

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.

Table II.16.1						
Profile of Population Characteristics						
Wyoming vs Platte County, Census 2000 and 2008 Intercensal Estimates						
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

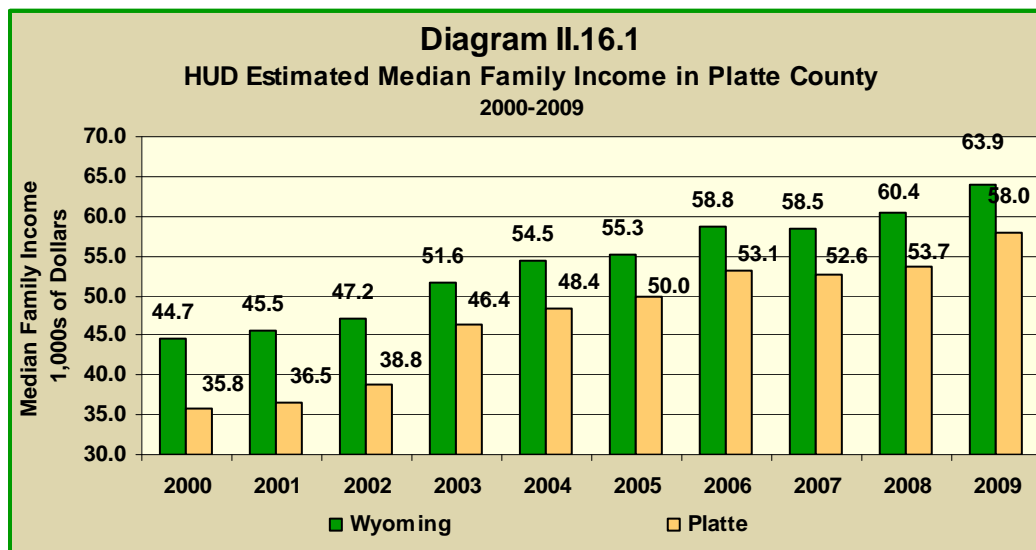
The Wyoming driver's license exchange data indicate a net increase of 77 persons during 2009. The driver's license total exchanges for the last ten years for Platte County are presented in Table II.16.3, which indicate a net increase of 513 persons over the time period.

Table II.16.3			
Driver's Licenses Exchanged and Surrendered in Platte County			
2000 - 2009			
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

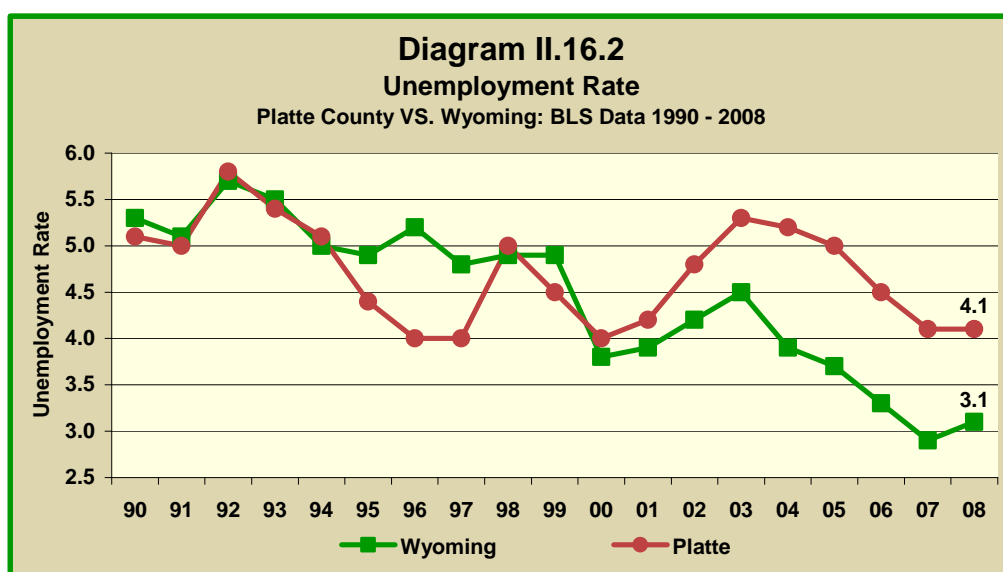
¹⁰⁵ On December 22, 2009 the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

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.

Table II.16.4									
Platte County Total Monthly Employment									
BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
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.

Table II.16.5						
Average Weekly Wages in Platte County						
BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
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.

Table II.16.6 Number of Establishments in Platte County BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
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.

Table II.16.7 Housing Unit Estimates for Wyoming and Platte County Census 2000, 2001 - 2008 Intercensal Estimates				
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.

Table II.16.8 Wyoming Cost of Living Index¹⁰⁷ for Platte County Rental Housing Costs, 1986 – 2008				
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.

Table II.16.11 Semi-Annual Rental Vacancy Survey Platte County 2001- 2009				
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