

WASHAKIE COUNTY

POPULATION

The Census Bureau's intercensal estimates indicate that Washakie County's population decreased by 5.65 percent between 2000 and 2008, from 8,289 to 7,821. This rate compares to a statewide population growth of 7.88 percent over the period. These data are presented in Table II.22.1, below.

Table II.22.1				
Population Estimates for Wyoming and Washakie County				
Census 2000, 2001 - 2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Washakie County	% Change from 2000
Population				
2000 Census	493,782	.	8,289	.
July 2001 Estimate	492,924	-0.17	8,023	-3.21
July 2002 Estimate	496,969	0.65	7,891	-4.80
July 2003 Estimate	499,056	1.07	7,821	-5.65
July 2004 Estimate	502,816	1.83	7,754	-6.45
July 2005 Estimate	506,007	2.48	7,762	-6.36
July 2006 Estimate	512,573	3.81	7,675	-7.41
July 2007 Estimate	523,252	5.97	7,816	-5.71
July 2008 Estimate	532,668	7.88	7,821	-5.65

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.22.2, at right, from April 2000 to July 2008, Washakie County's natural increase was estimated to be 141 people. Washakie County has been experiencing net out-migration, with over 609 persons leaving the county in the last eight years.¹⁴³

The Wyoming driver's license exchange data for Washakie County indicate a net change of 24 persons during 2009. The driver's license total exchanges for the last nine and one-half years for Washakie County are presented in Table II.22.3, on the following page, which indicate a net increase of 250 persons over the time period.

Table II.22.2	
Washakie County Population Change	
Census 1980 - 7/2008	
1980 Population	9,496
Natural Increase 80-90	903
Net Migration 80-90	-2,011
1990 Population	8,388
Natural Increase 90-00	231
Net Migration 90-00	-330
2000 Population	8,289
Natural Increase 00-08	141
Net Migration 00-08	-609
2008 Population Estimate	7,821

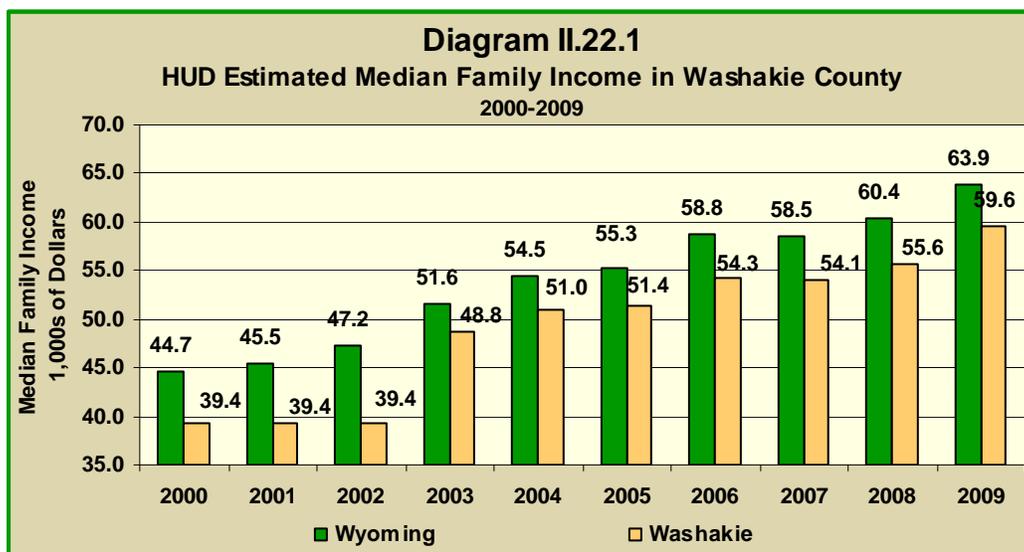
¹⁴³ Net migration includes a residual, a change the Census Bureau has not attributed to any cause.

Table II.22.3
Driver’s Licenses Exchanged and Surrendered in Washakie County
2000 - First Half of 2009

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 – First Half	75	51	24
Total	1,725	1,475	250

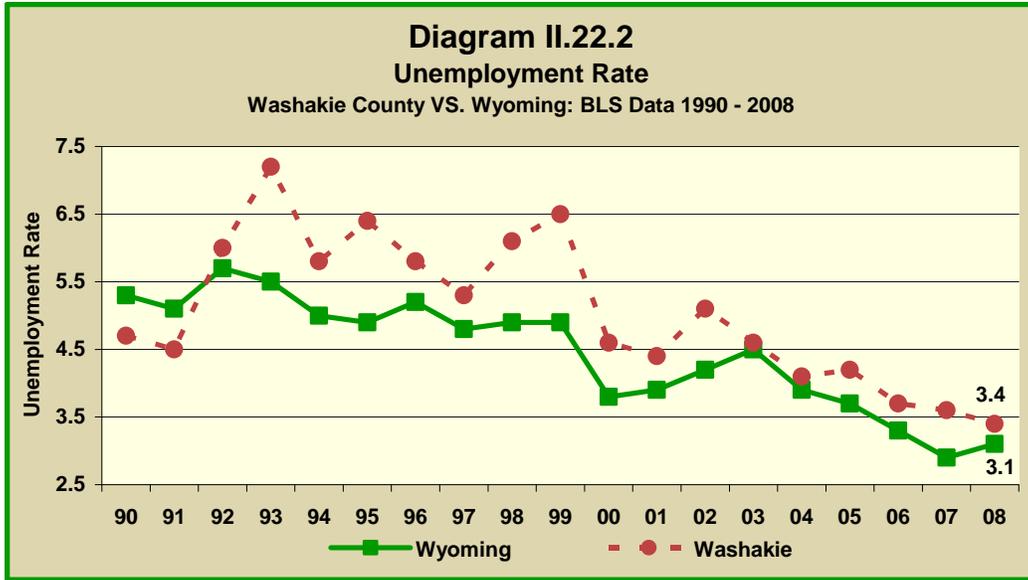
ECONOMICS

The HUD estimated median family income (MFI) for Washakie County was \$59,600 in 2009.¹⁴⁴ 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. Washakie County continued to see lower labor force utilization than the state of Wyoming, as seen in Diagram II.22.2, on the following page.

¹⁴⁴ 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 2.77 percent between 2006 and 2007, changing from a total of 3,858 to 3,965 workers. Preliminary 2008 estimates indicate an increasing trend with employment rising to 4,281 persons in September.

Year	2001	2002	2003	2004	2005	2006	2007	2008p
Jan	3,560	3,325	3,492	3,563	3,728	3,739	3,810	3,905
Feb	3,498	3,391	3,446	3,475	3,614	3,695	3,712	3,816
Mar	3,432	3,439	3,494	3,569	3,624	3,676	3,804	3,754
Apr	3,487	3,445	3,549	3,615	3,728	3,778	3,847	3,962
May	3,550	3,535	3,669	3,719	3,817	3,912	3,981	4,116
Jun	3,625	3,649	3,781	3,842	3,947	4,077	4,093	4,268
Jul	3,466	3,643	3,736	3,759	3,922	3,953	4,020	4,188
Aug	3,447	3,546	3,670	3,724	3,853	3,889	4,008	4,150
Sep	3,454	3,497	3,699	3,741	3,888	3,911	4,025	4,281
Oct	3,585	3,554	3,727	3,786	3,909	3,846	4,131	.
Nov	3,501	3,564	3,702	3,785	3,903	3,883	4,123	.
Dec	3,519	3,699	3,682	3,804	3,987	3,939	4,029	.
Annual	3,510	3,524	3,637	3,699	3,827	3,858	3,965	.
% Change	.	0.40	3.21	1.70	3.46	0.81	2.77	.

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.22.5, at right, annual average weekly wages increased by 7.21 percent between 2006 and 2007, changing from a total of \$596 to \$639.

Total business establishments reported by the QCEW are displayed in Table II.22.6. Annual establishments increased by 1.55 percent between 2006 and 2007, changing from a total of 452 to 459 establishments. Preliminary 2008 estimates indicate a slight decrease, with establishments falling to 458 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 year for which most recent 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 \$48,045. Average earnings per job in the County were \$34,689 in 2007, while Wyoming average earnings per job were \$43,407.¹⁴⁵

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

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
2008p	640	626	645	.	.	.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	424	431	420	424	425	.
2002	416	417	425	422	420	-1.18
2003	420	423	420	419	421	0.24
2004	414	420	420	416	418	-0.71
2005	420	426	431	432	427	2.15
2006	439	451	461	458	452	5.85
2007	463	462	455	454	459	1.55
2008p	453	454	458	.	.	.

¹⁴⁵ 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 changed by 4.6 percent, from \$431 in fourth quarter 2007 to \$451 in fourth quarter 2008. Detached single-family home rents increased by 7.5 percent. Rents for mobile homes on a lot decreased by 1.8 percent and mobile home lots remained unchanged.

Washakie County rental prices have experienced average annualized increases of 2.5 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 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.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. Total residential units authorized 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 eight-year high of \$259,470 in 2000 and a seven-year 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

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 seventeen times semiannually during the past nine years, with the most recent survey conducted in June, 2009.¹⁴⁶ During June of 2009, a total of 18 surveys were completed in Washakie County. Of the 182 rental units surveyed, seven were vacant, indicating a vacancy rate of 3.85 percent. This rate compares to a 3.66 percent vacancy rate one year ago, and a June 2009 vacancy rate of 3.85 percent statewide.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978, to provide affordable housing in Wyoming. There were a total of 872 loans purchased in Washakie County during 1979-2009, with 13 in fiscal 2009. The average home size over the period was 1,168 square feet and 1,190 square feet in fiscal 2009. For homes receiving a WCDA loan in fiscal 2009, the average year a home was built was 1964. The average household income in fiscal 2009 in nominal terms, without the effects of inflation being taken into consideration, was \$46,803. The average purchase price in fiscal 2009 was \$114,279. In fiscal 2009, no loans purchased were for new construction, and 15.4 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.

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

¹⁴⁶Those 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.

