

BIG HORN COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Big Horn County's population decreased from 11,461 in 2000 to 11,322 in 2008 or by 1.21 percent. This compares to a statewide population growth of 7.88 percent over the period.⁵² The number of people from 15 to 24 years of age increased by 2.60 percent, and the number of people from 25 to 44 years of age decreased by 5.05 percent. The white population decreased by 1.67 percent, while the black population increased by 50.0 percent. The Hispanic population changed from 707 to 827 people between 2000 and 2008, an increase of 16.97 percent. These data are presented in Table II.2.1, below.

Subject	Wyoming			Big Horn County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	11,461	11,322	-1.21
Age						
Under 14 years	103,443	106,195	2.66	2,659	2,272	-14.55
15 to 24 years	75,358	76,242	1.17	1,460	1,498	2.60
25 to 44 years	138,619	137,338	-0.92	2,592	2,461	-5.05
45 to 54 years	74,079	82,508	11.38	1,599	1,576	-1.44
55 to 64 years	44,590	64,771	45.26	1,226	1,434	16.97
65 & over	57,693	65,614	13.73	1,925	2,081	8.10
Race						
White	469,423	500,001	6.51	11,231	11,044	-1.67
Black	3,942	6,884	74.63	14	21	50.00
American Indian and Alaskan Native	11,410	13,555	18.80	93	103	10.75
Asian	2,904	3,828	31.82	24	34	41.67
Native Hawaiian or Pacific Islander	329	512	55.62	8	8	0.00
Two or more races	5,774	7,888	36.61	91	112	23.08
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	707	827	16.97

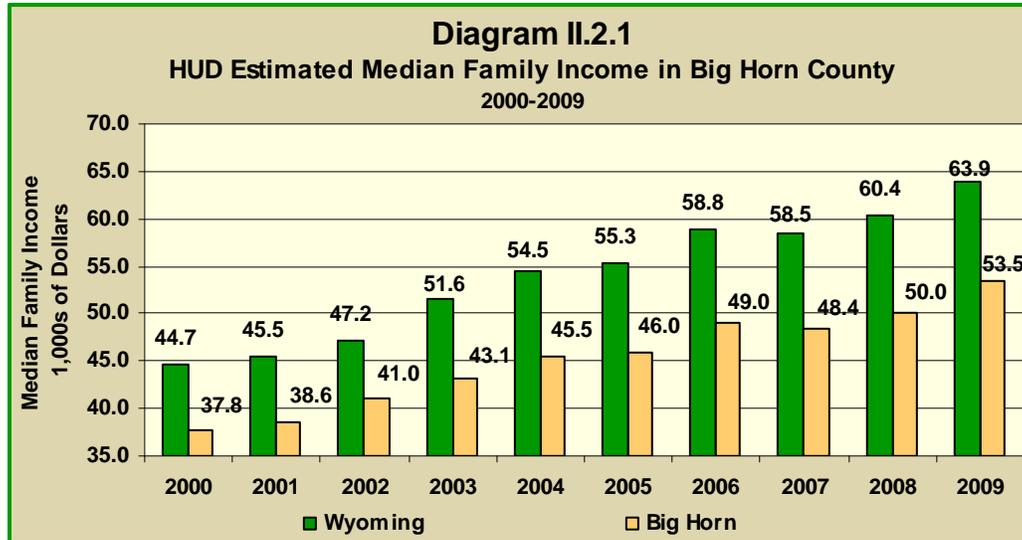
Driver's license exchange data indicate a net increase of 70 persons during 2009. The driver's license total exchanges for the last ten years for Big Horn County are presented in Table II.2.3, which indicate a net increase of 602 persons over the time period.

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	244	174	70
Total	2,673	2,071	602

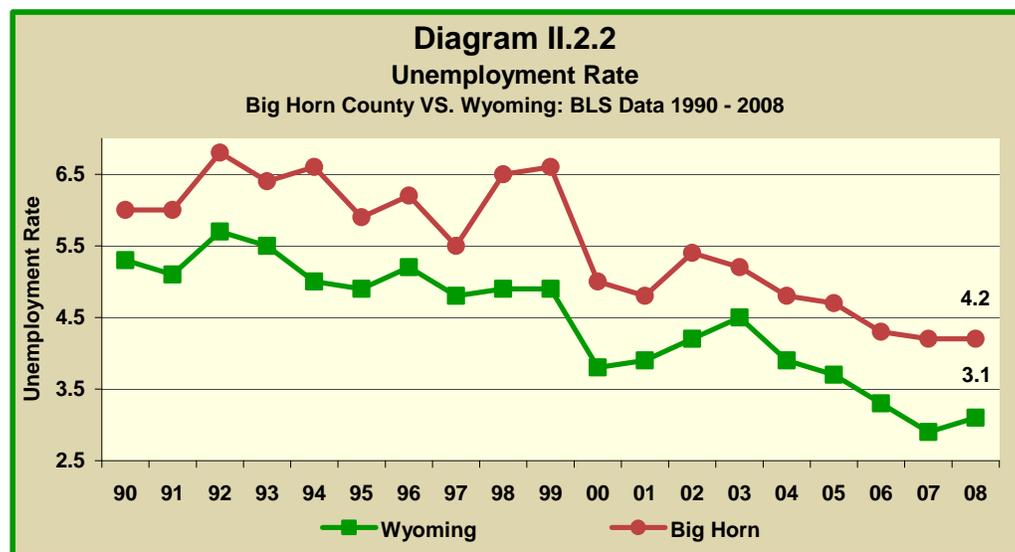
⁵² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Big Horn County was \$53,500 in 2009.⁵³ 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, as seen in Diagram II.2.2.



⁵³ 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 increased by 1.08 percent between 2007 and 2008, changing from a total of 4,245 to 4,291 workers. Over the second quarter of 2009, preliminary estimates indicate a decreasing trend with employment dropping to 4,183 persons in June.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	3,984	4,106	3,975	4,248	4,217	4,359	3,887	4,063	3,993
Feb	3,999	3,990	3,967	4,215	4,086	4,399	3,925	4,034	3,852
Mar	4,078	4,044	4,041	4,241	4,200	4,428	3,977	4,051	3,895
Apr	4,128	4,142	4,154	4,324	4,362	4,518	4,154	4,189	3,940
May	4,263	4,213	4,267	4,415	4,567	4,699	4,367	4,364	4,067
Jun	4,386	4,211	4,448	4,627	4,750	4,956	4,591	4,629	4,183
Jul	4,131	4,055	4,126	4,373	4,550	4,776	4,419	4,355	.
Aug	4,137	4,056	4,182	4,457	4,569	4,802	4,401	4,431	.
Sep	4,205	4,216	4,227	4,371	4,596	4,901	4,259	4,396	.
Oct	4,364	4,282	4,382	4,372	4,605	4,748	4,396	4,429	.
Nov	4,133	4,156	4,288	4,360	4,498	4,648	4,360	4,328	.
Dec	4,111	4,085	4,235	4,347	4,469	4,603	4,209	4,220	.
Annual	4,160	4,130	4,191	4,363	4,456	4,653	4,245	4,291	.
% Change	.	-0.72	1.48	4.10	2.13	4.42	-8.77	1.08	.

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 increased by 6.51 percent between 2007 and 2008, changing from a total of \$599 to \$638.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	.
2002	491	528	518	544	520	0.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009p	616	629

Total business establishments reported by the QCEW are displayed in Table II.2.6. Annual establishments increased by 1.69 percent between 2007 and 2008, changing from a total of 413 to 420 establishments. Preliminary 2009 estimates indicate an increase, with establishments rising to 419 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, 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 \$47,740. Average earnings per job in the County were \$31,185 in 2007, while Wyoming average earnings per job were \$44,409.⁵⁴

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

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	383	.
2002	380	388	383	376	382	-0.26
2003	374	384	382	381	380	-0.52
2004	381	384	387	391	386	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	399	0.50
2007	402	413	416	420	413	3.51
2008	420	422	419	418	420	1.69
2009p	415	419

⁵⁴ 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 decreased by 1.5 percent from \$476 in second quarter 2008 to \$469 in second quarter 2009. Detached single-family home rents decreased by 5.5 percent. Rents for mobile homes on a lot increased by 15.3 percent, and rents for mobile home lots increased by 16.5 percent.

Big Horn County rental prices have experienced average annualized increases of 5.1 percent per year for apartments, 1.0 percent per year for houses, 3.5 percent per year for mobile homes plus a lot and 6.2 percent per year for mobile home lots since second quarter 1998 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.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 high of \$259,470 in 2000 and a 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
Q2.09	469	162	395	385

⁵⁵ 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 1.2 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 December 2009.⁵⁶ During December 2009, a total of 26 surveys were completed in Big Horn County. Of the 226 rental units surveyed, 32 were vacant, indicating a vacancy rate of 14.16 percent. This compares to a 4.67 percent vacancy rate one year ago and a 2009 statewide rate of 6.78 percent. However, half of the vacancies were due to newly constructed apartments, which have just opened. When these new apartments are excluded from the sample the vacancy rate falls to 6.2 percent in Big Horn County.

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
2009b	26	226	32	14.16

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 49 respondents in Big Horn County. Of the incoming population who were unsatisfied with their current housing, 80.0 percent said they were seeking to own a home and 20.0 of survey respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which all respondents expected to buy for between \$50,000 and \$100,000. Of those wishing to rent, 100.0 percent were seeking to rent between \$366 and \$474. 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 1,667 households in Big Horn County, from 4,312 in 2000 to 5,979 in 2030. Homeowners are expected to increase from 3,219 in 2000 to 4,611 by 2030. Renters are anticipated to increase from 1,093 in 2000 to 1,368 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 110 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 157 households, and to increase by 236 for those with 51 to 80 percent of MFI.

⁵⁶ 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.

Rental demand from the year 2000 to 2030 is expected to increase by 62 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 49 households over the period. Table II.2.11, below, provides details of the household forecast by tenure and income.

Table II.2.11						
Strong Growth Household Forecast by Tenure and Income						
Big Horn 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	254	363	544	294	1,764	3,219
2005	254	362	544	293	1,763	3,216
2010	275	393	589	318	1,910	3,484
2015	296	422	634	342	2,055	3,750
2020	318	453	681	367	2,206	4,025
2025	340	486	729	393	2,363	4,312
2030	364	520	780	421	2,527	4,611
Renters by Percent of Median Family Income						
2000	247	193	247	100	305	1,093
2005	235	183	235	95	290	1,038
2010	251	196	251	101	310	1,111
2015	266	208	266	107	329	1,176
2020	280	219	280	113	346	1,239
2025	295	230	295	119	364	1,303
2030	309	242	309	125	382	1,368
Total Households by Percent of Median Family Income						
2000	501	556	792	393	2,070	4,312
2005	489	546	779	388	2,053	4,254
2010	526	589	840	419	2,220	4,595
2015	562	630	900	449	2,384	4,926
2020	598	673	961	480	2,552	5,264
2025	635	716	1,024	512	2,727	5,615
2030	673	761	1,089	546	2,910	5,979