

UINTA COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Uinta County's population increased from 19,742 in 2000 to 20,617 in 2008 or by 4.43 percent. This compares to a statewide population growth of 7.88 percent over the period.¹²² The number of people from 15 to 24 years of age decreased by 7.14 percent, and the number of people from 25 to 44 years of age decreased by 8.13 percent. The white population increased by 3.74 percent, while the black population increased by 163.64 percent. The Hispanic population shifted from 1,055 to 1,557 between 2000 and 2008, an increase of 47.58 percent. These data are presented in Table II.21.1, below.

Subject	Wyoming			Uinta County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	19,742	20,617	4.43
Age						
Under 14 years	103,443	106,195	2.66	5,265	4,851	-7.86
15 to 24 years	75,358	76,242	1.17	3,111	2,889	-7.14
25 to 44 years	138,619	137,338	-0.92	5,760	5,292	-8.13
45 to 54 years	74,079	82,508	11.38	2,870	3,531	23.03
55 to 64 years	44,590	64,771	45.26	1,358	2,315	70.47
65 & over	57,693	65,614	13.73	1,378	1,739	26.20
Race						
White	469,423	500,001	6.51	19,272	19,992	3.74
Black	3,942	6,884	74.63	22	58	163.64
American Indian and Alaskan Native	11,410	13,555	18.80	186	237	27.42
Asian	2,904	3,828	31.82	62	75	20.97
Native Hawaiian or Pacific Islander	329	512	55.62	13	14	7.69
Two or more races	5,774	7,888	36.61	187	241	28.88
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,055	1,557	47.58

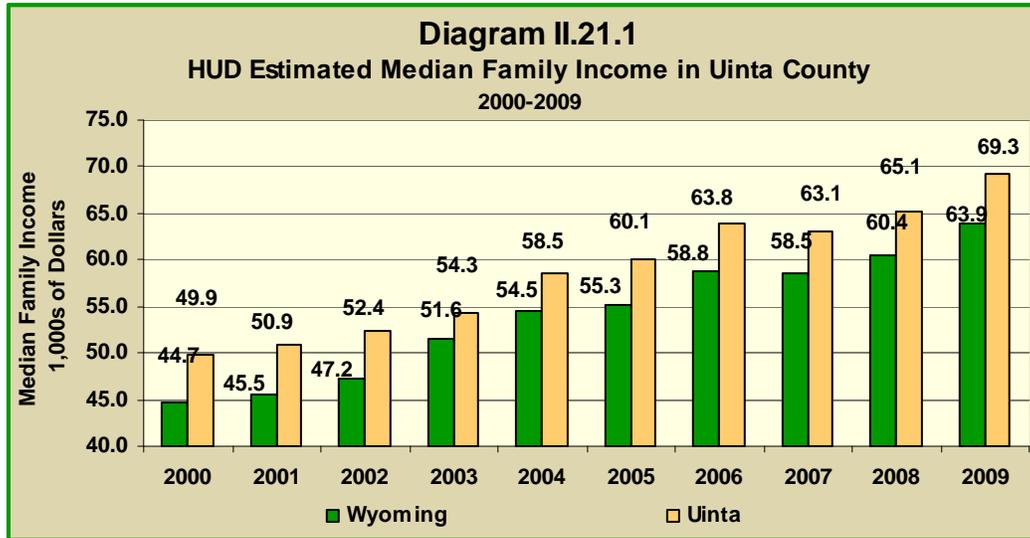
The Wyoming driver's license exchange data for Uinta County indicate a net change of 96 persons during 2009. The driver's license total exchanges for the last ten years for Uinta County are presented in Table II.21.3, which indicate a net increase of 631 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009	594	498	96
Total	6,219	5,588	631

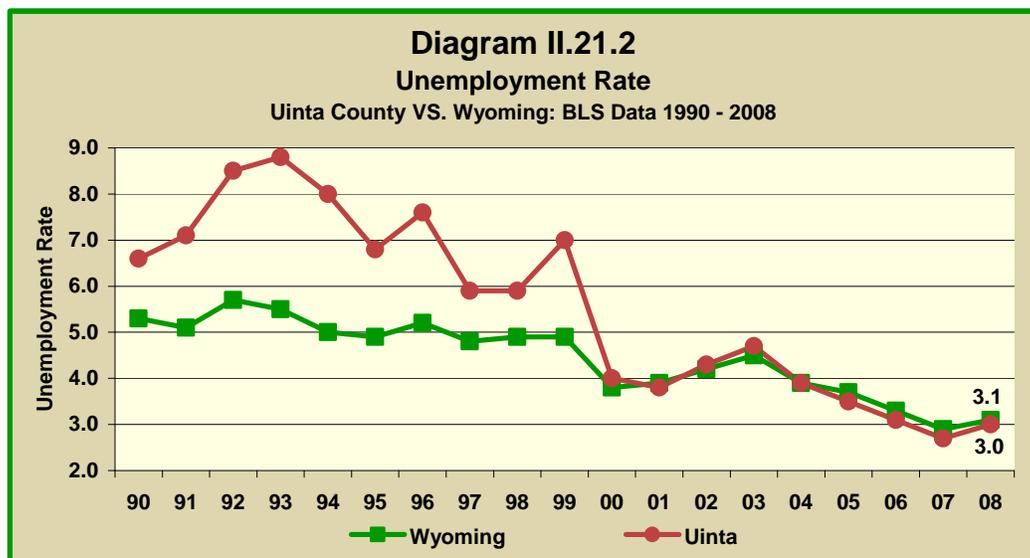
¹²² On December 22, 2009, the Census Bureau released a revised statewide population estimate for 2009 indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Uinta County was \$69,300 in 2009.¹²³ This compares to Wyoming’s MFI of \$63,900. Diagram II.21.1, 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. Uinta County’s labor force, defined as the number of people working or actively seeking work, increased by 380 persons, from 11,185 in 2007 to 11,565 in 2008. Employment increased by 353 persons. Unemployment, therefore, increased by 45 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 2.7 percent in 2007 to 3.0 percent in 2008, as seen in Diagram II.21.2.



¹²³ 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.21.4 below, annual total monthly employment increased by 4.92 percent between 2007 and 2008, changing from a total of 9,714 to 10,192 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment falling to 9,521 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	7,910	8,408	8,190	8,375	8,249	9,210	9,335	9,569	9,789
Feb	7,874	8,342	8,126	8,360	8,232	8,937	9,359	9,626	9,584
Mar	7,859	8,419	8,254	8,445	8,324	8,880	9,479	9,679	9,499
Apr	8,019	8,667	8,255	8,641	8,512	9,043	9,612	9,885	9,543
May	8,422	8,824	8,458	8,745	8,655	9,283	9,747	10,213	9,735
Jun	8,808	8,809	8,660	8,611	8,860	9,542	9,785	10,446	9,521
Jul	8,474	8,725	8,634	8,637	9,237	9,435	9,934	10,531	.
Aug	8,559	9,236	9,257	8,813	9,369	9,514	9,909	10,762	.
Sep	8,677	9,449	9,257	8,724	9,280	9,523	9,813	10,731	.
Oct	8,657	9,378	9,288	8,803	9,228	9,694	9,812	10,458	.
Nov	8,682	9,050	9,183	8,766	9,053	9,736	9,884	10,307	.
Dec	8,540	8,614	8,781	8,635	9,316	9,840	9,895	10,095	.
Annual	8,373	8,827	8,695	8,630	8,860	9,386	9,714	10,192	.
% Change	.	5.42	-1.50	-0.75	2.67	5.94	3.49	4.92	.

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.21.5, at right, annual average weekly wages increased by 5.69 percent between 2007 and 2008, changing from a total of \$720 to \$761.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	.
2002	562	494	521	571	537	6.13
2003	557	511	543	589	551	2.61
2004	584	537	542	582	561	1.81
2005	590	576	604	616	597	6.42
2006	653	621	628	690	648	8.54
2007	722	691	694	774	720	11.11
2008	760	736	737	814	761	5.69
2009p	798	743

Total business establishments reported by the QCEW are displayed in Table II.21.6. Annual establishments increased by 1.98 percent between 2007 and 2008, changing from a total of 810 to 826 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 840 in the second quarter of 2009.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	691	.
2002	707	728	727	727	722	4.49
2003	729	743	744	749	741	2.63
2004	762	769	777	782	773	4.32
2005	765	770	786	786	777	0.52
2006	797	808	808	815	807	3.86
2007	794	820	813	812	810	0.37
2008	815	817	835	837	826	1.98
2009p	831	840

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, Uinta County recorded 13,378 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 \$877,242,000, and real per capita income was \$43,525 in 2007. This compares with a statewide average real per capita income of \$47,740. Average earnings per job in the County were \$42,408 in 2007, while Wyoming average earnings per job were \$44,409.

HOUSING

The Census Bureau estimates that total housing units saw an increase of 9.90 percent in Uinta County between 2000 and 2008, from 8,011 to 8,804. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.21.7, below.

Subject	Wyoming	% Change from 2000	Uinta County	% Change from 2000
2000 Census	223,854	.	8,011	.
July 2001 Estimate	225,959	0.94	8,114	1.29
July 2002 Estimate	227,773	1.75	8,171	2.00
July 2003 Estimate	229,637	2.58	8,216	2.56
July 2004 Estimate	232,556	3.89	8,261	3.12
July 2005 Estimate	235,654	5.27	8,306	3.68
July 2006 Estimate	239,175	6.84	8,393	4.77
July 2007 Estimate	242,332	8.25	8,492	6.00
July 2008 Estimate	246,393	10.07	8,804	9.90

According to the Wyoming Cost of Living Index, average apartment rent in Uinta County changed by 2.1 percent, from \$618 in second quarter 2008 to \$631 in second quarter 2009. Detached single-family home rents increased by 2.5 percent. Rents for mobile homes on a lot increased by 3.6 percent, and rents for mobile home lots decreased by 34.1 percent.

Uinta County rental prices have experienced average annualized increases of 3.0 percent per year for apartments, 2.6 percent per year for houses, 1.6 percent per year for mobile homes plus a lot and 1.3 percent per year for mobile home lots since fourth quarter 1986 through 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, over the same period. Table II.21.8, at right, presents the Uinta 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 units authorizations in Uinta County, decreased from 336 in 2007 to 71 in 2008.

The real value of single-family building permits increased from \$132,710 in 2007 to \$193,250 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$193,250 in 2008 to a low of \$102,920 in 2002. These figures compare to the state average high of \$259,470 in 2000 and low of \$175,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.21.9, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	328	183	410	349
Q2.87	273	170	376	326
Q4.87	279	142	369	291
Q2.88	253	163	332	281
Q4.88	229	148	349	283
Q2.89	240	143	317	231
Q4.89	226	148	345	261
Q2.90	217	147	319	283
Q4.90	250	141	382	292
Q2.91	246	147	317	263
Q4.91	251	141	379	351
Q2.92	255	147	380	279
Q4.92	264	146	429	265
Q2.93	249	146	420	.
Q4.93	287	150	428	.
Q2.94	.	147	415	350
Q4.94	330	147	434	.
Q2.95	333	147	476	.
Q4.95	331	145	505	.
Q2.96	339	148	493	.
Q4.96	315	173	444	.
Q2.97	318	147	508	329
Q4.97	347	150	461	358
Q2.98	344	150	489	334
Q4.98	355	150	463	330
Q2.99	331	135	474	404
Q4.99	333	150	468	349
Q2.00	326	150	443	415
Q4.00	337	150	485	358
Q2.01	359	150	449	357
Q4.01	344	150	480	375
Q2.02	372	150	492	375
Q4.02	374	150	486	357
Q2.03	378	150	529	325
Q4.03	390	172	531	355
Q2.04	394	172	497	370
Q4.04	395	182	555	330
Q2.05	402	182	549	461
Q4.05	444	197	551	451
Q2.06	434	197	576	442
Q4.06	510	203	596	447
Q2.07	543	237	669	450
Q4.07	556	242	642	471
Q2.08	618	367	707	477
Q4.08	613	242	708	455
Q2.09	631	242	725	494

Table II.21.9								
Building Permits and Valuation in Uinta County								
Uinta 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	196	16	.	7	219	.	.	123.56
1981	345	66	.	108	519	.	.	91.26
1982	593	.	.	186	779	.	.	73.32
1983	325	.	32	22	379	.	.	84.44
1984	108	.	3	90	201	.	.	76.42
1985	45	.	.	.	45	.	.	82.58
1986	14	.	.	.	14	.	.	81.74
1987	7	.	.	.	7	.	.	78.09
1988	2	.	.	.	2	.	.	92.95
1989	0.00
1990	4	.	.	.	4	.	.	83.87
1991	24	.	.	.	24	.	.	70.94
1992	35	.	.	.	35	.	.	86.19
1993	49	.	.	.	49	.	.	78.38
1994	70	.	.	.	70	.	12	103.65
1995	71	.	.	.	71	.	.	111.13
1996	62	.	.	.	62	24	5	102.07
1997	60	.	.	.	60	.	.	102.72
1998	63	.	.	.	63	.	14	113.57
1999	63	.	.	.	63	.	9	104.57
2000	72	.	.	.	72	24	14	111.99
2001	58	.	.	.	58	.	.	105.74
2002	58	.	.	.	58	.	.	102.92
2003	56	.	.	.	56	.	.	125.65
2004	64	.	.	.	64	.	.	104.07
2005	100	.	.	.	100	.	.	122.18
2006	109	.	.	.	131	.	.	113.87
2007	328	.	.	.	336	.	.	132.71
2008	71	.	16	.	87	48	.	193.25

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 Uinta 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.21.10, below.

Table II.21.10				
Average Sales Prices in Uinta County and Wyoming				
Assessor Data, 1999 - 2008				
Year	Uinta County Average Price (\$)	Uinta County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,806	-2.39	101,517	4.76
2000	89,238	4.00	111,437	9.77
2001	99,157	11.12	116,469	4.52
2002	101,915	2.78	121,140	4.01
2003	116,031	13.85	132,708	9.55
2004	112,540	-3.01	142,501	7.38
2005	137,911	22.54	159,776	12.12
2006	145,243	5.32	187,869	17.58
2007	168,204	15.81	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 2009.¹²⁴ During December 2009, a total of 40 surveys were completed by property managers in Uinta County. Of the 1,060 rental units surveyed, 135 were vacant, for a vacancy rate of 12.74 percent. This rate compares to a 6.11 percent vacancy rate one year ago, and a statewide December 2009 vacancy rate of 6.78 percent. The increase in the vacancy rate can be attributed to many causes, including a rise in the rental stock and a slight up-tick in the unemployment rate.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 213 respondents in Uinta County. Of the incoming population who were unsatisfied with their current housing, 69.2 percent said they were seeking to own a home and 30.8 percent wished to rent. Of those seeking to own a home, 70.6 percent wished to buy existing units, of which 16.7 percent of respondents sought homes for less than \$50,000, 41.7 percent sought homes in the range of \$50,000 to \$99,999, and 41.7 percent sought housing for more than \$100,000. Additional survey data are presented in Section C of Volume II, Technical Appendix.

Of those seeking to rent, 25.0 percent of respondents hoped to spend less than \$365 per month, 25.0 percent expected to spend between \$475 and \$599 and the remainder, 50.0 percent anticipated spending more than \$600 on rent. Additional survey data are presented in Section C of Volume II, Technical Appendix.

2010 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 3,514 households in Uinta County, from 6,823 in 2000 to 10,337 in 2030. Homeowners are expected to increase from 5,136 in 2000 to 8,101 by 2030. Renters are anticipated to increase from 1,687 in 2000 to 2,236 in 2030.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.00
2001b	13	620	69	11.13
2002a	13	532	67	12.59
2002b	19	570	20	3.51
2003a	12	374	39	10.43
2003b	26	790	72	9.11
2004a	23	1,153	93	8.07
2004b	24	973	60	6.17
2005a	28	1,187	44	3.71
2005b	25	1,514	24	1.59
2006a	20	947	24	2.53
2006b	26	991	3	0.30
2007a	29	848	0	0.00
2007b	25	948	6	0.63
2008a	29	1,195	6	0.50
2008b	33	1,195	73	6.11
2009a	23	762	56	7.35
2009b	40	1,060	135	12.74

¹²⁴Those signified as 'a' in the "year" column of Table II.21.11 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.

Homeownership from the year 2000 to 2030 is expected to increase by 269 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 325 households, and to increase by 465 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 129 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 99 households over the period. Table II.21.11, below, provides details of the household forecast by tenure and income.

Table II.21.11						
Strong Growth Household Forecast by Tenure and Income						
Uinta 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	467	563	806	442	2,858	5,136
2005	483	583	834	458	2,961	5,320
2010	547	660	944	518	3,351	6,021
2015	590	712	1,018	559	3,613	6,492
2020	636	767	1,098	602	3,895	6,999
2025	685	826	1,182	649	4,194	7,536
2030	736	888	1,271	697	4,509	8,101
Renters by Percent of Median Family Income						
2000	396	304	362	150	475	1,687
2005	371	285	339	141	445	1,581
2010	400	307	365	151	480	1,703
2015	429	330	392	162	515	1,828
2020	460	353	420	174	552	1,959
2025	492	378	449	186	590	2,095
2030	525	403	479	199	630	2,236
Total Households by Percent of Median Family Income						
2000	863	867	1,167	592	3,334	6,823
2005	855	868	1,173	598	3,406	6,901
2010	947	967	1,310	670	3,831	7,724
2015	1,019	1,041	1,410	721	4,128	8,320
2020	1,096	1,121	1,518	777	4,447	8,958
2025	1,177	1,204	1,631	835	4,785	9,632
2030	1,261	1,291	1,750	896	5,138	10,337