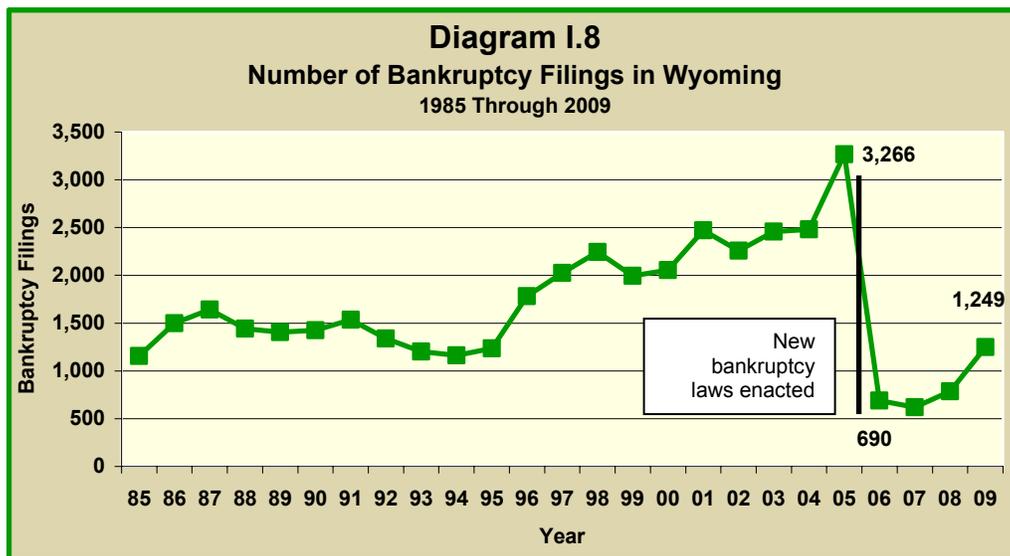
²¹ Family refers to the Census Bureau definition of “family,” which is a householder with one or more other persons living in the same household who are related to the householder by birth, marriage or adoption. The definition of family excludes one-person households.

²² 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 and more paperwork intensive and also included additional restrictions such as 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 2009, the most recent data available, indicated the number of bankruptcy filings increased from the 2008 level to 1,249 filings in 2009, once again a sharp rise.



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:²³

- 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.

²³ 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 were estimated to have been produced in 2009, exceeding production levels of 1.2 million pounds in 2008.
- A Uranex Energy Corporation project, also located in Power River Basin, is expected to begin operating 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 early 2010, 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 2010.²⁴

²⁴ <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 coal-bed methane is not expected to completely rebound in 2010, it is expected to show gradual improvement.²⁵ More than 2,000 permits for drilling are active, with many coal bed methane producers waiting for prices to gain footing before increasing production.²⁶ Many companies have been affected by the downturn, but few companies are expected to actually go out of business.²⁷

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.²⁸

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.²⁹

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 2013.³⁰

²⁵ http://www.trib.com/news/state-and-regional/article_40076a34-f9e8-51d4-b5ac-fbf506a90ef3.html

²⁶ <http://www.trib.com/articles/2009/07/25/news/wyoming/f4f95981cbbacb59872575fe00211f57.txt>

²⁷ <http://www.trib.com/articles/2009/07/07/news/breaking/doc4a53b165292fe415635142.txt>

²⁸ <http://fossil.energy.gov/programs/powersystems/gasification/howgasificationworks.html>

²⁹ http://www.trib.com/articles/2009/07/04/homepage_lead/doc4a4edb770b475900348613.txt

³⁰ <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 were 18 functioning wind energy projects in Wyoming as of June 2009. In total, these projects produced 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. An article released in early 2010 noted that Wyoming's wind capacity measures have been revised, with Wyoming holding a greater capacity for wind production than previously estimated; this finding may cause the potential for new wind energy projects to grow in the state.³¹ Existing projects range in location, including sites such as Medicine Bow and Carbon County, and range in date of construction, from 1996 through 2009.³²

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,³³ 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.³⁴

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. However, 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.³⁵

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 2014.³⁶

³¹ <http://www.businessweek.com/ap/financialnews/D9E1B3EO0.htm>

³² <http://www.awea.org/projects/projects.aspx?s=Wyoming>

³³ <http://www.trib.com/articles/2009/05/26/news/wyoming/962fe83fb59f3492872575c000210389.txt>

³⁴ <http://www.renewableenergyworld.com/rea/news/article/2009/04/duke-to-build-new-wyoming-wind-energy-project>

³⁵ <http://www.casperstartribune.net/articles/2009/07/01/news/wyoming/79bf4e23cb6aa484872575e5007fc443.txt>

³⁶ <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, had been causing spot labor force shortages and upward pressures on wage rates. This trend appears to be cooling. Still, 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 has manifested 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 had been occurring, increases in employment and income are likely to continue, even though there are real threats to the recent 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 7.8 percent in Wyoming versus 7.2 percent nationally. These data, representing decennial census and intercensal estimates for 1980 through 2008 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

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.	113,101,329*	208,613*	129,065,264	246,393

*American Community Survey for 2001 through 2008

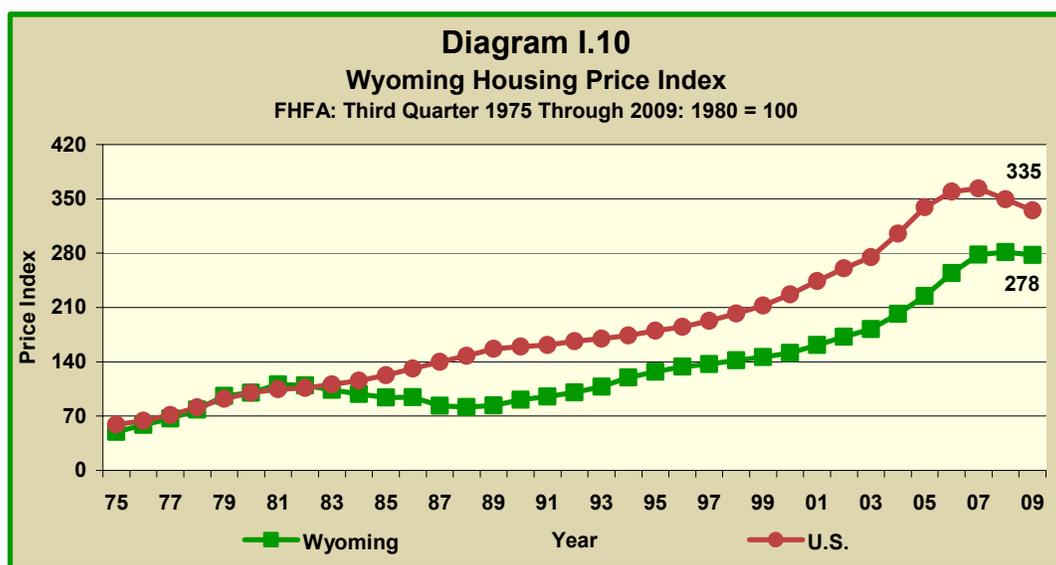
period. This would imply that supply exceeded demand during that decade. In contrast, total housing units in Wyoming between 1990 and 2000 increased by 10.05 percent, which was below both the nation's rate of 13.34 percent and the growth in Wyoming households, which rose 14.67 percent. This demonstrates 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 Federal Housing Finance Agency (FHFA), 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 1975.³⁷ 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 third 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 204.8 percent, significantly more than the national index, which rose 109.9 percent. However, trends are changing. The 2008 through 2009 index for Wyoming fell slightly, falling from 281.4 about to 277.8. The national index also fell, dropping from 349.3 in 2008 to 335.1 in 2009.



³⁷ 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.³⁸ Even when Teton County is excluded, the state sales average was 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 average 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.

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
Simple Avg	121,140	132,708	142,501	159,776	187,869	239,019	258,082	5,849	8.0	
Weighted Avg						265,044	256,045		-3.4	190,000

³⁸ 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 2009, dipping to \$186,048; this is a decline of 4.2 percent from 2008. The Casper, Sheridan and Sweetwater Wyoming boards all showed the largest declines between 2008 and 2009, falling by \$6,421, \$173,498 and \$5,198, respectively. On the other hand, the converse was true in several areas, with the price increase especially large in Carbon, Fremont and “Other” County REALTOR® boards, with prices rising \$9,776, \$8,118 and \$92,083, 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 2009 appear to follow the decreasing trend, with sales falling to 2,945. The Fremont, Sweetwater and Western Wyoming County REALTOR® Boards have all seen fairly dramatic decreases in the number of sales.

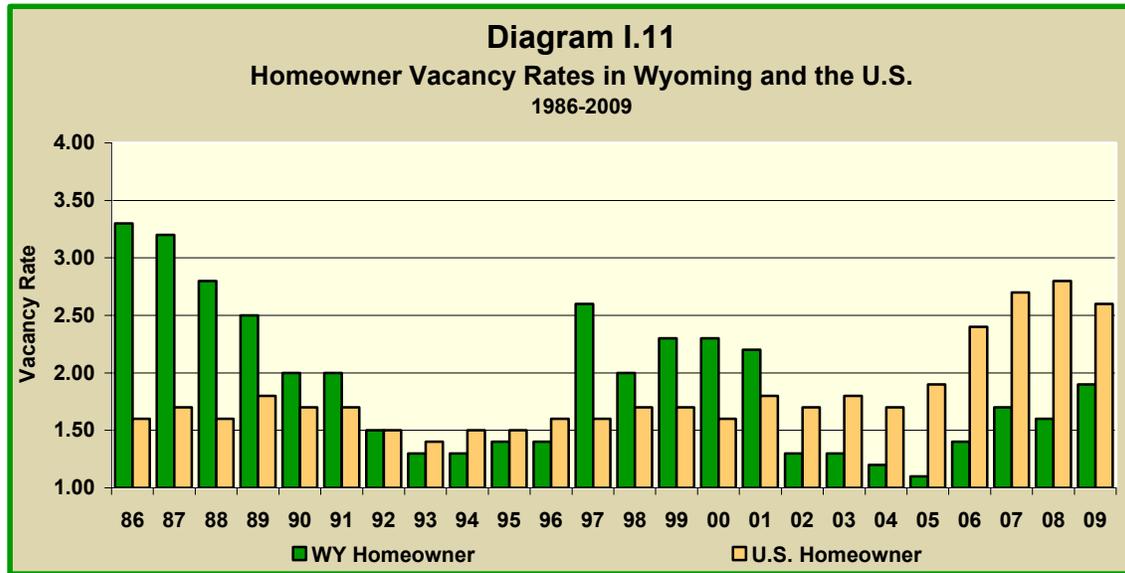
Local Boards	2006		2007		2008		2009		Total	
	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price	# Sales	Avg. Price
At Large ³⁹	125	120,146	143	136,356	178	145,866	127	141,026	573	136,809
Buffalo	140	204,839	123	197,661	106	214,415	75	214,356	444	206,744
Carbon County	295	117,059	253	144,896	215	143,078	175	152,854	938	137,209
Casper	1,547	182,074	1,508	201,582	1,272	198,762	1,242	192,341	5,569	193,458
Douglas	194	162,369	169	183,840	131	173,541	127	169,035	621	171,932
Fremont County	516	161,625	481	181,709	425	181,312	323	189,431	1,745	177,103
North Platte Valley	172	106,555	187	116,024	166	130,527	148	129,514	673	120,148
Sheridan County ⁴⁰	17	239,165	134	417,918	128	385,737	128	212,240	407	335,646
Sweetwater County	679	214,871	723	214,128	514	217,849	402	212,651	2,318	214,914
Western Wyoming	374	152,700	326	165,722	263	173,197	195	170,107	1,158	163,952
Other	26	101,284	14	194,570	6	122,417	3	214,500	49	137,456
Total	4,085	172,051	4,061	195,072	3,404	194,293	2,945	186,048	14,495	186,568

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 percent. It declined significantly, reaching about 1 percent in 2005, but rising to 1.9 percent in 2009, which compares to the U.S. rate of 2.6 percent, as noted in Diagram I.11, below.

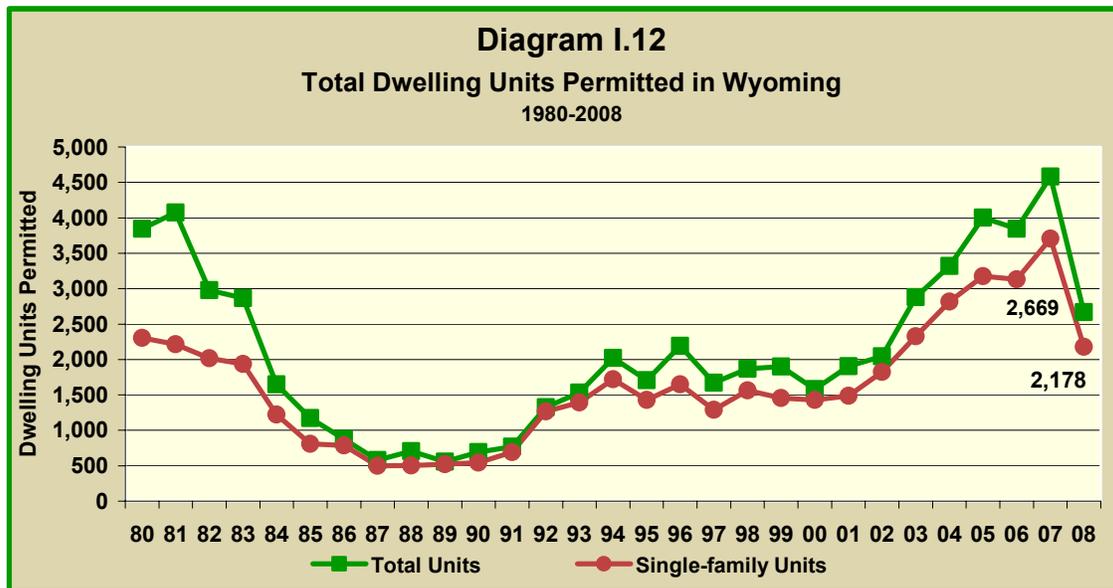
³⁹ The At Large Board is comprised of WAR members in the counties of Hot Springs, Washakie, Big Horn and Sublette which do not have local boards; the WAR serves as their board.

⁴⁰ 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.



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. This year 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 and 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 from the previous year, 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 was still exceeded by the decrease seen in 1981 through 1982, when non-single family units fell by 48.5 percent or 903 units.

Table I.25								
Building Permits and Valuation in Wyoming								
Wyoming, 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	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

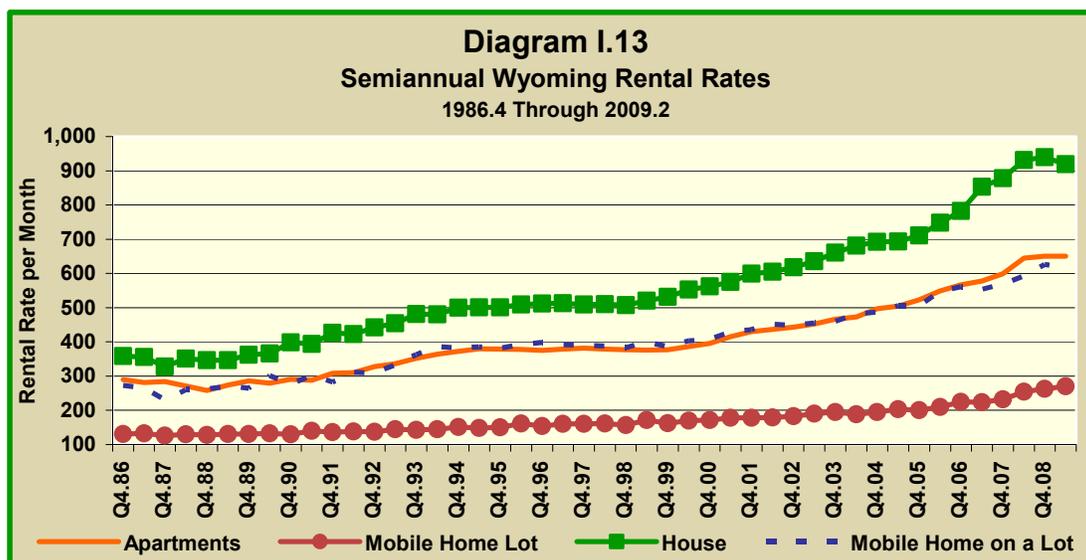
More specifically, new construction for apartment buildings of five or more units was high in the early 1980s but evaporated by 1989, falling from over 1,100 units in 1981 to zero in 1989. The number of permits issued for these multi-family units decreased by 487 units between 2007 and 2008, falling 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. Consequently, with the increase in unemployment and drop off in construction for the homeownership sector, Wyoming is experiencing 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.⁴¹ Diagram I.13, below, shows these statewide rates through the second quarter of 2009, unadjusted for inflation.



Between the second quarter of 1987 and the second quarter of 1998, the monthly rent for a two-bedroom apartment rose from \$281 to \$379, or an annual cost increase of 3.5 percent. There was very little change in the statewide average price from that period until 2001, when average rents increased 7.5 percent between the second quarter of 2000 and the second quarter of 2001. Average rents increased by 5.28 percent between the second quarter of 2006 and the second quarter of 2007. Average rents for apartments continued to increase, rising by 0.78 percent between the second quarter of 2008 and the second quarter of 2009, although slightly less than the fourth quarter of 2008.

The rent for a mobile home lot rose from about \$132 per month in 1986 to \$161 by 1998, to \$254 per month by the second quarter of 2008 and to \$270 in the second quarter of 2009. The statewide average rental cost for a two- or three-bedroom home rose from about \$356 per month in 1987 to about \$510 by the second quarter of 1998. Costs have decreased slightly over the last year, falling from \$931 to \$919 or a 1.29 percent decrease between the second quarter of 2008 and the second quarter of 2009. Rental costs for a mobile home on a lot swelled from \$265 per month in 1987 to \$388 during the second quarter of 1998. Rents for a mobile home on a lot have increased significantly since, rising to \$620 by the close of the second quarter of 2009. The rents for mobile home lots and mobile homes on a lot showed the largest increases over the past year, 6.30 and 4.73 percent respectively, suggesting that there is greater market demand for these housing products, even though they slipped slightly between the fourth quarter of 2008 and the second quarter of 2009.

⁴¹ County level data is reported in Section II, County Profiles.

Table I.26, at right, presents the nominal price data collected since 1986.⁴² Recent strength in rental rates has paused, with only apartments maintaining rates, with most other rental products experiencing weakening prices.⁴³

As seen in Table I.26, Wyoming's average annualized increases in rental prices from the second quarter of 1986 through the second quarter of 2008 rose by 3.7 percent per year for apartments, 4.4 percent per year for houses, 3.8 percent per year for mobile homes plus a lot, and 3.4 percent per year for mobile homes lots. Still, rates fell about 1.0 percent between the fourth quarter of 2008 and the second quarter of 2009.

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.

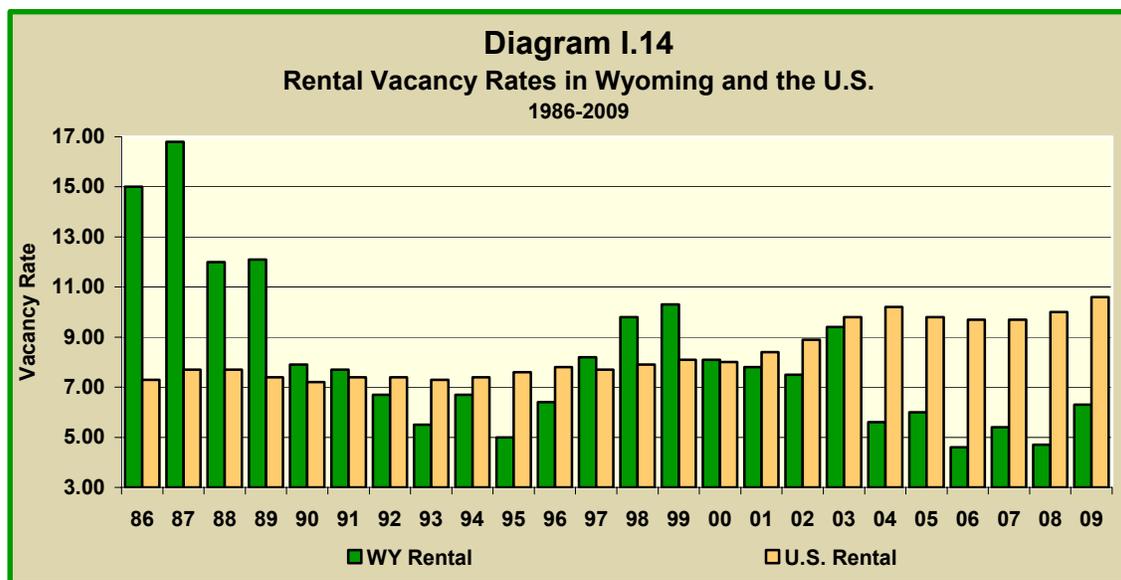
Rental rates declined between 2000 and 2002 and were much lower than the national average. Rental vacancy rates peaked in Wyoming during 2003 at 9.4 percent, and fell to 6.3 percent in 2009, while the national average increased to 10.6 percent, as seen in Diagram I.14, on the following page.

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
Q2.09	650	270	919	620

⁴² 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.

⁴³ 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.

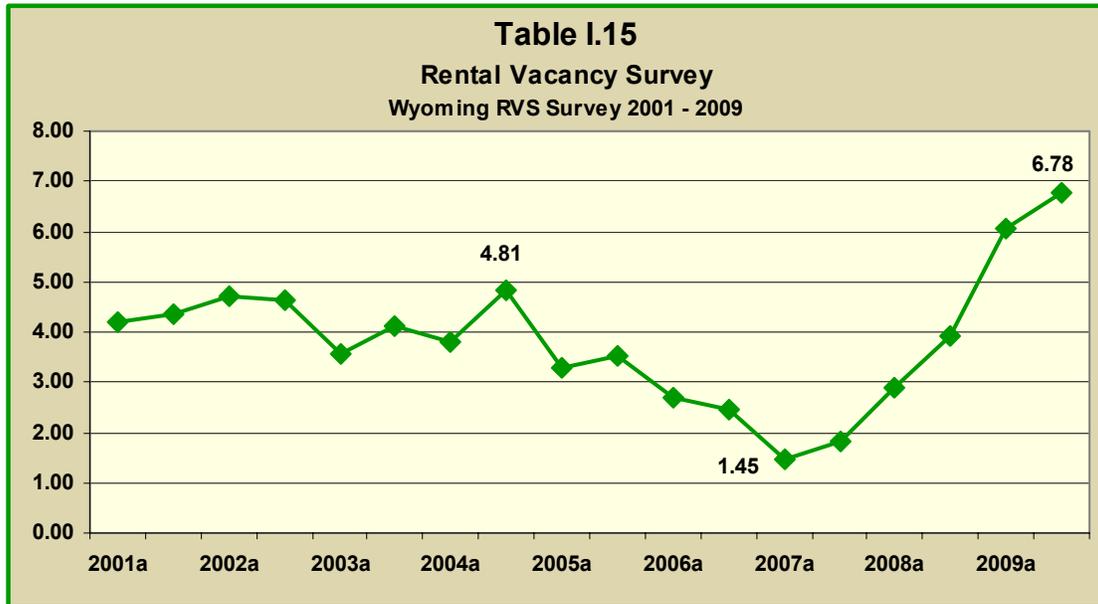


I.C.8. SEMIANNUAL RENTAL VACANCY SURVEY

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, most recently in December 2009 and January 2010. The most recent survey resulted in 1,072 completed surveys with property managers who oversaw a total of 24,220 rental units. A number of respondents continued to say a portion of the rental stock was sold into homeownership. Of the 24,220 units, 1,642 were vacant, indicating that the statewide rental vacancy rate edged upward over the last half year, reaching 6.78 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
2009b	1,072	24,220	1,642	6.78

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. The statewide vacancy rate of 6.78 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 Lincoln County at over 26.27 percent and Weston County at 1.12 percent. On the other hand, for counties with more than 1,000 units in the survey, Uinta County had a relatively higher vacancy rate of 12.74 percent. These and the remaining county rental vacancy rates are presented in Table I.28, below.

Table I.28
Second 2008 and 2009 Semi-Annual Rental Vacancy Survey
Sample, Total Units and Vacancy Rates

County	2008				2009			
	Sample	Total Units	Vacant Units	Vacancy Rate	Sample	Total Units	Vacant Units	Vacancy Rate
Albany	101	2,376	103	4.34	105	2,408	63	2.62
Big Horn	24	257	12	4.67	26	226	32	14.16
Campbell	52	1,966	133	6.77	69	2,318	244	10.53
Carbon	21	566	61	10.78	29	658	105	15.96
Converse	20	491	10	2.04	32	681	47	6.90
Crook	9	73	2	2.74	9	53	3	5.66
Fremont	38	1,158	22	1.90	36	1,164	58	4.98
Goshen	27	373	22	5.90	28	307	11	3.58
Hot Springs	13	153	9	5.88	10	185	15	8.11
Johnson	12	153	6	3.92	13	172	14	8.14
Laramie	130	4,115	171	4.16	161	4,120	173	4.20
Lincoln	32	286	41	14.34	51	354	93	26.27
Natrona	68	4,000	39	0.98	101	4,304	208	4.83
Niobrara	3	64	2	3.13	4	120	11	9.17
Park	63	1,003	34	3.39	72	1,013	35	3.46
Platte	17	172	15	8.72	14	173	11	6.36
Sheridan	46	1,281	32	2.50	73	1,287	55	4.27
Sublette	33	320	11	3.44	35	328	27	8.23
Sweetwater	52	1,906	30	1.57	72	2,085	148	7.10
Teton	31	947	70	7.39	68	941	147	15.62
Uinta	33	1,195	73	6.11	40	1,060	135	12.74
Washakie	17	185	5	2.70	17	174	6	3.45
Weston	9	116	6	5.17	7	89	1	1.12
Wyoming	851	23,156	909	3.93	1,072	24,220	1,642	6.78

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 58.2 percent of the units would likely be filled within 30 days; 19.2 percent indicated that it would take between 31-60 days to be leased; and 7.3 percent indicated it would likely take 61-90 days. Only 15.3 percent of the property managers surveyed expected vacant units to remain vacant for over 90 days. It appears most units are being filled in a reasonable time.

The telephone survey asked respondents whether their rental units were designed to serve particular groups of people. Of the 1,072 respondents to the survey, 75 indicated that they had units designed to serve the elderly, 102 had units for people with disabilities, 176 had units for families, and 113 had units for singles.

A similar question concerned the income groups the units were designed to serve. There were 58 respondents who said that they had units for people with incomes less than 30 percent of median family income (MFI); 69 said that they had units for those with incomes from 31 to 50 percent of MFI; and 51 had units that served those with incomes from 51 to 80 percent of MFI. About 35 respondents indicated that they served Section 8 recipients. About 139 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 4,361 units or 18.0 percent of all types of surveyed units had either full or partial assistance, with a majority of these, 81.2 percent, being apartments.

Of the 1,072 persons interviewed, 216 indicated that a waiting list existed for their facilities, totaling 5,643 households. Rental property managers in Laramie county had combined waiting list totals of more than 2,450 households; Campbell, Fremont and Natrona counties had combined waiting list totals above 300; and Lincoln, Weston and Washakie counties had waiting lists below 10. These data are presented in Table I.29, at right.

When respondents were asked to rate the condition of their units, 78.0 percent said they were in good/excellent condition and 21.6 percent called them fair/average. When asked about crime or nuisance issues, 93.9 percent indicated that they had no problems with crime.

When asked if utilities were included in the rent, 662 of the 1,072 responses were affirmative. Of these, 237 included electricity; 240 natural gas; 624 water and sewer service; 520 trash collection; 24 cable television and 36 indicated other, which included propane or a utility allowance.

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 3,940 more units, distributed as 1,800 apartments, 551 single-family units, 242 duplexes and 1,198 mobile homes. Another 149 respondents indicated a need for additional new dwellings but did not know the type of units they desired.

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

County	Units with Rental Assistance	Have Waitlist	Waitlist Size
Albany	287	14	118
Big Horn	101	11	65
Campbell	185	11	434
Carbon	199	12	48
Converse	192	9	76
Crook	12	4	14
Fremont	650	17	619
Goshen	88	6	35
Hot Springs	54	4	17
Johnson	42	4	27
Laramie	374	21	2,459
Lincoln	19	1	7
Natrona	661	26	893
Niobrara	74	2	17
Park	262	19	114
Platte	28	4	39
Sheridan	390	14	125
Sublette	2	4	33
Sweetwater	307	12	224
Teton	164	5	136
Uinta	167	10	129
Washakie	76	2	8
Weston	27	4	6
Total	4,361	216	5,643

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.

Year	Units Placed in Service In Wyoming (Rounded to 100s)			Average Home Price, Dollars					
	Single	Double	Total	Average Wyoming			Average U.S.		
				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 comprised more than one-third of all new housing. The popularity of mobile homes waned as prices increased. While placements have fallen over recent years, there was a slight resurgence in 2008 with a total of 600 units placed. Placement costs exclude the cost of land, developing the lot and other infrastructure costs.⁴⁴

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

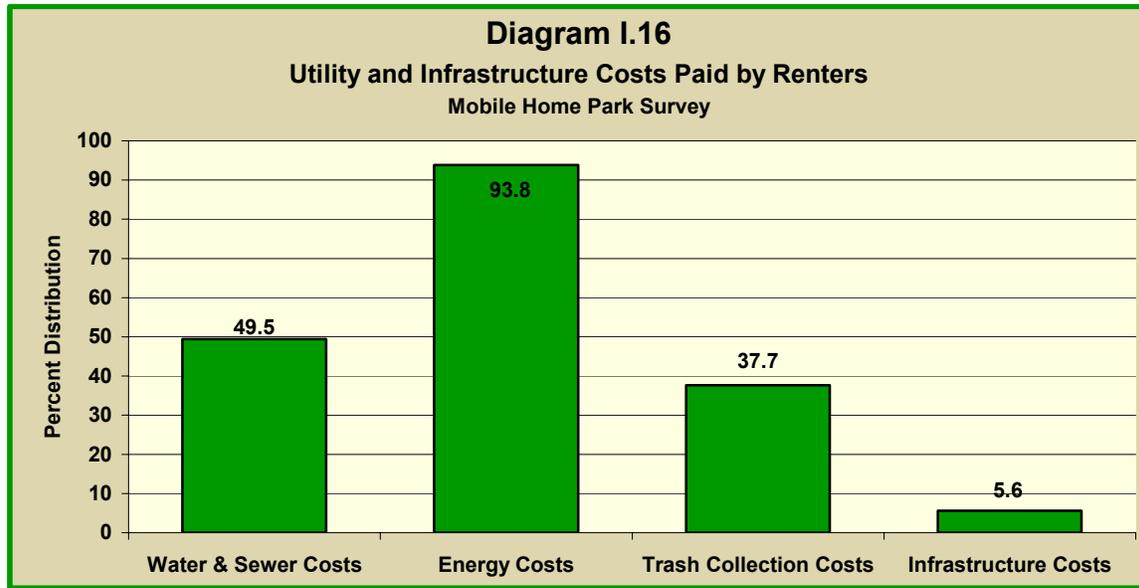
During December 2009, the Partnership conducted the semi-annual telephone survey of mobile home parks throughout Wyoming. A total of 96 completed surveys covered 8,246 lots. Of these lots, 722 were vacant, which equated to an 8.8 percent vacancy rate. The analysis included lots available for monthly rent and excluded RV campsites. Table I.31, at right, presents the results of the survey.

Vacancy rates have fallen since June 2009, from a statewide average of 11.3 percent to 8.8 percent.

The December 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 93.8 percent all of their renters paid energy utility cost, 49.5 percent paid water and sewer costs, 37.7 percent trash collection costs, and 5.6 percent infrastructure. Diagram I.16, on the following page, presents the survey results.

County	Surveys	Lots Avail.	Vacancy Rate	Average Days Vacant	
Albany	4	175	3	1.7	26
Big Horn	1	2	0	0.0	14
Campbell	12	1,914	201	10.5	61
Carbon	5	255	24	9.4	166
Converse	3	226	68	30.1	8
Crook	3	37	1	2.7	183
Fremont	6	396	51	12.9	78
Goshen	1	10	4	40.0	365
Hot Springs	1	30	10	33.3	30
Johnson	.	.	.	.	.
Laramie	13	1,478	117	7.9	175
Lincoln	5	150	23	15.3	129
Natrona	4	257	22	8.6	153
Niobrara	.	.	.	.	.
Park	6	329	14	4.3	103
Platte	1	3	2	66.7	90
Sheridan	2	258	0	0.0	4
Sublette	3	120	10	8.3	48
Sweetwater	18	1,980	57	2.9	67
Teton	1	45	0	0.0	0
Uinta	6	549	115	20.9	194
Washakie	.	.	.	.	.
Weston	1	32	0	0.0	60
Total	96	8,246	722	8.8	101

⁴⁴ 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, 2.66, 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 2.87 in December 2008 and to 2.66 in December 2009. However, respondents in Sheridan, Teton, Converse and Big Horn counties indicated strong need for more mobile home lots. The survey results also indicated that a majority, 67.8 percent, have restrictions on the types of manufactured homes that they will accept. Most of these parks, 4,247 units or 51.5 percent of the lot availability, have specific restrictions based upon the age of the home. Another 7.3 percent of the respondents indicated restrictions based upon the size of the home, and 7.1 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	1.8	28	0	0	0	28
Big Horn	4.0	2	0	2	0	0
Campbell	2.3	1,255	666	379	54	0
Carbon	1.3	245	245	0	0	0
Converse	5.0	226	226	0	0	0
Crook	3.0	26	10	0	0	0
Fremont	2.8	355	260	100	132	23
Goshen	3.0	10	10	0	0	0
Hot Springs	2.0	0	0	0	0	0
Johnson	.	.	.	.	.	.
Laramie	3.2	1,190	965	38	42	73
Lincoln	2.6	125	125	0	0	0
Natrona	2.8	60	60	0	0	0
Niobrara	.	.	.	.	.	.
Park	3.0	228	81	32	115	0
Platte	2.0	0	0	0	0	0
Sheridan	5.0	258	221	37	37	0
Sublette	2.7	120	33	17	87	0
Sweetwater	2.3	1,158	1,037	0	121	0
Teton	5.0	45	45	0	0	0
Uinta	2.7	231	231	0	0	0
Washakie	.	.	.	.	.	.
Weston	3.0	32	32	0	0	0
Total	2.66	5,594	4,247	605	588	124

As seen in Diagram I.17, on the following page, 28 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 15 responses, and high permit costs, with 5 responses.

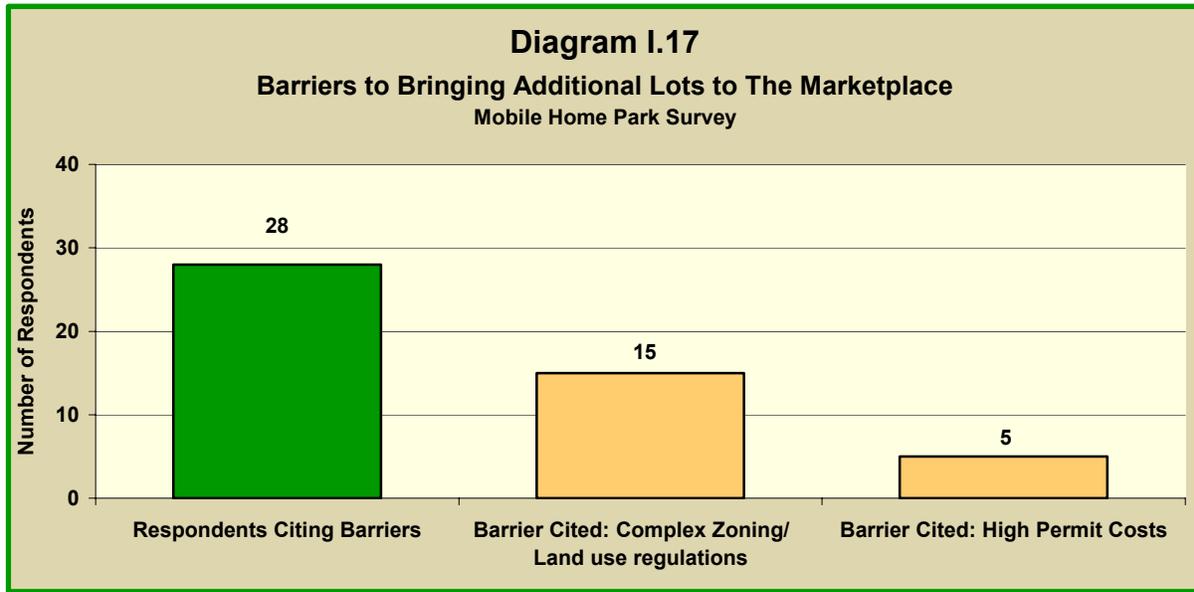
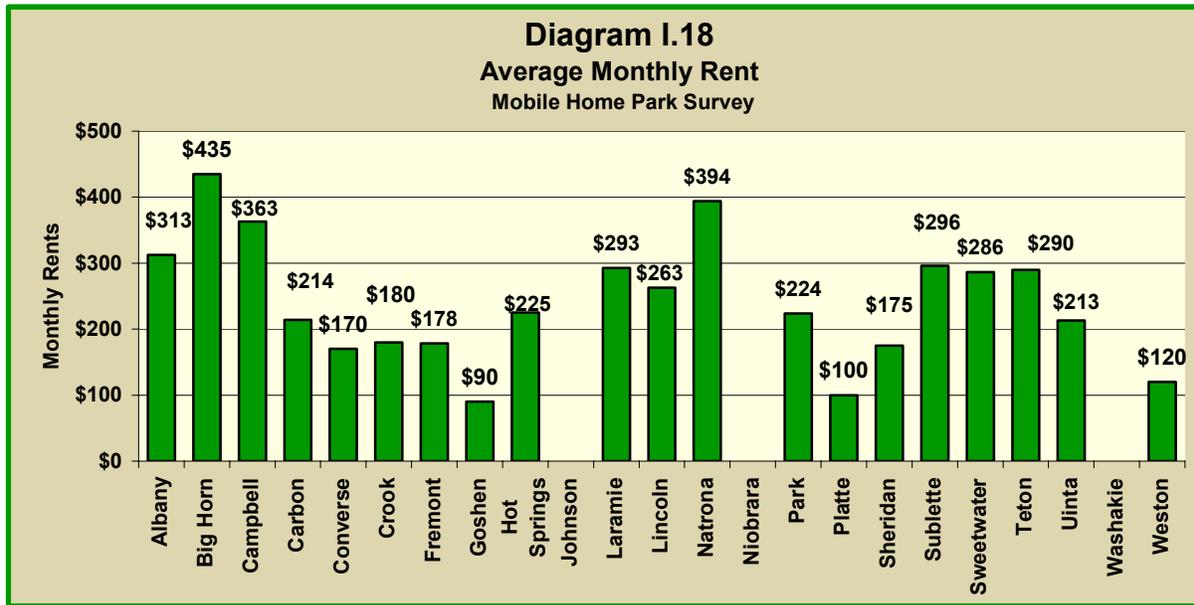


Diagram I.18, below, provides a breakdown of average rents/costs paid by tenants as reported by park managers. The average rent in Wyoming was \$268 per month, with a high of \$435 in Big Horn County and a low of \$90 in Goshen County.



I.C.11. HOUSING NEEDS ASSESSMENT SURVEY

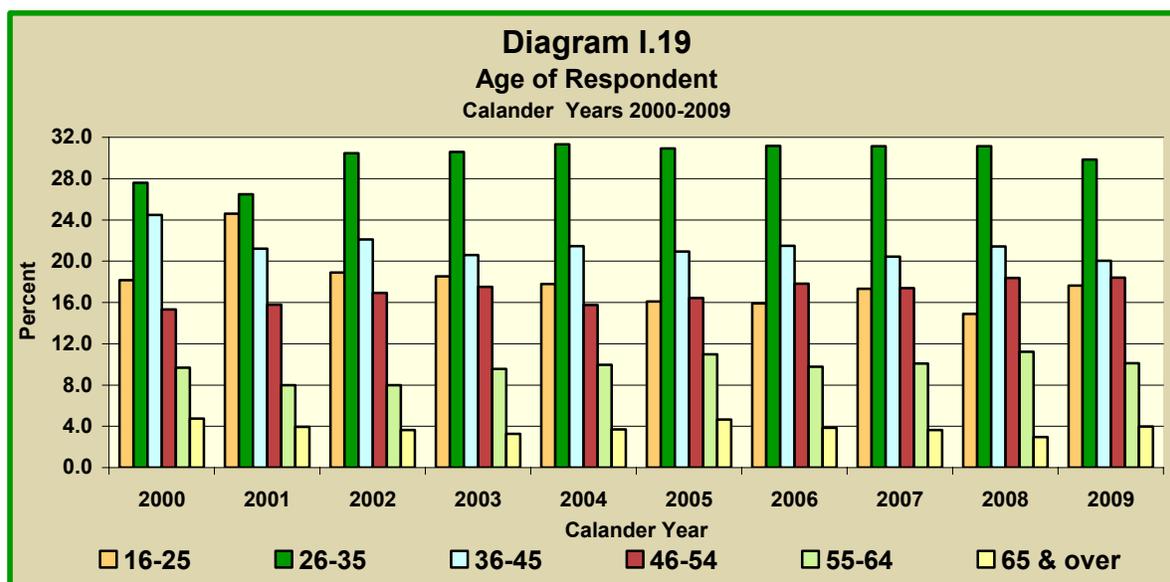
Beginning in 1998, the Wyoming Housing Database Partnership, in cooperation with the Wyoming Department of Transportation (DOT), launched a survey of new residents to the state regarding housing needs. New residents were defined as those who had exchanged their previous state’s driver’s licenses for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

Over the past ten years, more than 41,993 surveys have been completed. During 2009, 2,617 surveys were completed. According to DOT records, about 17,623 drivers exchanged their out of

state license for a new Wyoming license in the 2009 calendar year. Hence, the voluntary survey captured about 14.8 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 16.2 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 calendar year 2009 show that about 37.2 percent of new resident households had three bedrooms and 27.4 percent had two bedrooms. Another 13.8 percent of the new resident households had four bedrooms.

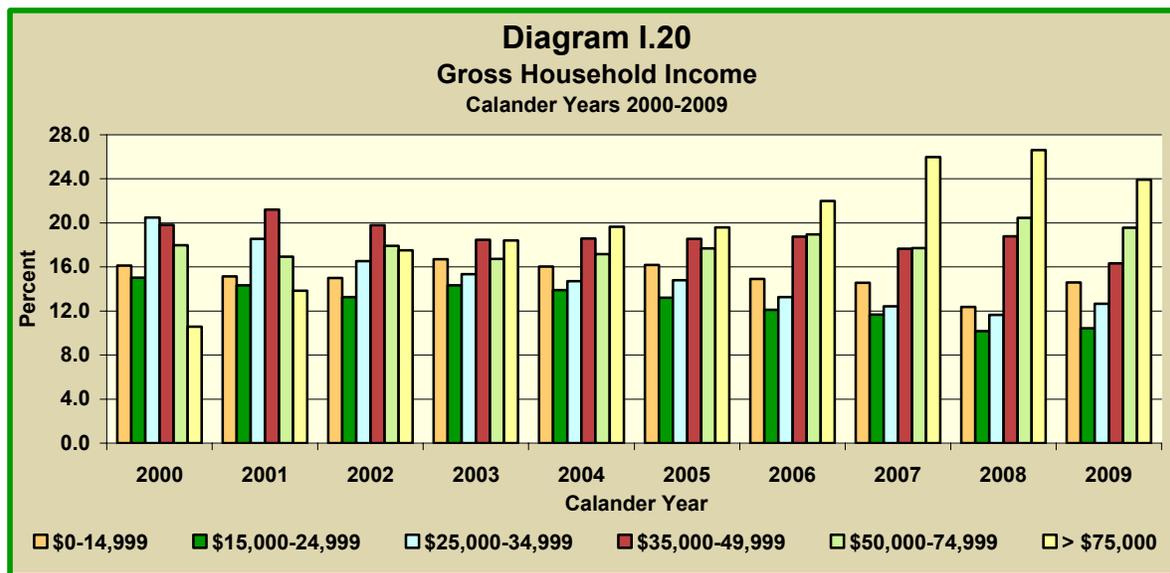
As seen in Diagram I.19 below, during the past ten years more than 50 percent of the survey respondents were between the prime working years of 26 and 45, with those in the 26-35 age cohort reaching 29.3 percent in calendar year 2009. On the other hand, there has been a decline in the arrival of those aged 65 or older, from 4.8 percent in 2000 to 4.0 percent during 2009.



When asked about their reasons for moving to Wyoming, the 2009 survey showed 52.8 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 14.8 percent.

The 2009 survey responses regarding the respondents' occupation indicate that the "other" category, which includes students, the disabled, homemakers and clergy population, increased, from 3.5 percent in 2008 to 4.4 percent during 2009. Transportation or public utilities saw increased from 14.2 to 14.9 percent, while the service sector increased from 7.1 to 7.7 percent over the period. The responses for those not working remained at zero percent in 2008 and 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. The numbers of this population continued to remain high in 2009 at about 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 declined the past four years, but increased slightly in 2009 to just over 14.0 percent.



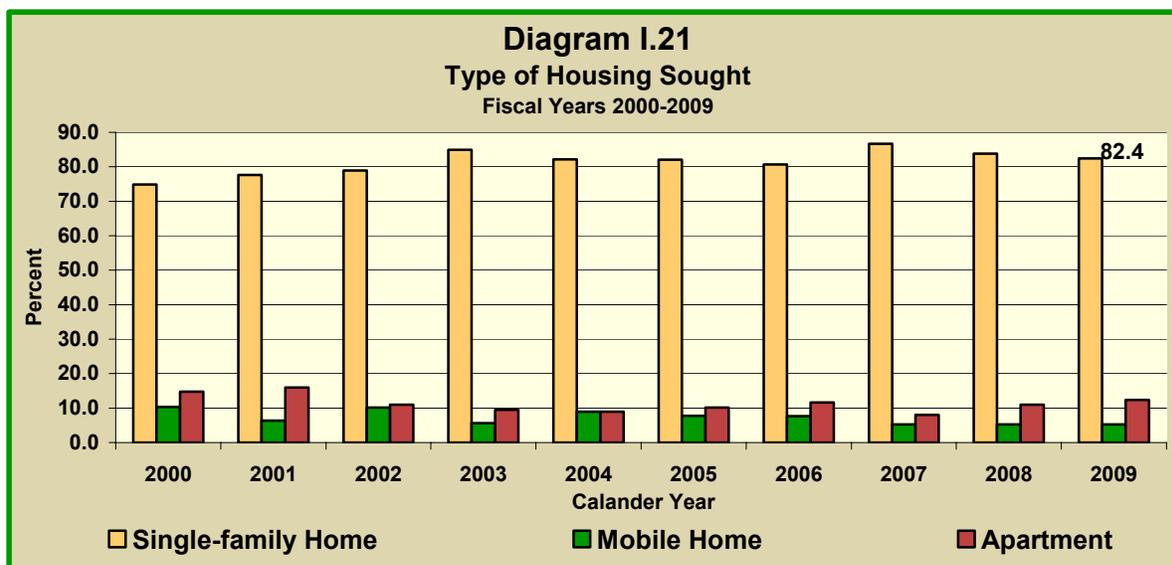
Over the last five years, less than 31.0 percent of the incoming population has been able to immediately become a homeowner upon relocating to Wyoming. More than 59.1 percent of the newcomers rented housing, and another 10.7 percent made alternative living arrangements, such as living with other family 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.

Tenure	2005	2006	2007	2008	2009
Rent	50.4	51.3	50.4	53.0	59.1
Own	38.9	37.0	36.8	35.1	30.2
Other or missing	10.7	11.8	12.8	11.9	10.7
Total	100.0	100.0	100.0	100.0	100.0

It is interesting to note that around 82.8 percent of the incoming homeowner households and more than 52.1 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 fell sharply by 1,528 units in 2008. Despite the slowdown in single-family construction, significant desire still exists for single-family housing products, whether owned or rented.

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	82.8	41.8	40.0	40.3	43.0	52.1
Manufactured/Mobile Home	16.6	14.3	14.3	14.7	13.5	10.4	12.8	12.2	13.0	11.3
Duplex	1.5	1.1	1.2	1.8	1.0	7.1	6.3	5.5	4.6	6.0
Apartment	0.6	0.9	0.6	0.4	0.5	33.4	31.5	31.3	32.5	29.3
Other	4.2	6.5	7.1	4.8	2.2	7.0	9.1	10.1	6.7	1.1
Missing	0.7	0.4	0.2	0.3	0.0	0.3	0.4	0.6	0.3	0.2
Total	100.0									

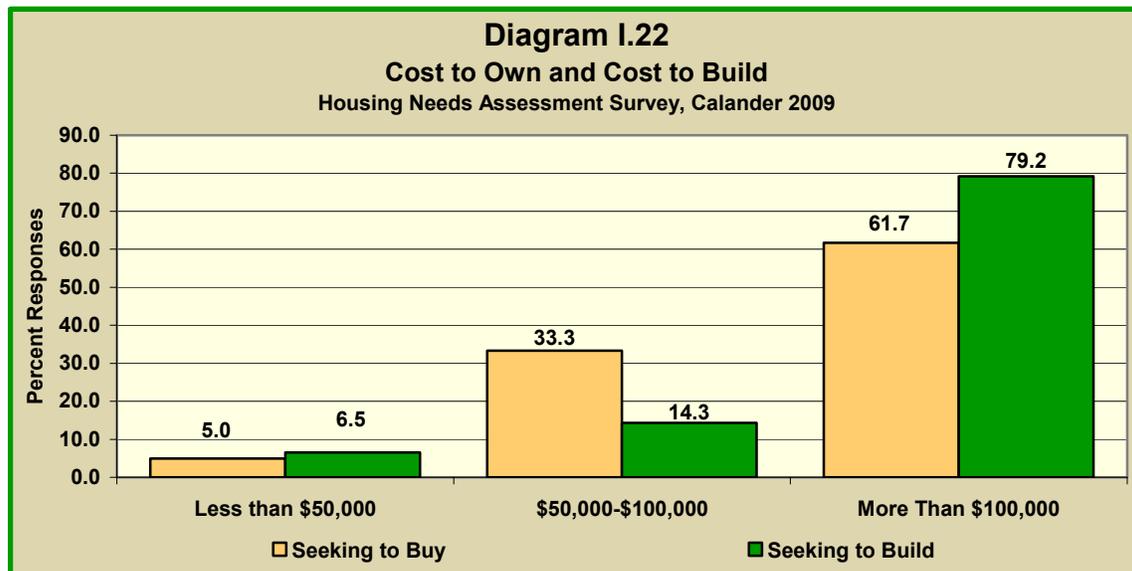
Another survey question asked the respondent about the type of housing unit they were originally seeking, as opposed to the housing choice that was actually made. Diagram I.21, below, depicts the desire for housing by type.⁴⁵ Roughly 82.4 percent of those surveyed noted that they sought single-family 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 5.2 percent during 2009. Overall, the demand for single-family units has continued to be the predominant choice. This implies that homeownership remains the preferred option of most new in-migration householders, even if they are currently unable to exercise that desire.



Of those responding to the survey in 2009 who were unsatisfied with their current housing and wanted to own a home, 65.8 percent wished to buy existing units and 34.2 percent wanted to build. As presented in Diagram I.22, on the following page, of those seeking to purchase an existing home, 5.0 percent wanted a home that cost less than \$50,000. About 33.3 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 remains for affordable housing.

⁴⁵ 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 6.5 percent expected to build for less than \$50,000, another 14.3 percent expected to build for less than \$100,000, and 79.2 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, 26.8 percent hoped to spend less than \$365; 8.2 percent anticipated spending \$366 to \$474 per month; about 19.6 percent were willing to spend \$475 to \$599; and 45.4 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.⁴⁶

⁴⁶ Less suitable housing is defined as housing with substantive physical condition deficiencies.

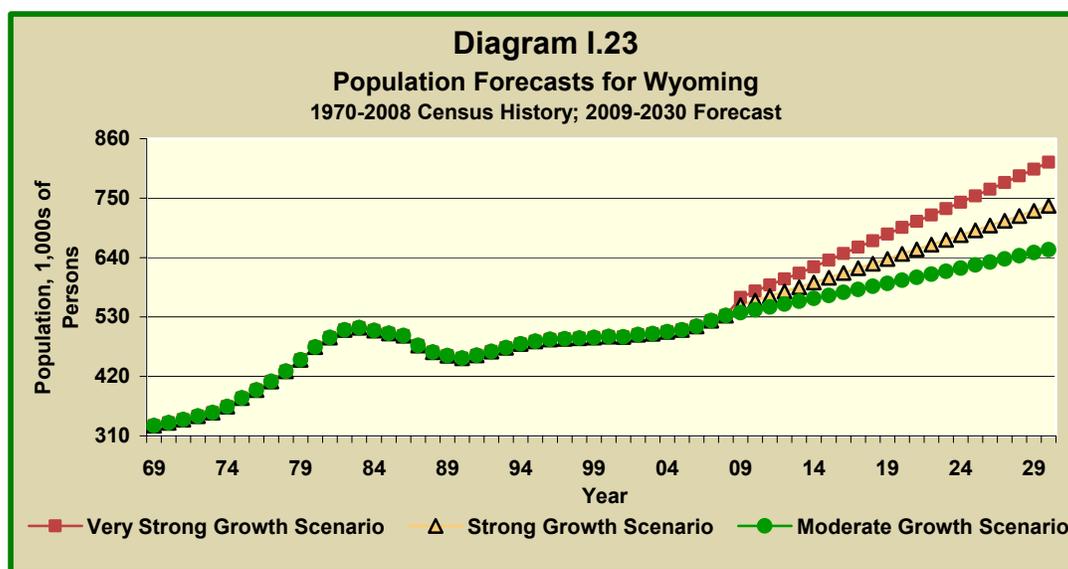
I.D. WCDA HOUSEHOLD FORECAST

The 2010 Wyoming Housing Needs Forecast, presented by the Wyoming Housing Database Partnership (WHDP), is a prediction of the demand for housing within the state. Three separate viewpoints of the future were developed. One represents a *moderate growth* scenario ending in 2030, which is based upon a prediction released by the Woods & Poole Economics, Inc (W&P). Two other forecasts — a *strong growth* scenario and *very strong growth* scenario — were based upon projected data augmented to reflect more aggressive growth in Wyoming, taking into account employment, income and increasing trends in resource extraction.

While the entirety of the state is presented immediately below, all 23 Wyoming counties were computed. Each local community is encouraged to carefully consider which of the three predictions best represents their local situation.

The housing need predictions presented herein are a count of occupied housing units and represent unconstrained demand forecasts. That is, they refer to how the housing market will likely behave in the long-term if future consumer choices are similar to trends established in the past. The year-to-year supply of housing is not modeled, but supply is assumed to materialize with sufficient household formation.

Household formation, interpreted as housing demand, is a product of several competing factors, but is largely driven by population growth. Diagram I.23 presents population forecasts from each of the three scenarios as well as the 1970 through 2008 historic population estimates released by the Census Bureau.⁴⁷

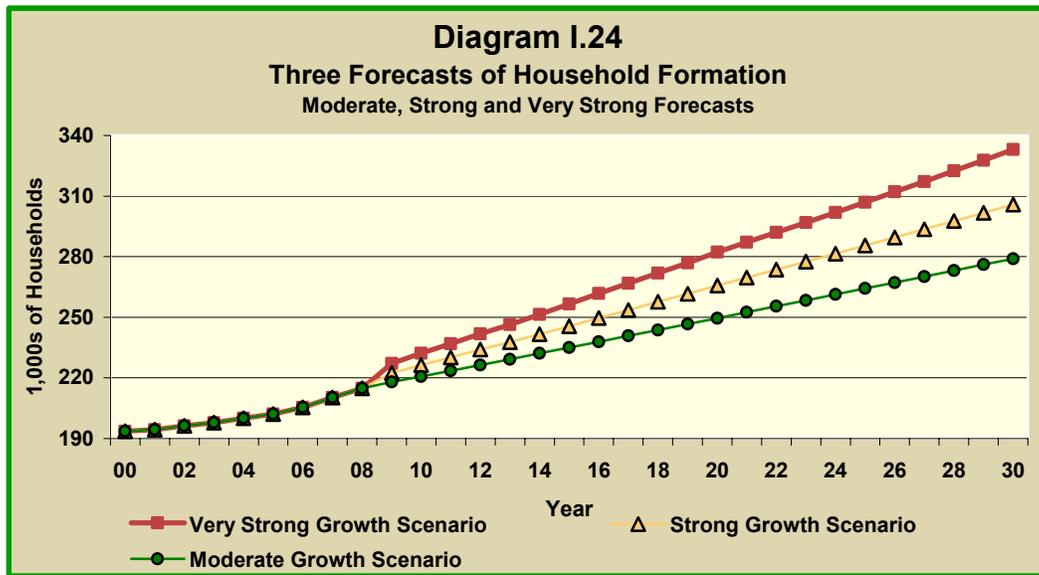


The W&P *moderate growth* population forecast indicates restrained growth, with population reaching 654,649 persons by 2030. In contrast, the *strong growth* population forecast indicates that Wyoming's population will reach 646,778 persons by 2020, expanding to 735,517 persons by 2030. The *very strong growth* scenario is much more robust, indicating that Wyoming's population

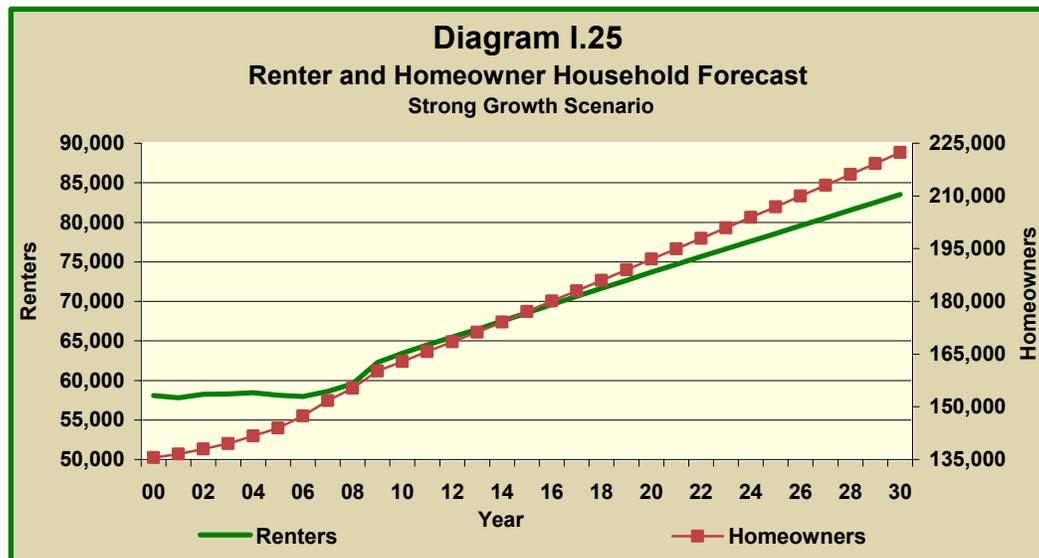
⁴⁷ In December 2009, the Census Bureau released a statewide population estimate for the period ending July 1, 2009. The estimates do not yet include county or city data details. Subsequently, all three forecasts used the same estimated population values for 2008.

will exceed 685,819 persons by 2020, and rise to 816,386 persons by 2030. This scenario equates to an average annual growth rate of 1.76 percent from 2000 through 2030.

Diagram I.24, below, presents the household forecasts from each of the three scenarios. The *moderate growth* scenario predicts 235,007 households by the year 2015 and 279,004 households by 2030. The *strong growth* scenario forecast predicts 245,633 households by the year 2015 and 305,886 households by the end of the forecast horizon in 2030. The *very strong growth* scenario predicts a total of 333.025 households by 2030, roughly 54,000 households more than the *moderate growth* scenario forecast.



The *strong growth* scenario forecast indicates slower growth for rental markets than for homeownership markets over the forecast horizon, as seen in Diagram I.25, below. Furthermore, because homeownership will continue to rise, rental markets in some locales will tend to incur relative weakness in the long run.



Overall, there will continue to be significant demand in lower-income groups for affordable housing. By 2030, the *strong growth* forecast indicates that there will be some 20,190 renters with incomes at 30 percent or less of median family income. There will also be 18,555 homeowners with incomes in the same range. These data are presented in Table I.31, below.

Table I.31						
Strong Growth Household Forecast by Tenure and Income						
Wyoming 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	11,364	13,847	22,959	11,484	75,860	135,514
2005	12,029	14,672	24,395	12,205	80,651	143,951
2010	13,613	16,590	27,616	13,824	91,233	162,876
2015	14,799	18,017	30,013	15,027	99,233	177,088
2020	16,047	19,516	32,529	16,292	107,654	192,037
2025	17,290	21,015	35,038	17,553	116,014	206,910
2030	18,583	22,573	37,649	18,866	124,713	222,384
Renters by Percent of Median Family Income						
2000	14,314	11,588	13,239	4,658	14,296	58,094
2005	14,328	11,596	13,258	4,656	14,293	58,132
2010	15,569	12,616	14,471	5,115	15,674	63,445
2015	16,742	13,604	15,633	5,550	17,017	68,545
2020	17,916	14,600	16,808	5,995	18,394	73,713
2025	19,044	15,544	17,915	6,408	19,669	78,580
2030	20,184	16,499	19,035	6,826	20,959	83,502
Total Households by Percent of Median Family Income						
2000	25,678	25,435	36,198	16,142	90,156	193,608
2005	26,357	26,268	37,653	16,861	94,944	202,083
2010	29,182	29,206	42,087	18,938	106,907	226,321
2015	31,541	31,621	45,646	20,576	116,249	245,633
2020	33,963	34,116	49,336	22,287	126,048	265,751
2025	36,334	36,559	52,953	23,961	135,683	285,490
2030	38,767	39,072	56,684	25,691	145,671	305,886

I.E. COMMENTARY ON WYOMING HOUSING

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 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 have been rising appreciably as well, with apartment rents rising 0.78 percent in one year and now costing \$650 per month. However, they did soften slightly in 2009. 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.

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 8.8 percent during the December 2009 survey.

II. COUNTY PROFILES

The following section provides population estimates and selected economic and housing statistics for each of Wyoming's 23 counties. These data 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. 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.⁴⁸

⁴⁸ Cost is the value of construction as shown on the building permit.

ALBANY COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 32,014 in 2000 to 32,758 in 2008 or by 2.32 percent. This compares to a statewide population growth of 7.88 percent over the period.⁴⁹ The number of people from 15 to 24 years of age declined by 2.03 percent, and the number of people from 25 to 44 years of age decreased by 2.55 percent. The white population increased by 1.42 percent, while the black population increased by 43.13 percent. The Hispanic population changed from 2,397 to 2,582 people between 2000 and 2008, an increase of 7.72 percent. These data are presented in Table II.1.1, below.

Subject	Wyoming			Albany County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	32,014	32,758	2.32
Age						
Under 14 years	103,443	106,195	2.66	4,819	5,225	8.42
15 to 24 years	75,358	76,242	1.17	10,097	9,892	-2.03
25 to 44 years	138,619	137,338	-0.92	8,341	8,128	-2.55
45 to 54 years	74,079	82,508	11.38	3,945	3,560	-9.76
55 to 64 years	44,590	64,771	45.26	2,166	3,179	46.77
65 & over	57,693	65,614	13.73	2,646	2,774	4.84
Race						
White	469,423	500,001	6.51	30,270	30,700	1.42
Black	3,942	6,884	74.63	371	531	43.13
American Indian and Alaskan Native	11,410	13,555	18.80	327	366	11.93
Asian	2,904	3,828	31.82	550	587	6.73
Native Hawaiian or Pacific Islander	329	512	55.62	23	24	4.35
Two or more races	5,774	7,888	36.61	473	550	16.28
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	2,397	2,582	7.72

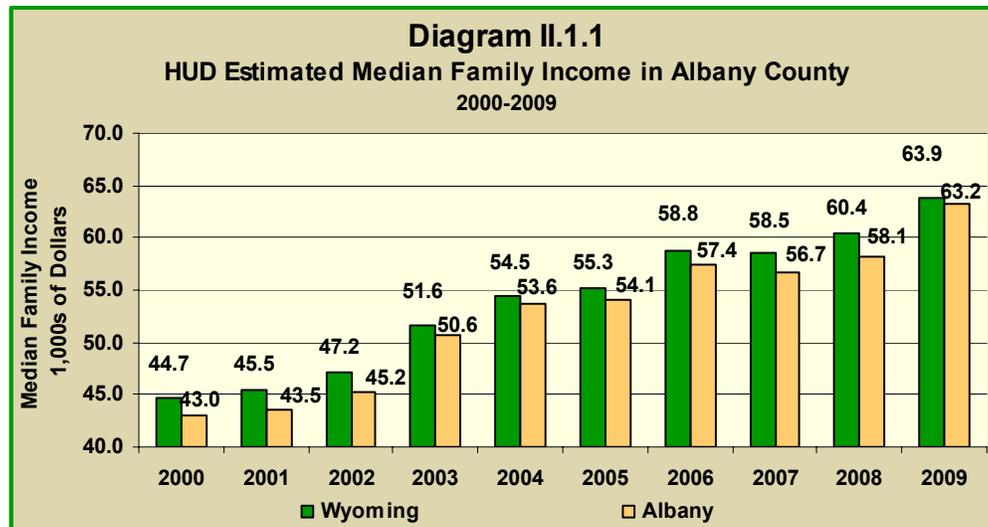
The Wyoming driver's license data indicate a net increase of 426 persons during 2009. The driver's license total exchanges for the last ten years for Albany County are presented in Table II.1.2, below, which indicate a net increase of 868 persons over the ten year period.

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	1,278	852	426
Total	11,844	10,976	868

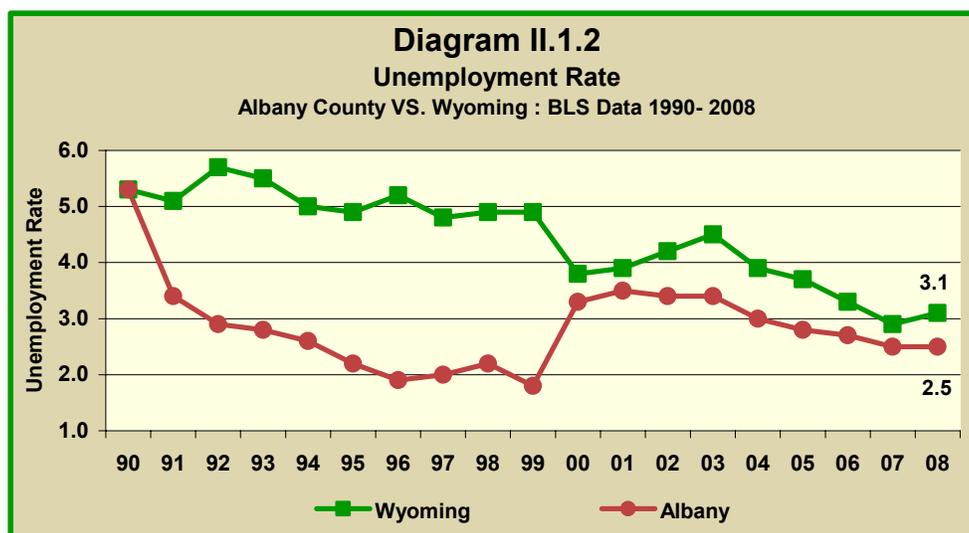
⁴⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Albany County was \$63,200 in 2009.⁵⁰ 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, as seen in Diagram II.1.2.



⁵⁰ 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.1.4, below, annual total monthly employment increased by 1.48 percent between 2007 and 2008, rising from a total of 15,376 to 15,603 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend, with employment climbing to 16,127 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	13,885	14,336	14,560	16,483	14,867	14,895	14,993	14,992	15,475
Feb	14,110	14,510	14,808	16,543	15,173	15,112	15,270	15,484	15,574
Mar	14,294	14,505	14,794	16,605	15,274	15,106	15,403	15,611	15,615
Apr	14,334	14,668	14,893	16,927	15,428	15,340	15,464	15,707	15,503
May	14,290	14,612	14,831	16,798	15,492	15,417	15,625	15,750	15,591
Jun	14,505	14,694	15,038	17,004	15,206	15,505	15,678	15,847	16,127
Jul	14,026	13,994	14,526	16,538	14,863	14,685	14,910	15,128	.
Aug	14,197	14,039	14,439	16,546	15,025	14,620	14,911	15,112	.
Sep	14,426	14,443	15,131	16,907	15,601	15,324	15,561	15,954	.
Oct	14,653	14,915	15,391	17,184	15,575	15,336	15,656	16,033	.
Nov	14,560	14,910	15,403	16,919	15,639	15,341	15,518	15,878	.
Dec	14,579	14,906	15,370	16,980	15,485	15,397	15,528	15,742	.
Annual	14,322	14,544	14,932	16,786	15,302	15,173	15,376	15,603	.
% Change	.	1.55	2.67	12.42	-8.84	-0.84	1.34	1.48	.

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 4.82 percent in Albany County between 2007 and 2008, changing from a total of 622 to 652 dollars, rising to 674 dollars by the second quarter of 2009.

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	666	672	652	4.82
2009p	639	674

Total business establishments reported by the QCEW are displayed in Table II.1.6, at right. Annual establishments increased between 2007 and 2008, with figures rising to 1,220 establishments. Preliminary estimates for 2009 indicate an increase in the number of establishments, with figures rising to 1,228 in the second quarter of 2009.

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
2008	1,204	1,213	1,231	1,232	1,220	2.78
2009p	1,237	1,228	.	.	.	.

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 \$47,740. Average earnings per job in the county were \$33,676 in 2007, while Wyoming average earnings per job were \$44,409.

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

According to the Wyoming cost of living index, average apartment rent in Albany County decreased by 0.2 percent, from \$603 in second quarter 2008 to \$602 in second quarter 2009. Detached single-family home rents increased by 3.2 percent. Rents for mobile homes on a lot increased by 9.8 percent during that same time, and rents for mobile home lots increased by 5.7 percent.

Albany County rental prices have experienced average annualized increases of 3.1 percent per year for apartments, 4.3 percent per year for houses, 3.7 percent per year for mobile homes plus a lot and 3.5 percent per year for mobile home lots since fourth quarter 1986 through the 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 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 high of \$259,470 in 2000 and a 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
Q2.09	602	276	902	580

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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.⁵¹ During December 2009, a total of 105 surveys were completed by property managers in Albany County. Of the 2,408 rental units surveyed, 63 were vacant, indicating a vacancy rate of 2.62 percent. This compares to a 4.34 percent vacancy rate one year ago, and a 2009 statewide vacancy rate of 6.78 percent.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 161 respondents in Albany County. Of the incoming population who were unsatisfied with their current housing, 50.0 percent said they sought to own a home and 50.0 percent wished to rent. Of those seeking to own a home, 60.0 percent wished to buy existing units, of which 50.0 percent sought homes in the range of \$50,000 to \$99,999, and 50.0 percent sought homes for above \$100,000. The remainder of those seeking to own a home, 40.0 percent, wished to build, of which 100.0 percent expected to build for greater than \$100,000.

Of those currently renting or seeking to rent, 66.7 hoped to spend less than \$365 per month, and 33.3 percent expected to spend over \$600. 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 below. 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 5,157 households in Albany County, from 13,269 in 2000 to 18,426 in 2030. Homeowners are expected to increase from 6,829 in 2000 to 10,090 by 2030. Renters are anticipated to increase from 6,440 in 2000 to 8,336 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 257 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 268 households and to increase by 531 for those with 51 to 80 percent of MFI.

⁵¹ 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.

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
2009b	105	2,408	63	2.62

Rental demand from the years 2000 to 2030 is expected to increase by 691 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 421 households over the period. Table II.1.11, below, provides details of the household forecast by tenure and income.

Table II.1.11						
Strong Growth Household Forecast by Tenure and Income						
Albany 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	538	562	1,112	509	4,108	6,829
2005	572	598	1,184	542	4,373	7,269
2010	615	642	1,272	583	4,700	7,812
2015	658	687	1,360	623	5,023	8,350
2020	702	733	1,451	665	5,362	8,913
2025	748	781	1,546	708	5,711	9,493
2030	795	830	1,643	753	6,070	10,090
Renters by Percent of Median Family Income						
2000	2,349	1,431	1,295	368	998	6,440
2005	2,392	1,457	1,318	375	1,016	6,558
2010	2,489	1,516	1,372	390	1,058	6,825
2015	2,627	1,600	1,448	412	1,116	7,203
2020	2,765	1,684	1,524	433	1,175	7,580
2025	2,902	1,768	1,600	455	1,233	7,958
2030	3,040	1,852	1,676	476	1,292	8,336
Total Households by Percent of Median Family Income						
2000	2,887	1,992	2,407	877	5,106	13,269
2005	2,964	2,055	2,502	917	5,389	13,827
2010	3,104	2,159	2,644	973	5,757	14,637
2015	3,285	2,287	2,808	1,035	6,139	15,553
2020	3,467	2,417	2,975	1,098	6,536	16,493
2025	3,650	2,549	3,146	1,163	6,944	17,451
2030	3,835	2,682	3,319	1,229	7,362	18,426

BIG HORN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Big Horn County's population decreased from 11,461 in 2000 to 11,322 in 2008 or by 1.21 percent. This compares to a statewide population growth of 7.88 percent over the period.⁵² The number of people from 15 to 24 years of age increased by 2.60 percent, and the number of people from 25 to 44 years of age decreased by 5.05 percent. The white population decreased by 1.67 percent, while the black population increased by 50.0 percent. The Hispanic population changed from 707 to 827 people between 2000 and 2008, an increase of 16.97 percent. These data are presented in Table II.2.1, below.

Subject	Wyoming			Big Horn County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	11,461	11,322	-1.21
Age						
Under 14 years	103,443	106,195	2.66	2,659	2,272	-14.55
15 to 24 years	75,358	76,242	1.17	1,460	1,498	2.60
25 to 44 years	138,619	137,338	-0.92	2,592	2,461	-5.05
45 to 54 years	74,079	82,508	11.38	1,599	1,576	-1.44
55 to 64 years	44,590	64,771	45.26	1,226	1,434	16.97
65 & over	57,693	65,614	13.73	1,925	2,081	8.10
Race						
White	469,423	500,001	6.51	11,231	11,044	-1.67
Black	3,942	6,884	74.63	14	21	50.00
American Indian and Alaskan Native	11,410	13,555	18.80	93	103	10.75
Asian	2,904	3,828	31.82	24	34	41.67
Native Hawaiian or Pacific Islander	329	512	55.62	8	8	0.00
Two or more races	5,774	7,888	36.61	91	112	23.08
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	707	827	16.97

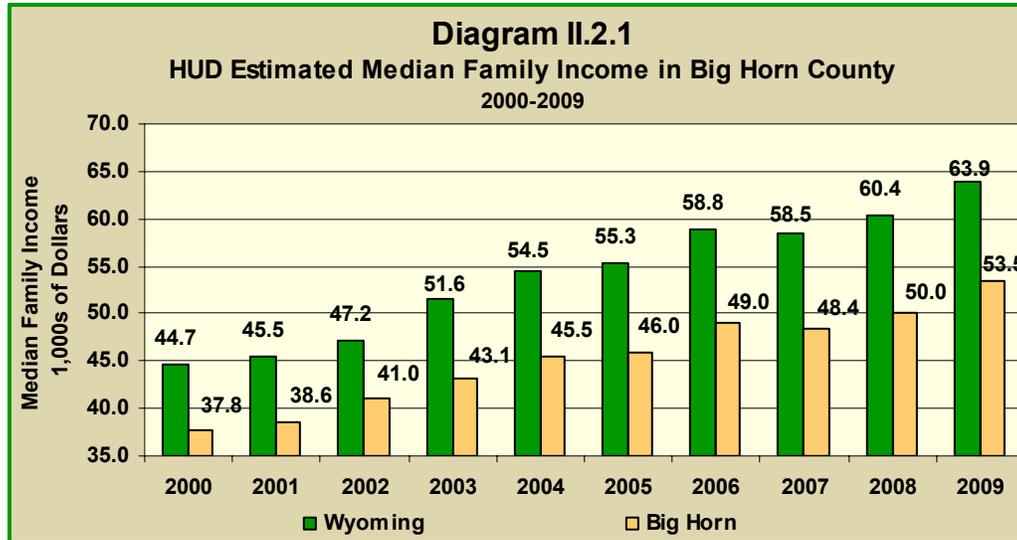
Driver's license exchange data indicate a net increase of 70 persons during 2009. The driver's license total exchanges for the last ten years for Big Horn County are presented in Table II.2.3, which indicate a net increase of 602 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	244	174	70
Total	2,673	2,071	602

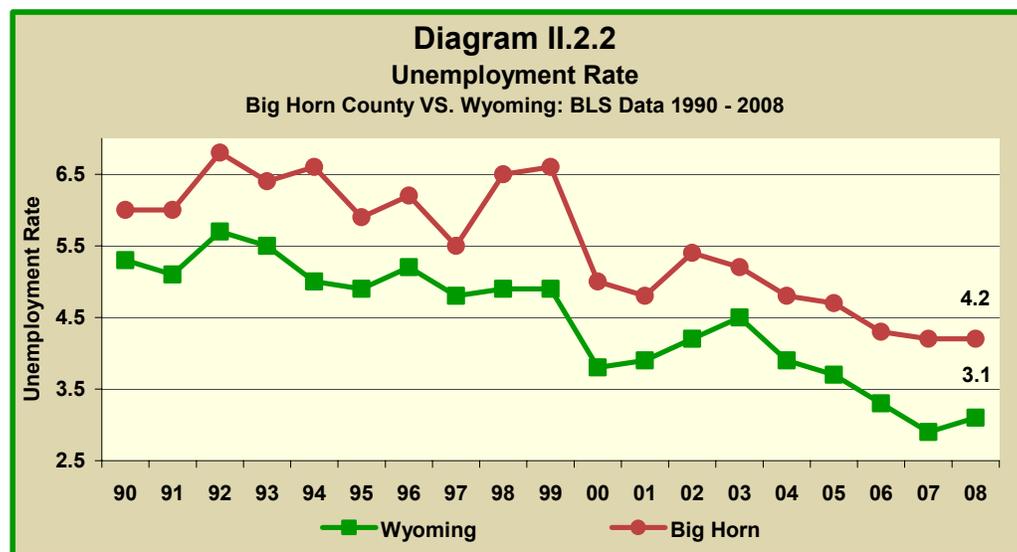
⁵² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Big Horn County was \$53,500 in 2009.⁵³ 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, as seen in Diagram II.2.2.



⁵³ 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 increased by 1.08 percent between 2007 and 2008, changing from a total of 4,245 to 4,291 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment dropping to 4,183 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	3,984	4,106	3,975	4,248	4,217	4,359	3,887	4,063	3,993
Feb	3,999	3,990	3,967	4,215	4,086	4,399	3,925	4,034	3,852
Mar	4,078	4,044	4,041	4,241	4,200	4,428	3,977	4,051	3,895
Apr	4,128	4,142	4,154	4,324	4,362	4,518	4,154	4,189	3,940
May	4,263	4,213	4,267	4,415	4,567	4,699	4,367	4,364	4,067
Jun	4,386	4,211	4,448	4,627	4,750	4,956	4,591	4,629	4,183
Jul	4,131	4,055	4,126	4,373	4,550	4,776	4,419	4,355	.
Aug	4,137	4,056	4,182	4,457	4,569	4,802	4,401	4,431	.
Sep	4,205	4,216	4,227	4,371	4,596	4,901	4,259	4,396	.
Oct	4,364	4,282	4,382	4,372	4,605	4,748	4,396	4,429	.
Nov	4,133	4,156	4,288	4,360	4,498	4,648	4,360	4,328	.
Dec	4,111	4,085	4,235	4,347	4,469	4,603	4,209	4,220	.
Annual	4,160	4,130	4,191	4,363	4,456	4,653	4,245	4,291	.
% Change	.	-0.72	1.48	4.10	2.13	4.42	-8.77	1.08	.

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 increased by 6.51 percent between 2007 and 2008, changing from a total of \$599 to \$638.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	.
2002	491	528	518	544	520	0.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009p	616	629

Total business establishments reported by the QCEW are displayed in Table II.2.6. Annual establishments increased by 1.69 percent between 2007 and 2008, changing from a total of 413 to 420 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 419 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, 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 \$47,740. Average earnings per job in the County were \$31,185 in 2007, while Wyoming average earnings per job were \$44,409.⁵⁴

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	383	.
2002	380	388	383	376	382	-0.26
2003	374	384	382	381	380	-0.52
2004	381	384	387	391	386	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	399	0.50
2007	402	413	416	420	413	3.51
2008	420	422	419	418	420	1.69
2009p	415	419

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

⁵⁴ 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 decreased by 1.5 percent from \$476 in second quarter 2008 to \$469 in second quarter 2009. Detached single-family home rents decreased by 5.5 percent. Rents for mobile homes on a lot increased by 15.3 percent, and rents for mobile home lots increased by 16.5 percent.

Big Horn County rental prices have experienced average annualized increases of 5.1 percent per year for apartments, 1.0 percent per year for houses, 3.5 percent per year for mobile homes plus a lot and 6.2 percent per year for mobile home lots since second quarter 1998 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.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 high of \$259,470 in 2000 and a low of \$175,810 in 2003. Additional details are given in Table II.2.9, on the following page.

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
Q2.09	469	162	395	385

⁵⁵ Data from 1986 to 1997 for Big Horn County are not reported by the Wyoming Economic Analysis Division.

Table II.2.9								
Building Permits and Valuation								
Big Horn 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	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 1.2 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.

Table II.2.10				
Average Sales Prices in Big Horn County and Wyoming				
Assessor Data, 1999 - 2008				
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 December 2009.⁵⁶ During December 2009, a total of 26 surveys were completed in Big Horn County. Of the 226 rental units surveyed, 32 were vacant, indicating a vacancy rate of 14.16 percent. This compares to a 4.67 percent vacancy rate one year ago and a 2009 statewide rate of 6.78 percent. However, half of the vacancies were due to newly constructed apartments, which have just opened. When these new apartments are excluded from the sample the vacancy rate falls to 6.2 percent in Big Horn County.

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
2009b	26	226	32	14.16

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 49 respondents in Big Horn 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 of survey respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which all respondents expected to buy for between \$50,000 and \$100,000. Of those wishing to rent, 100.0 percent were seeking to rent between \$366 and \$474. 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 1,667 households in Big Horn County, from 4,312 in 2000 to 5,979 in 2030. Homeowners are expected to increase from 3,219 in 2000 to 4,611 by 2030. Renters are anticipated to increase from 1,093 in 2000 to 1,368 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 110 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 157 households, and to increase by 236 for those with 51 to 80 percent of MFI.

⁵⁶ 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.

Rental demand from the year 2000 to 2030 is expected to increase by 62 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 49 households over the period. Table II.2.11, below, provides details of the household forecast by tenure and income.

Table II.2.11						
Strong Growth Household Forecast by Tenure and Income						
Big Horn 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	254	363	544	294	1,764	3,219
2005	254	362	544	293	1,763	3,216
2010	275	393	589	318	1,910	3,484
2015	296	422	634	342	2,055	3,750
2020	318	453	681	367	2,206	4,025
2025	340	486	729	393	2,363	4,312
2030	364	520	780	421	2,527	4,611
Renters by Percent of Median Family Income						
2000	247	193	247	100	305	1,093
2005	235	183	235	95	290	1,038
2010	251	196	251	101	310	1,111
2015	266	208	266	107	329	1,176
2020	280	219	280	113	346	1,239
2025	295	230	295	119	364	1,303
2030	309	242	309	125	382	1,368
Total Households by Percent of Median Family Income						
2000	501	556	792	393	2,070	4,312
2005	489	546	779	388	2,053	4,254
2010	526	589	840	419	2,220	4,595
2015	562	630	900	449	2,384	4,926
2020	598	673	961	480	2,552	5,264
2025	635	716	1,024	512	2,727	5,615
2030	673	761	1,089	546	2,910	5,979

CAMPBELL COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Campbell County's population increased from 33,698 in 2000 to 41,473 in 2008 or by 23.07 percent. This compares to a statewide population growth of 7.88 percent over the period.⁵⁷ The number of people from 15 to 24 years of age increased by 5.10 percent, and the number of people from 55 to 64 years of age increased by 118.62 percent. The white population increased by 21.76 percent, while the black population increased by 228.13 percent. The Hispanic population shifted from 1,191 to 2,179 people between 2000 and 2008, an increase of 82.96 percent. These data are presented in Table II.3.1, below.

Subject	Wyoming			Campbell County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	33,698	41,473	23.07
Age						
Under 14 years	103,443	106,195	2.66	8,346	9,442	13.13
15 to 24 years	75,358	76,242	1.17	5,296	5,566	5.10
25 to 44 years	138,619	137,338	-0.92	10,889	12,118	11.29
45 to 54 years	74,079	82,508	11.38	5,269	7,259	37.77
55 to 64 years	44,590	64,771	45.26	2,127	4,650	118.62
65 & over	57,693	65,614	13.73	1,771	2,438	37.66
Race						
White	469,423	500,001	6.51	32,826	39,968	21.76
Black	3,942	6,884	74.63	64	210	228.13
American Indian and Alaskan Native	11,410	13,555	18.80	328	533	62.50
Asian	2,904	3,828	31.82	110	174	58.18
Native Hawaiian or Pacific Islander	329	512	55.62	30	42	40.00
Two or more races	5,774	7,888	36.61	340	546	60.59
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,191	2,179	82.96

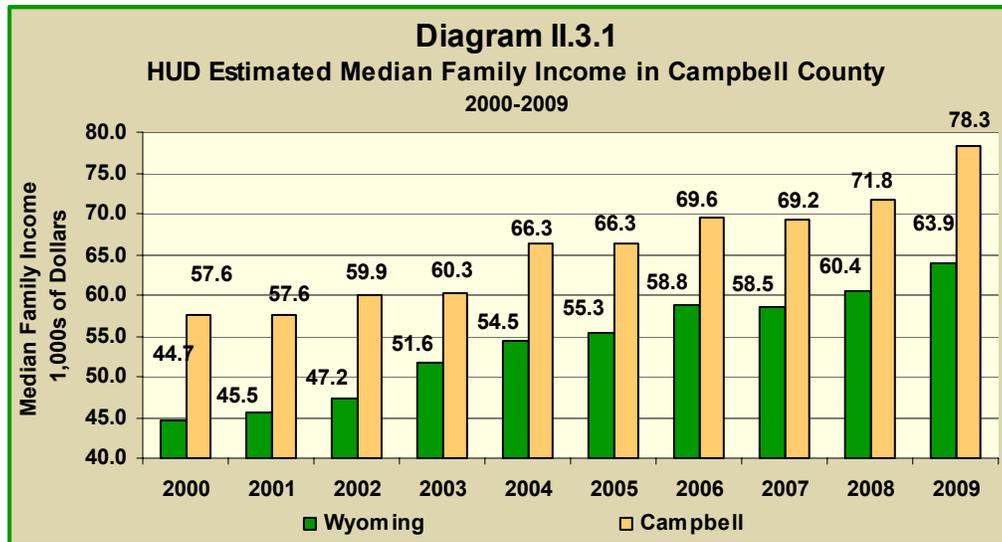
The Wyoming driver's license exchange data indicate a net increase of 1,124 persons during 2009. The driver's license total exchanges for the last ten years for Campbell County are presented in Table II.3.3, which indicate a net increase of 5,707 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	1,946	822	1,124
Total	14,137	8,430	5,707

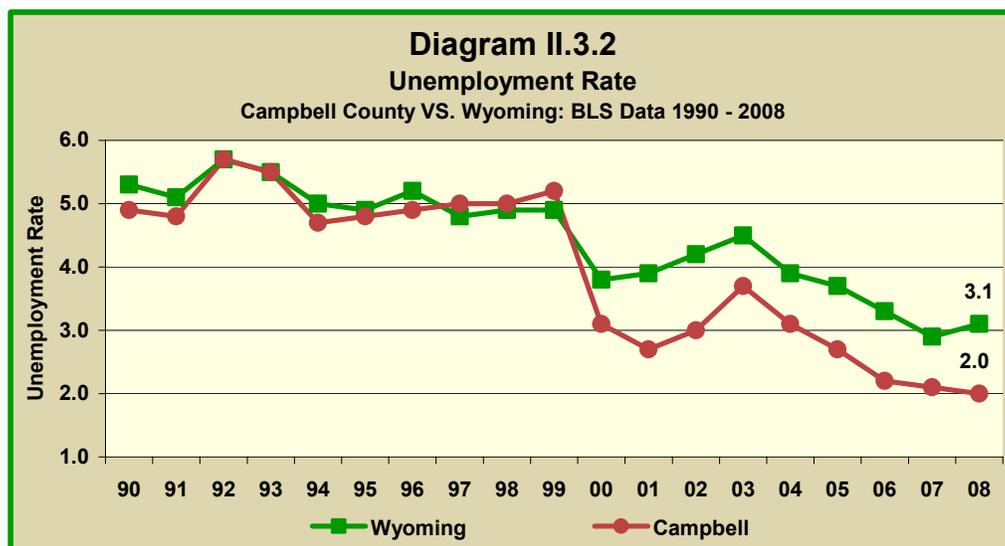
⁵⁷ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Campbell County was \$78,300 in 2009.⁵⁸ 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,, as seen in Diagram II.3.2.



⁵⁸ 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 6.80 percent between 2008 and 2009, changing from a total of 27,261 to 29,116 workers. Preliminary 2009 estimates indicate an increasing trend with employment rising to 29,827 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	18,625	20,629	20,177	20,610	21,645	24,295	26,566	27,862	29,381
Feb	18,557	20,617	19,863	20,625	21,912	24,390	26,538	27,949	29,019
Mar	18,972	20,750	19,806	20,790	22,165	24,665	26,741	28,282	28,908
Apr	19,209	20,627	20,002	21,162	22,646	25,148	26,729	28,446	28,730
May	19,721	21,073	20,384	21,490	22,779	25,582	27,273	28,916	29,554
Jun	20,533	21,677	21,092	22,031	23,707	26,508	27,836	29,543	29,827
Jul	20,621	21,380	20,722	21,623	23,448	25,534	27,053	28,934	.
Aug	21,051	21,449	21,144	21,722	23,717	25,802	27,193	29,230	.
Sep	20,836	21,043	21,095	21,468	23,746	26,101	27,577	29,818	.
Oct	20,724	20,886	21,104	21,612	23,968	26,172	27,691	30,226	.
Nov	20,405	20,671	20,948	21,521	23,919	26,338	27,958	30,241	.
Dec	20,386	20,456	20,716	21,723	23,999	26,797	27,981	29,944	.
Annual	19,970	20,938	20,588	21,365	23,138	25,611	27,261	29,116	.
% Change	.	4.85	-1.67	3.77	8.30	10.69	6.44	6.80	.

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.3.5, at right, annual average weekly wages increased by 5.71 percent between 2007 and 2008, changing from a total of \$963 to \$1,018.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	.
2002	714	691	717	757	720	3.75
2003	714	711	733	787	737	2.36
2004	758	744	798	841	786	6.65
2005	789	768	831	898	823	4.71
2006	867	904	906	996	919	11.66
2007	940	935	930	1,044	963	4.79
2008	1,004	998	988	1,081	1,018	5.71
2009p	997	983

Total business establishments reported by the QCEW are displayed in Table II.3.6. Annual establishments increased by 3.96 percent between 2007 and 2008, changing from a total of 1,693 to 1,760 establishments. Preliminary 2009 estimates indicate another increase, with establishments rising to 1,806 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, 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 \$47,740. Average earnings per job in the county were \$60,141 in 2007, while Wyoming average earnings per job were \$44,409.⁵⁹

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.

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

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,294	1,334	1,369	1,360	1,339	.
2002	1,378	1,396	1,402	1,399	1,394	4.11
2003	1,402	1,411	1,444	1,450	1,427	2.37
2004	1,467	1,480	1,474	1,472	1,473	3.22
2005	1,486	1,507	1,513	1,508	1,504	2.10
2006	1,563	1,607	1,627	1,626	1,606	6.78
2007	1,663	1,685	1,695	1,727	1,693	5.42
2008	1,738	1,750	1,773	1,780	1,760	3.96
2009p	1,784	1,806	.	.	.	.

⁵⁹ 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 6.3 percent from second quarter 2008 to second quarter 2009, from \$717 to \$762. Detached single-family home rents increased by 0.9 percent. Rents for mobile homes on a lot decreased by 8.1 percent during the same time, and rents for mobile home lots increased by 9.1 percent.

Campbell County rental prices have experienced average annualized increases of 4.5 percent per year for apartments, 5.4 percent per year for houses, 5.2 percent per year for mobile homes plus a lot and 3.2 percent per year for mobile home lots since second 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.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 high of \$259,470 in 2000 and a 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.

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
Q2.09	762	347	1,326	908

Table II.3.9								
Building Permits and Valuation in Campbell 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	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 a decrease of 1.9 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.3.10, below.

Table II.3.10				
Average Sales Prices in Campbell County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.⁶⁰ During December 2009, a total of 69 surveys were completed by property managers in Campbell County. Of the 2,318 rental units surveyed, 244 were vacant, indicating a vacancy rate of 10.53 percent. This compares to a 6.77 percent vacancy rate one year ago and a 2009 statewide vacancy rate of 6.78 percent. The rise in the 2009 rental vacancy rate continues to show the trend of a weakening rental market.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 176 respondents in Campbell County. Of the incoming population who were unsatisfied with their current housing, 69.2 percent said they were seeking to own a home and 30.8 percent wished to rent. Of those seeking to own and to buy existing units, 41.7 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 60.0 percent of respondents were seeking to buy for more than \$100,000. Of those seeking to own a home and wishing to build, 14.3 percent anticipated spending between \$50,000 and \$100,000 and 85.7 percent anticipated spending above \$100,000.

Of those seeking to rent, 25.0 percent hoped to spend less than \$365 per month and 75.0 percent expected to spend over \$600. 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 below. 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 10,775 households in Campbell County, from 12,207 in 2000 to 22,982 in 2030. Homeowners are expected to increase from 8,989 in 2000 to 17,426 by 2030. Renters are anticipated to increase from 3,218 in 2000 to 5,556 in 2030.

Table II.3.11
Semi-Annual Rental Vacancy Survey
Campbell County 2001- 2009

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
2009b	69	2,318	244	10.53

⁶⁰ 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.

Homeownership from the year 2000 to 2030 is expected to increase by 591 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 820 households and to increase by 1,567 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 597 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 441 households over the period. Table II.3.11, below, provides details of the household forecast by tenure and income.

Table II.3.11						
Strong Growth Household Forecast by Tenure and Income						
Campbell 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	629	873	1,670	870	4,947	8,989
2005	721	1,000	1,912	996	5,667	10,296
2010	885	1,229	2,349	1,223	6,960	12,645
2015	962	1,335	2,552	1,329	7,563	13,742
2020	1,044	1,449	2,769	1,442	8,206	14,910
2025	1,130	1,568	2,997	1,561	8,882	16,139
2030	1,220	1,693	3,236	1,686	9,590	17,426
Renters by Percent of Median Family Income						
2000	821	608	712	288	789	3,218
2005	872	645	755	306	837	3,416
2010	1,046	774	906	367	1,004	4,097
2015	1,135	840	983	399	1,090	4,447
2020	1,227	908	1,063	431	1,179	4,808
2025	1,322	978	1,145	464	1,270	5,178
2030	1,418	1,049	1,229	498	1,362	5,556
Total Households by Percent of Median Family Income						
2000	1,451	1,481	2,381	1,158	5,736	12,207
2005	1,593	1,645	2,668	1,302	6,504	13,712
2010	1,931	2,002	3,255	1,591	7,964	16,742
2015	2,097	2,175	3,536	1,728	8,653	18,190
2020	2,271	2,357	3,833	1,873	9,385	19,718
2025	2,451	2,546	4,142	2,025	10,152	21,317
2030	2,638	2,742	4,465	2,184	10,953	22,982

CARBON COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Carbon County's population decreased from 15,639 in 2000 to 15,624 in 2008 or by 0.10 percent. This compares to a statewide population growth of 7.88 percent over the period.⁶¹ The number of people from 15 to 24 years of age declined by 11.65 percent, and the number of people from 25 to 44 years of age decreased by 11.14 percent. The white population decreased by 1.03 percent, while the black population increased by 23.85 percent. The Hispanic population shifted from 2,163 to 2,318 people between 2000 and 2008, a decline of 7.17 percent. These data are presented in Table II.4.1, below.

Subject	Wyoming			Carbon County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	15,639	15,624	-0.10
Age						
Under 14 years	103,443	106,195	2.66	2,957	2,935	-0.74
15 to 24 years	75,358	76,242	1.17	2,155	1,904	-11.65
25 to 44 years	138,619	137,338	-0.92	4,435	3,941	-11.14
45 to 54 years	74,079	82,508	11.38	2,577	2,638	2.37
55 to 64 years	44,590	64,771	45.26	1,595	2,271	42.38
65 & over	57,693	65,614	13.73	1,920	1,935	0.78
Race						
White	469,423	500,001	6.51	15,048	14,893	-1.03
Black	3,942	6,884	74.63	109	135	23.85
American Indian and Alaskan Native	11,410	13,555	18.80	211	240	13.74
Asian	2,904	3,828	31.82	122	145	18.85
Native Hawaiian or Pacific Islander	329	512	55.62	9	9	0.00
Two or more races	5,774	7,888	36.61	140	202	44.29
Hispanic (of any race)						
Hispanic or Latino	31,669	41,162	29.98	2,163	2,318	7.17

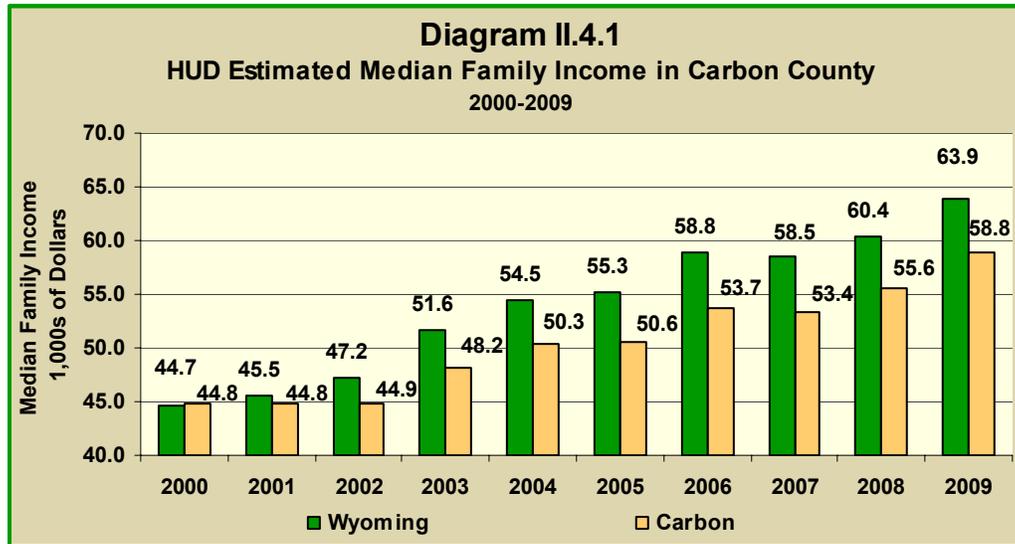
The Wyoming driver's license exchange data for Carbon County indicate a net change of 178 persons during 2009. The driver's license total exchanges for the last ten years for Carbon County are presented in Table II.4.3, which indicate a net increase of 1,433 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	561	383	178
Total	5,048	3,615	1,433

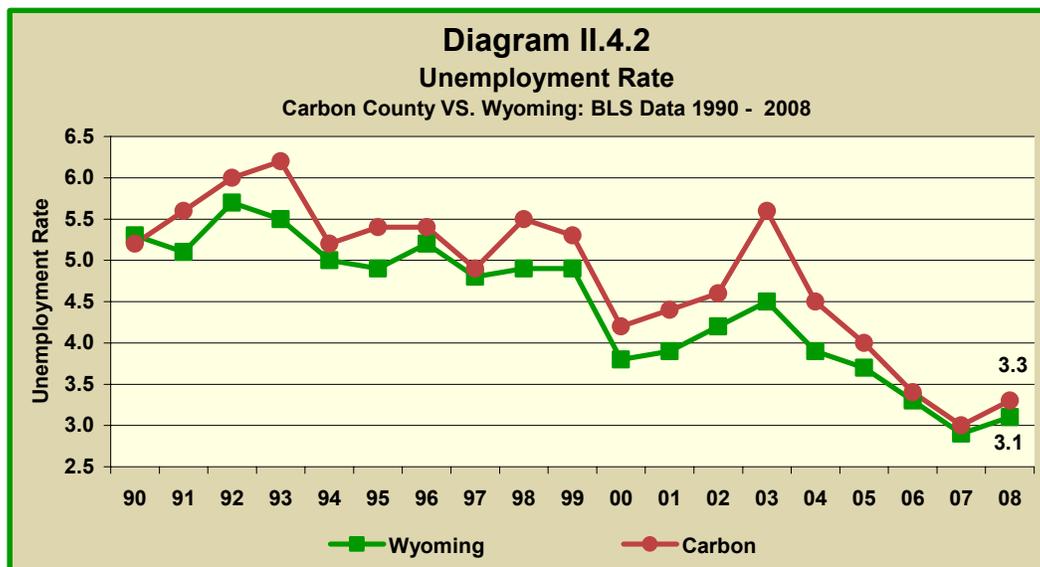
⁶¹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Carbon County was \$58,800 in 2009.⁶² 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, as seen in Diagram II.4.2.



⁶² 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 0.04 percent between 2007 and 2008, changing from a total of 7,695 to 7,698 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend, with employment rising to 7,249 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	5,959	6,002	5,979	5,887	6,132	6,337	7,034	7,894	6,805
Feb	5,870	5,913	5,860	5,899	6,159	6,406	7,088	7,840	6,670
Mar	5,895	6,049	5,867	5,962	6,218	6,449	7,179	7,673	6,611
Apr	6,101	6,106	5,973	6,284	6,352	6,610	7,254	7,465	6,728
May	6,319	6,399	6,319	6,533	6,596	6,901	7,569	7,773	6,929
Jun	6,709	6,861	6,703	6,833	7,018	7,329	8,024	8,107	7,249
Jul	6,649	6,719	6,424	6,535	6,702	7,230	7,761	7,849	.
Aug	6,604	6,604	6,426	6,539	6,784	7,651	7,877	7,686	.
Sep	6,575	6,606	6,599	6,570	6,760	7,866	7,938	7,793	.
Oct	6,506	6,499	6,432	6,453	6,673	7,810	8,251	7,760	.
Nov	6,240	6,210	6,112	6,268	6,483	7,406	8,232	7,429	.
Dec	6,193	6,140	6,024	6,214	6,513	7,310	8,131	7,101	.
Annual	6,302	6,342	6,227	6,331	6,533	7,109	7,695	7,698	.
% Change	.	0.63	-1.81	1.67	3.19	8.82	8.24	0.04	.

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.4.5, at right, annual average weekly wages increased by 8.33 percent between 2007 and 2008, changing from a total of 732 to 793 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	475	471	461	503	477	.
2002	481	486	464	514	486	1.89
2003	487	490	500	519	499	2.67
2004	516	500	515	554	521	4.41
2005	527	537	556	602	556	6.72
2006	591	604	625	718	637	14.57
2007	671	705	700	842	732	14.91
2008	830	755	747	843	793	8.33
2009p	725	730

Total business establishments reported by the QCEW are displayed in Table II.4.6. Annual establishments increased by 1.97 percent between 2007 and 2008, changing from a total of 710 to 724 establishments. Preliminary 2009 estimates indicate a slight change, with establishments increasing to 738 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, 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 \$47,740. Average earnings per job in the county were \$39,875 in 2007, while Wyoming average earnings per job were \$44,409.

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.

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

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	657	668	667	656	662	.
2002	652	660	669	673	664	0.30
2003	653	651	656	660	655	-1.36
2004	668	677	674	676	674	2.90
2005	687	702	710	711	703	4.30
2006	706	729	723	722	720	2.42
2007	709	702	709	720	710	-1.39
2008	706	724	733	732	724	1.97
2009p	730	738

According to the Wyoming Cost of Living Index, average apartment rent in Carbon County increased by 2.3 percent, from \$706 in second quarter 2008 to \$722 in second quarter 2009. Detached single-family home rents decreased by 6.1 percent. Rents for mobile homes on a lot increased by 2.5 percent during that same time, and rents for mobile home lots decreased by 6.7 percent.

Carbon County rental prices have experienced average annualized increases of 5.1 percent per year for apartments, 4.8 percent per year for houses, 5.4 percent per year for mobile homes plus a lot and 3.8 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 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 high of \$259,470 in 2000 and a 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.

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
Q2.09	722	278	845	708

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.

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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁶³ During December 2009, a total of 29 surveys were completed by property managers in Carbon County. Of the 658 rental units surveyed, 105 were vacant, indicating a vacancy rate of 15.96 percent. This compares to a 10.78 percent vacancy rate one year ago, and a statewide 2009 vacancy rate of 6.82 percent. 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.

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
2009b	29	658	105	15.96

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 223 respondents in Carbon County. Of the incoming population who were unsatisfied with their current housing, 61.1 percent said they were seeking to own a home and 38.9 percent of respondents wished to rent. Of those seeking to own a home, 63.6 percent wished to buy existing units, of which 57.1 percent anticipated spending between \$50,000 and \$100,000 and 42.9 percent anticipated spending more than \$100,000. The remaining 36.4 percent of aspiring homebuyers expected to build a new home, of which 25.0 percent anticipated spending between \$50,000 and \$100,000 and 75.0 percent spending above \$100,000.

Of those currently renting or seeking to rent, 16.7 percent of respondents anticipated spending less than \$365, 16.7 percent expected to spend between \$366 and \$474, 16.7 percent anticipated spending between \$475 and \$599, and 50.0 anticipated spending more than \$600. 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 2,291 households in Carbon County, from 6,129 in 2000 to 8,420 in 2030. Homeowners are expected to increase from 4,354 in 2000 to 6,217 by 2030. Renters are anticipated to increase from 1,775 in 2000 to 2,202 in 2030.

⁶³ 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.

Homeownership from the year 2000 to 2030 is expected to increase by 220 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 214 households, and to increase by 318 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 111 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 74 households over the period. Table II.4.11, below, provides details of the household forecast by tenure and income.

Table II.4.11						
Strong Growth Household Forecast by Tenure and Income						
Carbon 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	514	499	744	358	2,239	4,354
2005	517	502	748	360	2,253	4,381
2010	570	554	825	397	2,484	4,830
2015	608	591	880	423	2,649	5,151
2020	648	630	938	451	2,824	5,491
2025	690	671	999	481	3,008	5,848
2030	734	713	1,062	511	3,198	6,217
Renters by Percent of Median Family Income						
2000	462	307	409	130	467	1,775
2005	426	283	377	119	430	1,634
2010	463	308	410	130	467	1,778
2015	490	325	433	137	494	1,880
2020	517	343	458	145	522	1,985
2025	545	362	482	153	550	2,093
2030	574	381	508	161	579	2,202
Total Households by Percent of Median Family Income						
2000	976	806	1,153	488	2,706	6,129
2005	943	785	1,125	480	2,683	6,015
2010	1,033	862	1,235	527	2,952	6,608
2015	1,098	916	1,313	561	3,143	7,031
2020	1,165	973	1,395	597	3,346	7,476
2025	1,235	1,033	1,481	634	3,558	7,940
2030	1,307	1,094	1,569	672	3,777	8,420

CONVERSE COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Converse County's population increased from 12,052 in 2000 to 13,267 in 2008 or by 10.08 percent. This compares to a statewide population growth of 7.88 percent over the period.⁶⁴ The number of people from 15 to 24 years of age increased by 13.31 percent, and the number of people from 25 to 44 years of age decreased by 2.56 percent. The white population increased by 9.39 percent, while the black population increased by 127.78 percent. The Hispanic population shifted from 660 to 788 people between 2000 and 2008, an increase of 19.39 percent. These data are presented in Table II.5.1, below.

Subject	Wyoming			Converse County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	12,052	13,267	10.08
Age						
Under 14 years	103,443	106,195	2.66	2,720	2,519	-7.39
15 to 24 years	75,358	76,242	1.17	1,555	1,762	13.31
25 to 44 years	138,619	137,338	-0.92	3,392	3,305	-2.56
45 to 54 years	74,079	82,508	11.38	1,943	2,269	16.78
55 to 64 years	44,590	64,771	45.26	1,113	1,739	56.24
65 & over	57,693	65,614	13.73	1,329	1,673	25.88
Race						
White	469,423	500,001	6.51	11,746	12,849	9.39
Black	3,942	6,884	74.63	18	41	127.78
American Indian and Alaskan Native	11,410	13,555	18.80	116	165	42.24
Asian	2,904	3,828	31.82	32	35	9.38
Native Hawaiian or Pacific Islander	329	512	55.62	3	3	0.00
Two or more races	5,774	7,888	36.61	137	174	27.01
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	660	788	19.39

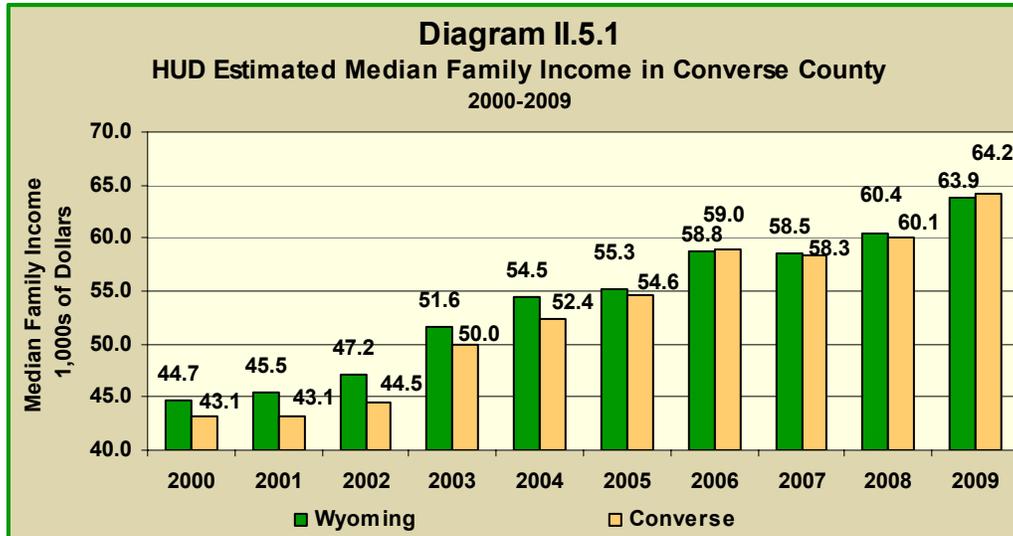
The Wyoming driver's license exchange data indicate a net increase of 96 persons during 2009. The driver's license total exchanges for the last ten years for Converse County are presented in Table II.5.3, which indicate a net increase of 994 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	336	240	96
Total	3,343	2,349	994

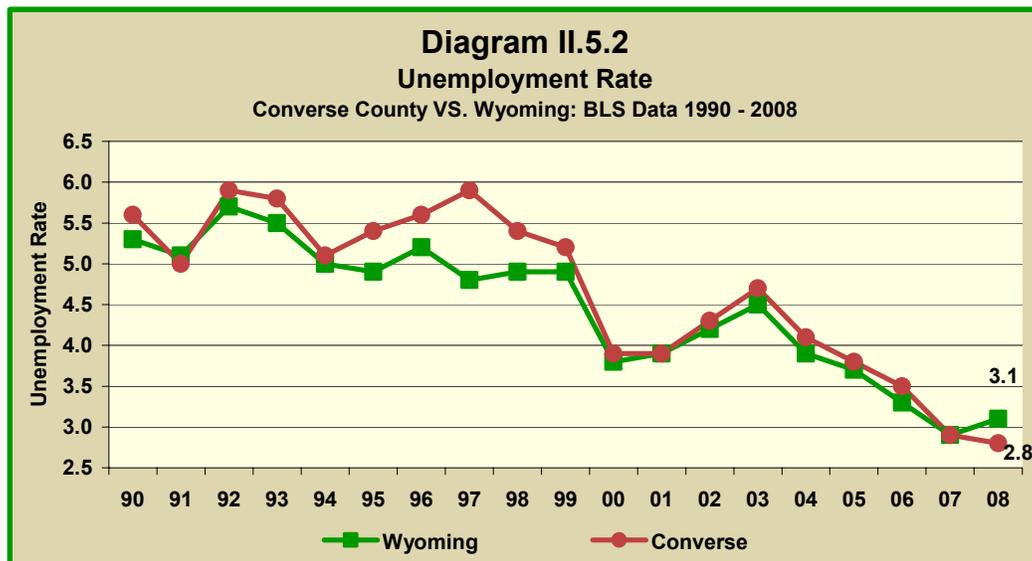
⁶⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Converse County was \$64,200 in 2009.⁶⁵ 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, as seen in Diagram II.5.2.



⁶⁵ 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 8.85 percent between 2007 and 2008, changing from a total of 4,972 to 5,412 workers. Preliminary 2009 estimates indicate an increasing trend, with employment rising to 5,502 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	4,369	4,051	4,194	4,361	4,441	4,676	4,675	5,241	5,213
Feb	4,227	4,068	4,152	4,324	4,443	4,694	4,697	5,268	5,174
Mar	4,224	4,042	4,207	4,388	4,532	4,748	4,770	5,284	5,249
Apr	4,284	4,104	4,319	4,505	4,631	4,735	4,783	5,372	5,342
May	4,344	4,311	4,507	4,631	4,847	4,831	4,947	5,477	5,494
Jun	4,370	4,481	4,632	4,749	5,052	5,020	5,081	5,570	5,502
Jul	4,270	4,254	4,533	4,492	4,743	4,765	4,887	5,467	.
Aug	4,398	4,149	4,335	4,504	4,742	4,787	4,983	5,477	.
Sep	4,351	4,333	4,466	4,509	4,852	4,899	5,113	5,574	.
Oct	4,367	4,300	4,599	4,621	4,820	4,782	5,212	5,472	.
Nov	4,354	4,208	4,492	4,561	4,793	4,728	5,233	5,397	.
Dec	4,295	4,128	4,471	4,597	4,737	4,774	5,281	5,341	.
Annual	4,321	4,202	4,409	4,520	4,719	4,787	4,972	5,412	.
% Change	.	-2.75	4.93	2.52	4.40	1.44	3.86	8.85	.

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 10.01 percent between 2007 and 2008, changing from a total of \$729 to \$802.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	503	541	498	545	522	.
2002	466	533	494	530	506	-3.07
2003	546	604	558	599	578	14.23
2004	572	606	584	635	600	3.81
2005	567	649	621	645	621	3.50
2006	626	690	629	745	673	8.37
2007	683	730	692	806	729	8.32
2008	743	800	787	879	802	10.01
2009p	774	836

Total business establishments reported by the QCEW are displayed in Table II.5.6. Establishments increased by 5.58 percent between 2007 and 2008, changing from a total of 502 to 530 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 539 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, 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 \$47,740. Average earnings per job in the county were \$43,825 in 2007, while Wyoming average earnings per job were \$44,409.⁶⁶

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.

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

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	461	465	465	466	464	.
2002	470	479	481	474	476	2.59
2003	465	479	484	486	479	0.63
2004	498	503	496	499	499	4.18
2005	495	507	500	492	499	0.00
2006	499	496	495	493	496	-0.60
2007	495	500	504	510	502	1.21
2008	518	532	533	536	530	5.58
2009b	532	539

⁶⁶ 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 increased by 17.6 percent, from \$529 in second quarter 2008 to \$622 in second quarter 2009. Detached single-family home rents increased by 12.2 percent. Rents for mobile homes on a lot increased by 5.8 percent during the same time, and rents for mobile home lots increased by 2.9 percent.

Converse County rental prices have experienced average annualized increases of 3.3 percent per year for apartments, 2.8 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 second quarter 2008. 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.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 high of \$259,470 in 2000 and a 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.

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
Q2.09	622	180	673	550

Table II.5.9								
Building Permits and Valuation in Converse 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	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.

Table II.5.10				
Average Sales Prices in Converse County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁶⁷ During December 2009, a total of 32 surveys were completed by property managers in Converse County. Of the 681 rental units surveyed, 47 were vacant, indicating a vacancy rate of 6.90 percent. This compares to a 2.04 percent vacancy rate one year ago and a statewide 2009 vacancy rate 6.78 percent. Over the last six months the vacancy rate has risen indicating a slight weakening of the rental market in Converse County

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 102 respondents in Converse 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 wished to rent. Of those seeking to own a home, 66.7 percent wished to buy existing units, of which 25.0 percent of respondents anticipated spending less than \$50,000 and 75.0 percent anticipated spending between \$50,000 and \$100,000. The remainder of those seeking to own a home, 33.3 percent, wished to build, of which 50.0 percent expected to build for between \$50,000 and \$100,000 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, 16.7 percent of respondents hoped to spend below \$365, 50.0 percent between \$475 and \$599 per month, and 33.3 percent anticipated spending above \$600 on rent. 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.

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
2009b	32	681	47	6.90

⁶⁷ 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.

The household forecast indicates a total increase of 2,836 households in Converse County, from 4,694 in 2000 to 7,530 in 2030. Homeowners are expected to increase from 3,475 in 2000 to 5,807 by 2030. Renters are anticipated to increase from 1,219 in 2000 to 1,723 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 221 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 203 households, and to increase by 330 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 139 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 122 households over the period. Table II.5.11, below, provides details of the household forecast by tenure and income.

Table II.5.11						
Strong Growth Household Forecast by Tenure and Income						
Converse 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	329	303	491	254	2,098	3,475
2005	355	327	530	274	2,264	3,751
2010	402	370	600	310	2,563	4,245
2015	436	401	651	336	2,778	4,603
2020	472	435	705	364	3,009	4,985
2025	510	470	761	394	3,251	5,386
2030	550	506	821	424	3,505	5,807
Renters by Percent of Median Family Income						
2000	336	294	179	78	332	1,219
2005	336	294	179	78	332	1,220
2010	357	313	190	83	353	1,296
2015	385	337	205	89	381	1,397
2020	414	362	220	96	409	1,502
2025	444	389	236	103	439	1,611
2030	475	416	252	110	470	1,723
Total Households by Percent of Median Family Income						
2000	665	597	670	332	2,430	4,694
2005	692	621	709	352	2,597	4,971
2010	759	683	790	393	2,916	5,541
2015	821	738	855	426	3,159	6,000
2020	886	797	925	460	3,418	6,487
2025	954	858	997	497	3,690	6,997
2030	1,025	922	1,073	535	3,975	7,530

CROOK COUNTY

DEMOGRAPHICS

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

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

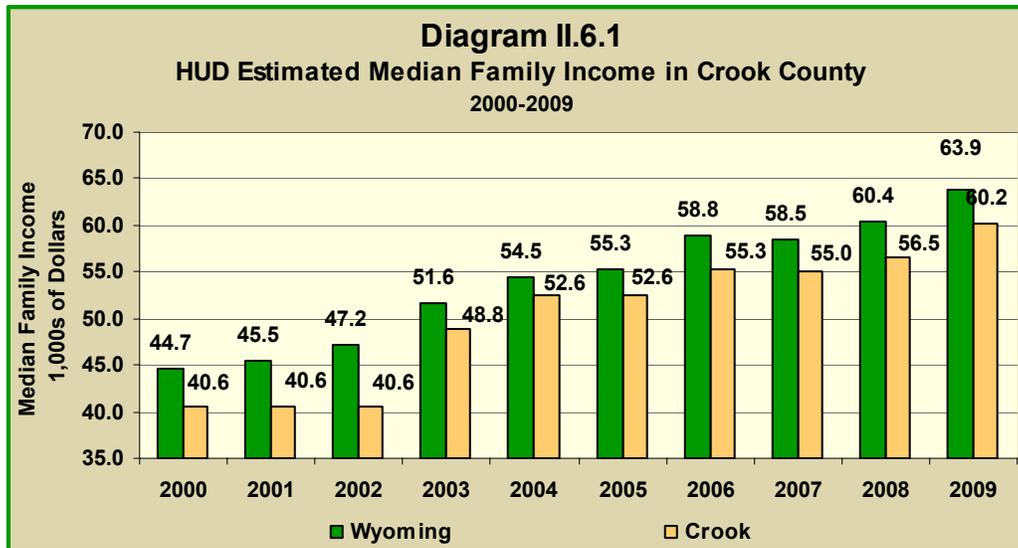
The Wyoming driver's license exchange data indicate a net increase of 83 persons during 2009. The driver's license total exchanges for the last ten years for Crook County are presented in Table II.6.3, which indicate a net increase of 640 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
Total	2,093	1,453	640

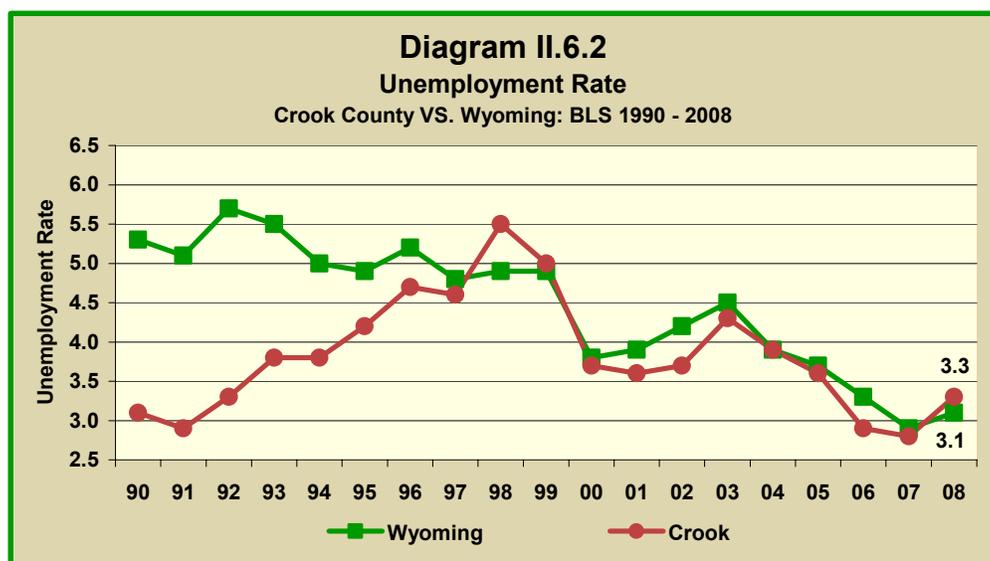
⁶⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Crook County was \$60,200 in 2009.⁶⁹ This figure compares to Wyoming’s MFI of \$63,900. Diagram II.6.1, below, illustrates the estimated MFI for the years 2000 through 2009.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Crook County’s labor force, defined as the number of people working or actively seeking work, increased by 57 persons, from 3,419 in 2007 to 3,476 in 2008. Employment increased by 40 persons. Unemployment, therefore, increased by 17 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.8 percent in 2007 to 3.3 in 2008, as seen in Diagram II.6.2.



⁶⁹ Starting from the year 2003 HUD MFI estimates were re-benchmarked using 2000 census income limits, hence the unusual increase in estimates compared to earlier years.

The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of covered workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers and unpaid family workers are not included in QCEW estimates. As seen in Table II.6.4, below, annual total monthly employment increased by 0.47 percent between 2007 and 2008, changing from a total of 2,337 to 2,348 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend, with employment rising to 2,508 persons in June.

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

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As seen in Table II.6.5, at right, annual average weekly wages increased by 3.88 percent between 2007 and 2008, changing from a total of \$619 to \$643.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	454	462	495	464	.
2002	480	475	475	505	484	4.31
2003	490	483	478	507	490	1.24
2004	491	502	499	553	511	4.29
2005	519	536	526	600	546	6.85
2006	546	574	563	636	580	6.23
2007	586	616	610	663	619	6.72
2008	603	640	625	703	643	3.88
2009p	619	652

Total business establishments reported by the QCEW are displayed in Table II.6.6. Annual establishments decreased by 0.34 percent between 2007 and 2008, changing from a total of 293 to 292 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 296 in the second quarter of 2009.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the most recent year for which data are available, Crook County recorded 4,303 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents and transfer payments, adjusted for place of residence, was \$280,196,000, and real per capita income was \$44,384 in 2007. This compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$30,502 in 2007, while Wyoming average earnings per job were \$44,409.⁷⁰

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.

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

⁷⁰ Section D of Volume II, Technical Appendix provides additional BEA data for years 1969 through 2007.

According to the Wyoming Cost of Living Index, average apartment rent in Crook County changed by 3.1 percent, from \$426 in second quarter 2008 to \$439 in second quarter 2009.

Crook County rental prices have experienced average annualized increases of 2.2 percent per year for apartments, and an increase of 0.8 percent per year for mobile homes since second quarter 1998. These figures compare to state average annualized increases in rental prices of 3.7 percent for apartments, 4.4 percent for houses, 3.8 percent for mobile homes plus a lot and 3.4 percent for mobile homes. Table II.6.8, at right, presents the Crook County data for each rental type.

The U.S. Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Crook County decreased from 27 in 2007 to 10 in 2008.

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

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	.
Q2.09	439	115	475	.

⁷¹ 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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁷² During December 2009, a total of 9 surveys were completed in Crook County. Of the 53 rental units surveyed, three were vacant, representing a 5.66 percent vacancy rate. This compares to a 2.74 percent vacancy rate one year ago, and a December 2009 statewide vacancy rate of 6.78 percent.

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

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

2010 HOUSING NEEDS FORECAST

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

The household forecast indicates a total increase of 1,784 households in Crook County, from 2,308 in 2000 to 4,092 in 2030. Homeowners are expected to increase from 1,845 in 2000 to 3,375 by 2030. Renters are anticipated to increase from 463 in 2000 to 716 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 202 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those with incomes from 31 to 50 percent of MFI is expected to increase by 198 households, and to increase by 249 for those with 51 to 80 percent of MFI.

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

⁷² Those signified as 'a' in the "year" column of Table II.6.11 are conducted in June/July of each year. Those signified as 'b' are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates, as well as year-to-year changes.

Rental demand from the year 2000 to 2030 is expected to increase by 54 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to 50 percent of MFI is expected to increase by 32 households over the period. Table II.6.11, below, provides details of the household forecast by tenure and income.

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

FREMONT COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Fremont County's population increased from 35,804 in 2000 to 38,113 in 2008 or by 6.45 percent. This compares to a statewide population growth of 7.88 percent over the period.⁷³ The number of people from 15 to 24 years of age increased by 6.87 percent, and the number of people from 25 to 44 years of age decreased by 3.35 percent. The white population increased by 4.48 percent, while the black population increased by 467.92 percent. The Hispanic population shifted from 1,566 to 2,212 people between 2000 and 2008, an increase of 41.25 percent. These data are presented in Table II.7.1, below.

Subject	Wyoming			Fremont County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	35,804	38,113	6.45
Age						
Under 14 years	103,443	106,195	2.66	7,935	8,033	1.24
15 to 24 years	75,358	76,242	1.17	4,865	5,199	6.87
25 to 44 years	138,619	137,338	-0.92	9,286	8,975	-3.35
45 to 54 years	74,079	82,508	11.38	5,314	5,659	6.49
55 to 64 years	44,590	64,771	45.26	3,654	4,682	28.13
65 & over	57,693	65,614	13.73	4,750	5,565	17.16
Race						
White	469,423	500,001	6.51	28,031	29,287	4.48
Black	3,942	6,884	74.63	53	301	467.92
American Indian and Alaskan Native	11,410	13,555	18.80	7,080	7,595	7.27
Asian	2,904	3,828	31.82	113	184	62.83
Native Hawaiian or Pacific Islander	329	512	55.62	10	32	220.00
Two or more races	5,774	7,888	36.61	517	714	38.10
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,566	2,212	41.25

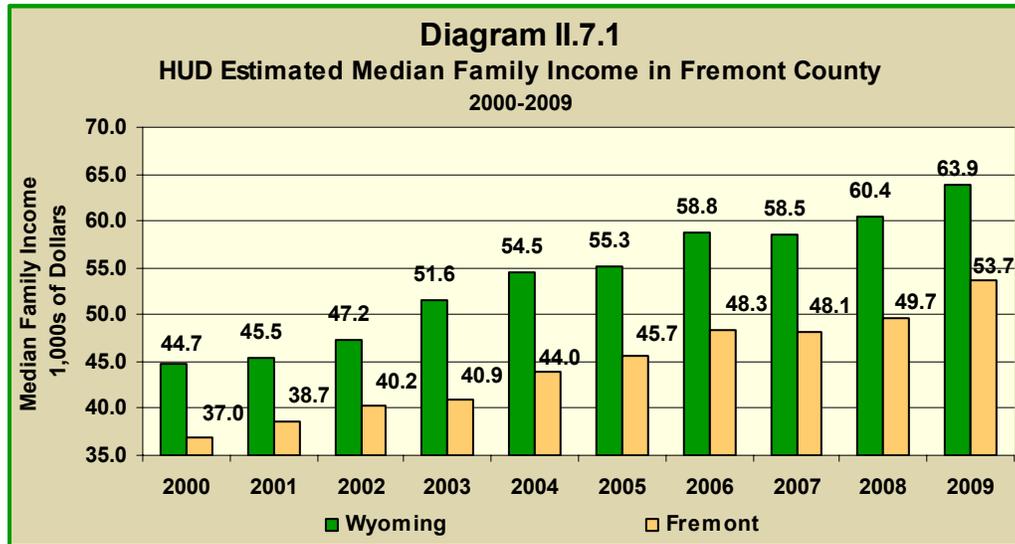
The Wyoming driver's license exchange data indicate a net increase of 335 persons during 2009. The driver's license total exchanges for the last ten years for Fremont County are presented in Table II.7.3, which indicate a net increase of 2,350 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	860	525	335
Total	8,476	6,126	2,350

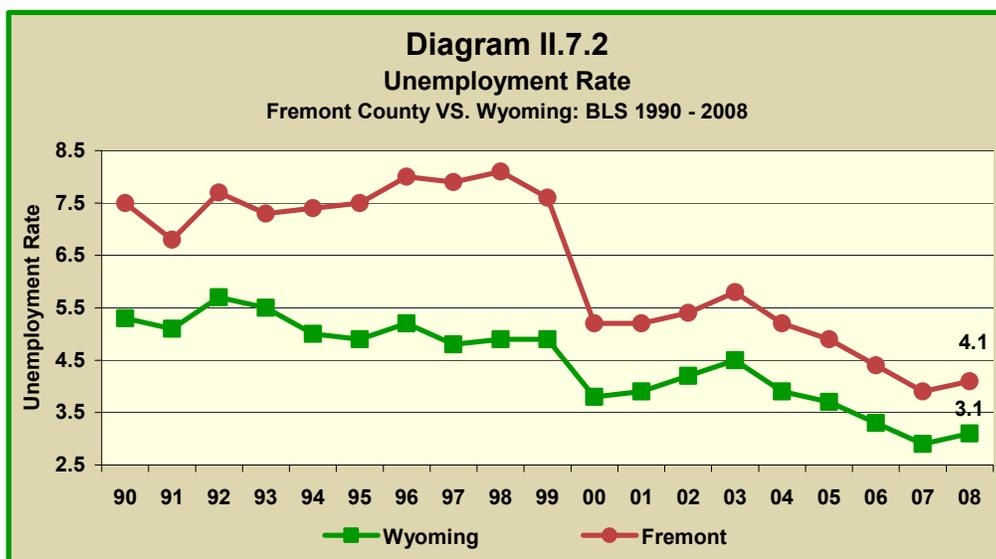
⁷³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Fremont County was \$53,700 in 2009.⁷⁴ 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, as seen in Diagram II.7.2.



⁷⁴ 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 3.20 percent between 2007 and 2008, changing from a total of 16,127 to 16,643 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 16,672 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	13,499	14,347	13,811	13,977	14,305	14,758	15,296	15,897	16,199
Feb	13,514	14,370	13,937	14,085	14,461	14,909	15,480	16,029	16,269
Mar	13,922	14,544	14,068	14,331	14,678	15,164	15,710	16,183	16,214
Apr	13,964	14,669	14,289	14,516	14,997	15,223	15,777	16,335	16,249
May	14,638	15,086	14,794	14,851	15,229	15,637	16,306	16,779	16,520
Jun	14,625	15,200	15,033	15,070	15,700	16,185	16,719	17,162	16,672
Jul	14,271	14,653	14,520	14,742	15,046	15,279	16,050	16,739	.
Aug	14,543	14,627	14,519	14,709	15,101	15,498	16,406	16,894	.
Sep	14,907	15,008	14,890	15,232	15,584	15,705	16,513	17,026	.
Oct	14,980	14,711	14,684	15,005	15,435	15,697	16,453	17,083	.
Nov	15,062	14,515	14,479	15,124	15,541	15,830	16,596	16,838	.
Dec	14,829	14,541	14,522	14,789	15,329	15,730	16,213	16,756	.
Annual	14,396	14,689	14,462	14,703	15,117	15,468	16,127	16,643	.
% Change	.	2.04	-1.55	1.67	2.82	2.32	4.26	3.20	.

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 4.52 percent between 2007 and 2008, changing from a total of 641 to 670 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	444	467	441	485	460	.
2002	465	493	455	490	476	3.48
2003	459	484	470	508	481	1.05
2004	485	514	500	534	509	5.82
2005	516	534	541	569	540	6.09
2006	561	586	583	642	594	10.00
2007	604	668	608	684	641	7.91
2008	636	668	650	726	670	4.52
2009p	657	675

Total business establishments reported by the QCEW are displayed in Table II.7.6. Annual establishments increased by 1.48 percent between 2007 and 2008, changing from a total of 1,559 to 1,582 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 1,590 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, 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 \$47,740. Average earnings per job in the county were \$33,461 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,375	1,400	1,400	1,383	1,390	.
2002	1,384	1,411	1,410	1,402	1,402	0.86
2003	1,404	1,416	1,418	1,438	1,419	1.21
2004	1,440	1,466	1,470	1,457	1,458	2.75
2005	1,456	1,480	1,489	1,484	1,477	1.30
2006	1,493	1,518	1,524	1,515	1,513	2.44
2007	1,546	1,571	1,564	1,556	1,559	3.04
2008	1,568	1,576	1,595	1,590	1,582	1.48
2009p	1,575	1,590	.	.	.	.

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

According to the Wyoming cost of living index, average apartment rent in Fremont County decreased by -0.8 percent, from \$524 in second quarter 2008 to \$520 in second quarter 2009. Detached single-family home rents increased by 11.3 percent. Rents for mobile homes on a lot increased by 17.3 percent, and rents for mobile home lots increased by 10.0 percent.

Fremont County rental prices have experienced average annualized increases of 3.3 percent per year for apartments, 4.4 percent per year for houses, 4.7 percent per year for mobile homes plus a lot and 3.2 percent per year for mobile home lots since second quarter 1987 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.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 high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details in Table II.7.9, on the following page.

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
Q2.09	520	209	751	677

Table II.7.9								
Building Permits and Valuation in Fremont 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	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.

Table II.7.10				
Average Sales Prices in Fremont County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁷⁵ During December 2009, a total of 36 surveys were completed in Fremont County. Of the 1,164 rental units surveyed, 58 were vacant, indicating a vacancy rate of 4.98 percent. This compares to a 1.90 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. Over the last six months the vacancy rate has seen a slight decrease.

The calendar year 2009 Housing Needs Assessment Survey had 425 respondents in Fremont County. Of the incoming population who were unsatisfied with their current housing, 74.6 percent said they were seeking to own a home and 25.4 percent wished to rent. Of those seeking to own a home, 70.0 percent wished to buy an existing unit, of which 7.7 percent sought homes for less than \$50,000, 19.2 percent anticipated spending in the range of \$50,000 to \$99,999 and 73.1 percent sought homes for more than \$100,000. Of the remainder of those seeking to own a home, 30.0 percent wished to build, and 16.7 percent anticipated spending less than \$50,000, 25.0 percent spending between \$50,000 and \$99,999 and the remaining 58.3 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, 30.8 percent of respondents hoped to spend less than \$365 per month, 7.7 percent were willing to spend \$366 to \$474, 23.1 percent were willing to spend \$475 to \$599 and 38.5 percent were willing to spend above \$600. 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 7,156 households in Fremont County, from 13,545 in 2000 to 20,701 in 2030. Homeowners are expected to increase from 9,870 in 2000 to 15,604 by 2030. Renters are anticipated to increase from 3,675 in 2000 to 5,097 in 2030.

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
2009b	36	1,164	58	4.98

⁷⁵Those 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.

Homeownership from the year 2000 to 2030 is expected to increase by 553 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 551 households, and to increase by 871 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 313 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 263 households over the period. Table II.7.11, below, provides details of the household forecast by tenure and income.

Table II.7.11						
Strong Growth Household Forecast by Tenure and Income						
Fremont 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	952	949	1,500	773	5,695	9,870
2005	1,000	997	1,575	812	5,982	10,366
2010	1,125	1,121	1,771	913	6,727	11,657
2015	1,214	1,210	1,912	986	7,259	12,580
2020	1,307	1,303	2,059	1,062	7,819	13,549
2025	1,405	1,400	2,212	1,141	8,401	14,558
2030	1,506	1,500	2,371	1,223	9,004	15,604
Renters by Percent of Median Family Income						
2000	809	679	846	355	987	3,675
2005	807	677	844	354	985	3,667
2010	887	745	928	389	1,083	4,031
2015	946	794	989	415	1,155	4,299
2020	1,005	844	1,051	441	1,227	4,567
2025	1,064	893	1,112	466	1,298	4,833
2030	1,122	942	1,173	492	1,369	5,097
Total Households by Percent of Median Family Income						
2000	1,761	1,628	2,345	1,128	6,683	13,545
2005	1,807	1,674	2,419	1,166	6,967	14,033
2010	2,012	1,866	2,699	1,302	7,809	15,688
2015	2,160	2,004	2,901	1,401	8,414	16,879
2020	2,312	2,147	3,110	1,502	9,045	18,117
2025	2,468	2,293	3,324	1,607	9,699	19,391
2030	2,627	2,442	3,544	1,714	10,373	20,701

GOSHEN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Goshen County's population decreased from 12,538 in 2000 to 12,072 in 2008 or by 3.72 percent. This compares to a statewide population growth of 7.88 percent over the period.⁷⁶ The number of people from 15 to 24 years of age decreased by 0.63 percent, and the number of people from 25 to 44 years of age decreased by 15.73 percent. The white population decreased by 4.07 percent, while the black population increased by 3.57 percent. The Hispanic population shifted from 1,107 to 1,103 people between 2000 and 2008, a decrease of 0.36 percent. These data are presented in Table II.8.1, below.

Subject	Wyoming			Goshen County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	12,538	12,072	-3.72
Age						
Under 14 years	103,443	106,195	2.66	2,454	2,089	-14.87
15 to 24 years	75,358	76,242	1.17	1,756	1,745	-0.63
25 to 44 years	138,619	137,338	-0.92	3,046	2,567	-15.73
45 to 54 years	74,079	82,508	11.38	1,753	1,841	5.02
55 to 64 years	44,590	64,771	45.26	1,357	1,595	17.54
65 & over	57,693	65,614	13.73	2,172	2,235	2.90
Race						
White	469,423	500,001	6.51	12,282	11,782	-4.07
Black	3,942	6,884	74.63	28	29	3.57
American Indian and Alaskan Native	11,410	13,555	18.80	112	128	14.29
Asian	2,904	3,828	31.82	26	21	-19.23
Native Hawaiian or Pacific Islander	329	512	55.62	16	17	6.25
Two or more races	5,774	7,888	36.61	74	95	28.38
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,107	1,103	-0.36

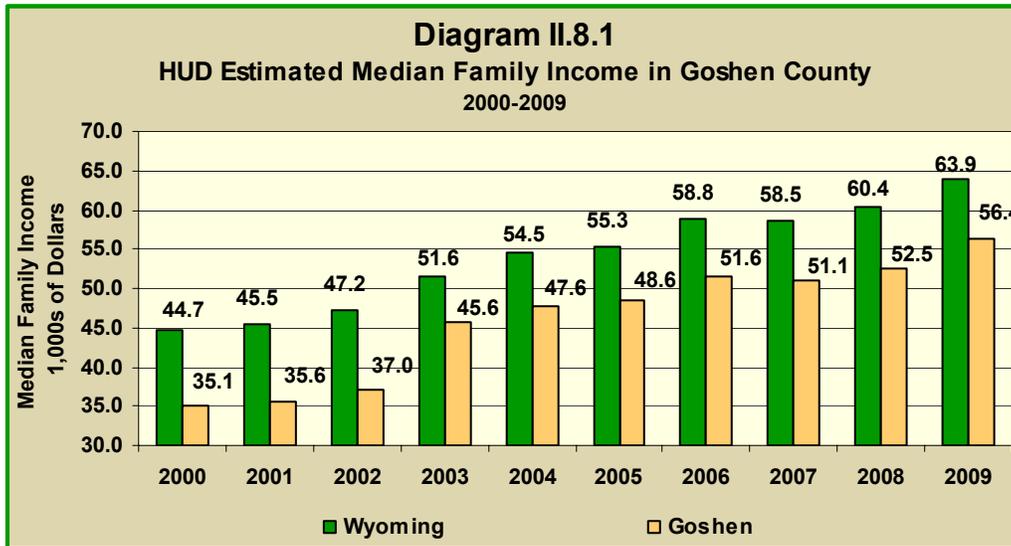
The Wyoming driver's license exchange data indicate a net increase of 152 persons during 2009. The driver's license total exchanges for the last ten years for Goshen County are presented in Table II.8.3, which indicate a net increase of 610 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	360	208	152
Total	3,131	2,521	610

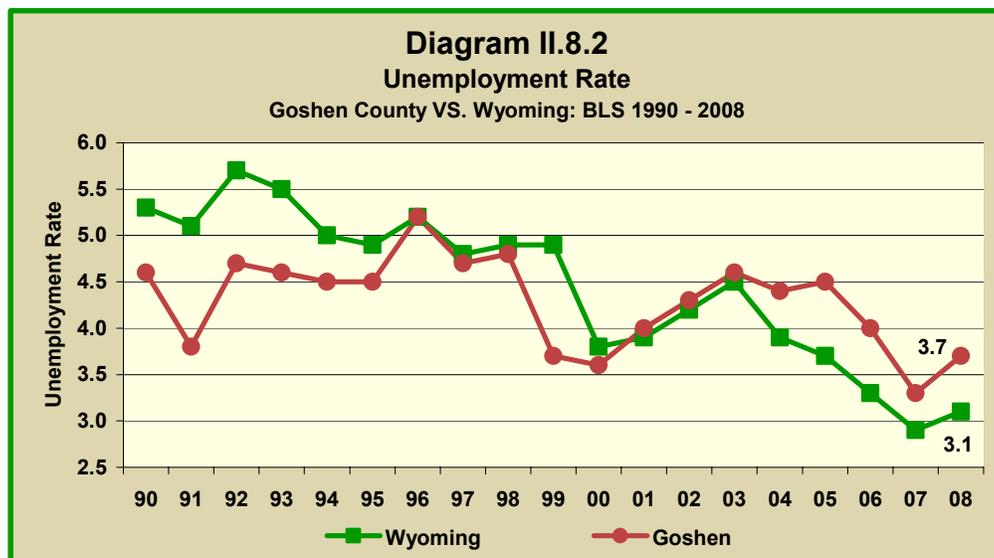
⁷⁶ On December 22, 2009 the Census Bureau released a revised statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Goshen County was \$56,400 in 2009.⁷⁷ 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 3.7 in 2008, as seen in Diagram II.8.2.



⁷⁷ 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 3.90 percent between 2007 and 2008, changing from a total of 4,255 to 4,421 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 4,604 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	3,899	3,978	3,889	3,787	3,873	3,951	4,194	4,281	4,259
Feb	3,968	3,986	3,902	3,897	3,833	3,988	4,225	4,267	4,297
Mar	4,025	4,058	3,927	3,888	3,869	4,039	4,289	4,300	4,333
Apr	4,153	4,108	4,061	4,038	3,958	4,069	4,229	4,432	4,420
May	4,174	4,100	4,056	4,055	4,013	4,203	4,299	4,500	4,543
Jun	4,128	4,091	4,032	4,087	4,048	4,243	4,236	4,395	4,604
Jul	3,837	3,873	3,754	3,924	3,771	4,165	4,035	4,259	.
Aug	3,859	3,848	3,806	3,767	3,934	4,086	4,080	4,297	.
Sep	3,897	3,988	3,957	3,971	3,938	4,168	4,204	4,421	.
Oct	4,255	4,245	4,114	4,049	4,148	4,276	4,438	4,639	.
Nov	4,268	4,318	4,170	4,099	4,170	4,334	4,425	4,642	.
Dec	4,095	4,269	4,160	4,079	4,130	4,382	4,406	4,614	.
Annual	4,047	4,072	3,986	3,970	3,974	4,159	4,255	4,421	.
% Change	.	0.62	-2.11	-0.40	0.10	4.66	2.31	3.90	.

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 4.98 percent between 2007 and 2008, changing from a total of \$522 to \$548.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	395	412	426	404	.
2002	380	418	434	433	416	2.97
2003	400	429	437	445	428	2.88
2004	420	436	446	467	443	3.50
2005	436	457	473	493	465	4.97
2006	473	491	490	519	494	6.24
2007	496	520	522	548	522	5.67
2008	525	563	534	568	548	4.98
2009p	523	550

Total business establishments reported by the QCEW are displayed in Table II.8.6. Annual establishments increased by 3.50 percent between 2007 and 2008, changing from a total of 457 to 473 establishments. Preliminary 2009 estimates indicate a decrease, with establishments falling to 461 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, 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 \$44,409.

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.

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

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	422	430	436	437	431	.
2002	435	435	431	434	434	0.70
2003	441	446	441	445	443	2.07
2004	442	454	449	441	447	0.90
2005	430	429	437	437	433	-3.13
2006	445	446	443	444	445	2.77
2007	452	453	461	463	457	2.70
2008	474	476	473	470	473	3.50
2009p	469	461

Average apartment rent in Goshen County decreased by 1.3 percent, from \$473 in second quarter 2009 to \$467 in second quarter 2009. Detached single-family home rents increased by 2.1 percent. Rents for mobile home lots increased by 9.7 percent.

Goshen County rental prices have experienced average annualized increases of 3.8 percent per year for apartments, 2.2 percent per year for houses, 4.2 percent per year for mobile home lots since second quarter 1998 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. 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.

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 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.8.9, on the following page.

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	.
Q2.09	467	170	471	.

⁷⁸ Data from 1986 to 1997 for Goshen County was not reported by the Wyoming Economic Analysis Division.

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.

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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁷⁹ During December 2009, a total of 28 surveys were completed by property managers in Goshen County. Of the 307 rental units surveyed, 11 were vacant, indicating a vacancy rate of 3.58 percent. This compares to a 5.90 percent vacancy rate one year ago, and a December 2009 statewide vacancy rate of 6.78 percent. 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 calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 35 respondents in Goshen County. Of the incoming population who were unsatisfied with their current housing, 44.4 percent said they were seeking to own a home and 55.6 percent wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, and 33.3 percent of respondents sought homes in the range of \$50,000 to \$99,999 and 66.7 percent sought homes for above \$100,000. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which all respondents expected to build for more than \$100,000.

Of those who were seeking to rent, 40.0 percent anticipated spending below \$365 dollars, 20.0 percent anticipated spending between \$366 and \$474, and 40.0 percent anticipated spending between \$475 and \$599.

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 1,498 households in Goshen County, from 5,061 in 2000 to 6,559 in 2030. Homeowners are expected to increase from 3,577 in 2000 to 4,830 by 2030. Renters, on the other hand, are anticipated to increase from 1,484 in 2000 to 1,729 in 2030.

Table II.8.11
Semi-Annual Rental Vacancy Survey
Goshen County 2001- 2008

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
2009b	28	307	11	3.58

⁷⁹Those 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.

Homeownership from the year 2000 to 2030 is expected to increase by 123 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 159 households, and to increase by 191 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 57 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.8.11, below, provides details of the household forecast by tenure and income.

Table II.8.11						
Strong Growth Household Forecast by Tenure and Income						
Goshen 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	352	454	545	234	1,991	3,577
2005	351	453	544	234	1,987	3,570
2010	372	480	577	248	2,106	3,783
2015	396	511	614	264	2,242	4,027
2020	422	544	653	281	2,385	4,285
2025	448	578	694	298	2,534	4,553
2030	476	613	736	317	2,689	4,830
Renters by Percent of Median Family Income						
2000	347	305	246	98	488	1,484
2005	328	288	232	93	461	1,401
2010	336	296	238	95	473	1,438
2015	353	310	250	100	497	1,510
2020	370	325	262	105	520	1,583
2025	387	340	274	110	544	1,656
2030	404	355	286	114	568	1,729
Total Households by Percent of Median Family Income						
2000	699	759	791	333	2,479	5,061
2005	679	741	776	327	2,448	4,971
2010	709	776	815	343	2,579	5,221
2015	750	822	864	364	2,738	5,537
2020	792	870	915	386	2,906	5,868
2025	836	918	968	408	3,079	6,209
2030	880	969	1,022	431	3,257	6,559

HOT SPRINGS COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Hot Springs County's population decreased from 4,882 in 2000 to 4,622 in 2008 or by 5.33 percent. This compares to a statewide population growth of 7.88 percent over the period.⁸⁰ The number of people from 15 to 24 years of age decreased by 5.23 percent, and the number of people from 25 to 44 years of age decreased by 21.00 percent. The white population decreased by 6.50 percent, while the black population increased by 41.18 percent. The Hispanic population increased from 116 to 142 people between 2000 and 2008, increasing by 22.41 percent. These data are presented in Table II.9.1, below.

Subject	Wyoming			Hot Springs County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	4,882	4,622	-5.33
Age						
Under 14 years	103,443	106,195	2.66	849	657	-22.61
15 to 24 years	75,358	76,242	1.17	516	489	-5.23
25 to 44 years	138,619	137,338	-0.92	1,138	899	-21.00
45 to 54 years	74,079	82,508	11.38	735	747	1.63
55 to 64 years	44,590	64,771	45.26	666	658	-1.20
65 & over	57,693	65,614	13.73	978	1,172	19.84
Race						
White	469,423	500,001	6.51	4,725	4,418	-6.50
Black	3,942	6,884	74.63	17	24	41.18
American Indian and Alaskan Native	11,410	13,555	18.80	78	97	24.36
Asian	2,904	3,828	31.82	12	20	66.67
Native Hawaiian or Pacific Islander	329	512	55.62	0	0	.
Two or more races	5,774	7,888	36.61	50	63	26.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	116	142	22.41

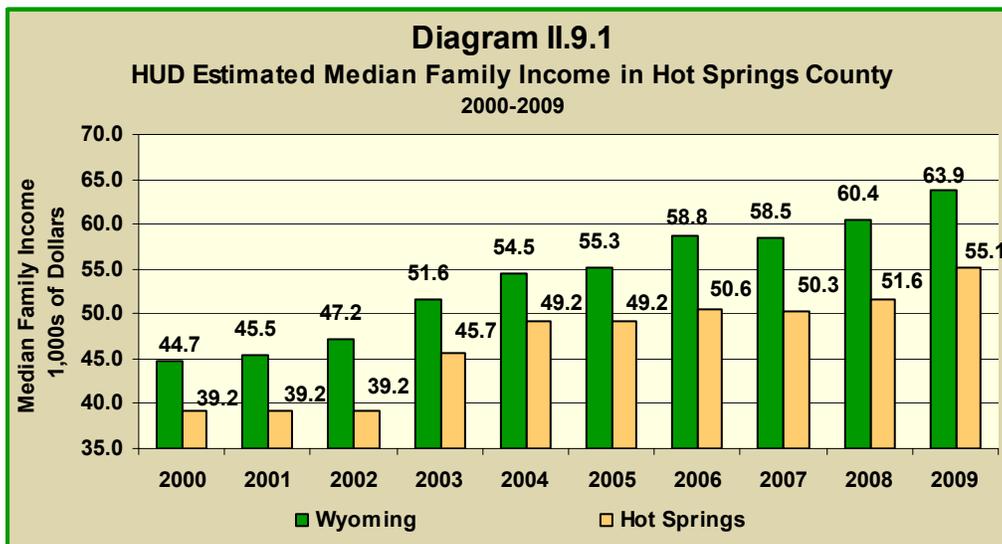
The Wyoming driver's license exchange data indicate a net increase of 79 persons during 2009. The driver's license total exchanges for the last ten years for Hot Springs County are presented in Table II.9.3, which indicate a net increase of 521 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	155	76	79
Total	1,420	899	521

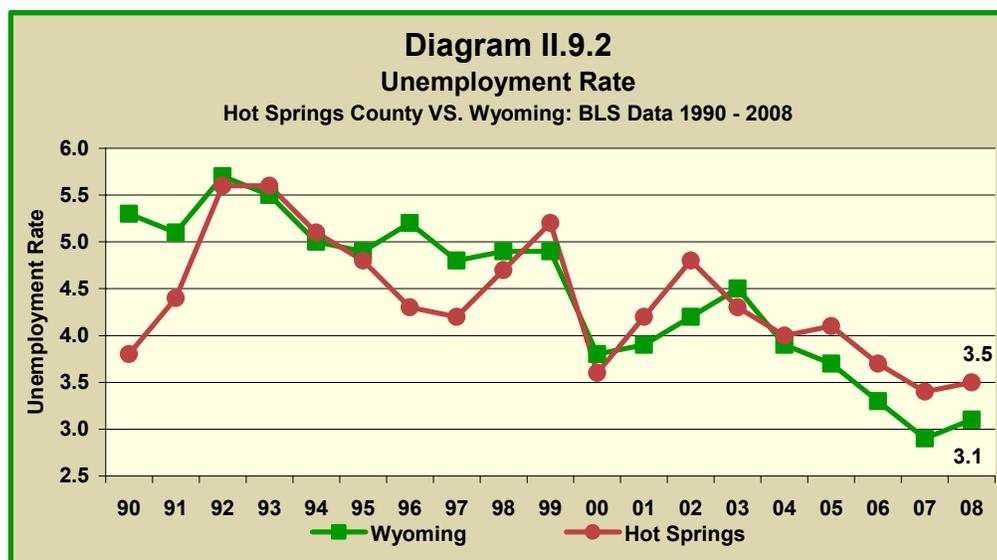
⁸⁰ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Hot Springs County was \$55,100 in 2009.⁸¹ 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, as seen in Diagram II.9.2.



⁸¹ 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 2.88 percent between 2007 and 2008, changing from a total of 2,014 to 2,072 workers. Preliminary 2009 estimates indicate an increasing trend with employment rising to 2,148 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	1,867	1,936	1,757	1,804	1,781	1,840	1,936	2,030	2,033
Feb	1,887	1,911	1,774	1,792	1,805	1,841	1,935	1,994	2,033
Mar	1,926	1,932	1,791	1,815	1,798	1,930	1,969	2,010	2,025
Apr	1,991	1,969	1,864	1,852	1,875	1,960	2,011	2,061	2,026
May	2,040	2,037	1,901	1,936	1,921	1,988	2,070	2,105	2,089
Jun	2,128	2,083	2,007	1,991	2,017	2,041	2,135	2,166	2,148
Jul	2,109	2,059	1,957	1,929	1,945	1,991	2,045	2,136	.
Aug	2,121	2,030	1,942	1,906	1,906	1,957	2,000	2,109	.
Sep	2,060	1,954	1,853	1,863	1,862	1,940	2,002	2,106	.
Oct	2,045	1,963	1,873	1,843	1,866	1,923	2,013	2,053	.
Nov	2,013	1,931	1,821	1,853	1,876	1,934	2,026	2,043	.
Dec	1,977	1,949	1,818	1,852	1,846	1,938	2,028	2,048	.
Annual	2,014	1,980	1,863	1,870	1,875	1,940	2,014	2,072	.
% Change	.	-1.69	-5.91	0.38	0.27	3.47	3.81	2.88	.

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 8.69 percent between 2007 and 2008, changing from a total of 541 to 588 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	403	390	400	459	413	.
2002	397	389	416	470	418	1.21
2003	409	398	409	462	419	0.24
2004	404	405	417	495	430	2.63
2005	427	441	466	532	466	8.37
2006	458	473	488	557	494	6.01
2007	506	513	541	604	541	9.51
2008	544	563	589	656	588	8.69
2009p	568	552

Total business establishments reported by the QCEW are displayed in Table II.9.6. Annual establishments increased by 2.12 percent between 2007 and 2008, changing from a total of 236 to 241 establishments. Preliminary 2009 estimates show the number of establishments increasing to 243 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, 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 \$44,409.⁸²

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.

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

⁸² 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 increased by 3.0 percent, from \$401 in second quarter 2008 to \$413 in second quarter 2009. Detached single-family home rents decreased by 6.7 percent. Rents for mobile home lots remained at \$150.

Hot Springs County rental prices have experienced average annualized increases of 2.5 percent per year for apartments, 1.7 percent per year for houses and 0.0 percent per year for mobile home lots since second quarter 1998 through fourth 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. 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 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.9.9, on the following page.

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	.
Q2.09	413	150	459	.

⁸³ Data from 1986 to 1997 for Hot Springs County is not reported by the Wyoming Economic Analysis Division.

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.

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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁸⁴ During December 2009, a total of 10 surveys were completed by property managers in Hot Springs County. Of the 185 rental units surveyed, 15 were vacant, indicating a vacancy rate of 8.11 percent. This rate compares to a 5.88 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. Over the last six months the vacancy rate edged up slightly, indicating a possible weakening of rental market conditions in Hot Springs County.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had three respondents in Hot Springs 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, 100.0 percent wished to buy existing units, and all respondents sought homes for above \$100,000.

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
2009b	10	185	15	8.11

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 1,046 households in Hot Springs County, from 2,108 in 2000 to 3,154 in 2030. Homeowners are expected to increase from 1,441 in 2000 to 2,286 by 2030. Renters, on the other hand, are anticipated to increase from 667 in 2000 to 868 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 100 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 100 households, and to increase by 167 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 46 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to

⁸⁴Those 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.

50 percent of MFI is expected to increase by 56 households over the period. Table II.9.11, below, provides details of the household forecast by tenure and income.

Table II.9.11						
Strong Growth Household Forecast by Tenure and Income						
Hot Springs 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	171	170	284	114	702	1,441
2005	166	165	275	110	681	1,397
2010	185	183	307	123	758	1,555
2015	205	203	340	136	841	1,726
2020	226	225	376	150	929	1,905
2025	248	247	412	165	1,020	2,092
2030	271	269	451	180	1,114	2,286
Renters by Percent of Median Family Income						
2000	153	185	103	57	169	667
2005	136	165	91	51	150	594
2010	145	175	97	54	159	630
2015	157	191	106	59	174	687
2020	171	207	115	64	189	746
2025	185	224	124	69	204	807
2030	199	241	134	75	220	868
Total Households by Percent of Median Family Income						
2000	324	355	387	171	871	2,108
2005	302	330	367	161	831	1,991
2010	329	358	404	177	918	2,186
2015	362	394	446	195	1,015	2,413
2020	397	432	490	215	1,117	2,651
2025	433	470	536	235	1,224	2,899
2030	470	510	584	255	1,334	3,154

JOHNSON COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Johnson County's population increased from 7,075 in 2000 to 8,464 in 2008 or by 19.63 percent. This compares to a statewide population growth of 7.88 percent over the period.⁸⁵ The number of people from 15 to 24 years of age increased by 34.78 percent, and the number of people from 25 to 44 years of age increased by 21.19 percent. The white population increased by 19.58 percent, while the black population increased by 33.33 percent. The Hispanic population shifted from 148 to 263 people between 2000 and 2008, an increase of 77.70 percent. These data are presented in Table II.10.1, below.

Subject	Wyoming			Johnson County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	7,075	8,464	19.63
Age						
Under 14 years	103,443	106,195	2.66	1,346	1,435	6.61
15 to 24 years	75,358	76,242	1.17	759	1,023	34.78
25 to 44 years	138,619	137,338	-0.92	1,666	2,019	21.19
45 to 54 years	74,079	82,508	11.38	1,150	1,305	13.48
55 to 64 years	44,590	64,771	45.26	879	1,149	30.72
65 & over	57,693	65,614	13.73	1,275	1,533	20.24
Race						
White	469,423	500,001	6.51	6,936	8,294	19.58
Black	3,942	6,884	74.63	6	8	33.33
American Indian and Alaskan Native	11,410	13,555	18.80	48	57	18.75
Asian	2,904	3,828	31.82	10	9	-10.00
Native Hawaiian or Pacific Islander	329	512	55.62	0	0	.
Two or more races	5,774	7,888	36.61	75	96	28.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	148	263	77.70

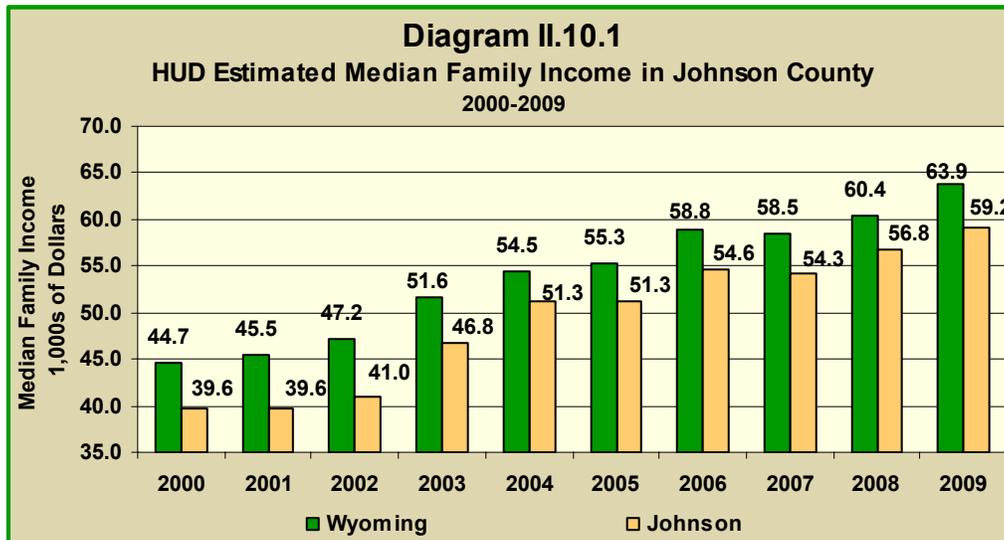
The Wyoming driver's license exchange data indicate a net increase of 72 persons during 2009. The driver's license total exchanges for the last ten years for Johnson County are presented in Table II.10.3, which indicate a net increase of 1,047 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	234	162	72
Total	2,534	1,487	1,047

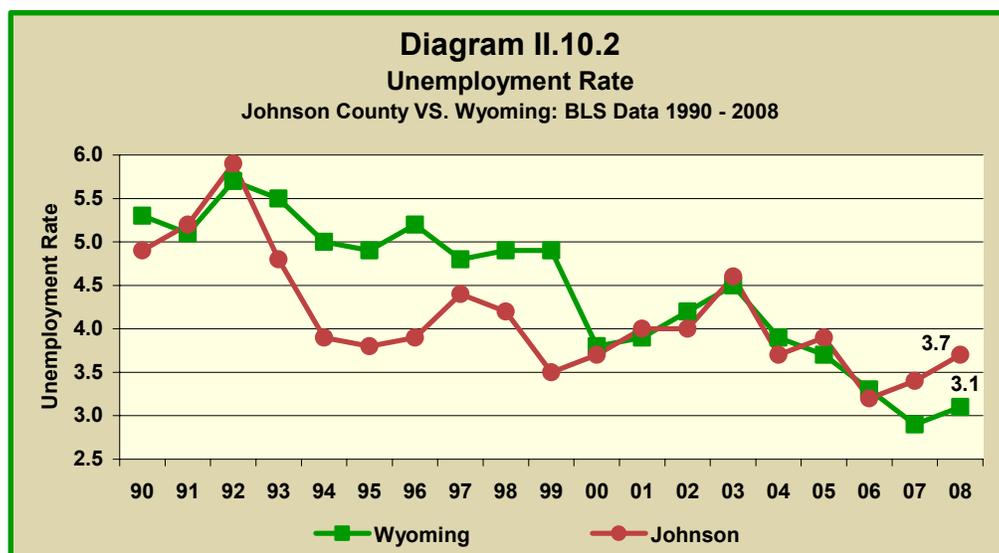
⁸⁵ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Johnson County was \$59,200 in 2009.⁸⁶ 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, as seen in Diagram II.10.2.



⁸⁶ 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 4.01 percent between 2007 and 2008, changing from a total of 3,438 to 3,576 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment falling to 3,568 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	2,430	2,636	2,646	2,739	2,878	3,025	3,229	3,298	3,324
Feb	2,431	2,640	2,648	2,770	2,899	3,104	3,221	3,295	3,294
Mar	2,471	2,711	2,720	2,832	3,006	3,185	3,246	3,332	3,280
Apr	2,547	2,749	2,807	2,953	3,012	3,197	3,203	3,415	3,187
May	2,737	2,925	2,958	3,161	3,225	3,418	3,441	3,551	3,378
Jun	2,932	3,166	3,165	3,383	3,496	3,643	3,693	3,844	3,568
Jul	2,793	3,055	3,086	3,224	3,428	3,532	3,589	3,744	.
Aug	2,812	3,017	3,089	3,162	3,404	3,434	3,614	3,793	.
Sep	2,817	3,003	3,103	3,168	3,347	3,480	3,599	3,817	.
Oct	2,780	2,884	3,023	3,151	3,264	3,427	3,552	3,706	.
Nov	2,703	2,787	2,851	3,012	3,162	3,358	3,440	3,578	.
Dec	2,715	2,754	2,854	3,000	3,148	3,319	3,433	3,541	.
Annual	2,681	2,861	2,913	3,046	3,189	3,344	3,438	3,576	.
% Change	.	6.71	1.82	4.57	4.69	4.86	2.81	4.01	.

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 6.63 percent between 2007 and 2008, changing from a total of \$603 to \$643.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	381	418	400	431	408	.
2002	409	428	405	455	424	3.92
2003	427	452	431	476	447	5.42
2004	442	467	445	495	463	3.58
2005	477	492	487	532	497	7.34
2006	537	597	554	642	583	17.30
2007	584	592	579	657	603	3.43
2008	613	612	642	703	643	6.63
2009p	613	598

Total business establishments reported by the QCEW are displayed in Table II.10.6. Annual establishments increased by 2.98 percent between 2007 and 2008, changing from a total of 470 to 484 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 493 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, 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 \$47,740. Average earnings per job in the county were \$30,171 in 2007, while Wyoming average earnings per job were \$44,409.

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.

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

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	362	385	400	390	384	.
2002	397	410	408	410	406	5.73
2003	403	416	416	419	414	1.97
2004	418	438	441	447	436	5.31
2005	438	441	439	447	441	1.15
2006	447	454	464	458	456	3.40
2007	454	472	475	480	470	3.07
2008	479	481	487	487	484	2.98
2009p	483	493

According to the Wyoming cost of living index, average apartment rent in Johnson County increased by 2.9 percent, from \$554 in second quarter 2008 to \$570 in second quarter 2009. Detached single-family home rents increased by 1.0 percent and rents for mobile homes on a lot increased by 0.9 percent.

Johnson County rental prices have experienced average annualized increases of 4.9 percent for apartments, 3.8 percent per year for houses, 4.4 percent per year for mobile homes plus a lot, since second quarter 1998 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 4.9 percent for apartments, 3.8 percent for houses, and 4.4 percent for mobile homes plus a lot an. 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 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.10.9, on the following page.

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
Q2.09	570	.	808	576

⁸⁷ Data from 1986 to 1997 for Johnson County is not reported by the Wyoming Economic Analysis Division.

Table II.10.9								
Building Permits and Valuation in Johnson 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	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.

Table II.10.10				
Average Sales Prices in Johnson County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.⁸⁸ During December 2009, a total of 13 surveys were completed by property managers in Johnson County. Of the 172 rental units surveyed, 14 were vacant, indicating a vacancy rate of 8.14 percent. This rate compares to a 3.92 percent vacancy rate one year ago and a statewide December 2009 vacancy rate of 6.78 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.

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
2009b	13	172	14	8.14

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 24 respondents in Johnson 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, all respondents wished to buy existing units, of which 50.0 percent of respondents sought homes between \$50,000 and \$100,000 and 50.0 percent anticipated spending 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.

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 3,548 households in Johnson County, from 2,959 in 2000 to 6,507 in 2030. Homeowners are expected to increase from 2,182 in 2000 to 4,843 by 2030. Renters are anticipated to increase from 777 in 2000 to 1,664 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 290 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 220 households, and to increase by 483 for those with 51 to 80 percent of MFI.

⁸⁸Those 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.

Rental demand from the year 2000 to 2030 is expected to increase by 148 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 169 households over the period. Table II.10.11, below, provides details of the household forecast by tenure and income.

Table II.10.11						
Strong Growth Household Forecast by Tenure and Income						
Johnson 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	238	180	396	191	1,177	2,182
2005	269	204	448	216	1,332	2,469
2010	333	253	555	268	1,649	3,058
2015	382	290	637	308	1,893	3,509
2020	436	331	727	351	2,160	4,006
2025	481	365	802	387	2,381	4,415
2030	527	400	879	424	2,612	4,843
Renters by Percent of Median Family Income						
2000	129	148	147	75	278	777
2005	136	156	154	78	292	817
2010	170	195	194	98	367	1,024
2015	199	228	227	115	429	1,198
2020	232	265	263	134	499	1,392
2025	254	291	289	146	547	1,526
2030	277	317	315	160	596	1,664
Total Households by Percent of Median Family Income						
2000	367	328	543	266	1,455	2,959
2005	405	360	603	295	1,624	3,286
2010	503	448	749	366	2,016	4,082
2015	581	518	864	422	2,322	4,707
2020	668	596	991	485	2,659	5,398
2025	735	656	1,090	533	2,928	5,942
2030	804	717	1,194	584	3,208	6,507

LARAMIE COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Laramie County's population increased from 81,607 in 2000 to 87,542 in 2008 or by 7.27 percent. This compares to a statewide population growth of 7.88 percent over the period. The number of people from 15 to 24 years of age increased by 0.16 percent, and the number of people from 25 to 44 years of age decreased by 3.41 percent. The white population increased by 4.09 percent, while the black population increased by 58.12 percent. The Hispanic population shifted from 8,897 to 10,246 people between 2000 and 2008, an increase of 15.16 percent. These data are presented in Table II.11.1, below.

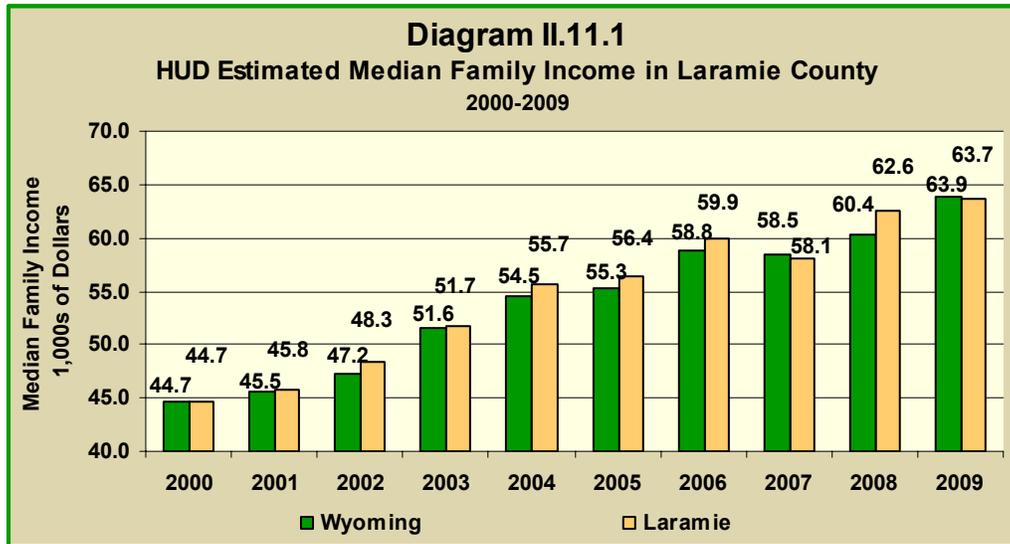
Subject	Wyoming			Laramie County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	81,607	87,542	7.27
Age						
Under 14 years	103,443	106,195	2.66	17,367	18,639	7.32
15 to 24 years	75,358	76,242	1.17	11,460	11,478	0.16
25 to 44 years	138,619	137,338	-0.92	24,894	24,044	-3.41
45 to 54 years	74,079	82,508	11.38	11,489	12,949	12.71
55 to 64 years	44,590	64,771	45.26	7,046	9,750	38.38
65 & over	57,693	65,614	13.73	9,351	10,682	14.23
Race						
White	469,423	500,001	6.51	76,285	79,404	4.09
Black	3,942	6,884	74.63	2,242	3,545	58.12
American Indian and Alaskan Native	11,410	13,555	18.80	754	1,295	71.75
Asian	2,904	3,828	31.82	829	1,229	48.25
Native Hawaiian or Pacific Islander	329	512	55.62	101	222	119.80
Two or more races	5,774	7,888	36.61	1,396	1,847	32.31
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	8,897	10,246	15.16

The Wyoming driver's license exchange data indicate a net increase of 1,042 persons during 2009. The driver's license total exchanges for the last ten years for Laramie County are presented in Table II.11.3, which indicate a net increase of 6,502 persons over the time period.

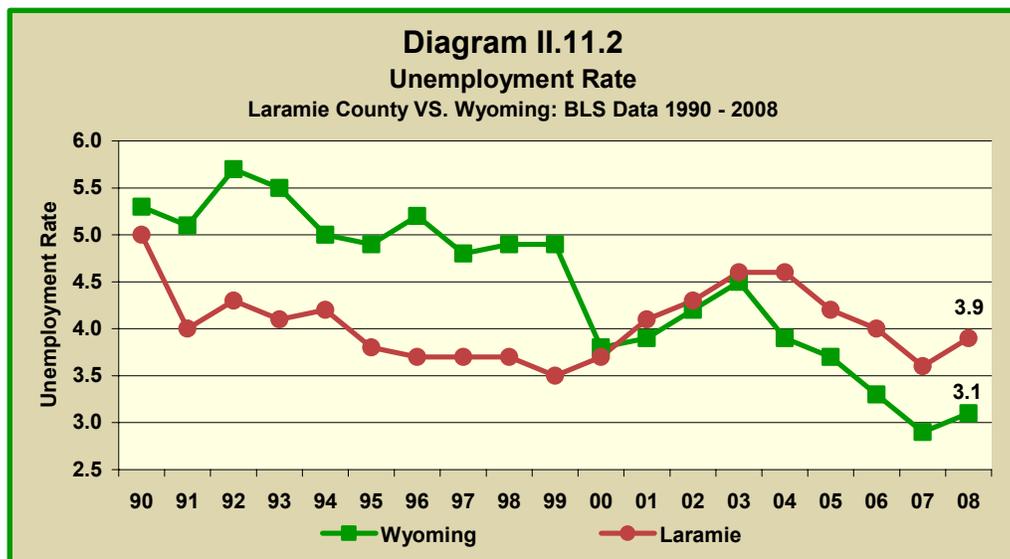
Year	In-Migrants	Out-Migrants	Net Change
2000	3,052	2,439	613
2001	3,007	2,294	713
2002	2,822	1,978	844
2003	2,577	1,793	784
2004	2,565	2,254	311
2005	2,545	2,116	429
2006	2,519	2,009	510
2007	2,678	2,072	606
2008	2,735	2,085	650
2009	2,714	1,672	1,042
Total	27,214	20,712	6,502

ECONOMICS

The HUD estimated median family income (MFI) for Laramie County was \$63,700 in 2009.⁸⁹ 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, as seen in Diagram II.11.2.⁹⁰



⁹⁰ 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 2.24 percent between 2007 and 2008, changing from a total of 42,997 to 43,962 workers. Preliminary 2009 estimates indicate a decreasing trend with employment falling to 43,523 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	35,644	36,352	37,914	38,592	38,967	40,327	41,218	42,724	42,436
Feb	35,664	36,395	37,870	38,613	39,215	40,684	41,581	43,167	42,625
Mar	36,054	36,792	38,044	38,997	39,499	41,065	41,979	43,389	42,880
Apr	36,268	37,528	38,555	39,389	39,961	41,444	42,264	43,776	42,676
May	36,665	38,346	39,209	39,822	40,507	41,815	43,294	44,192	43,324
Jun	37,272	38,823	39,955	40,613	41,258	42,549	43,711	44,762	43,523
Jul	36,978	39,008	39,840	40,285	41,171	42,027	43,430	44,541	.
Aug	36,826	38,492	39,536	39,973	41,162	41,869	43,412	44,167	.
Sep	36,576	38,664	39,474	39,680	41,056	42,047	43,885	44,333	.
Oct	36,515	38,692	39,837	39,815	41,046	42,013	43,852	44,520	.
Nov	36,430	38,491	39,517	39,725	41,078	42,097	43,647	44,091	.
Dec	36,373	38,515	39,560	39,607	41,271	42,233	43,695	43,881	.
Annual	36,439	38,008	39,109	39,593	40,516	41,681	42,997	43,962	.
% Change	.	4.31	2.90	1.24	2.33	2.88	3.16	2.24	.

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.11.5, at right, annual average weekly wages increased by 3.45 percent between 2007 and 2008, changing from a total of 696 to 720 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	522	506	527	566	530	.
2002	546	534	549	588	554	4.53
2003	560	554	573	597	571	3.07
2004	587	573	596	630	596	4.38
2005	601	594	634	647	619	3.86
2006	634	642	757	681	679	9.69
2007	671	684	691	737	696	2.50
2008	703	706	719	753	720	3.45
2009p	714	723

Total business establishments reported by the QCEW are displayed in Table II.11.6. Annual establishments increased by 2.55 percent between 2007 and 2008, changing from a total of 3,134 to 3,214 establishments. Preliminary 2009 estimates indicate that establishments remained at 3,214 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 2008, the most recent year for which data are available, 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 \$47,740. Average earnings per job in the county were \$44,008 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,544	2,604	2,628	2,629	2,601	.
2002	2,668	2,686	2,696	2,699	2,687	3.31
2003	2,725	2,736	2,776	2,803	2,760	2.72
2004	2,809	2,872	2,893	2,913	2,872	4.06
2005	2,925	2,966	3,008	3,039	2,985	3.93
2006	3,049	3,088	3,098	3,083	3,080	3.18
2007	3,076	3,128	3,164	3,168	3,134	1.75
2008	3,178	3,210	3,230	3,238	3,214	2.55
2009p	3,210	3,214	.	.	.	.

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

According to the Wyoming Cost of Living Index, average apartment rent in Laramie County decreased by 2.3 percent, from \$601 in second quarter 2008 to \$587 in second quarter 2009. Detached single-family home rents decreased by 0.8 percent. Rents for mobile homes on a lot increased by 3.0 percent, and rents for mobile home lots increased by 1.0 percent.

Laramie County rental prices have experienced average annualized increases of 2.5 percent per year for apartments, 3.4 percent per year for houses, 3.3 percent per year for mobile homes plus a lot and 3.7 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.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 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.11.9, on the following page.

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
Q2.09	587	293	892	576

Table II.11.9								
Building Permits and Valuation for Laramie 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	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.

Table II.11.10				
Average Sales Prices in Laramie County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁹¹ During December 2009, a total of 161 surveys were completed by property managers in Laramie County. Of the 4,120 rental units surveyed, 173 were vacant, indicating a vacancy rate of 4.20 percent. This compares to a 4.16 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. Over the last six months the vacancy rate has remained stable, indicating a solid rental market.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 13 respondents in Laramie County. Of the incoming population who were unsatisfied with their current housing, 100.0 percent said they were seeking to own. Additional survey data are presented in Section C of Volume II, Technical Appendix.

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
2009b	161	4,120	173	4.20

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 13,586 households in Laramie County, from 31,927 in 2000 to 45,513 in 2030. Homeowners are expected to increase from 22,054 in 2000 to 32,788 by 2030. Renters are anticipated to increase from 9,873 in 2000 to 12,725 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 699 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 1,018 households, and to increase by 1,839 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 645 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to

⁹¹Those 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.

50 percent of MFI is expected to increase by 573 households over the period. Table II.11.11, below, provides details of the household forecast by tenure and income.

Table II.11.11						
Strong Growth Household Forecast by Tenure and Income						
Laramie 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	1,437	2,092	3,778	2,010	12,737	22,054
2005	1,541	2,243	4,050	2,156	13,658	23,648
2010	1,658	2,414	4,359	2,320	14,697	25,448
2015	1,771	2,579	4,656	2,478	15,700	27,184
2020	1,889	2,750	4,966	2,643	16,745	28,993
2025	2,011	2,928	5,286	2,813	17,824	30,862
2030	2,136	3,110	5,616	2,989	18,937	32,788
Renters by Percent of Median Family Income						
2000	2,235	1,982	2,580	739	2,337	9,873
2005	2,263	2,007	2,613	748	2,366	9,997
2010	2,366	2,099	2,732	782	2,474	10,453
2015	2,493	2,211	2,878	824	2,607	11,013
2020	2,621	2,325	3,027	867	2,741	11,581
2025	2,750	2,440	3,176	909	2,876	12,152
2030	2,880	2,555	3,326	952	3,012	12,725
Total Households by Percent of Median Family Income						
2000	3,671	4,074	6,358	2,749	15,074	31,927
2005	3,803	4,250	6,663	2,904	16,024	33,645
2010	4,024	4,513	7,091	3,102	17,172	35,900
2015	4,264	4,790	7,535	3,302	18,307	38,197
2020	4,510	5,075	7,993	3,509	19,486	40,574
2025	4,761	5,367	8,462	3,723	20,701	43,014
2030	5,016	5,665	8,942	3,941	21,949	45,513

LINCOLN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Lincoln County's population increased from 14,573 in 2000 to 16,631 in 2008 or by 14.12 percent. This compares to a statewide population growth of 7.88 percent over the period.⁹² The number of people from 15 to 24 years of age increased by 15.22 percent, and the number of people from 25 to 44 years of age increased by 11.05 percent. The white population increased by 13.78 percent, while the black population increased by 112.50 percent. The Hispanic population changed from 315 to 638 people between 2000 and 2008, an increase of 102.54 percent. These data are presented in Table II.12.1, below.

Subject	Wyoming			Lincoln County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	14,573	16,631	14.12
Age						
Under 14 years	103,443	106,195	2.66	3,556	3,664	3.04
15 to 24 years	75,358	76,242	1.17	1,991	2,294	15.22
25 to 44 years	138,619	137,338	-0.92	3,703	4,112	11.05
45 to 54 years	74,079	82,508	11.38	2,122	2,563	20.78
55 to 64 years	44,590	64,771	45.26	1,401	1,974	40.90
65 & over	57,693	65,614	13.73	1,800	2,024	12.44
Race						
White	469,423	500,001	6.51	14,292	16,262	13.78
Black	3,942	6,884	74.63	16	34	112.50
American Indian and Alaskan Native	11,410	13,555	18.80	86	119	38.37
Asian	2,904	3,828	31.82	34	34	0.00
Native Hawaiian or Pacific Islander	329	512	55.62	8	9	12.50
Two or more races	5,774	7,888	36.61	137	173	26.28
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	315	638	102.54

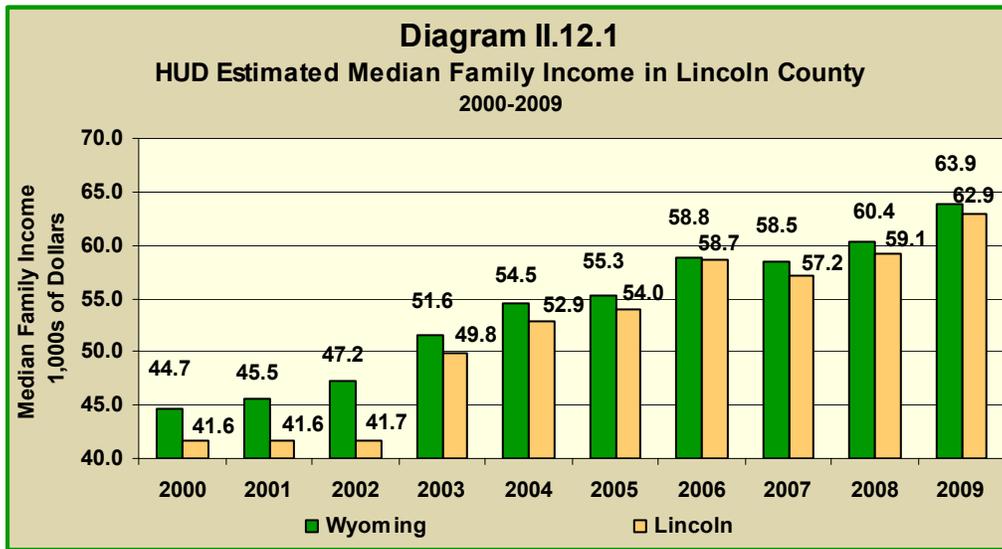
The Wyoming driver's license exchange data indicate a net increase of 62 persons during 2009. The driver's license total exchanges for the last ten years for Lincoln County are presented in Table II.12.3, which indicate a net increase of 1,571 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	516	454	62
Total	5,625	4,054	1,571

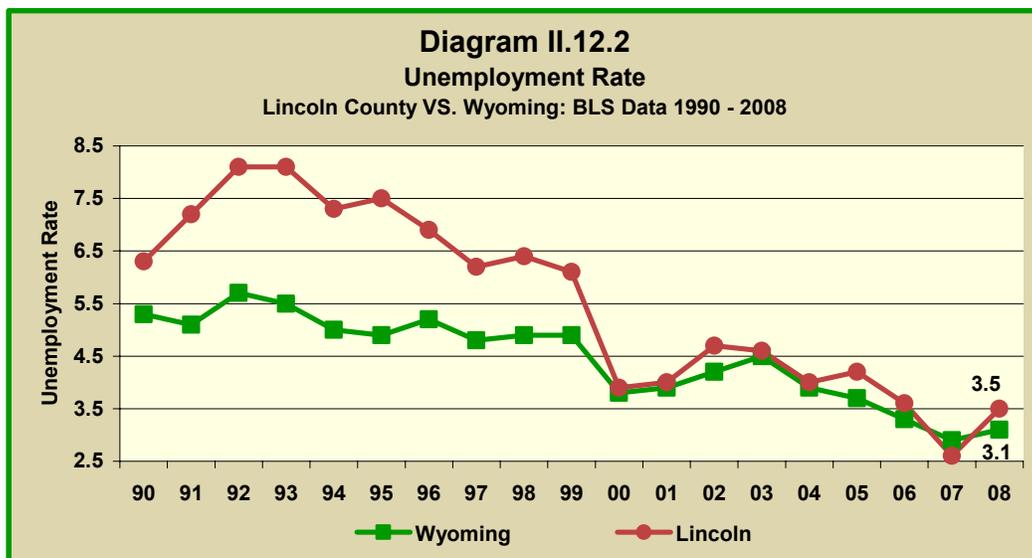
⁹² On December 22, 2009, the Census Bureau released a revised statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Lincoln County was \$62,900 in 2009.⁹³ 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, as seen in Diagram II.12.2.



⁹³ 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 decreased by 7.62 percent between 2007 and 2008, changing from a total of 7,220 to 6,670 workers. Preliminary 2009 estimates indicate a decreasing trend with employment falling to 6,551 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	4,722	4,928	5,466	5,684	5,473	5,758	6,415	7,217	6,218
Feb	4,687	4,823	5,502	5,782	5,518	5,707	6,374	6,856	6,141
Mar	4,746	4,797	5,594	5,761	5,553	5,809	6,599	6,624	6,223
Apr	5,032	5,058	5,765	5,971	5,695	5,936	6,722	6,610	6,472
May	5,326	5,422	6,094	6,113	5,930	6,336	7,113	6,720	6,604
Jun	5,553	5,551	6,398	6,377	6,253	6,729	7,666	6,847	6,551
Jul	5,532	5,647	6,339	6,011	5,958	6,391	7,406	6,492	.
Aug	5,757	5,734	6,643	5,981	5,952	6,332	7,614	6,484	.
Sep	5,604	5,521	6,672	6,030	6,135	6,808	7,742	6,691	.
Oct	5,391	5,443	6,494	5,966	6,049	6,835	7,759	6,614	.
Nov	5,249	5,172	6,083	5,766	5,948	6,775	7,658	6,478	.
Dec	5,088	5,099	5,933	5,710	5,908	6,683	7,577	6,404	.
Annual	5,224	5,266	6,082	5,929	5,864	6,342	7,220	6,670	.
% Change	.	0.80	15.50	-2.52	-1.10	8.15	13.84	-7.62	.

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 decreased by 4.51 percent between 2007 and 2008, changing from a total of \$820 to \$783.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	523	528	469	532	512	.
2002	513	536	470	552	517	0.98
2003	613	594	584	640	607	17.41
2004	597	610	577	609	598	-1.48
2005	613	605	596	611	606	1.34
2006	639	636	636	740	664	9.57
2007	731	740	843	947	820	23.49
2008	909	755	698	766	783	-4.51
2009b	700	784

Total business establishments reported by the QCEW are displayed in Table II.12.6. Annual establishments increased by 1.59 percent between 2007 and 2008, changing from a total of 819 to 832 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 837 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, 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 \$47,740. Average earnings per job in the county were \$41,453 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	585	617	630	622	614	.
2002	623	644	657	658	646	5.21
2003	640	661	664	665	658	1.86
2004	676	693	698	710	694	5.47
2005	717	739	739	741	734	5.76
2006	763	789	798	787	784	6.81
2007	794	817	826	839	819	4.46
2008	822	838	833	833	832	1.59
2009p	824	837

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

According to the Wyoming cost of living index, average apartment rent in Lincoln County increased by 10.5 percent, from \$564 in second quarter 2008 to \$623 in second quarter 2009. Detached single-family home rents increased by 46.2 percent, and rents for mobile home lots increased by 8.7 percent.

Lincoln County rental prices have experienced average annualized increases of 3.0 percent per year for apartments, 3.7 percent per year for houses and 2.8 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.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 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.12.9, on the following page.

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	.
Q2.09	623	250	848	501

Table II.12.9								
Building Permits and Valuation in Lincoln 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	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 a 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.

Table II.12.10				
Average Sales Prices in Lincoln County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁹⁴ During December 2009, a total of 51 surveys were completed by property managers in Lincoln County. Of the 354 rental units surveyed, 93 were vacant, indicating a vacancy rate of 26.27 percent. This rate compares to a 14.34 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. The high vacancy rate is primarily driven by an excess of rental stock and a softening demand for rental units.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 47 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. Seventy-five percent of these respondents wished to buy existing units, of which 33.3 percent of respondents sought homes for between \$50,000 and \$100,000 and 66.7 percent for more than \$100,000. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which 100.0 percent of 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. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
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
2009b	51	354	93	26.27

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 5,411 households in Lincoln County, from 5,266 in 2000 to 10,677 in 2030. Homeowners are expected to increase from 4,280 in 2000 to 8,730 by 2030. Renters are anticipated to increase from 986 in 2000 to 1,947 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 299 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 417 households, and to increase by 664 for those with 51 to 80 percent of MFI.

⁹⁴Those 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.

Rental demand from the year 2000 to 2030 is expected to increase by 141 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 150 households over the period. Table II.12.11, below, provides details of the household forecast by tenure and income.

Table II.12.11						
Strong Growth Household Forecast by Tenure and Income						
Lincoln 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	287	401	639	349	2,604	4,280
2005	313	437	697	381	2,841	4,669
2010	376	525	836	457	3,409	5,603
2015	428	597	952	520	3,879	6,375
2020	488	681	1,086	594	4,428	7,277
2025	536	748	1,192	652	4,859	7,986
2030	586	817	1,303	712	5,311	8,730
Renters by Percent of Median Family Income						
2000	145	154	226	104	357	986
2005	149	159	232	107	367	1,013
2010	179	191	279	128	441	1,218
2015	207	220	323	148	510	1,407
2020	241	256	375	172	593	1,637
2025	263	280	410	188	648	1,790
2030	286	305	446	205	705	1,947
Total Households by Percent of Median Family Income						
2000	432	555	865	453	2,961	5,266
2005	462	596	929	488	3,208	5,682
2010	555	715	1,115	585	3,850	6,821
2015	635	817	1,274	668	4,388	7,782
2020	729	937	1,461	766	5,020	8,914
2025	799	1,028	1,602	840	5,507	9,776
2030	872	1,122	1,749	917	6,017	10,677

NATRONA COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Natrona County's population increased from 66,533 in 2000 to 73,129 in 2008 or by 9.91 percent. This compares to a statewide population growth of 7.88 percent over the period.⁹⁵ The number of people from 15 to 24 years of age decreased by 0.41 percent, and the number of people from 25 to 44 years of age increased by 4.76 percent. The white population increased by 8.28 percent, while the black population increased by 100.75 percent. The Hispanic population changed from 3,257 to 4,396 people between 2000 and 2008, an increase of 34.97 percent. These data are presented in Table II.13.1, below.

Subject	Wyoming			Natrona County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	66,533	73,129	9.91
Age						
Under 14 years	103,443	106,195	2.66	14,030	15,021	7.06
15 to 24 years	75,358	76,242	1.17	9,989	9,948	-0.41
25 to 44 years	138,619	137,338	-0.92	18,562	19,446	4.76
45 to 54 years	74,079	82,508	11.38	9,794	11,199	14.35
55 to 64 years	44,590	64,771	45.26	5,734	8,446	47.30
65 & over	57,693	65,614	13.73	8,424	9,069	7.66
Race						
White	469,423	500,001	6.51	64,207	69,525	8.28
Black	3,942	6,884	74.63	533	1,070	100.75
American Indian and Alaskan Native	11,410	13,555	18.80	721	986	36.75
Asian	2,904	3,828	31.82	283	424	49.82
Native Hawaiian or Pacific Islander	329	512	55.62	26	51	96.15
Two or more races	5,774	7,888	36.61	763	1,073	40.63
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	3,257	4,396	34.97

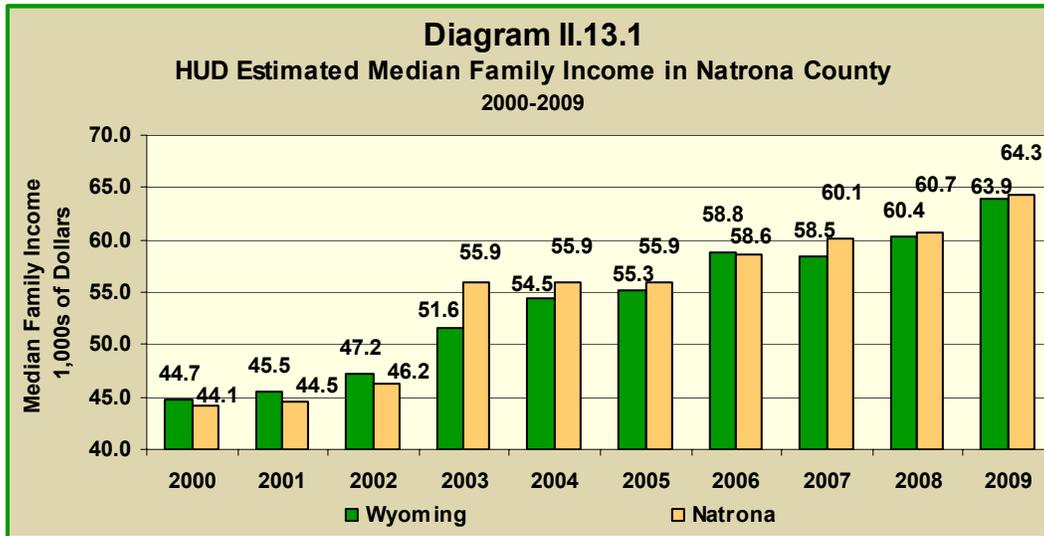
The Wyoming driver's license exchange data indicate a net increase of 619 persons during 2009. The driver's license total exchanges for the last ten years for Natrona County are presented in Table II.13.3, which indicate a net increase of 4,196 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	1,931	1,312	619
Total	17,416	13,220	4,196

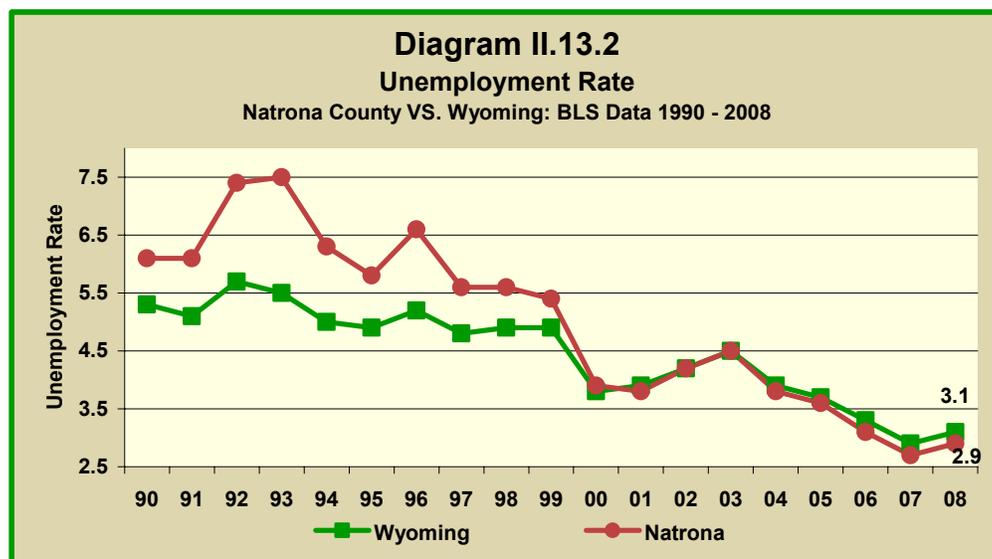
⁹⁵ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Natrona County was \$64,300 in 2009.⁹⁶ 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, as seen in Diagram II.13.2.



⁹⁶ 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 2.47 percent between 2007 and 2008, changing from a total of 39,206 to 40,173 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment falling to 38,699 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	30,573	31,744	32,102	33,468	35,084	36,771	37,911	38,915	39,360
Feb	30,809	31,916	32,230	33,636	35,216	36,869	38,131	38,840	38,902
Mar	31,302	32,268	32,677	34,062	35,719	37,476	38,782	39,267	38,799
Apr	31,625	32,192	33,186	34,664	35,930	37,991	38,751	39,514	38,565
May	32,244	33,022	33,833	35,007	36,425	38,525	39,250	40,166	38,651
Jun	32,947	33,650	34,497	35,925	37,184	39,282	39,993	40,805	38,699
Jul	32,248	33,170	34,242	35,855	36,658	38,814	39,493	40,409	.
Aug	32,478	33,192	34,242	36,192	36,811	38,648	39,460	40,693	.
Sep	32,222	32,932	34,030	35,816	36,976	38,481	39,520	40,958	.
Oct	32,160	33,203	34,240	36,284	37,368	38,857	39,691	41,102	.
Nov	32,060	32,905	33,869	36,112	37,248	38,756	39,795	40,708	.
Dec	32,143	32,972	34,247	36,161	37,281	39,101	39,693	40,701	.
Annual	31,901	32,764	33,616	35,265	36,492	38,298	39,206	40,173	.
% Change	.	2.71	2.60	4.91	3.48	4.95	2.37	2.47	.

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 6.71 percent between 2007 and 2008, changing from a total of \$790 to \$843.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	.
2002	543	555	531	592	555	2.02
2003	552	575	556	629	578	4.14
2004	586	614	607	673	621	7.44
2005	625	657	667	726	669	7.73
2006	698	724	713	810	737	10.16
2007	760	773	765	862	790	7.19
2008	805	811	824	930	843	6.71
2009p	808	780

Total business establishments reported by the QCEW are displayed in Table II.13.6, at right. Annual establishments increased by 1.14 percent between 2007 and 2008, changing from a total of 3,157 to 3,193 establishments. Preliminary 2009 estimates indicate that establishments increased to 3,206 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, 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 \$47,740. Average earnings per job in the county were \$51,542 in 2007, while Wyoming average earnings per job were \$44,409.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	.
2002	2,730	2,744	2,770	2,776	2,755	1.40
2003	2,812	2,823	2,859	2,862	2,839	3.05
2004	2,875	2,899	2,936	2,949	2,915	2.68
2005	2,957	3,003	3,023	3,036	3,005	3.09
2006	3,050	3,122	3,145	3,133	3,113	3.59
2007	3,132	3,161	3,163	3,170	3,157	1.41
2008	3,159	3,196	3,204	3,214	3,193	1.14
2009p	3,192	3,206	.	.	.	.

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.

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

According to the Wyoming cost of living index, average apartment rent in Natrona County changed by 1.1 percent, from \$702 in second quarter 2008 to \$710 in second quarter 2009. Detached single-family home rents increased by 10.0 percent. Rents for mobile homes on a lot increased by 10.0 percent, and rents for mobile home lots increased by 10.9 percent.

Natrona County rental prices have experienced average annualized increases of 4.7 percent per year for apartments, 5.0 percent per year for houses, 4.3 percent per year for mobile homes plus a lot and 2.5 percent 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.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 \$192,060 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 high of \$259,470 in 2000 and 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.

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
Q2.09	710	254	1,032	603

Table II.13.9								
Building Permits and Valuation in Natrona 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	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.

Table II.13.10				
Average Sales Prices in Natrona County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.⁹⁷ During December 2009, a total of 101 surveys were completed by property managers in Natrona County. Of the 4,304 rental units surveyed, 208 were vacant, indicating a vacancy rate of 4.83 percent. This rate compares to a 0.98 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 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.

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
2009b	101	4,304	208	4.83

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 363 respondents in Natrona County. Of the incoming population who were unsatisfied with their current housing, 75.5 percent said they were seeking to own a home and 24.5 percent wished to rent. Of those seeking to own a home, 65.0 percent wished to buy existing units, of which 4.2 percent of respondents sought homes for less than \$50,000, 29.2 percent of respondents sought homes in the range of \$50,000 to \$99,999, and 66.7 percent sought homes for more than \$100,000. The remainder of those seeking to own a home, 35.0 percent, wished to build, of which all respondents expected to build for more than \$100,000.

Of those currently renting or seeking to rent, 23.1 percent of respondents anticipated spending under \$365, 15.4 percent expected to spend between \$475 and \$599, and 61.5 percent of respondents anticipated spending above \$600. 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 15,814 households in Natrona County, from 26,819 in 2000 to 42,633 in 2030. Homeowners are expected to increase from 18,740 in 2000 to 30,686 by 2030. Renters are anticipated to increase from 8,079 in 2000 to 11,947 in 2030.

⁹⁷Those 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.

Homeownership from the year 2000 to 2030 is expected to increase by 929 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 1,179 households, and to increase by 2,139 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 986 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 827 households over the period. Table II.13.11, below, provides details of the household forecast by tenure and income.

Table II.13.11						
Strong Growth Household Forecast by Tenure and Income						
Natrona 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	1,457	1,850	3,356	1,562	10,514	18,740
2005	1,555	1,974	3,580	1,667	11,217	19,991
2010	1,770	2,247	4,075	1,897	12,769	22,757
2015	1,930	2,450	4,444	2,069	13,925	24,819
2020	2,081	2,642	4,792	2,231	15,015	26,762
2025	2,231	2,832	5,137	2,392	16,096	28,688
2030	2,387	3,029	5,495	2,558	17,217	30,686
Renters by Percent of Median Family Income						
2000	2,060	1,728	1,911	596	1,784	8,079
2005	2,123	1,780	1,969	614	1,838	8,324
2010	2,317	1,943	2,149	670	2,007	9,087
2015	2,530	2,122	2,347	732	2,191	9,922
2020	2,711	2,273	2,515	784	2,348	10,631
2025	2,878	2,413	2,670	832	2,493	11,287
2030	3,047	2,555	2,826	881	2,639	11,947
Total Households by Percent of Median Family Income						
2000	3,518	3,578	5,267	2,158	12,299	26,819
2005	3,677	3,753	5,549	2,281	13,055	28,315
2010	4,087	4,190	6,224	2,567	14,775	31,844
2015	4,461	4,572	6,791	2,801	16,117	34,741
2020	4,793	4,915	7,307	3,015	17,363	37,393
2025	5,109	5,245	7,807	3,224	18,589	39,974
2030	5,433	5,584	8,321	3,439	19,856	42,633

NIORRARA COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Niobrara County's population increased from 2,407 in 2000 to 2,428 in 2008 or by 0.87 percent. This compares to a statewide population growth of 7.88 percent over the period.⁹⁸ The number of people from 15 to 24 years of age increased by 25.38 percent, and the number of people from 25 to 44 years of age decreased by 0.96 percent. The white population increased by 0.55 percent, while the black population increased by 100.0 percent. The Hispanic population changed from 36 to 62 between 2000 and 2008, an increase of 72.22 percent. These data are presented in Table II.14.1, below.

Subject	Wyoming			Niobrara County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	2,407	2,428	0.87
Age						
Under 14 years	103,443	106,195	2.66	430	330	-23.26
15 to 24 years	75,358	76,242	1.17	260	326	25.38
25 to 44 years	138,619	137,338	-0.92	625	619	-0.96
45 to 54 years	74,079	82,508	11.38	346	371	7.23
55 to 64 years	44,590	64,771	45.26	295	290	-1.69
65 & over	57,693	65,614	13.73	451	492	9.09
Race						
White	469,423	500,001	6.51	2,376	2,389	0.55
Black	3,942	6,884	74.63	3	6	100.00
American Indian and Alaskan Native	11,410	13,555	18.80	12	15	25.00
Asian	2,904	3,828	31.82	3	2	-33.33
Native Hawaiian or Pacific Islander	329	512	55.62	0	0	.
Two or more races	5,774	7,888	36.61	13	16	23.08
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	36	62	72.22

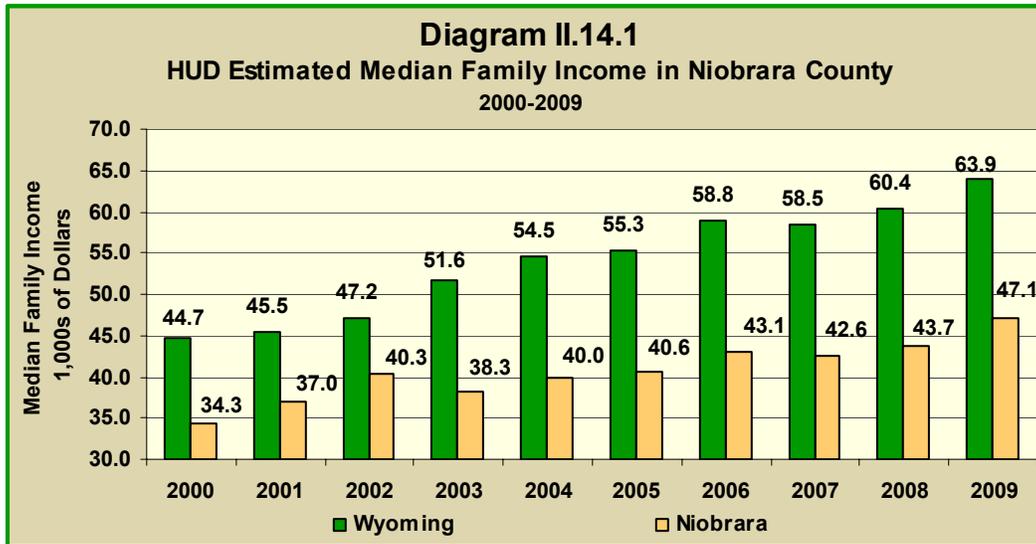
The Wyoming driver's license exchange data indicate a net increase of 45 persons during 2009. The driver's license total exchanges for the last ten years for Niobrara County are presented in Table II.14.3, which indicate a net increase of 223 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	82	37	45
Total	672	449	223

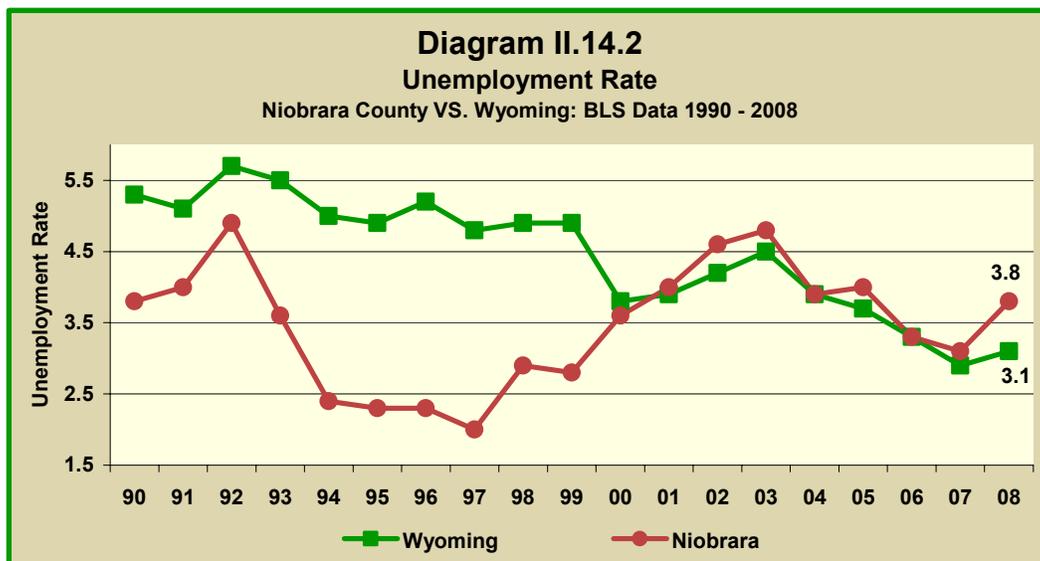
⁹⁸On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Niobrara County was \$47,100 in 2009.⁹⁹ 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, as seen in Diagram II.14.2.



⁹⁹ 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 1.08 percent between 2007 and 2008, changing from a total of 837 to 846 workers. Over the second quarter of 2009 preliminary estimates indicate an increasing trend with employment rising to 917 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	729	723	737	742	742	717	823	809	826
Feb	727	774	745	748	756	720	804	805	843
Mar	764	765	756	744	750	721	821	829	840
Apr	785	751	780	757	773	719	816	824	853
May	825	786	788	761	780	757	840	851	867
Jun	853	845	834	817	824	819	875	874	917
Jul	818	795	742	734	.	771	815	814	.
Aug	812	796	739	744	.	800	832	833	.
Sep	800	818	793	774	.	816	852	885	.
Oct	783	798	799	783	.	817	859	906	.
Nov	736	764	759	736	.	802	856	871	.
Dec	740	766	758	745	.	821	853	853	.
Annual	781	782	769	757	767	773	837	846	.
% Change	.	0.13	-1.66	-1.56	1.32	0.78	8.28	1.08	.

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 2.56 percent between 2007 and 2008, changing from a total of 508 to 521 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	361	390	368	399	379	.
2002	390	424	378	408	400	5.54
2003	394	419	386	415	404	1.00
2004	404	439	398	431	418	3.47
2005	415	446	.	.	440	5.26
2006	466	490	482	498	484	10.00
2007	496	517	496	522	508	4.96
2008p	514	526	508	536	521	2.56
2009p	543	554

Total business establishments reported by the QCEW are displayed in Table II.14.6, at right. Annual establishments increased by 2.31 percent between 2007 and 2008, changing from a total of 130 to 133 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 138 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, 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 \$44,409.¹⁰⁰

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	135	137	134	134	135	.
2002	135	134	133	132	134	-0.74
2003	131	135	133	133	133	-0.75
2004	128	129	128	126	128	-3.76
2005	125	126	126	124	125	-2.34
2006	125	124	125	128	126	0.80
2007	126	129	129	134	130	3.17
2008	133	132	133	133	133	2.31
2009p	137	138

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.

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

¹⁰⁰ 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 1.2 percent, from \$419 in second quarter 2008 to \$424 in second quarter 2009. Detached single-family home rents increased by 7.6 percent.

Niobrara County rental prices have experienced average annualized increases of 4.4 percent per year for apartments and 4.5 percent per year for houses since fourth quarter 1998 through second quarter 2009. These figures compare to state average annualized increases in rental prices of 3.7 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 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.14.9, on the following page.

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	.
Q2.09	424	.	550	.

Table II.14.9								
Building Permits and Valuation in Niobrara 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	.	.	.	.	.	.	.	.
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.

Table II.14.10				
Average Sales Prices in Niobrara County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹⁰¹ During December 2009, a total of four surveys were completed by property managers in Niobrara County. Of the 120 rental units surveyed, 11 were vacant, indicating a vacancy rate of 9.17 percent. This compares to a 3.13 percent vacancy rate one year ago 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 one respondent in Niobrara 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 of respondents wished to rent. Of those seeking to own a home, 68.4 percent wished to buy existing units and 31.6 percent wished to build.

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
2009b	4	120	11	9.17

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 842 households in Niobrara County, from 1,011 in 2000 to 1,853 in 2030. Homeowners are expected to increase from 737 in 2000 to 1,419 by 2030. Renters, on the other hand, are anticipated to increase from 274 in 2000 to 435 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 77 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 93 households, and to increase by 117 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 37 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 29 households over the period. Table II.14.11, on the following page, provides details of the household forecast by tenure and income.

¹⁰¹Those 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.

Table II.14.11
Strong Growth Household Forecast by Tenure and Income
Niobrara 2000 Through 2030

Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	83	101	127	94	332	737
2005	80	97	122	91	319	708
2010	93	112	141	105	370	822
2015	108	131	164	123	431	957
2020	125	151	189	141	497	1,103
2025	142	172	216	161	566	1,257
2030	160	194	244	182	639	1,419
Renters by Percent of Median Family Income						
2000	63	50	68	40	53	274
2005	55	43	59	35	46	238
2010	64	50	69	41	54	277
2015	73	57	78	46	61	316
2020	82	65	88	52	69	355
2025	91	72	98	58	76	394
2030	100	79	108	64	84	435
Total Households by Percent of Median Family Income						
2000	146	150	195	135	385	1,011
2005	135	140	181	126	365	946
2010	157	163	210	146	424	1,100
2015	181	188	243	169	492	1,274
2020	206	215	278	193	566	1,458
2025	233	243	314	219	642	1,651
2030	260	273	351	245	723	1,853

PARK COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Park County's population increased from 25,786 in 2000 to 27,574 in 2008 or by 6.93 percent. This compares to a statewide population growth of 7.88 percent over the period.¹⁰² The number of people from 15 to 24 years of age increased by 11.57 percent, and the number of people from 25 to 44 years of age decreased by 6.14 percent. The white population increased by 6.30 percent, while the black population increased by 229.17 percent. The Hispanic population changed from 959 to 1,264 between 2000 and 2008, an increase of 31.80 percent. These data are presented in Table II.15.1, below.

Subject	Wyoming			Park County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	25,786	27,574	6.93
Age						
Under 14 years	103,443	106,195	2.66	4,962	4,678	-5.72
15 to 24 years	75,358	76,242	1.17	3,681	4,107	11.57
25 to 44 years	138,619	137,338	-0.92	6,510	6,110	-6.14
45 to 54 years	74,079	82,508	11.38	4,116	4,370	6.17
55 to 64 years	44,590	64,771	45.26	2,777	3,697	33.13
65 & over	57,693	65,614	13.73	3,740	4,612	23.32
Race						
White	469,423	500,001	6.51	25,310	26,904	6.30
Black	3,942	6,884	74.63	24	79	229.17
American Indian and Alaskan Native	11,410	13,555	18.80	125	185	48.00
Asian	2,904	3,828	31.82	114	132	15.79
Native Hawaiian or Pacific Islander	329	512	55.62	13	12	-7.69
Two or more races	5,774	7,888	36.61	200	262	31.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	959	1,264	31.80

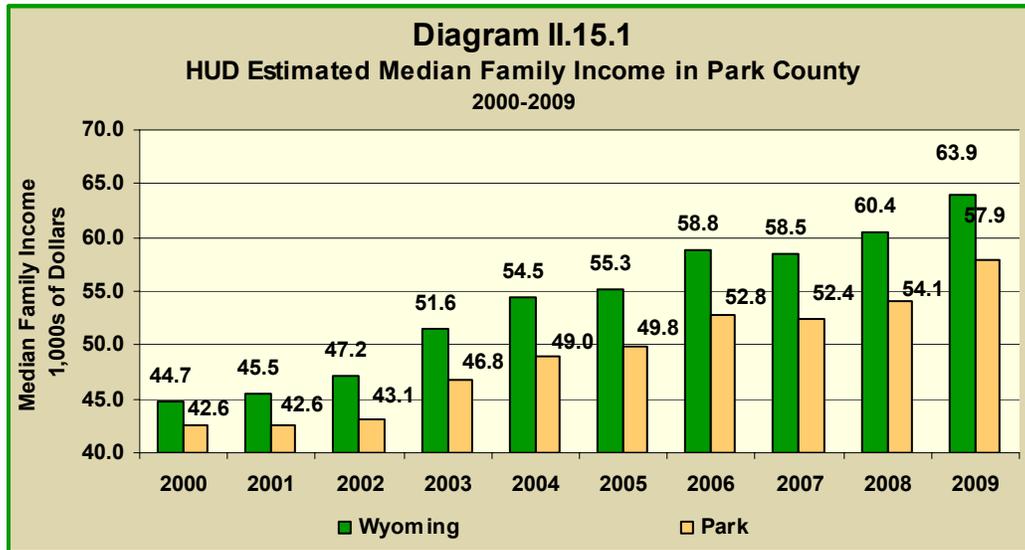
The Wyoming driver's license exchange data indicate a net increase of 454 persons during 2009. The driver's license total exchanges for the last ten years for Park County are presented in Table II.15.3, which indicate a net increase of 3,244 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	995	541	454
Total	9,659	6,415	3,244

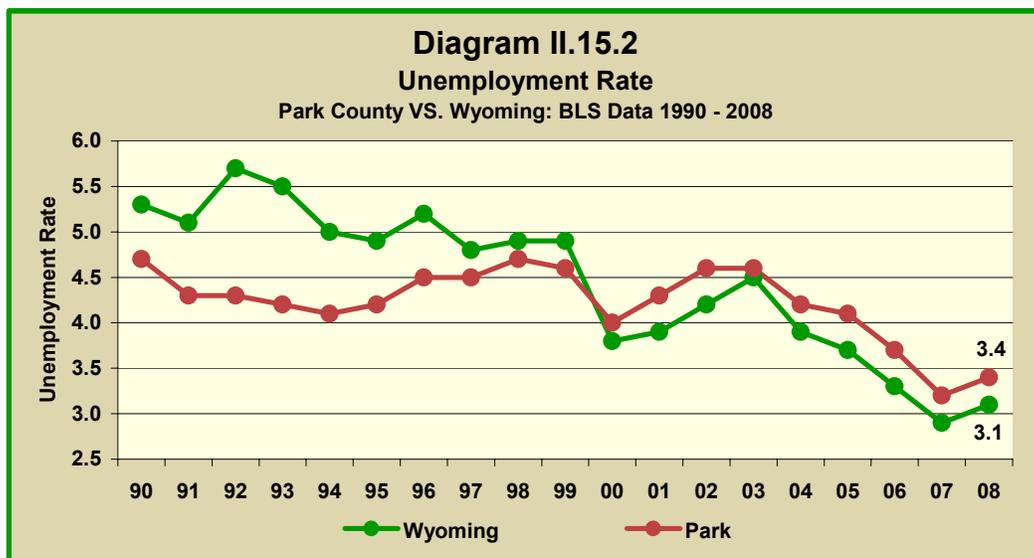
¹⁰² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Park County was \$57,900 in 2009.¹⁰³ 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, as seen in Diagram II.15.2.



¹⁰³ 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 2.36 percent between 2007 and 2008, changing from a total of 13,361 to 13,676 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 15,029 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	10,624	11,008	10,957	11,205	11,461	11,670	11,685	12,223	12,149
Feb	10,753	11,004	10,930	11,286	11,484	11,644	11,837	12,272	12,180
Mar	10,990	11,102	11,078	11,495	11,693	11,920	12,097	12,402	12,265
Apr	11,089	11,305	11,462	11,807	12,093	12,166	12,417	12,664	12,517
May	12,137	12,531	12,856	12,927	13,190	13,262	13,655	14,174	13,713
Jun	13,584	14,081	14,569	14,787	14,902	15,024	15,269	15,542	15,029
Jul	13,613	13,991	14,667	14,560	14,829	15,154	15,286	15,682	.
Aug	13,296	13,636	14,371	14,232	14,344	14,769	15,026	15,366	.
Sep	12,673	13,213	13,839	13,510	13,824	14,006	14,353	14,511	.
Oct	11,963	12,293	12,617	12,796	12,824	12,984	13,420	13,617	.
Nov	11,259	11,590	11,625	12,008	12,069	12,333	12,668	12,868	.
Dec	11,347	11,668	11,581	11,956	11,949	12,200	12,615	12,795	.
Annual	11,944	12,285	12,546	12,714	12,889	13,094	13,361	13,676	.
% Change	.	2.85	2.12	1.34	1.38	1.59	2.04	2.36	.

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 5.80 percent between 2007 and 2008, changing from a total of \$621 to \$657.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	.
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009p	678	640

Total business establishments reported by the QCEW are displayed in Table II.15.6. Annual establishments increased by 1.20 percent between 2007 and 2008, changing from a total of 1,438 to 1,462 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 1,488 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 2008, 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 \$47,740. Average earnings per job in the county were \$43,407 in 2007, while Wyoming average earnings per job were \$44,409.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,283	.
2002	1,281	1,306	1,318	1,310	1,304	1.64
2003	1,288	1,305	1,306	1,305	1,301	-0.23
2004	1,303	1,356	1,341	1,349	1,337	2.77
2005	1,363	1,380	1,381	1,385	1,377	2.99
2006	1,411	1,435	1,427	1,409	1,421	3.20
2007	1,422	1,448	1,444	1,439	1,438	1.20
2008	1,452	1,458	1,461	1,475	1,462	1.67
2009p	1,480	1,488	.	.	.	.

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.

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

According to the Wyoming Cost of Living Index, average apartment rent in Park County increased by 3.4 percent, from \$470 in second quarter 2008 to \$486 in second quarter 2009. Detached single-family home rents decreased by 2.5 percent. Rents for mobile homes on a lot increased by 4.4 percent, and rents for mobile home lots increased by 3.8 percent.

Park County rental prices have experienced average annualized increases of 2.4 percent per year for apartments, 2.5 percent per year for houses, 2.9 percent per year for mobile homes plus a lot and 1.8 percent per year for mobile home lots since fourth quarter 1986 to 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.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 high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details are given in Table II.15.9, on the following page.

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
Q2.09	486	193	673	522

Table II.15.9								
Building Permits and Valuation for Park 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	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 \$215,692. This represented a negligible 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.

Table II.15.10				
Average Sales Prices in Park County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹⁰⁴ During December 2009, a total of 72 surveys were completed by property managers in Park County. Of the 1,013 rental units surveyed, 35 were vacant, indicating a vacancy rate of 3.46 percent. This rate compares to a 3.39 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. The stability of the vacancy rate over the last six months indicates a healthy rental market.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 297 respondents in Park 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, 68.4 percent wanted to buy a home, of which 33.3 percent of respondents sought to buy homes for between \$50,000 and \$99,999, and 66.7 percent sought to buy a home for more than \$100,000. For respondents who wished to build, 31.6 percent, 20.0 percent anticipated spending less than \$50,000 and 80.0 percent anticipated spending above \$100,000.

Of those currently renting or seeking to rent, 16.7 percent of respondents anticipated spending below \$365, 16.7 percent anticipated spending between \$475 and \$599 and 66.7 percent anticipated spending above \$600. 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 4,598 households in Park County, from 10,312 in 2000 to 14,910 in 2030. Homeowners are expected to increase from 7,363 in 2000 to 11,113 by 2030. Renters are anticipated to increase from 2,949 in 2000 to 3,797 in 2030.

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
2009b	72	1,013	35	3.46

¹⁰⁴ 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.

Homeownership from the year 2000 to 2030 is expected to increase by 312 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 457 households, and to increase by 645 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 196 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 156 households over the period. Table II.15.11, below, provides details of the household forecast by tenure and income.

Table II.15.11						
Strong Growth Household Forecast by Tenure and Income						
Park 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	614	897	1,266	656	3,930	7,363
2005	653	955	1,348	698	4,184	7,839
2010	724	1,059	1,495	774	4,640	8,694
2015	772	1,128	1,593	825	4,943	9,261
2020	821	1,201	1,695	878	5,261	9,856
2025	873	1,276	1,801	933	5,591	10,474
2030	926	1,354	1,911	990	5,932	11,113
Renters by Percent of Median Family Income						
2000	683	542	706	232	786	2,949
2005	687	545	709	233	790	2,964
2010	729	578	753	247	839	3,146
2015	766	608	791	260	881	3,306
2020	804	638	830	272	925	3,469
2025	842	668	869	285	968	3,632
2030	880	698	909	298	1,012	3,797
Total Households by Percent of Median Family Income						
2000	1,297	1,439	1,972	887	4,716	10,312
2005	1,340	1,500	2,057	931	4,974	10,803
2010	1,453	1,638	2,248	1,021	5,479	11,839
2015	1,538	1,736	2,384	1,085	5,824	12,567
2020	1,625	1,839	2,525	1,150	6,186	13,325
2025	1,714	1,944	2,671	1,218	6,559	14,107
2030	1,806	2,052	2,820	1,288	6,944	14,910

PLATTE COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Platte County's population decreased from 8,807 in 2000 to 8,294 in 2008 or by 5.82 percent. This compares to a statewide population growth of 7.88 percent over the period.¹⁰⁵ The number of people from 15 to 24 years of age decreased by 5.82 percent, and the number of people from 25 to 44 years of age decreased by 12.69 percent. The white population decreased by 6.25 percent, while the black population increased by 50.0 percent. The Hispanic population changed from 465 to 544 people between 2000 and 2008, an increase of 16.99 percent. These data are presented in Table II.16.1, below.

Subject	Wyoming			Platte County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	8,807	8,294	-5.82
Age						
Under 14 years	103,443	106,195	2.66	1,751	1,312	-25.07
15 to 24 years	75,358	76,242	1.17	1,060	969	-8.58
25 to 44 years	138,619	137,338	-0.92	2,136	1,865	-12.69
45 to 54 years	74,079	82,508	11.38	1,390	1,369	-1.51
55 to 64 years	44,590	64,771	45.26	1,012	1,208	19.37
65 & over	57,693	65,614	13.73	1,458	1,571	7.75
Race						
White	469,423	500,001	6.51	8,644	8,104	-6.25
Black	3,942	6,884	74.63	14	21	50.00
American Indian and Alaskan Native	11,410	13,555	18.80	55	57	3.64
Asian	2,904	3,828	31.82	19	25	31.58
Native Hawaiian or Pacific Islander	329	512	55.62	2	1	-50.00
Two or more races	5,774	7,888	36.61	73	86	17.81
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	465	544	16.99

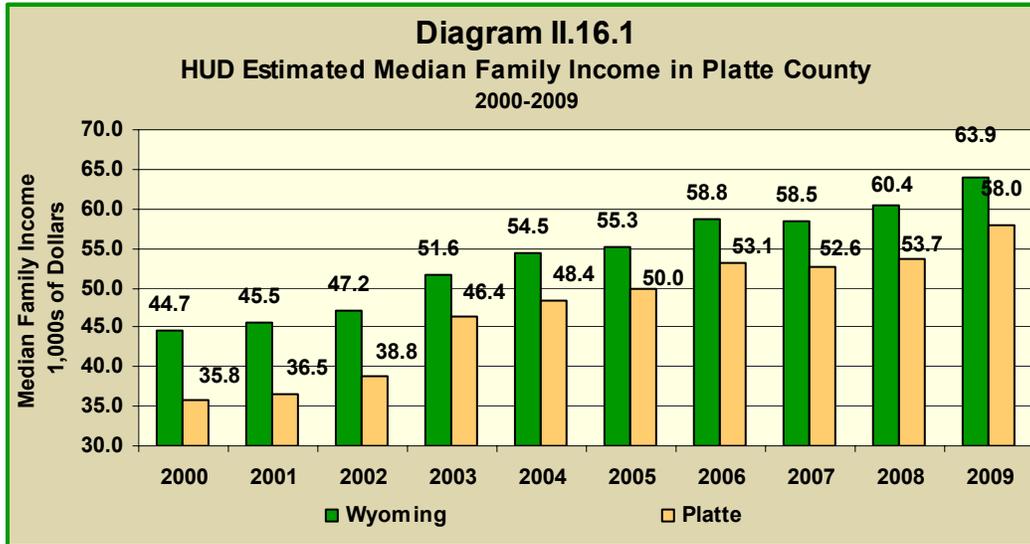
The Wyoming driver's license exchange data indicate a net increase of 77 persons during 2009. The driver's license total exchanges for the last ten years for Platte County are presented in Table II.16.3, which indicate a net increase of 513 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	212	135	77
Total	2,211	1,698	513

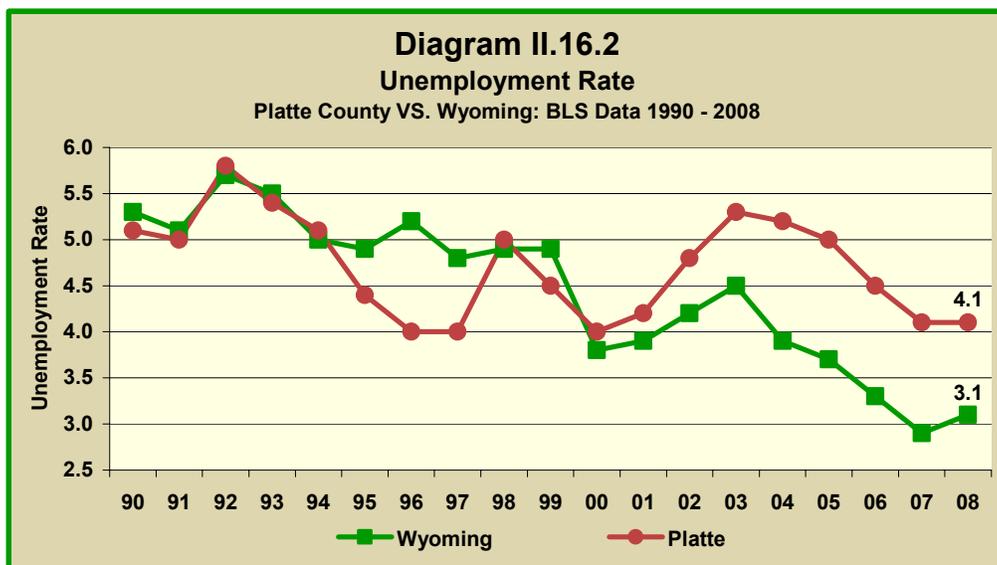
¹⁰⁵ On December 22, 2009 the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Platte County was \$58,000 in 2009.¹⁰⁶ 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, as seen in Diagram II.16.2.



¹⁰⁶ 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 0.71 percent between 2007 and 2008, changing from a total of 3,384 to 3,360 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 3,498 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	3,023	3,129	3,112	3,158	3,204	3,224	3,235	3,278	3,244
Feb	3,023	3,131	3,119	3,160	3,232	3,287	3,235	3,306	3,274
Mar	3,056	3,157	3,161	3,237	3,274	3,332	3,465	3,338	3,372
Apr	3,276	3,459	3,236	3,280	3,317	3,428	3,587	3,520	3,638
May	3,593	3,724	3,505	3,639	3,731	3,798	3,592	3,754	3,955
Jun	3,497	3,599	3,306	3,537	3,462	3,446	3,459	3,389	3,498
Jul	3,271	3,308	3,220	3,260	3,212	3,259	3,211	3,176	.
Aug	3,330	3,319	3,274	3,243	3,198	3,257	3,231	3,180	.
Sep	3,287	3,365	3,442	3,408	3,397	3,412	3,404	3,396	.
Oct	3,239	3,299	3,358	3,347	3,310	3,421	3,392	3,348	.
Nov	3,169	3,265	3,265	3,268	3,323	3,369	3,395	3,298	.
Dec	3,146	3,231	3,230	3,259	3,280	3,340	3,403	3,331	.
Annual	3,243	3,332	3,269	3,316	3,328	3,381	3,384	3,360	.
% Change	.	2.74	-1.89	1.44	0.36	1.59	0.09	-0.71	.

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 4.82 percent between 2007 and 2008, changing from a total of \$622 to \$652.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	.
2002	485	538	488	509	506	4.33
2003	508	549	505	527	523	3.36
2004	516	563	562	571	553	5.74
2005	515	598	558	592	566	2.35
2006	539	635	551	601	583	3.00
2007	593	681	580	629	622	6.69
2008	593	712	609	689	652	4.82
2009p	623	757

Total business establishments reported by the QCEW are displayed in Table II.16.6. Annual establishments increased by 2.64 percent between 2007 and 2008, changing from a total of 379 to 389 establishments. Preliminary 2009 estimates predict a decrease, with establishments rising to 388 in the second quarter of 2009.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	353	.
2002	356	367	369	357	362	2.55
2003	359	362	358	353	358	-1.10
2004	352	351	357	361	355	-0.84
2005	359	373	377	382	373	5.07
2006	378	391	387	384	385	3.22
2007	375	381	381	380	379	-1.56
2008	388	394	391	383	389	2.64
2009p	381	388

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, 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 \$47,740. Average earnings per job in the county were \$30,462 in 2007, while Wyoming average earnings per job were \$44,409.

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.

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

Average apartment rent in Platte County increased by 3.2 percent, from \$407 in second quarter 2007 to \$420 in second quarter 2009. Detached single-family home rents increased by 0.5 percent. Rents for mobile homes on a lot increased by 3.2 percent, and rents for mobile home lots decreased by 6.3 percent.

Platte County rental prices have experienced average annualized increases of 1.9 percent per year for apartments, 1.5 percent per year for houses, 1.1 percent per year for mobile homes plus a lot, and 1.7 percent per year for mobile home lots since second quarter 1998 to 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. 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 high of \$259,470 in 2000 and a 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.

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
Q2.09	420	120	425	389

¹⁰⁷ Data from 1986 to 1997 for Platte County is not reported by the Wyoming Economic Analysis Division

Table II.16.9								
Building Permits and Valuation in Platte 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	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.

Table II.16.10				
Average Sales Prices in Platte County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.¹⁰⁸ During December 2009, a total of 14 surveys were completed in Platte County by property managers. Of the 173 rental units surveyed, 11 were vacant, indicating a vacancy rate of 6.36 percent. This compares to a 8.72 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. Over the last six months the vacancy rate has fallen indicating a strengthening of the rental market in Platte county.

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
2009b	14	173	11	6.36

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 81 respondents in Platte County. Of the incoming population who were unsatisfied with their current housing, 44.4 percent said they were seeking to own a home and 55.6 percent of respondents wished to rent. Of those seeking to own a home, all respondents wished to build existing units, of which all respondents anticipated spending more than \$100,000.

Of those currently renting or seeking to rent, 50.0 percent of all respondents anticipated spending less than \$365 and 50.0 percent anticipated spending between \$475 and \$599. Additional survey data are presented in Section C of Volume II, Technical Appendix.

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 1,316 households in Platte County, from 3,625 in 2000 to 4,941 in 2030. Homeowners are expected to increase from 2,755 in 2000 to 4,941 by 2030. Renters are anticipated to increase from 870 in 2000 to 1,087 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 104 households for homeowners with extremely low incomes, 30 percent or less of MFI. Homeownership for those

¹⁰⁸Those 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.

with incomes from 31 to 50 percent of MFI is expected to increase by 105 households, and to increase by 178 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 31 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 43 households over the period. Table II.16.11, below, provides details of the household forecast by tenure and income.

Table II.16.11						
Strong Growth Household Forecast by Tenure and Income						
Platte County 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	260	264	446	216	1,569	2,755
2005	257	261	441	214	1,553	2,726
2010	266	269	455	221	1,602	2,813
2015	289	292	495	240	1,740	3,056
2020	313	317	536	260	1,886	3,312
2025	338	342	579	281	2,038	3,578
2030	364	369	624	303	2,195	3,853
Renters by Percent of Median Family Income						
2000	123	172	196	90	289	870
2005	118	164	187	86	276	831
2010	119	166	190	87	279	842
2015	128	178	203	93	299	901
2020	136	190	217	100	320	963
2025	145	202	231	106	340	1,025
2030	154	215	245	113	361	1,087
Total Households by Percent of Median Family Income						
2000	383	435	642	307	1,858	3,625
2005	375	425	628	300	1,829	3,557
2010	385	435	645	308	1,882	3,655
2015	416	470	697	334	2,040	3,957
2020	449	507	753	360	2,206	4,274
2025	483	545	810	387	2,378	4,603
2030	518	583	868	416	2,556	4,941

SHERIDAN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Sheridan County's population increased from 26,560 in 2000 to 28,662 in 2008 or by 7.91 percent. This compares to a statewide population growth of 7.88 percent over the period.¹⁰⁹ The number of people from 15 to 24 years of age increased by 7.45 percent, and the number of people from 25 to 44 years of age decreased by 0.03 percent. The white population increased by 6.95 percent, while the black population increased by 129.41 percent. The Hispanic population shifted from 646 to 870 people between 2000 and 2007, an increase of 34.67 percent. These data are presented in Table II.17.1, below.

Subject	Wyoming			Sheridan County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	26,560	28,662	7.91
Age						
Under 14 years	103,443	106,195	2.66	4,966	5,158	3.87
15 to 24 years	75,358	76,242	1.17	3,569	3,835	7.45
25 to 44 years	138,619	137,338	-0.92	6,711	6,709	-0.03
45 to 54 years	74,079	82,508	11.38	4,427	4,443	0.36
55 to 64 years	44,590	64,771	45.26	2,766	4,055	46.60
65 & over	57,693	65,614	13.73	4,121	4,462	8.27
Race						
White	469,423	500,001	6.51	25,772	27,564	6.95
Black	3,942	6,884	74.63	51	117	129.41
American Indian and Alaskan Native	11,410	13,555	18.80	342	467	36.55
Asian	2,904	3,828	31.82	103	116	12.62
Native Hawaiian or Pacific Islander	329	512	55.62	33	36	9.09
Two or more races	5,774	7,888	36.61	259	362	39.77
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	646	870	34.67

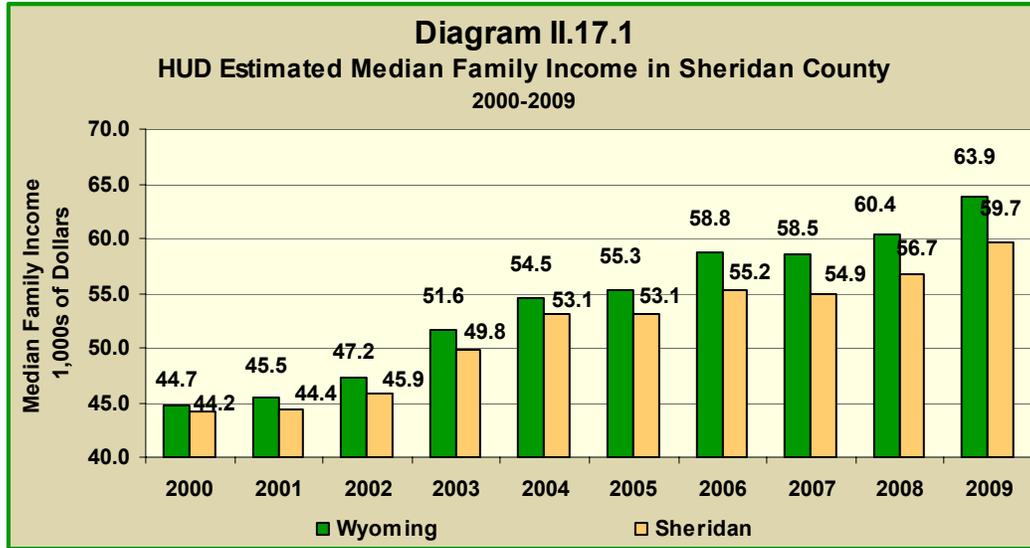
The Wyoming driver's license exchange data indicate a net increase of 230 persons during 2009. The driver's license total exchanges for the last ten years for Sheridan County are presented in Table II.17.3, below, which indicate a net increase of 2,175 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	780	550	230
Total	7,896	5,721	2,175

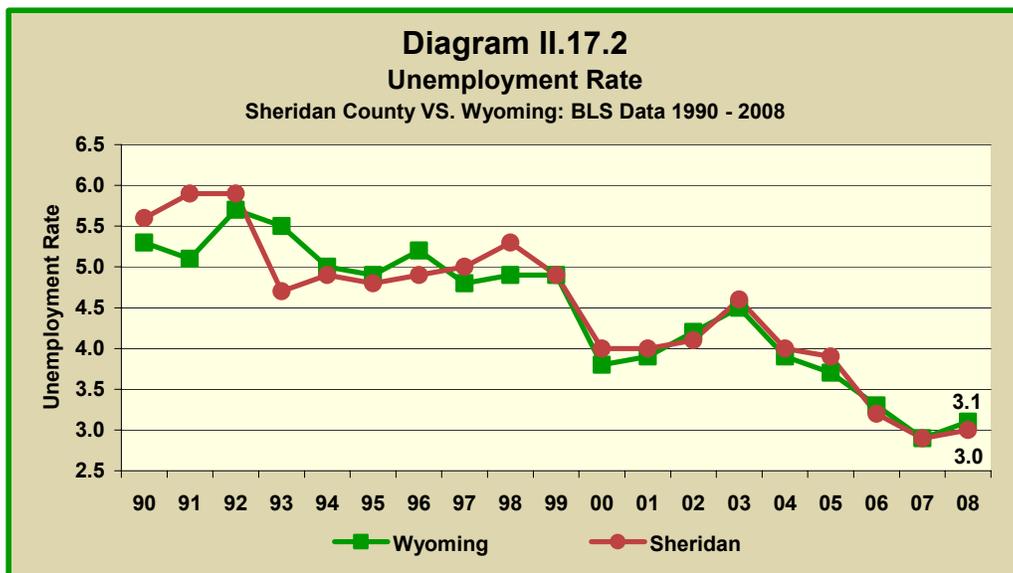
¹⁰⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Sheridan County was \$59,700 in 2009.¹¹⁰ 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, as seen in Diagram II.17.2.



¹¹⁰ 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 2.88 percent between 2007 and 2008, changing from a total of 13,374 to 13,759 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment increasing to 13,814 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	10,421	10,823	11,218	11,283	11,479	12,040	12,759	13,074	13,235
Feb	10,533	10,903	11,219	11,356	11,586	12,147	12,790	13,172	13,087
Mar	10,665	11,066	11,170	11,489	11,792	12,326	12,943	13,247	13,077
Apr	10,892	11,447	11,500	11,773	12,032	12,505	13,000	13,513	13,174
May	11,220	11,748	11,797	12,043	12,245	13,047	13,470	13,848	13,485
Jun	11,751	12,151	12,337	12,513	12,925	13,503	14,015	14,333	13,814
Jul	10,984	11,607	11,758	11,895	12,137	13,051	13,564	14,043	
Aug	10,975	11,565	11,671	11,988	12,152	12,997	13,612	13,891	
Sep	11,062	11,764	11,923	12,136	12,401	13,116	13,692	14,136	
Oct	11,097	11,823	11,814	12,000	12,331	13,172	13,700	14,115	
Nov	10,878	11,721	11,666	11,898	12,326	13,113	13,525	13,896	
Dec	10,881	11,613	11,644	11,850	12,257	13,148	13,417	13,839	
Annual	10,947	11,519	11,643	11,852	12,139	12,847	13,374	13,759	
% Change	.	5.23	1.08	1.80	2.42	5.83	4.10	2.88	.

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 6.48 percent between 2007 and 2008, changing from a total of \$679 to \$723.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	468	461	518	476	.
2002	484	501	474	530	497	4.41
2003	517	500	495	538	512	3.02
2004	523	530	525	582	540	5.47
2005	542	557	553	625	570	5.56
2006	596	616	603	677	623	9.30
2007	636	665	667	744	679	8.99
2008	698	708	713	770	723	6.48
2009p	690	713

Total business establishments reported by the QCEW are displayed in Table II.17.6. Annual establishments increased by 2.49 percent between 2007 and 2008, changing from a total of 1,406 to 1,441 establishments. Preliminary 2009 estimates indicate a decrease, with establishments falling to 1,437 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 most recent year for which data are available, 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 \$47,740. Average earnings per job in the county were \$37,435 in 2007, while Wyoming average earnings per job were \$44,409.

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.

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

According to the Wyoming cost of living index, average apartment rent in Sheridan County changed by 10.4 percent, from \$608 in second quarter 2008 to \$671 in second quarter 2009. Detached single-family home rents increased by 1.8 percent and rents for mobile homes on a lot increased by 4.4 percent.

Sheridan County rental prices have experienced average annualized increases of 4.4 percent per year for apartments, 5.4 percent per year for houses and 4.8 percent per year for mobile homes plus a lot 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.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 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.17.9, on the following page.

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
Q2.09	671	450	992	683

Table II.17.9								
Building Permits and Valuation in Sheridan 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	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.

Table II.17.10				
Average Sales Prices in Sheridan County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹¹¹ During December 2009, a total of 73 surveys were completed by property managers in Sheridan County. Of the 1,287 rental units surveyed, 55 were vacant, indicating a vacancy rate of 4.27 percent. This rate compares to a 2.50 percent vacancy rate one year ago, 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 54 respondents in Sheridan County. Of the incoming population who were unsatisfied with their current housing, 70.00 percent said they were seeking to own a home and 30.0 percent were seeking to rent. Of those seeking to own a home, 66.7 percent wished to buy existing units, of which 66.7 percent of respondents sought housing for between \$50,000 and \$100,00, and 33.3 percent sought homes for above \$100,00. Of those seeking to build a home, all respondents anticipated spending more than \$100,000.

Of those currently renting or seeking to rent, 33.3 percent hoped to spend less than \$365 per month, and 66.7 percent anticipated spending above \$600. 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 5,249 households in Sheridan County, from 11,167 in 2000 to 16,416 in 2030. Homeowners are expected to increase from 7,689 in 2000 to 11,813 by 2030. Renters are anticipated to increase from 3,478 in 2000 to 4,603 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 421 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 511 households, and to increase by 750 for those with 51 to 80 percent of MFI.

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
2009b	73	1,287	55	4.27

¹¹¹Those 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.

Rental demand from the year 2000 to 2030 is expected to increase by 282 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 267 households over the period. Table II.17.11, below, provides details of the household forecast by tenure and income.

Table II.17.11						
Strong Growth Household Forecast by Tenure and Income						
Sheridan 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	785	953	1,398	604	3,949	7,689
2005	842	1,022	1,499	648	4,236	8,246
2010	942	1,144	1,678	725	4,741	9,230
2015	1,003	1,218	1,786	772	5,047	9,826
2020	1,068	1,296	1,902	822	5,373	10,460
2025	1,135	1,378	2,022	874	5,713	11,123
2030	1,206	1,464	2,148	928	6,068	11,813
Renters by Percent of Median Family Income						
2000	872	826	737	237	806	3,478
2005	864	818	730	235	798	3,446
2010	939	890	794	255	868	3,746
2015	992	940	839	270	917	3,957
2020	1,045	991	884	284	966	4,170
2025	1,099	1,042	929	299	1,016	4,385
2030	1,154	1,093	976	314	1,066	4,603
Total Households by Percent of Median Family Income						
2000	1,657	1,779	2,135	841	4,755	11,167
2005	1,705	1,840	2,230	883	5,034	11,692
2010	1,881	2,034	2,472	980	5,609	12,976
2015	1,995	2,157	2,625	1,042	5,964	13,783
2020	2,113	2,287	2,786	1,106	6,339	14,630
2025	2,235	2,420	2,952	1,173	6,729	15,508
2030	2,360	2,557	3,123	1,242	7,134	16,416

SUBLETTE COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Sublette County's population increased from 5,920 in 2000 to 8,456 in 2008 or by 42.84 percent. This compares to a statewide population growth of 7.88 percent over the period.¹¹² The number of people from 15 to 24 years of age increased by 63.99 percent, and the number of people from 25 to 44 years of age increased by 43.02 percent. The white population increased by 42.42 percent, while the black population increased by 175.0 percent. The Hispanic population changed from 112 to 380 people between 2000 and 2008, an increase of 239.29 percent. These data are presented in Table II.18.1, below.

Subject	Wyoming			Sublette County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	5,920	8,456	42.84
Age						
Under 14 years	103,443	106,195	2.66	1,234	1,699	37.68
15 to 24 years	75,358	76,242	1.17	647	1,061	63.99
25 to 44 years	138,619	137,338	-0.92	1,627	2,327	43.02
45 to 54 years	74,079	82,508	11.38	1,049	1,406	34.03
55 to 64 years	44,590	64,771	45.26	652	1,076	65.03
65 & over	57,693	65,614	13.73	711	887	24.75
Race						
White	469,423	500,001	6.51	5,811	8,276	42.42
Black	3,942	6,884	74.63	12	33	175.00
American Indian and Alaskan Native	11,410	13,555	18.80	31	48	54.84
Asian	2,904	3,828	31.82	15	16	6.67
Native Hawaiian or Pacific Islander	329	512	55.62	5	5	0.00
Two or more races	5,774	7,888	36.61	46	78	69.57
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	112	380	239.29

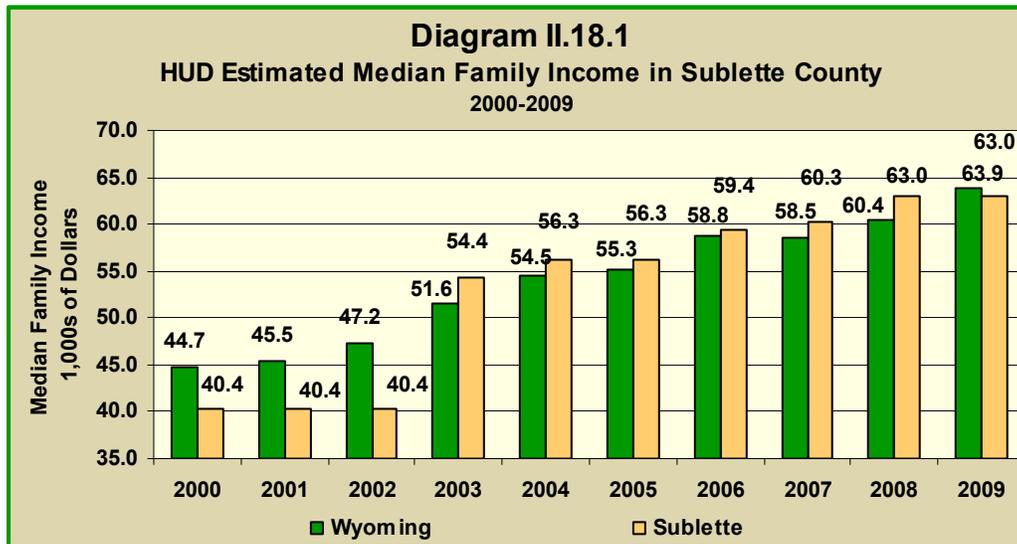
The Wyoming driver's license exchange data for Sublette County indicate a net change of 240 persons during 2009. The driver's license total exchanges for the last ten years for Sublette County are presented in Table II.18.3, which indicate a net increase of 2,004 persons over the time period.

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	523	283	240
Total	3,925	1,921	2,004

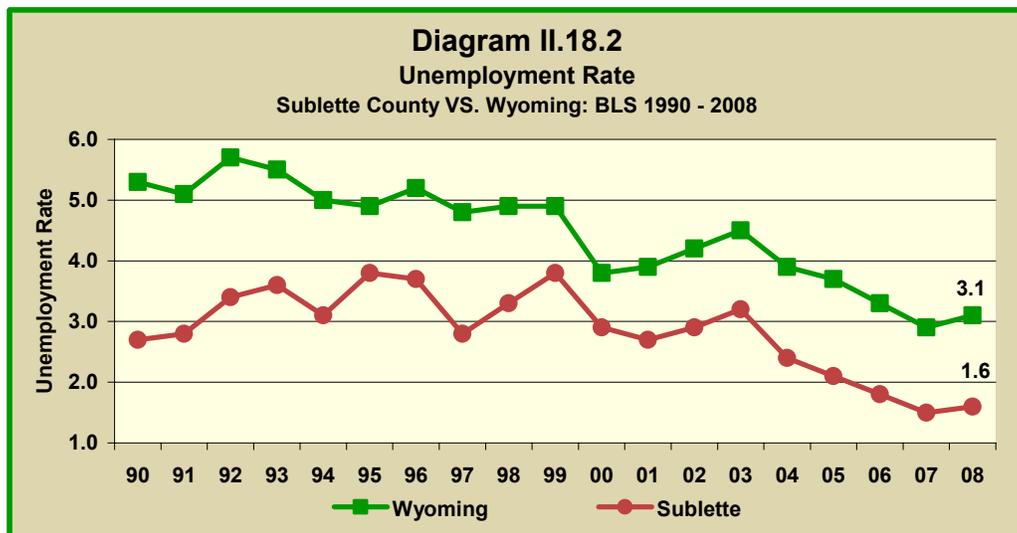
¹¹² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Sublette County was \$63,000 in 2009.¹¹³ 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, as seen in Diagram II.18.2.



¹¹³ 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 7.32 percent between 2007 and 2008, changing from a total of 5,190 to 5,570 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend with employment rising to 5,600 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	2,123	2,348	2,446	2,798	3,098	3,790	4,827	5,054	5,887
Feb	2,098	2,330	2,424	2,836	3,110	3,838	4,843	5,087	5,644
Mar	2,132	2,373	2,434	2,841	3,122	3,855	4,935	5,331	5,535
Apr	2,174	2,405	2,484	2,859	3,207	3,930	4,992	5,224	5,403
May	2,359	2,613	2,717	3,026	3,433	4,242	5,205	5,448	5,446
Jun	2,582	2,780	2,980	3,330	3,851	4,554	5,535	5,810	5,600
Jul	2,589	2,770	3,106	3,366	4,003	4,612	5,418	5,844	.
Aug	2,617	2,790	3,088	3,357	4,015	4,582	5,491	5,840	.
Sep	2,562	2,713	3,077	3,319	4,019	4,545	5,488	5,877	.
Oct	2,477	2,606	2,957	3,252	3,891	4,417	5,354	5,858	.
Nov	2,378	2,528	2,741	3,172	3,765	4,404	5,155	5,801	.
Dec	2,373	2,480	2,713	3,158	3,687	4,417	5,033	5,661	.
Annual	2,372	2,561	2,764	3,110	3,600	4,266	5,190	5,570	.
% Change	.	7.97	7.93	12.52	15.76	18.50	21.66	7.32	.

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 11.17 percent between 2007 and 2008, changing from a total of 994 to 1,105 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	474	477	463	534	487	.
2002	516	524	488	587	528	8.42
2003	551	579	522	637	572	8.33
2004	611	579	579	684	613	7.17
2005	658	653	714	788	707	15.33
2006	806	710	784	950	814	15.13
2007	1,005	930	963	1,082	994	22.11
2008	1,073	1,193	1,069	1,086	1,105	11.17
2009p	1,144	977

Total business establishments reported by the QCEW are displayed in Table II.18.6. Annual establishments increased by 3.57 percent between 2007 and 2008, changing from a total of 616 to 638 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 641 in the second quarter of 2009.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	396	407	409	409	405	.
2002	407	415	416	411	412	1.73
2003	432	450	454	450	447	8.50
2004	448	468	478	482	469	4.92
2005	485	499	508	517	502	7.04
2006	528	561	577	571	559	11.35
2007	598	618	625	624	616	10.20
2008	628	638	638	647	638	3.57
2009p	642	641

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 \$47,740. Average earnings per job in the county were \$51,767 in 2007, while Wyoming average earnings per job were \$44,409.

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.

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

According to the Wyoming cost of living index, average apartment rent in Sublette County decreased by 0.7 percent, from \$872 in second quarter 2008 to \$866 in second quarter 2009. Detached single-family home rents increased by 1.9 percent. Rents for mobile home on a lot decreased by 11.1 percent.

Sublette County rental prices have experienced average annualized increases of 7.6 percent per year for apartments, 9.0 percent per year for houses and 3.4 percent per year for mobile homes plus a lot since second quarter 1998 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. 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 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.18.9, on the following page.

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
Q2.09	866	.	1,416	600

¹¹⁴ Data from 1986 to 1997 for Sublette County is not reported by the Wyoming Economic Analysis Division.

Table II.18.9								
Building Permits and Valuation in Sublette 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	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.

Table II.18.10				
Average Sales Prices in Sublette County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹¹⁵ During December 2009, a total of 35 surveys were completed by property managers in Sublette County. Of the 328 rental units surveyed, 27 were vacant, indicating a vacancy rate of 8.23 percent. This compares to a 3.44 percent vacancy rate one year ago and a statewide December 2009 vacancy rate of 6.78 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.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 18 respondents in Sublette County. Of the incoming population who were unsatisfied with their current housing, all residents said they were seeking to own a home. Of those seeking to own a home, 100.0 percent wished to build existing units, of which all respondents sought homes for above \$100,000. Additional survey data are presented in Section C of Volume II, Technical Appendix.

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
2009b	35	328	27	8.23

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 5,328 households in Sublette County, from 2,371 in 2000 to 7,699 in 2030. Homeowners are expected to increase from 1,737 in 2000 to 5,698 by 2030. Renters are anticipated to increase from 634 in 2000 to 2,001 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 328 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 355 households, and to increase by 598 for those with 51 to 80 percent of MFI.

¹¹⁵Those 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.

Rental demand from the year 2000 to 2030 is expected to increase by 190 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 216 households over the period. Table II.18.11, below, provides details of the household forecast by tenure and income.

Table II.18.11						
Strong Growth Household Forecast by Tenure and Income						
Sublette 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	144	156	262	135	1,040	1,737
2005	176	191	321	165	1,275	2,129
2010	255	276	464	239	1,844	3,079
2015	311	337	566	291	2,248	3,753
2020	377	408	687	353	2,728	4,554
2025	423	459	771	397	3,062	5,111
2030	472	511	860	442	3,413	5,698
Renters by Percent of Median Family Income						
2000	88	100	146	78	222	634
2005	97	110	162	86	245	699
2010	139	158	231	123	350	1,000
2015	177	201	295	156	447	1,277
2020	225	256	375	199	568	1,622
2025	251	285	418	222	634	1,811
2030	278	315	462	245	700	2,001
Total Households by Percent of Median Family Income						
2000	232	256	408	212	1,262	2,371
2005	273	301	483	251	1,520	2,828
2010	394	434	696	361	2,194	4,079
2015	488	538	861	448	2,695	5,029
2020	602	664	1,062	552	3,295	6,176
2025	675	744	1,189	618	3,695	6,922
2030	750	827	1,322	687	4,113	7,699

SWEETWATER COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Sweetwater County's population increased 37,613 in 2000 to 39,944 in 2008 or by 6.20 percent. This compares to a statewide population growth of 7.88 percent over the period.¹¹⁶ The number of people from 15 to 24 years of age declined by 4.61 percent, and the number of people from 25 to 44 years of age decreased by 7.33 percent. The white population increased by 4.60 percent, while the black population increased by 79.58 percent. The Hispanic population changed from 3,545 to 4,865 people between 2000 and 2008, an increase of 37.24 percent. These data are presented in Table II.19.1, below.

Subject	Wyoming			Sweetwater County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	37,613	39,944	6.20
Age						
Under 14 years	103,443	106,195	2.66	8,628	8,993	4.23
15 to 24 years	75,358	76,242	1.17	6,026	5,748	-4.61
25 to 44 years	138,619	137,338	-0.92	11,031	10,222	-7.33
45 to 54 years	74,079	82,508	11.38	5,950	6,598	10.89
55 to 64 years	44,590	64,771	45.26	2,969	5,059	70.39
65 & over	57,693	65,614	13.73	3,009	3,324	10.47
Race						
White	469,423	500,001	6.51	36,204	37,868	4.60
Black	3,942	6,884	74.63	289	519	79.58
American Indian and Alaskan Native	11,410	13,555	18.80	411	513	24.82
Asian	2,904	3,828	31.82	242	314	29.75
Native Hawaiian or Pacific Islander	329	512	55.62	20	18	-10.00
Two or more races	5,774	7,888	36.61	447	712	59.28
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	3,545	4,865	37.24

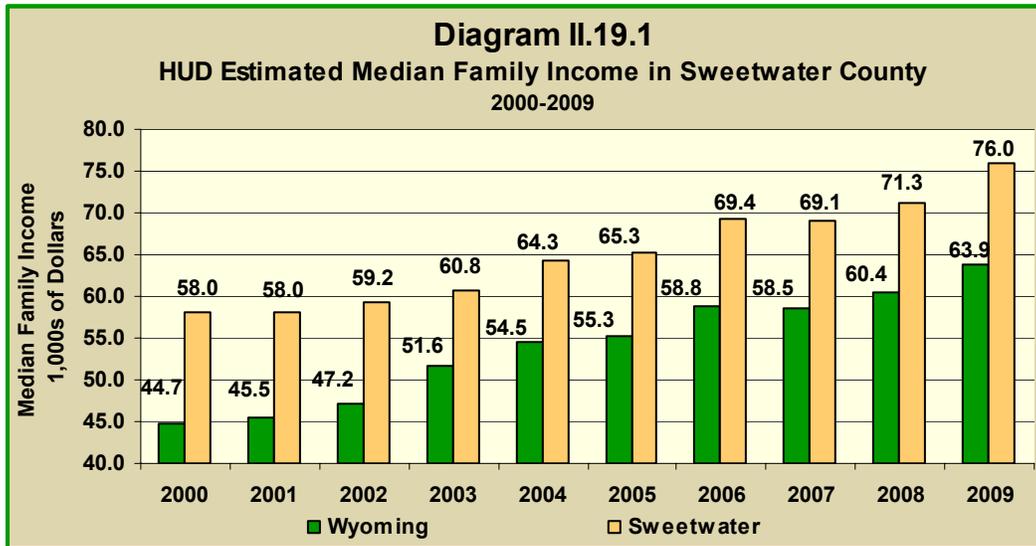
The Wyoming driver's license exchange data for Sweetwater County indicate a net change of 294 persons during 2009. The driver's license total exchanges for the last ten years for Sweetwater County are presented in Table II.19.3, which indicate a net increase of 2,520 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	1,453	1,159	294
Total	12,731	10,211	2,520

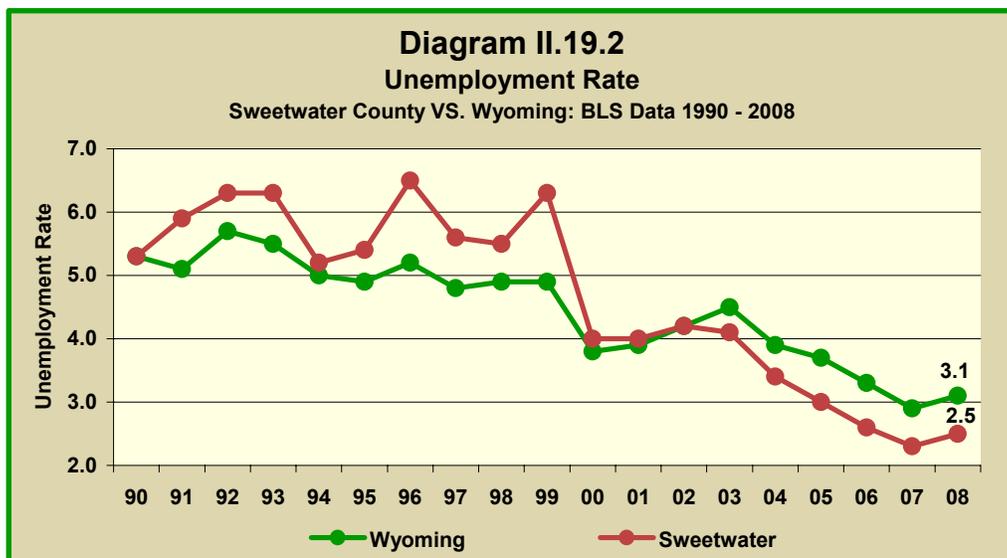
¹¹⁶ On December 22, 2008, the Census Bureau released a statewide population estimate for 2008, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Sweetwater County was \$76,000 in 2009.¹¹⁷ 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, as seen in Diagram II.19.2.



¹¹⁷ 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 3.45 percent between 2007 and 2008, changing from a total of 24,757 to 25,610 workers. Second quarter 2009 preliminary estimates indicate a decreasing trend with employment increasing to 24,095 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	18,209	18,120	18,536	19,373	20,387	21,995	23,748	24,916	25,028
Feb	18,300	18,114	18,417	19,387	20,820	22,448	24,100	25,116	24,770
Mar	18,447	18,268	18,798	19,698	21,315	22,900	24,503	25,196	24,776
Apr	18,612	18,386	19,277	20,128	21,671	23,639	24,724	24,981	24,480
May	19,099	18,776	19,753	20,712	22,328	24,335	25,268	25,577	24,420
Jun	19,247	18,468	19,588	20,483	22,089	24,581	25,235	25,675	24,095
Jul	18,664	18,309	19,237	20,542	21,740	23,852	24,614	25,505	.
Aug	18,876	18,934	19,862	20,825	22,225	24,755	24,958	26,117	.
Sep	19,043	19,238	20,247	20,890	22,297	24,658	24,804	26,133	.
Oct	19,383	19,065	20,271	20,999	22,499	24,547	24,723	26,186	.
Nov	19,378	18,586	19,756	21,145	22,577	24,403	25,106	26,056	.
Dec	18,998	18,593	19,695	21,089	22,249	24,559	25,302	25,867	.
Annual	18,855	18,571	19,453	20,439	21,850	23,889	24,757	25,610	.
% Change	.	-1.51	4.75	5.07	6.90	9.33	3.63	3.45	.

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 6.33 percent between 2007 and 2008, changing from a total of 932 to 991 dollars.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	678	682	673	713	687	.
2002	686	712	680	719	699	1.75
2003	709	722	697	762	723	3.43
2004	722	739	735	796	749	3.60
2005	759	808	800	867	809	8.01
2006	835	877	876	950	885	9.39
2007	900	930	906	991	932	5.31
2008	955	977	967	1,063	991	6.33
2009p	950	937

Total business establishments reported by the QCEW are displayed in Table II.19.6. Annual establishments increased by 2.58 percent between 2007 and 2008, changing from a total of 1,664 to 1,707 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 1,744 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, 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 \$47,740. Average earnings per job in the county were \$56,010 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,236	1,248	1,257	1,251	1,248	.
2002	1,253	1,280	1,292	1,297	1,281	2.64
2003	1,308	1,317	1,332	1,325	1,321	3.12
2004	1,362	1,391	1,409	1,428	1,398	5.83
2005	1,442	1,473	1,509	1,532	1,489	6.51
2006	1,589	1,628	1,650	1,646	1,628	9.34
2007	1,645	1,662	1,675	1,672	1,664	2.21
2008	1,682	1,694	1,715	1,736	1,707	2.58
2009p	1,720	1,744	.	.	.	.

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

According to the Wyoming cost of living index, average apartment rent in Sweetwater County decreased by 5.0 percent, from \$779 in second quarter 2008 to \$740 in second quarter 2009. Detached single-family home rents decreased by 8.8 percent. Rents for mobile homes on a lot increased by 9.6 percent, and rents for mobile home lots increased by 4.1 percent.

Sweetwater County rental prices have experienced average annualized increases of 3.9 percent per year for apartments, 3.9 percent per year for houses, 4.2 percent per year for mobile homes plus a lot and 3.0 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. 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 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.19.9, on the following page.

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
Q2.09	740	306	1,015	821

Table II.19.9								
Building Permits and Valuation in Sweetwater 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	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.

Table II.19.10				
Average Sales Prices in Sweetwater County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.¹¹⁸ During December 2009, a total of 72 surveys were completed by property managers in Sweetwater County. Of the 2,085 rental units surveyed, 148 were vacant, indicating a vacancy rate of 7.10 percent. This compares to a 1.57 percent vacancy rate one year ago and a statewide December 2009 vacancy rate of 6.78 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 calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 12 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, 100.0 percent wished to build, with all respondents anticipating spending above \$100,000. Additional survey data are presented in Section C of Volume II, Technical Appendix.

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
2009b	72	2,085	148	7.10

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 8,379 households in Sweetwater County, from 14,105 in 2000 to 22,484 in 2030. Homeowners are expected to increase from 10,586 in 2000 to 17,295 by 2030. Renters are anticipated to increase from 3,519 in 2000 to 5,189 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 607 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 771 households, and to increase by 1,208 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 507 households for renters with extremely low incomes, 30 percent or less of MFI. Further, rental demand for those with 31 to

¹¹⁸Those 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.

50 percent of MFI is expected to increase by 288 households over the period. Table II.19.11, below, provides details of the household forecast by tenure and income.

Table II.19.11						
Strong Growth Household Forecast by Tenure and Income						
Sweetwater 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	958	1,217	1,906	1,010	5,496	10,586
2005	979	1,244	1,948	1,032	5,619	10,822
2010	1,145	1,455	2,278	1,207	6,571	12,657
2015	1,242	1,578	2,471	1,309	7,128	13,729
2020	1,345	1,708	2,676	1,418	7,717	14,864
2025	1,452	1,845	2,890	1,531	8,335	16,054
2030	1,565	1,988	3,113	1,649	8,979	17,295
Renters by Percent of Median Family Income						
2000	1,069	607	877	327	639	3,519
2005	1,040	591	853	319	621	3,424
2010	1,183	672	970	362	707	3,893
2015	1,277	726	1,048	391	763	4,206
2020	1,375	781	1,128	421	822	4,527
2025	1,475	838	1,210	452	881	4,856
2030	1,576	895	1,293	483	942	5,189
Total Households by Percent of Median Family Income						
2000	2,027	1,824	2,783	1,337	6,135	14,105
2005	2,019	1,835	2,801	1,351	6,240	14,246
2010	2,328	2,126	3,249	1,569	7,278	16,550
2015	2,520	2,303	3,520	1,701	7,891	17,935
2020	2,720	2,489	3,804	1,839	8,539	19,391
2025	2,927	2,683	4,100	1,983	9,216	20,910
2030	3,141	2,883	4,406	2,132	9,921	22,484

TETON COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Teton County's population increased from 18,251 in 2000 to 20,376 in 2008 or by 11.64 percent. This compares to a statewide population growth of 7.88 percent over the period.¹¹⁹ The number of people from 15 to 24 years of age declined by 26.55 percent, and the number of people from 25 to 44 years of age increased by 3.02 percent. The white population increased by 10.98 percent, while the black population increased by 94.29 percent. The Hispanic population changed from 1,185 to 2,540 people between 2000 and 2008, an increase of 114.35 percent. These data are presented in Table II.20.1, below.

Subject	Wyoming			Teton County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	18,251	20,376	11.64
Age						
Under 14 years	103,443	106,195	2.66	2,985	3,500	17.25
15 to 24 years	75,358	76,242	1.17	2,437	1,790	-26.55
25 to 44 years	138,619	137,338	-0.92	6,994	7,205	3.02
45 to 54 years	74,079	82,508	11.38	3,039	3,462	13.92
55 to 64 years	44,590	64,771	45.26	1,532	2,657	73.43
65 & over	57,693	65,614	13.73	1,264	1,762	39.40
Race						
White	469,423	500,001	6.51	17,845	19,804	10.98
Black	3,942	6,884	74.63	35	68	94.29
American Indian and Alaskan Native	11,410	13,555	18.80	98	107	9.18
Asian	2,904	3,828	31.82	119	168	41.18
Native Hawaiian or Pacific Islander	329	512	55.62	6	6	0.00
Two or more races	5,774	7,888	36.61	148	223	50.68
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,185	2,540	114.35

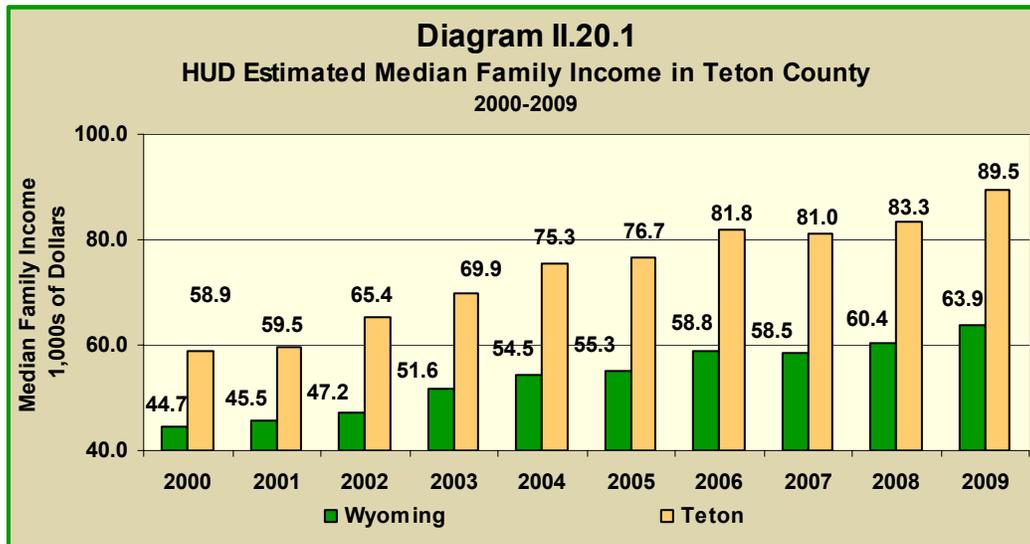
The Wyoming driver's license exchange data for Teton County indicate a net change of 536 persons during 2009. The driver's license total exchanges for the last ten years for Teton County are presented in Table II.20.3, below, which indicate a net increase of 4,778 persons over the period.

Year	In-Migrants	Out-Migrants	Net Change
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	1,237	701	536
Total	12,654	7,876	4,778

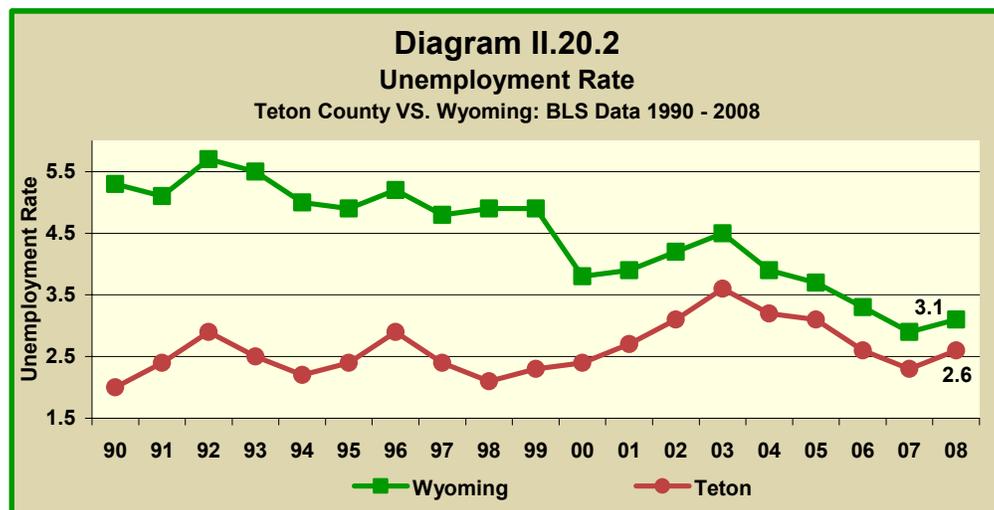
¹¹⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Teton County was \$89,500 in 2009.¹²⁰ 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 percent in 2008, as seen in Diagram II.20.2.



¹²⁰ 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 2.50 percent between 2007 and 2008, changing from a total of 18,445 to 18,906 workers. Preliminary 2009 estimates indicate an increasing trend with employment rising to 19,758 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	15,496	14,905	15,436	15,457	15,750	16,580	17,341	17,945	17,134
Feb	15,462	14,884	15,372	15,365	15,756	16,671	17,287	18,061	16,833
Mar	15,374	14,863	15,252	15,292	15,741	16,718	17,292	17,896	16,611
Apr	14,664	14,332	14,661	14,912	15,291	15,704	16,097	16,575	15,167
May	16,145	15,844	15,656	15,556	16,112	16,668	17,182	18,209	16,585
Jun	19,642	19,474	18,975	19,136	19,583	20,591	20,836	21,860	19,758
Jul	20,632	20,743	19,993	20,138	20,630	21,605	21,794	22,404	.
Aug	20,494	20,402	19,847	19,994	20,542	21,300	21,576	22,113	.
Sep	18,447	18,791	18,052	18,358	18,989	19,492	20,207	20,373	.
Oct	15,311	15,769	15,305	16,137	17,001	17,172	17,763	18,061	.
Nov	13,898	14,433	14,378	14,516	15,014	15,599	16,172	16,024	.
Dec	15,264	15,821	15,626	15,900	16,601	17,211	17,790	17,353	.
Annual	16,736	16,688	16,546	16,730	17,251	17,943	18,445	18,906	.
% Change	.	-0.29	-0.85	1.11	3.11	4.01	2.80	2.50	.

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 4.63 percent between 2007 and 2008, changing from a total of \$713 to \$746.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	513	491	497	700	544	.
2002	535	514	521	667	556	2.21
2003	562	535	552	716	588	5.76
2004	599	568	563	701	604	2.72
2005	614	596	639	688	634	4.97
2006	659	636	663	775	682	7.57
2007	690	685	679	811	713	4.55
2008	745	717	732	799	746	4.63
2009p	741	702

Total business establishments reported by the QCEW are displayed in Table II.20.6. Annual establishments increased by 1.54 percent between 2007 and 2008, changing from a total of 2,141 to 2,174 establishments. Preliminary 2009 estimates indicate a decrease, with establishments falling to 2,164 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, 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 \$47,740. Average earnings per job in the County were \$41,321 in 2007, while Wyoming average earnings per job were \$44,409.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,838	1,874	1,875	1,869	1,864	.
2002	1,852	1,904	1,920	1,947	1,906	2.25
2003	1,914	1,932	1,963	1,975	1,946	2.10
2004	1,967	1,997	1,995	2,010	1,992	2.36
2005	1,997	2,037	2,056	2,061	2,038	2.31
2006	2,058	2,095	2,120	2,121	2,099	2.99
2007	2,114	2,145	2,148	2,157	2,141	2.00
2008	2,155	2,183	2,179	2,180	2,174	1.54
2009p	2,154	2,164	.	.	.	.

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

According to the Wyoming cost of living index, average apartment rent in Teton County decreased by 6.0 percent, from \$1,413 in second quarter 2008 to \$1,328 in second quarter 2009. Detached single-family home rents decreased by 7.8 percent. Rents for mobile homes on a lot increased by 5.5 percent, and rents for mobile home lots increased by 2.5 percent.

Teton County rental prices have experienced average annualized increases of 6.2 percent per year for apartments, 6.9 percent per year for houses, 3.8 percent per year for mobile homes plus a lot and 4.9 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.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 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.20.9, on the following page.

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
Q2.09	1,328	328	1,881	744

Table II.20.9								
Building Permits and Valuation in Teton 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	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.

Table II.20.10				
Average Sales Prices in Teton County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.¹²¹ During December 2009, a total of 68 surveys were completed by property managers in Teton County. Of the 941 rental units surveyed, 147 were vacant, indicating a vacancy rate of 15.62 percent. This rate compares to a 7.39 percent vacancy rate one year ago and a statewide December 2009 vacancy rate of 6.78 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.

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
2009b	68	941	147	15.62

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 168 respondents in Teton County. Of the incoming population who were unsatisfied with their current housing, 70.4 percent said they were seeking to own a home and 29.6 percent wished to rent. Of those seeking to own a home, 75.0 percent wished to buy existing units, of which 25.0 percent sought homes in the range of \$50,000 to \$99,999 and 75.0 percent sought housing for more than \$100,000. The remainder of those seeking to own a home, 25.0 percent, wished to build, of which 33.3 percent anticipated spending between \$50,000 and \$100,000 and 66.7 percent spending above \$100,000.

Of those seeking to rent, 12.5 percent of respondents hoped to spend below \$365, 12.5 percent expected 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.

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. 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 7,911 households in Teton County, from 7,688 in 2000 to 15,599 in 2030. Homeowners are expected to increase from 4,215 in 2000 to 9,139 by 2030. Renters are anticipated to increase from 3,473 in 2000 to 6,460 in 2030.

¹²¹Those 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.

Homeownership from the year 2000 to 2030 is expected to increase by 302 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 378 households and to increase by 768 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 421 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 507 households over the period. Table II.20.11, below, provides details of the household forecast by tenure and income.

Table II.20.11						
Strong Growth Household Forecast by Tenure and Income						
Teton 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	259	324	657	327	2,648	4,215
2005	294	368	746	371	3,006	4,785
2010	342	428	868	432	3,498	5,568
2015	393	491	997	496	4,017	6,395
2020	446	558	1,133	564	4,564	7,265
2025	502	628	1,275	635	5,138	8,179
2030	561	702	1,425	709	5,741	9,139
Renters by Percent of Median Family Income						
2000	490	589	808	337	1,248	3,473
2005	493	592	812	339	1,255	3,491
2010	556	668	917	382	1,416	3,939
2015	642	772	1,059	442	1,635	4,550
2020	730	878	1,204	503	1,860	5,175
2025	820	986	1,353	564	2,089	5,812
2030	911	1,096	1,503	627	2,322	6,460
Total Households by Percent of Median Family Income						
2000	749	913	1,465	664	3,896	7,688
2005	786	960	1,559	710	4,261	8,276
2010	898	1,096	1,785	814	4,914	9,507
2015	1,035	1,263	2,056	938	5,653	10,944
2020	1,176	1,436	2,337	1,066	6,424	12,440
2025	1,323	1,614	2,628	1,199	7,227	13,991
2030	1,473	1,798	2,928	1,336	8,063	15,599

UINTA COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Uinta County's population increased from 19,742 in 2000 to 20,617 in 2008 or by 4.43 percent. This compares to a statewide population growth of 7.88 percent over the period.¹²² The number of people from 15 to 24 years of age decreased by 7.14 percent, and the number of people from 25 to 44 years of age decreased by 8.13 percent. The white population increased by 3.74 percent, while the black population increased by 163.64 percent. The Hispanic population shifted from 1,055 to 1,557 between 2000 and 2008, an increase of 47.58 percent. These data are presented in Table II.21.1, below.

Subject	Wyoming			Uinta County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	19,742	20,617	4.43
Age						
Under 14 years	103,443	106,195	2.66	5,265	4,851	-7.86
15 to 24 years	75,358	76,242	1.17	3,111	2,889	-7.14
25 to 44 years	138,619	137,338	-0.92	5,760	5,292	-8.13
45 to 54 years	74,079	82,508	11.38	2,870	3,531	23.03
55 to 64 years	44,590	64,771	45.26	1,358	2,315	70.47
65 & over	57,693	65,614	13.73	1,378	1,739	26.20
Race						
White	469,423	500,001	6.51	19,272	19,992	3.74
Black	3,942	6,884	74.63	22	58	163.64
American Indian and Alaskan Native	11,410	13,555	18.80	186	237	27.42
Asian	2,904	3,828	31.82	62	75	20.97
Native Hawaiian or Pacific Islander	329	512	55.62	13	14	7.69
Two or more races	5,774	7,888	36.61	187	241	28.88
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,055	1,557	47.58

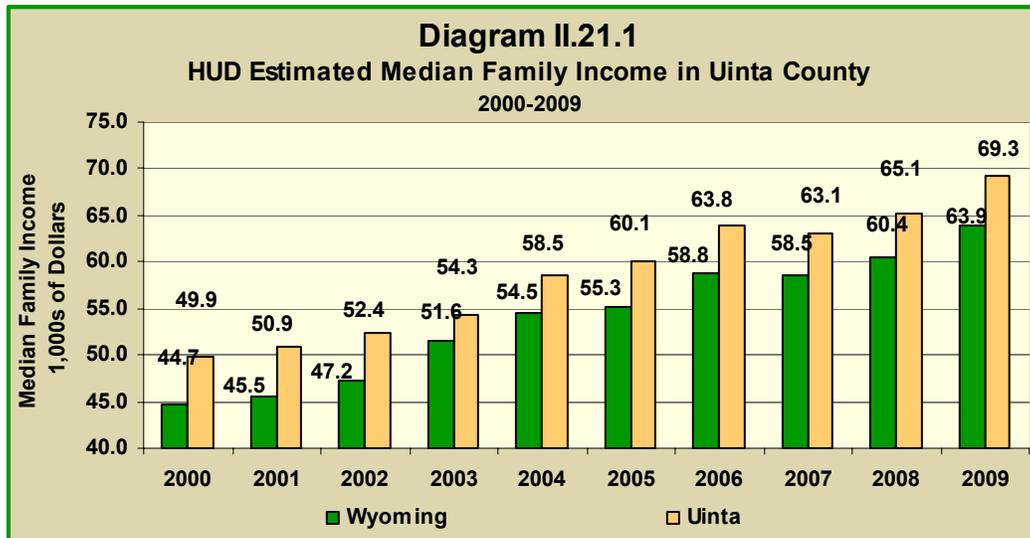
The Wyoming driver's license exchange data for Uinta County indicate a net change of 96 persons during 2009. The driver's license total exchanges for the last ten years for Uinta County are presented in Table II.21.3, which indicate a net increase of 631 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	594	498	96
Total	6,219	5,588	631

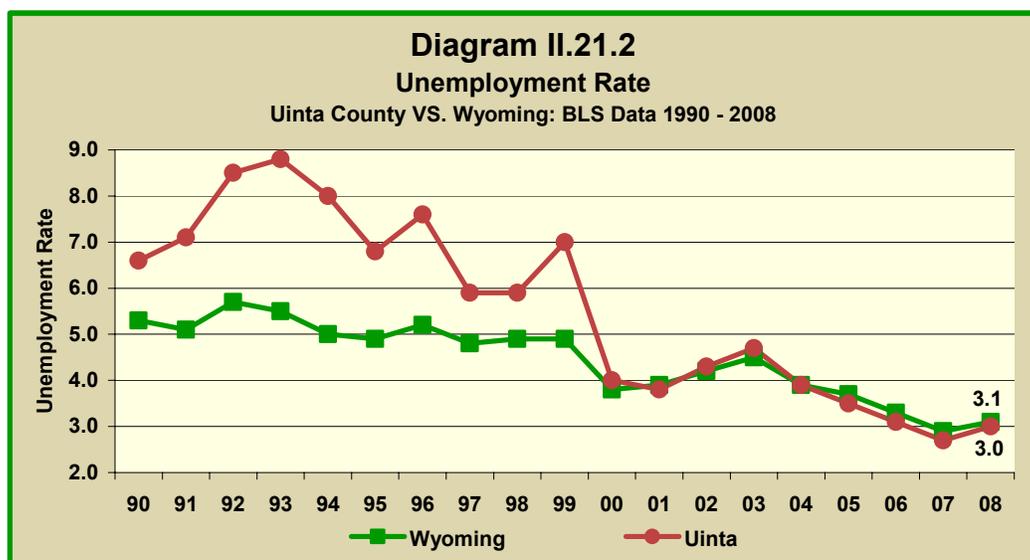
¹²² On December 22, 2009, the Census Bureau released a revised statewide population estimate for 2009 indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Uinta County was \$69,300 in 2009.¹²³ 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 percent in 2008, as seen in Diagram II.21.2.



¹²³ 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 4.92 percent between 2007 and 2008, changing from a total of 9,714 to 10,192 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment falling to 9,521 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	7,910	8,408	8,190	8,375	8,249	9,210	9,335	9,569	9,789
Feb	7,874	8,342	8,126	8,360	8,232	8,937	9,359	9,626	9,584
Mar	7,859	8,419	8,254	8,445	8,324	8,880	9,479	9,679	9,499
Apr	8,019	8,667	8,255	8,641	8,512	9,043	9,612	9,885	9,543
May	8,422	8,824	8,458	8,745	8,655	9,283	9,747	10,213	9,735
Jun	8,808	8,809	8,660	8,611	8,860	9,542	9,785	10,446	9,521
Jul	8,474	8,725	8,634	8,637	9,237	9,435	9,934	10,531	.
Aug	8,559	9,236	9,257	8,813	9,369	9,514	9,909	10,762	.
Sep	8,677	9,449	9,257	8,724	9,280	9,523	9,813	10,731	.
Oct	8,657	9,378	9,288	8,803	9,228	9,694	9,812	10,458	.
Nov	8,682	9,050	9,183	8,766	9,053	9,736	9,884	10,307	.
Dec	8,540	8,614	8,781	8,635	9,316	9,840	9,895	10,095	.
Annual	8,373	8,827	8,695	8,630	8,860	9,386	9,714	10,192	.
% Change	.	5.42	-1.50	-0.75	2.67	5.94	3.49	4.92	.

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 5.69 percent between 2007 and 2008, changing from a total of \$720 to \$761.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	.
2002	562	494	521	571	537	6.13
2003	557	511	543	589	551	2.61
2004	584	537	542	582	561	1.81
2005	590	576	604	616	597	6.42
2006	653	621	628	690	648	8.54
2007	722	691	694	774	720	11.11
2008	760	736	737	814	761	5.69
2009p	798	743

Total business establishments reported by the QCEW are displayed in Table II.21.6. Annual establishments increased by 1.98 percent between 2007 and 2008, changing from a total of 810 to 826 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 840 in the second quarter of 2009.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	691	.
2002	707	728	727	727	722	4.49
2003	729	743	744	749	741	2.63
2004	762	769	777	782	773	4.32
2005	765	770	786	786	777	0.52
2006	797	808	808	815	807	3.86
2007	794	820	813	812	810	0.37
2008	815	817	835	837	826	1.98
2009p	831	840

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, 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 \$47,740. Average earnings per job in the County were \$42,408 in 2007, while Wyoming average earnings per job were \$44,409.

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.

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

According to the Wyoming Cost of Living Index, average apartment rent in Uinta County changed by 2.1 percent, from \$618 in second quarter 2008 to \$631 in second quarter 2009. Detached single-family home rents increased by 2.5 percent. Rents for mobile homes on a lot increased by 3.6 percent, and rents for mobile home lots decreased by 34.1 percent.

Uinta County rental prices have experienced average annualized increases of 3.0 percent per year for apartments, 2.6 percent per year for houses, 1.6 percent per year for mobile homes plus a lot and 1.3 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.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, 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 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.21.9, on the following page.

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
Q2.09	631	242	725	494

Table II.21.9								
Building Permits and Valuation in Uinta County								
Uinta 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	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.

Table II.21.10				
Average Sales Prices in Uinta County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹²⁴ During December 2009, a total of 40 surveys were completed by property managers in Uinta County. Of the 1,060 rental units surveyed, 135 were vacant, for a vacancy rate of 12.74 percent. This rate compares to a 6.11 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. 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.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 213 respondents in Uinta County. Of the incoming population who were unsatisfied with their current housing, 69.2 percent said they were seeking to own a home and 30.8 percent wished to rent. Of those seeking to own a home, 70.6 percent wished to buy existing units, of which 16.7 percent of respondents sought homes for less than \$50,000, 41.7 percent sought homes in the range of \$50,000 to \$99,999, and 41.7 percent sought housing for more than \$100,000. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Of those seeking to rent, 25.0 percent of respondents hoped to spend less than \$365 per month, 25.0 percent expected to spend between \$475 and \$599 and the remainder, 50.0 percent anticipated spending more than \$600 on rent. 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 3,514 households in Uinta County, from 6,823 in 2000 to 10,337 in 2030. Homeowners are expected to increase from 5,136 in 2000 to 8,101 by 2030. Renters are anticipated to increase from 1,687 in 2000 to 2,236 in 2030.

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
2009b	40	1,060	135	12.74

¹²⁴Those 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.

Homeownership from the year 2000 to 2030 is expected to increase by 269 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 325 households, and to increase by 465 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 129 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 99 households over the period. Table II.21.11, below, provides details of the household forecast by tenure and income.

Table II.21.11						
Strong Growth Household Forecast by Tenure and Income						
Uinta 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	467	563	806	442	2,858	5,136
2005	483	583	834	458	2,961	5,320
2010	547	660	944	518	3,351	6,021
2015	590	712	1,018	559	3,613	6,492
2020	636	767	1,098	602	3,895	6,999
2025	685	826	1,182	649	4,194	7,536
2030	736	888	1,271	697	4,509	8,101
Renters by Percent of Median Family Income						
2000	396	304	362	150	475	1,687
2005	371	285	339	141	445	1,581
2010	400	307	365	151	480	1,703
2015	429	330	392	162	515	1,828
2020	460	353	420	174	552	1,959
2025	492	378	449	186	590	2,095
2030	525	403	479	199	630	2,236
Total Households by Percent of Median Family Income						
2000	863	867	1,167	592	3,334	6,823
2005	855	868	1,173	598	3,406	6,901
2010	947	967	1,310	670	3,831	7,724
2015	1,019	1,041	1,410	721	4,128	8,320
2020	1,096	1,121	1,518	777	4,447	8,958
2025	1,177	1,204	1,631	835	4,785	9,632
2030	1,261	1,291	1,750	896	5,138	10,337

WASHAKIE COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Washakie County's population decreased, from 8,289 in 2000 to 7,821 in 2008 or by 5.65 percent. This compares to a statewide population growth of 7.88 percent over the period.¹²⁵ The number of people from 15 to 24 years of age increased by 1.66 percent, and the number of people from 25 to 44 years of age decreased by 22.14 percent. The white population decreased by 6.34 percent, while the black population increased by 10.0. The Hispanic population changed from 951 to 1,124 people between 2000 and 2008, an increase of 18.19 percent. These data are presented in Table II.22.1, below.

Subject	Wyoming			Washakie County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	8,289	7,821	-5.65
Age						
Under 14 years	103,443	106,195	2.66	1,764	1,444	-18.14
15 to 24 years	75,358	76,242	1.17	1,026	1,043	1.66
25 to 44 years	138,619	137,338	-0.92	2,087	1,625	-22.14
45 to 54 years	74,079	82,508	11.38	1,227	1,250	1.87
55 to 64 years	44,590	64,771	45.26	869	1,104	27.04
65 & over	57,693	65,614	13.73	1,316	1,355	2.96
Race						
White	469,423	500,001	6.51	8,064	7,553	-6.34
Black	3,942	6,884	74.63	10	11	10.00
American Indian and Alaskan Native	11,410	13,555	18.80	50	69	38.00
Asian	2,904	3,828	31.82	63	65	3.17
Native Hawaiian or Pacific Islander	329	512	55.62	2	2	0.00
Two or more races	5,774	7,888	36.61	100	121	21.00
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	951	1,124	18.19

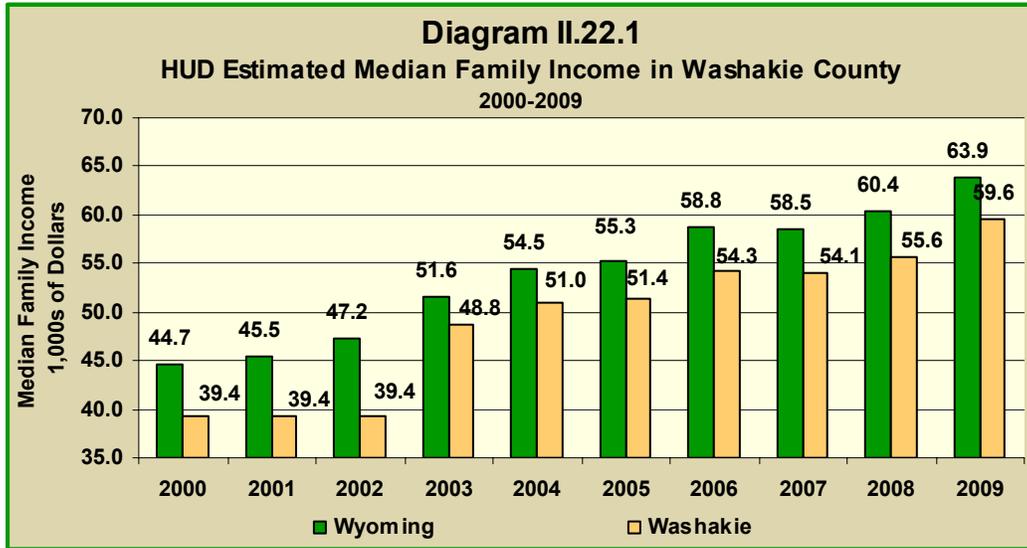
The Wyoming driver's license exchange data for Washakie County indicate a net change of 56 persons during 2009. The driver's license total exchanges for the last ten years for Washakie County are presented in Table II.22.3, which indicate a net increase of 282 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
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	158	102	56
Total	1,808	1,526	282

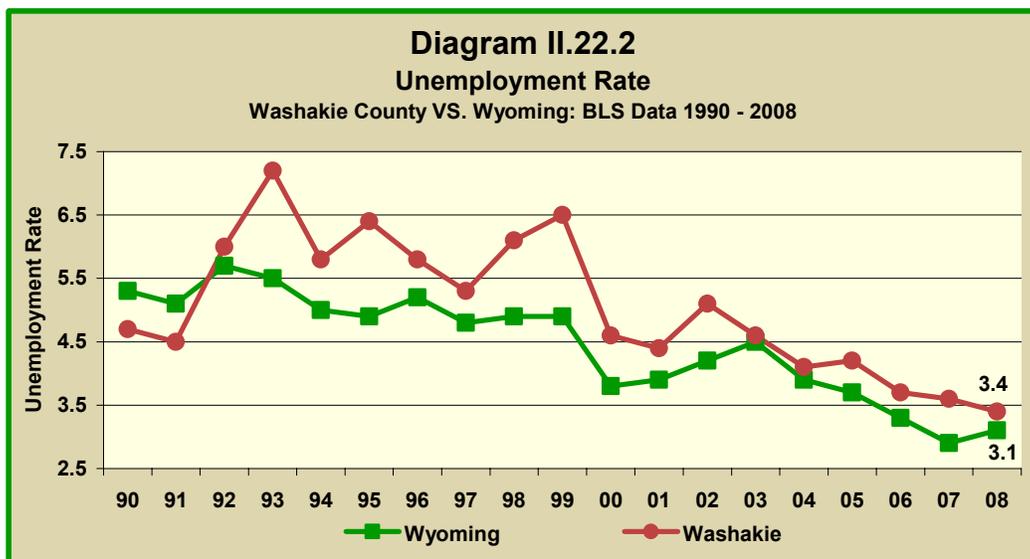
¹²⁵ On December 22, 2008, the Census Bureau released a revised statewide population estimate for 2008, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Washakie County was \$59,600 in 2009.¹²⁶ 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, as seen in Diagram II.22.2.



¹²⁶ 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 2.80 percent between 2007 and 2008, changing from a total of 3,965 to 4,076 workers. Preliminary 2009 estimates indicate an increasing trend with employment rising to 4,161 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	3,560	3,325	3,492	3,563	3,728	3,739	3,810	3,905	3,872
Feb	3,498	3,391	3,446	3,475	3,614	3,695	3,712	3,816	3,875
Mar	3,432	3,439	3,494	3,569	3,624	3,676	3,804	3,754	3,871
Apr	3,487	3,445	3,549	3,615	3,728	3,778	3,847	3,962	3,900
May	3,550	3,535	3,669	3,719	3,817	3,912	3,981	4,116	4,031
Jun	3,625	3,649	3,781	3,842	3,947	4,077	4,093	4,268	4,161
Jul	3,466	3,643	3,736	3,759	3,922	3,953	4,020	4,163	.
Aug	3,447	3,546	3,670	3,724	3,853	3,889	4,008	4,111	.
Sep	3,454	3,497	3,699	3,741	3,888	3,911	4,025	4,234	.
Oct	3,585	3,554	3,727	3,786	3,909	3,846	4,131	4,218	.
Nov	3,501	3,564	3,702	3,785	3,903	3,883	4,123	4,175	.
Dec	3,519	3,699	3,682	3,804	3,987	3,939	4,029	4,184	.
Annual	3,510	3,524	3,637	3,699	3,827	3,858	3,965	4,076	.
% Change	.	0.40	3.21	1.70	3.46	0.81	2.77	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.22.5, at right, annual average weekly wages increased by 2.66 percent between 2007 and 2008, changing from a total of \$639 to \$656.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	472	478	488	518	489	.
2002	475	488	492	528	496	1.43
2003	477	492	496	532	500	0.81
2004	514	523	555	583	544	8.80
2005	540	554	563	585	561	3.13
2006	577	577	593	636	596	6.24
2007	613	656	629	656	639	7.21
2008	640	626	648	707	656	2.66
2009p	641	665

Total business establishments reported by the QCEW are displayed in Table II.22.6. Annual establishments decreased by 1.09 percent between 2007 and 2008, changing from a total of 459 to 454 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 464 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, 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 \$47,740. Average earnings per job in the county were \$34,689 in 2007, while Wyoming average earnings per job were \$44,409.¹²⁷

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.

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

¹²⁷ 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 decreased by 6.7 percent, from \$436 in second quarter 2008 to \$465 in second quarter 2009. Detached single-family home rents increased by 1.9 percent. Rents for mobile homes on a lot increased by 9.6 percent and mobile home lots remained unchanged.

Washakie County rental prices have experienced average annualized increases of 2.7 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 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.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.

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 high of \$259,470 in 2000 and a 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.

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
Q2.09	465	150	525	390

Table II.22.9								
Building Permits and Valuation in Washakie 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	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.

Table II.22.10				
Average Sales Prices in Washakie County and Wyoming				
Assessor Data, 1999 - 2008				
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 eighteen times semiannually during the past nine years, with the most recent survey conducted in December 2009.¹²⁸ During December 2009, a total of 17 surveys were completed in Washakie County. Of the 174 rental units surveyed, 6 were vacant, indicating a vacancy rate of 3.45 percent. This rate compares to a 2.70 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent.

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 1,097 households in Washakie County, from 3,278 in 2000 to 4,375 in 2030. Homeowners are expected to increase from 2,396 in 2000 to 3,357 by 2030. Renters, on the other hand, are anticipated to increase from 882 in 2000 to 1,019 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 70 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 81 households, and to increase by 137 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 29 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 30 households over the period. Table II.22.11, on the following page, provides details of the household forecast by tenure and income.

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
2009b	17	174	6	3.45

¹²⁸Those 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.

Table II.22.11						
Strong Growth Household Forecast by Tenure and Income						
Washakie 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	176	203	342	175	1,500	2,396
2005	171	197	332	169	1,456	2,324
2010	182	210	354	180	1,550	2,476
2015	197	227	383	195	1,679	2,682
2020	213	245	414	211	1,815	2,899
2025	229	265	446	228	1,956	3,124
2030	246	284	479	245	2,102	3,357
Renters by Percent of Median Family Income						
2000	188	191	202	88	213	882
2005	170	173	183	80	193	799
2010	171	174	184	80	194	803
2015	182	186	196	86	207	856
2020	194	198	208	91	220	910
2025	205	209	221	97	233	964
2030	217	221	233	102	246	1,019
Total Households by Percent of Median Family Income						
2000	363	394	544	263	1,713	3,278
2005	340	370	515	249	1,648	3,123
2010	352	384	537	261	1,744	3,278
2015	379	413	579	281	1,886	3,538
2020	406	443	622	302	2,035	3,809
2025	434	474	667	324	2,189	4,088
2030	463	505	712	347	2,348	4,375

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.

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

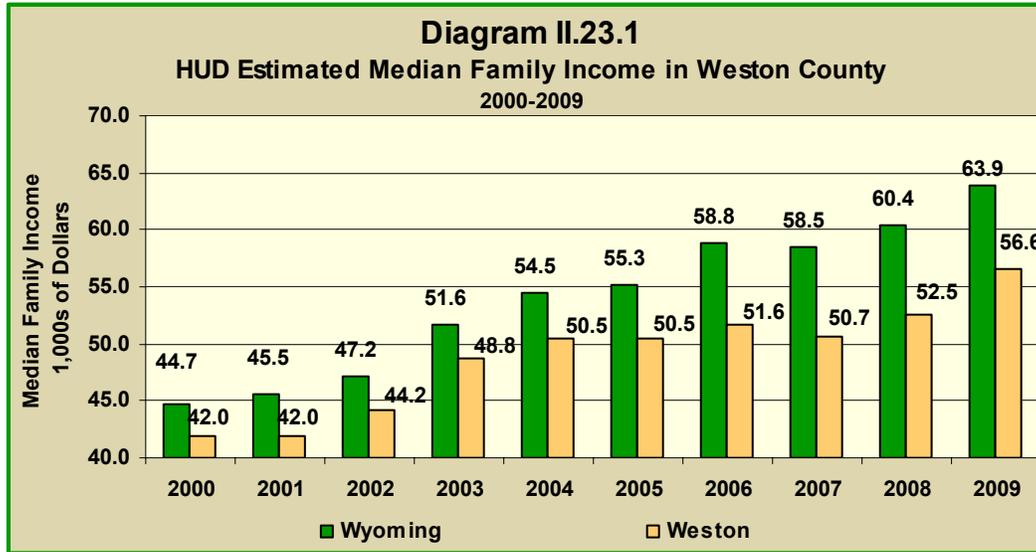
The Wyoming driver's license exchange data for Weston County indicate a net change of 74 persons during 2009. The driver's license total exchanges for the last ten years for Weston County are presented in Table II.23.3, which indicate a net increase of 465 persons over the time period.

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

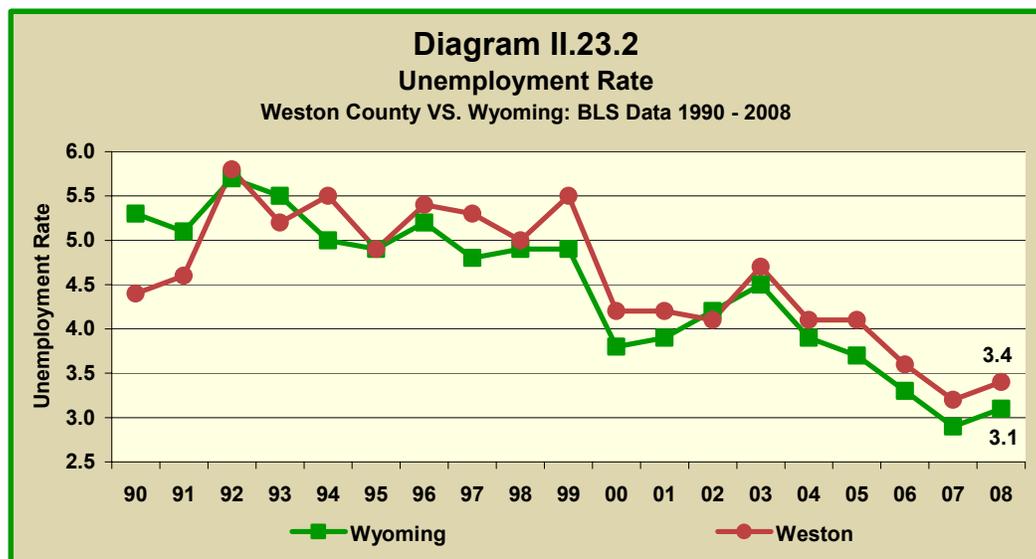
¹²⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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.

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.

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.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	.
2002	255	257	259	257	257	-0.39
2003	259	260	264	266	262	1.95
2004	262	262	261	263	262	0.00
2005	264	266	265	267	266	1.53
2006	268	271	269	268	269	1.13
2007	269	276	279	276	275	2.23
2008	279	283	278	278	280	1.82
2009p	285	283

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.

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.

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

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.

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