

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.

Table II.7.1 Profile of Population Characteristics Wyoming vs Fremont County, Census 2000 and 2007 Intercensal Estimates						
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

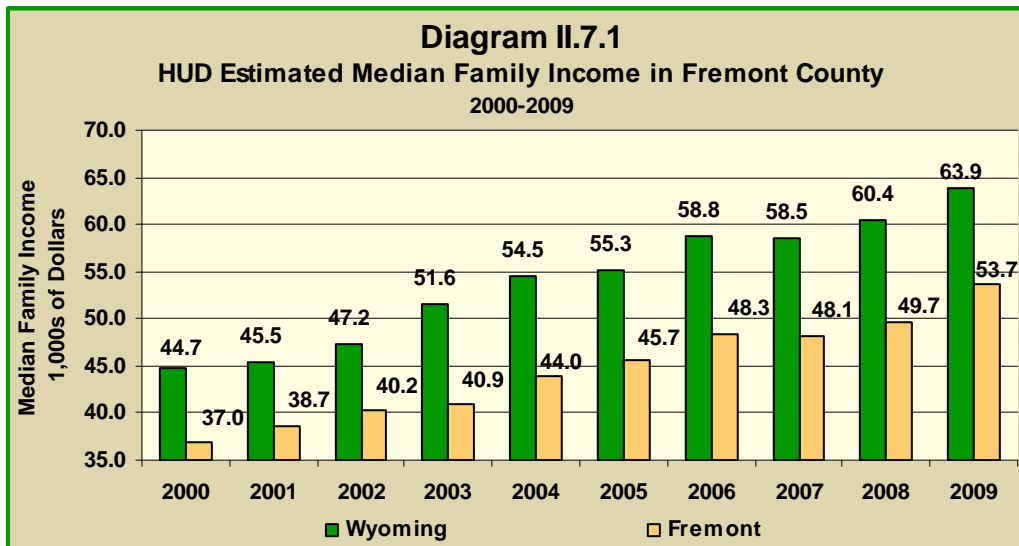
The Wyoming driver's license exchange data indicate a net increase of 335 persons during 2009. The driver's license total exchanges for the last ten years for Fremont County are presented in Table II.7.3, which indicate a net increase of 2,350 persons over the time period.

Table II.7.3 Driver's Licenses Exchanged and Surrendered in Fremont County 2000 - 2009			
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

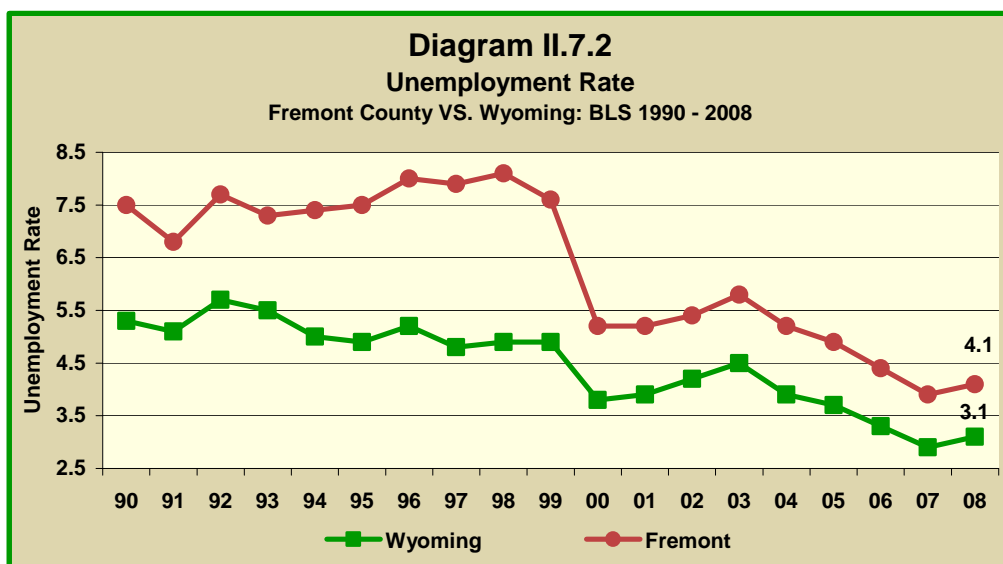
⁷³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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.

Table II.7.4 Fremont County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
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.

Table II.7.5 Average Weekly Wages in Fremont County BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
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.

Table II.7.6 Number of Establishments in Fremont County BLS Quarterly Census of Employment and Wages, 2001 – 2008p						
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

Table II.7.7 Housing Unit Estimates for Wyoming and Fremont County Census 2000, 2001-2008 Intercensal Estimates				
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.

Table II.7.8
Wyoming Cost of Living Index for Fremont County
Rental Housing Costs, 1986 – 2009

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