

WESTON COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Weston County's population increased by 5.69 percent between 2000 and 2008, from 6,644 to 7,022. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.23.1, below.

Table II.23.1				
Population Estimates for Wyoming and Weston County				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Weston County	% Change from 2000
Population				
2000 Census	493,782	.	6,644	.
July 2001 Estimate	492,924	-0.17	6,473	-2.57
July 2002 Estimate	496,969	0.65	6,541	-1.55
July 2003 Estimate	499,056	1.07	6,545	-1.49
July 2004 Estimate	502,816	1.83	6,560	-1.26
July 2005 Estimate	506,007	2.48	6,484	-2.41
July 2006 Estimate	512,573	3.81	6,581	-0.95
July 2007 Estimate	523,252	5.97	6,889	3.69
July 2008 Estimate	532,668	7.88	7,022	5.69

MIGRATION

Total population change is a combination of births, deaths and the net migration of those arriving in and leaving the state. The result of births minus deaths is termed the "natural increase." As calculated from data seen in Table II.23.2, at right, from April 2000 to July 2008, Weston County's natural increase was estimated to be 12 people. Weston County has been experiencing net in-migration, with over 366 persons arriving the county in the last eight years.¹⁴⁷

The Wyoming driver's license exchange data for Weston County indicate a net change of 35 persons during the first half of 2009. The driver's license total exchanges for the last nine and one-half years for Weston County are presented in Table II.23.3, on the following page, which indicate a net increase of 426 persons over the time period.

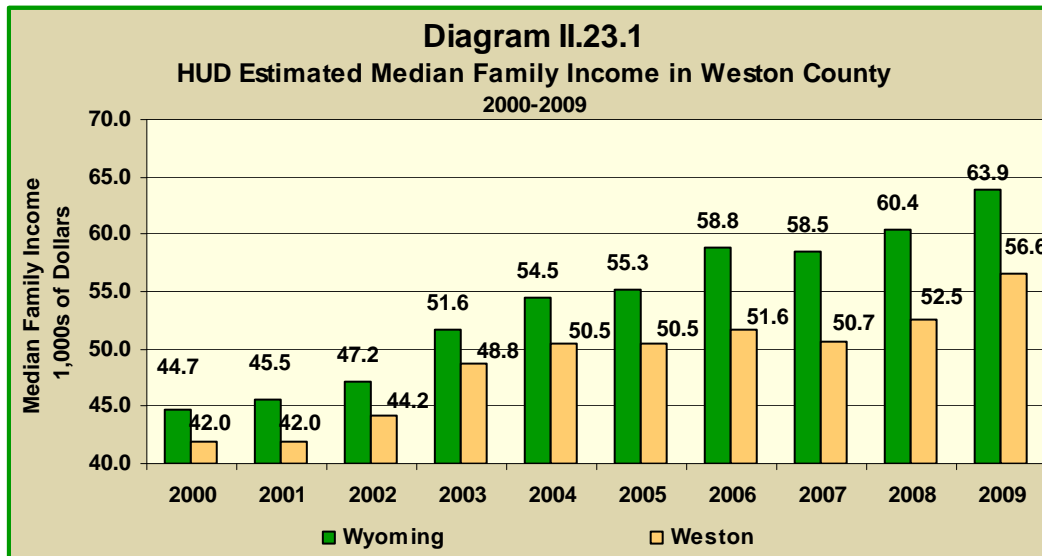
Table II.23.2	
Weston County Population	
Change	
Census 1980 - 7/2008	
1980 Population	7,106
Natural Increase 80-90	788
Net Migration 80-90	-1,376
1990 Population	6,518
Natural Increase 90-00	133
Net Migration 90-00	-7
2000 Population	6,644
Natural Increase 00-08	12
Net Migration 00-08	366
2008 Population Estimate	7,022

¹⁴⁷ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.23.3			
Driver's Licenses Exchanged and Surrendered in Weston County			
2000 - Half of 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009 – First Half	110	75	35
Total	1,859	1,433	426

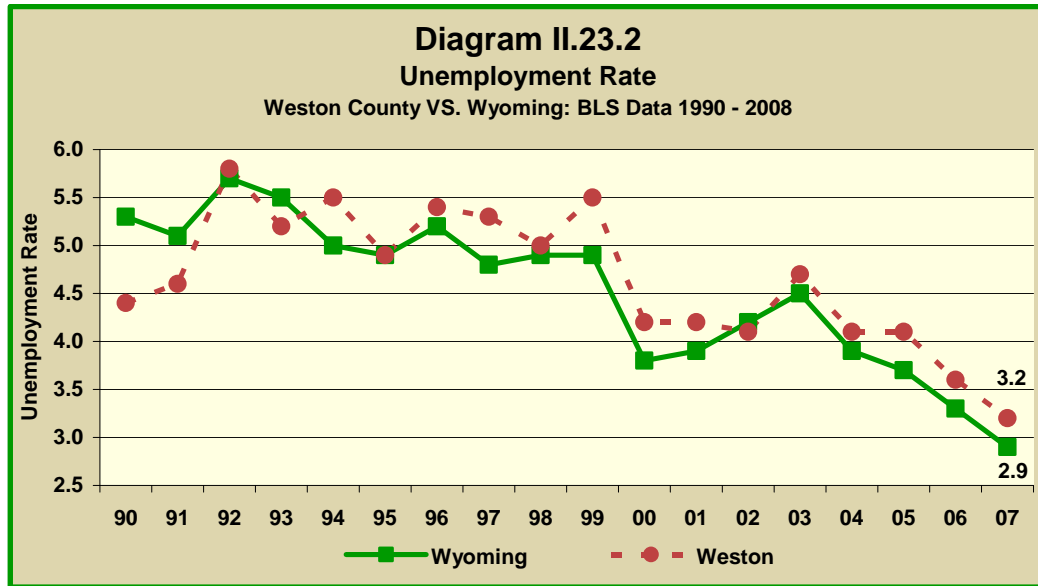
ECONOMICS

The HUD estimated median family income (MFI) for Weston County was \$56,600 in 2009.¹⁴⁸ 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. Weston County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.23.2, on the following page.

¹⁴⁸ 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 6.00 percent between 2006 and 2007, changing from a total of 2,165 to 2,295 workers. Over the first quarter of 2008 preliminary estimates indicate an increasing trend with employment rising to 2,387 persons in September.

Table II.23.4 Weston County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2008p								
Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	2,120	2,215	2,073	2,103	2,141	2,143	2,249	2,278
Feb	2,106	2,219	2,086	2,089	2,155	2,140	2,231	2,300
Mar	2,136	2,193	2,098	2,097	2,167	2,181	2,261	2,328
Apr	2,191	2,237	2,118	2,141	2,181	2,165	2,281	2,357
May	2,246	2,293	2,248	2,212	2,259	2,192	2,347	2,386
Jun	2,288	2,340	2,238	2,214	2,233	2,220	2,377	2,397
Jul	2,186	2,234	2,094	2,133	2,178	2,106	2,219	2,283
Aug	2,149	2,250	2,110	2,150	2,173	2,099	2,249	2,321
Sep	2,296	2,329	2,214	2,252	2,284	2,186	2,311	2,387
Oct	2,297	2,272	2,227	2,205	2,272	2,149	2,310	.
Nov	2,263	2,228	2,180	2,190	2,265	2,179	2,355	.
Dec	2,249	2,209	2,131	2,186	2,264	2,217	2,348	.
Annual	2,211	2,252	2,151	2,164	2,214	2,165	2,295	.
% Change	.	1.85	-4.48	0.60	2.31	-2.21	6.00	.

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 13.49 percent between 2006 and 2007, changing from a total of \$556 to \$631.

Total business establishments reported by the QCEW are displayed in Table II.23.6. Annual establishments increased by 2.23 percent between 2006 and 2007, changing from a total of 269 to 275 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 279 in the third quarter of 2008.

The Bureau of Economic Analysis (BEA) also measures employment, defined as the total number of full- and part-time jobs by place of work. In 2007, the latest year available for the data, 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 \$48,045. Average earnings per job in the county were \$33,242 in 2007, while Wyoming average earnings per job were \$43,407.¹⁴⁹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 2.97 percent in Weston County between 2000 and 2008, from 3,231 to 3,327. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.23.7, below.

Table II.23.7 Housing Unit Estimates for Wyoming and Weston County Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Weston County	% Change from 2000
2000 Census	223,854	.	3,231	.
July 2001 Estimate	225,959	0.94	3,254	0.71
July 2002 Estimate	227,773	1.75	3,262	0.96
July 2003 Estimate	229,637	2.58	3,271	1.24
July 2004 Estimate	232,556	3.89	3,293	1.92
July 2005 Estimate	235,654	5.27	3,312	2.51
July 2006 Estimate	239,175	6.84	3,311	2.48
July 2007 Estimate	242,332	8.25	3,317	2.66
July 2008 Estimate	246,393	10.07	3,327	2.97

¹⁴⁹ 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 Weston County changed by 7.2 percent, from \$525 in fourth quarter 2007 to \$563 in fourth quarter 2008. Detached single-family home rents decreased by 2.7 percent. Rents for mobile homes on a lot increased by 7.2 percent and rents for mobile home lots decreased by 0.8 percent.

Weston County rental prices have experienced average annualized increases of 3.2 percent per year for apartments, 4.3 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 fourth quarter 2008. These figures compare to state average annualized increases in rental prices of 3.5 percent for apartments, 4.4 percent for houses, 3.6 percent for mobile homes plus a lot, and 2.8 percent for mobile home lots, over 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. Total residential units authorized 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 eight-year high of \$259,470 in 2000 and an eight-year low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.23.9, on the following page.

Table II.23.8 Wyoming Cost of Living Index for Weston County Rental Housing Costs, 1986 – 2008				
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

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 seventeen times semiannually during the past nine years, with the most recent conducted in June, 2009.¹⁵⁰ During June of 2009, a total of 11 surveys were completed by property managers in Weston County. Of the 128 rental units surveyed, six were vacant, indicating a vacancy rate of 4.69 percent. This rate compares to a 3.41 percent vacancy last year and a statewide June 2009 vacancy rate of 6.06 percent.

Table II.23.11
Semi-Annual Rental Vacancy Survey
Weston County 2001- 2009

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.00
2001b	4	23	0	0
2002a	4	11	0	0
2002b	4	16	2	12.50
2003a	3	35	1	2.86
2003b	9	91	7	7.69
2004a	11	91	3	3.30
2004b	9	79	4	5.06
2005a	7	51	5	9.80
2005b	7	53	2	3.77
2006a	3	13	0	0
2006b	10	113	0	0
2007a	8	97	4	4.12
2007b	13	193	14	7.25
2008a	7	88	3	3.41
2008b	9	116	6	5.17
2009s	11	128	6	4.69

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 49 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, 12.5 percent wished to buy existing units, of which all respondents sought homes for less than \$50,000. The remainder of those seeking to own a home, 87.5 percent, wished to build, of which 57.1 percent of respondents expected to build for less than \$100,000, and 42.9 percent sought housing for more than \$100,000. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Of those currently renting or seeking to rental 50.0 percent of respondents hoped to spend less than \$365 per month, and the remainder, 50.0 percent anticipated spending more than \$600. Additional survey data are presented in Section C of Volume II, Technical Appendix.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 371 loans purchased in Weston County during 1979-2009, with 8 in fiscal 2009. The average home size over the period was 1,282 square feet and 1,382 square feet in fiscal 2009. The average year a home was built was 1973, for homes receiving a WCDA loan in fiscal 2009. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$49,210. The average purchase price in fiscal 2009 was \$122,582. In fiscal 2009, 37.5 percent of loans purchased were for new construction, and no loans had female heads of household. Fiscal year data over the entire operating history of the WCDA can be found in the August 2009 Volume II Technical Appendix, Section E.

¹⁵⁰Those 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.

