

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

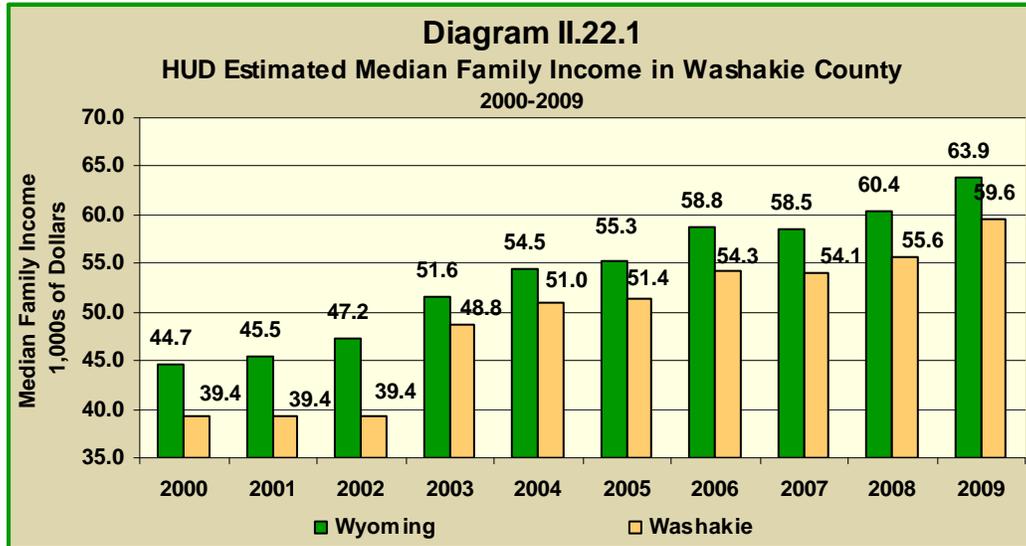
The Wyoming driver's license exchange data for Washakie County indicate a net change of 56 persons during 2009. The driver's license total exchanges for the last ten years for Washakie County are presented in Table II.22.3, which indicate a net increase of 282 persons over the time period.

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

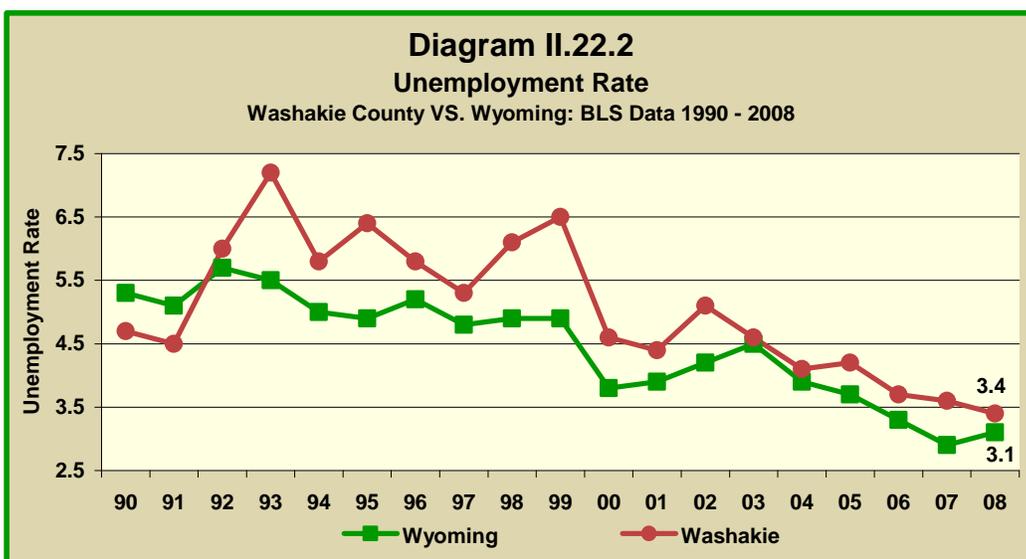
¹²⁵ On December 22, 2008, the Census Bureau released a revised statewide population estimate for 2008, indicating that the population increased to 544,270.

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.

Table II.22.11
Semi-Annual Rental Vacancy Survey
Washakie County 2001- 2009

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