

BIG HORN COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Big Horn County's population decreased by 1.21 percent between 2000 and 2008, from 11,461 to 11,322. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.2.1, below.

Table II.2.1				
Wyoming and Big Horn County Population Estimates				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Big Horn County	% Change from 2000
Population				
2000 Census	493,782	.	11,461	.
July 2001 Estimate	492,924	-0.17	11,224	-2.07
July 2002 Estimate	496,969	0.65	11,163	-2.60
July 2003 Estimate	499,056	1.07	11,055	-3.54
July 2004 Estimate	502,816	1.83	11,184	-2.42
July 2005 Estimate	506,007	2.48	11,107	-3.09
July 2006 Estimate	512,573	3.81	11,099	-3.16
July 2007 Estimate	523,252	5.97	11,215	-2.15
July 2008 Estimate	532,668	7.88	11,322	-1.21

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.2.2, at right, from April 2000 to July 2008, Big Horn County's natural increase was estimated to be 82 people. Big Horn County has been experiencing net out-migration, with 221 persons leaving the county in the last eight years.⁵⁴

Driver's license exchange data indicate a net increase of 28 persons during 2008. The driver's license total exchanges for the last nine and one-half years for Big Horn County are presented in Table II.2.3, on the following page, which indicate a net increase of 560 persons over the time period.

Table II.2.2	
Big Horn County Population Change	
Census 1980 - 7/2008	
1980 Population	11,896
Natural Increase 80-90	859
Net Migration 80-90	-2,230
1990 Population	10,525
Natural Increase 90-00	270
Net Migration 90-00	666
2000 Population	11,461
Natural Increase 00-08	82
Net Migration 00-08	-221
2008 Population Estimate	11,322

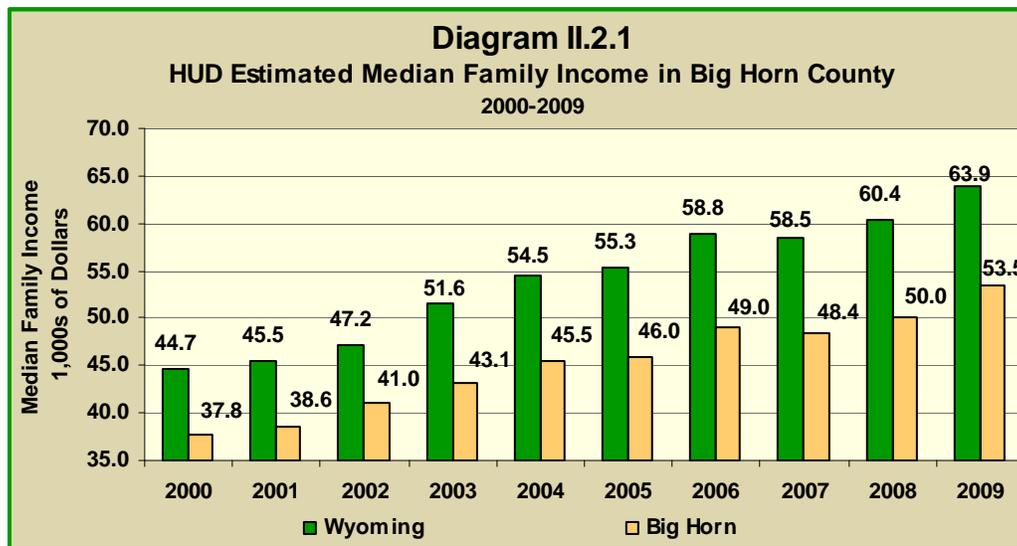
⁵⁴ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.2.3
Driver's Licenses Exchanged and Surrendered in Big Horn County
2000 - First Half of 2009

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 – First Half	119	91	28
Total	2,548	1,988	560

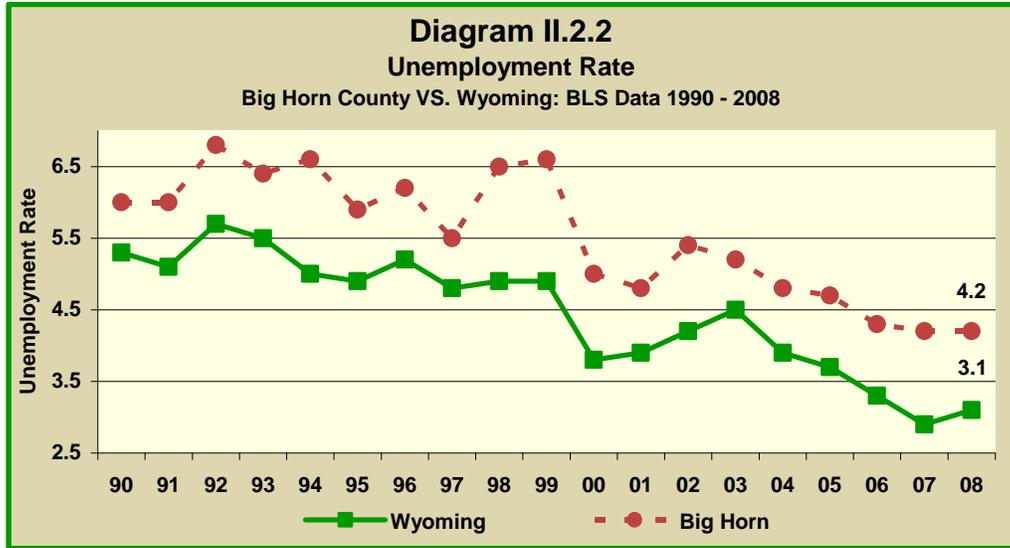
ECONOMICS

The HUD estimated median family income (MFI) for Big Horn County was \$53,500 in 2009.⁵⁵ 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. However, Big Horn County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.2.2, on the following page.

⁵⁵ 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 decreased by 8.77 percent between 2006 and 2007, changing from a total of 4,653 to 4,245 workers. Over the third quarter of 2008, preliminary estimates indicate an increasing trend with employment rising to 4,401 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	3,984	4,106	3,975	4,248	4,217	4,359	3,887	4,063
Feb	3,999	3,990	3,967	4,215	4,086	4,399	3,925	4,034
Mar	4,078	4,044	4,041	4,241	4,200	4,428	3,977	4,051
Apr	4,128	4,142	4,154	4,324	4,362	4,518	4,154	4,189
May	4,263	4,213	4,267	4,415	4,567	4,699	4,367	4,364
Jun	4,386	4,211	4,448	4,627	4,750	4,956	4,591	4,629
Jul	4,131	4,055	4,126	4,373	4,550	4,776	4,419	4,365
Aug	4,137	4,056	4,182	4,457	4,569	4,802	4,401	4,443
Sep	4,205	4,216	4,227	4,371	4,596	4,901	4,259	4,401
Oct	4,364	4,282	4,382	4,372	4,605	4,748	4,396	.
Nov	4,133	4,156	4,288	4,360	4,498	4,648	4,360	.
Dec	4,111	4,085	4,235	4,347	4,469	4,603	4,209	.
Annual	4,160	4,130	4,191	4,363	4,456	4,653	4,245	.
% Change	.	-0.72	1.48	4.10	2.13	4.42	-8.77	.

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 decreased by 5.82 percent between 2006 and 2007, changing from a total of \$636 to \$599.

Total business establishments reported by the QCEW are displayed in Table II.2.6. Annual establishments increased by 3.51 percent between 2006 and 2007, changing from a total of 399 to 413 establishments. Preliminary 2008 estimates indicate an increase, with establishments rising to 423 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 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 \$48,045. Average earnings per job in the County were \$31,185 in 2007, while Wyoming average earnings per job were \$43,407.⁵⁶

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.

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

⁵⁶ 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 changed by 8.4 percent from \$474 in fourth quarter 2008 to \$514 in fourth quarter 2008. Detached single-family home rents decreased by 3.2 percent. Rents for mobile homes on a lot increased by 4.0 percent, and rents for mobile home lots increased by 15.9 percent.

Big Horn County rental prices have experienced average annualized increases of 6.0 percent per year for apartments, 1.6 percent per year for houses, 2.4 percent per year for mobile homes plus a lot and 5.2 percent per year for mobile home lots since fourth quarter 1998 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.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 eight-year high of \$259,470 in 2000 and a six-year 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

⁵⁷ 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 8.0 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 June 2009.⁵⁸ During June of 2009, a total of 26 surveys were completed in Big Horn County. Of the 203 rental units surveyed, 10 were vacant, indicating a vacancy rate of 4.93 percent. This compares to a 2.99 percent vacancy rate one year ago and a 6.06 rate statewide. Over the last six months the vacancy rate has risen only slightly, indicating a stable rental market.

Table II.2.11
Semi-Annual Rental Vacancy Survey
Big Horn County 2001- 2009

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

The fiscal year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 40 respondents in Big Horn County. Of the incoming population who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home and none of survey respondents wished to rent.

Of those seeking to own a home, 50.0 percent wished to buy existing units. The remainder of those seeking to own a home, 50.0 percent, wished to build, of which all respondents expected to build for more than \$100,000. 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 735 loans purchased in Big Horn County during 1979 through 2009, with 27 in fiscal 2009 alone. The average home size over the period was 1,350 square feet and was 1,327 square feet on average in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1946. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$45,090. The average purchase price in fiscal 2009 was \$100,360. In fiscal 2009, 11.1 percent of loans purchased were for new construction, and 22.2 percent 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.

⁵⁸ 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.

