

## ALBANY COUNTY

### DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 32,014 in 2000 to 32,758 in 2008 or by 2.32 percent. This compares to a statewide population growth of 7.88 percent over the period.<sup>49</sup> The number of people from 15 to 24 years of age declined by 2.03 percent, and the number of people from 25 to 44 years of age decreased by 2.55 percent. The white population increased by 1.42 percent, while the black population increased by 43.13 percent. The Hispanic population changed from 2,397 to 2,582 people between 2000 and 2008, an increase of 7.72 percent. These data are presented in Table II.1.1, below.

<b>Table II.1.1</b>						
<b>Profile of Population Characteristics</b>						
<b>Wyoming vs Albany County, Census 2000 and 2008 Intercensal Estimates</b>						
<b>Subject</b>	<b>Wyoming</b>			<b>Albany County</b>		
	<b>Census 2000</b>	<b>July 2008</b>	<b>% Change</b>	<b>Census 2000</b>	<b>July 2008</b>	<b>% Change</b>
<b>Population</b>	493,782	532,668	7.88	32,014	32,758	2.32
<b>Age</b>						
Under 14 years	103,443	106,195	2.66	4,819	5,225	8.42
15 to 24 years	75,358	76,242	1.17	10,097	9,892	-2.03
25 to 44 years	138,619	137,338	-0.92	8,341	8,128	-2.55
45 to 54 years	74,079	82,508	11.38	3,945	3,560	-9.76
55 to 64 years	44,590	64,771	45.26	2,166	3,179	46.77
65 & over	57,693	65,614	13.73	2,646	2,774	4.84
<b>Race</b>						
White	469,423	500,001	6.51	30,270	30,700	1.42
Black	3,942	6,884	74.63	371	531	43.13
American Indian and Alaskan Native	11,410	13,555	18.80	327	366	11.93
Asian	2,904	3,828	31.82	550	587	6.73
Native Hawaiian or Pacific Islander	329	512	55.62	23	24	4.35
Two or more races	5,774	7,888	36.61	473	550	16.28
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	31,669	41,162	29.98	2,397	2,582	7.72

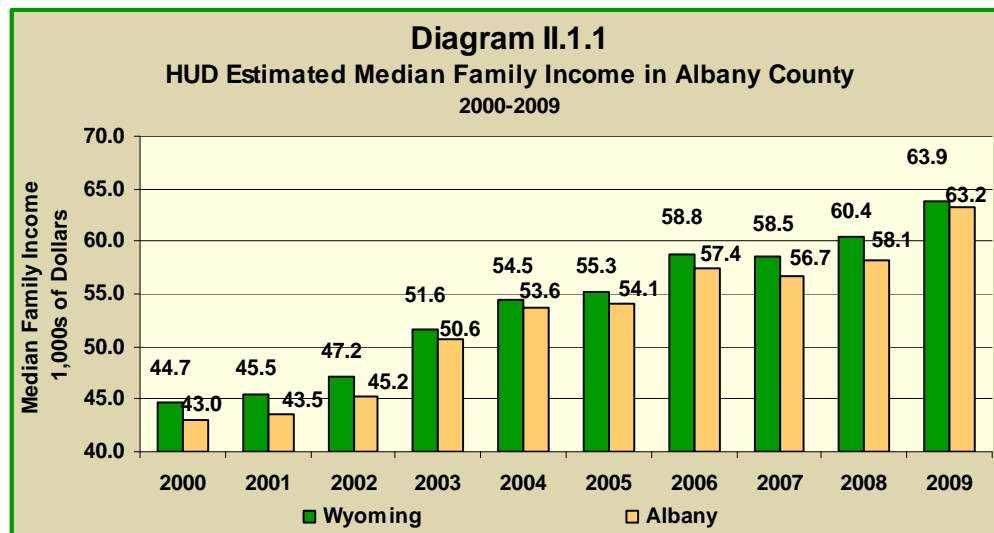
The Wyoming driver's license data indicate a net increase of 426 persons during 2009. The driver's license total exchanges for the last ten years for Albany County are presented in Table II.1.2, below, which indicate a net increase of 868 persons over the ten year period.

<b>Table II.1.3</b>			
<b>Driver's Licenses Exchanged and Surrendered in Albany County</b>			
<b>2000 - 2009</b>			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
<b>Total</b>	<b>11,844</b>	<b>10,976</b>	<b>868</b>

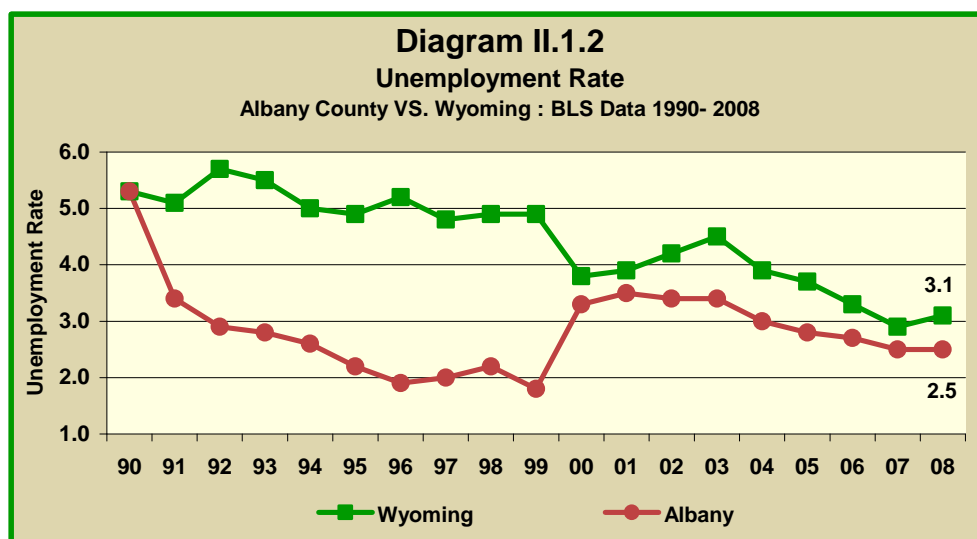
<sup>49</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

## ECONOMICS

The HUD estimated median family income (MFI) for Albany County was \$63,200 in 2009.<sup>50</sup> This compares to Wyoming's MFI of \$63,900. Diagram II.1.1, 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. Albany County's labor force, defined as the number of people working or actively seeking work, increased by 254 persons, from 18,654 in 2007 to 18,908 in 2008. Employment increased by 237 persons. Unemployment decreased by 17 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, remained unchanged at 2.5 percent in 2008, as seen in Diagram II.1.2.



<sup>50</sup> 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.1.4, below, annual total monthly employment increased by 1.48 percent between 2007 and 2008, rising from a total of 15,376 to 15,603 workers. Over the second quarter of 2009, preliminary estimates indicate an increasing trend, with employment climbing to 16,127 persons in September.

<b>Table II.1.4</b> <b>Albany County Total Monthly Employment</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2009p</b>									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	13,885	14,336	14,560	16,483	14,867	14,895	14,993	14,992	15,475
Feb	14,110	14,510	14,808	16,543	15,173	15,112	15,270	15,484	15,574
Mar	14,294	14,505	14,794	16,605	15,274	15,106	15,403	15,611	15,615
Apr	14,334	14,668	14,893	16,927	15,428	15,340	15,464	15,707	15,503
May	14,290	14,612	14,831	16,798	15,492	15,417	15,625	15,750	15,591
Jun	14,505	14,694	15,038	17,004	15,206	15,505	15,678	15,847	16,127
Jul	14,026	13,994	14,526	16,538	14,863	14,685	14,910	15,128	.
Aug	14,197	14,039	14,439	16,546	15,025	14,620	14,911	15,112	.
Sep	14,426	14,443	15,131	16,907	15,601	15,324	15,561	15,954	.
Oct	14,653	14,915	15,391	17,184	15,575	15,336	15,656	16,033	.
Nov	14,560	14,910	15,403	16,919	15,639	15,341	15,518	15,878	.
Dec	14,579	14,906	15,370	16,980	15,485	15,397	15,528	15,742	.
<b>Annual</b>	<b>14,322</b>	<b>14,544</b>	<b>14,932</b>	<b>16,786</b>	<b>15,302</b>	<b>15,173</b>	<b>15,376</b>	<b>15,603</b>	.
% Change	.	1.55	2.67	12.42	-8.84	-0.84	1.34	1.48	.

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.1.5, at right, annual average weekly wages increased by 4.82 percent in Albany County between 2007 and 2008, changing from a total of 622 to 652 dollars, rising to 674 dollars by the second quarter of 2009.

<b>Table II.1.5</b> <b>Average Weekly Wages in Albany County</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2009p</b>						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	.
2002	485	491	537	521	508	7.17
2003	494	524	526	545	522	2.76
2004	480	518	519	500	504	-3.45
2005	531	562	573	572	559	10.91
2006	551	584	593	614	586	4.83
2007	581	628	630	647	622	6.14
2008	621	648	666	672	652	4.82
2009p	639	674	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.1.6, at right. Annual establishments increased between 2007 and 2008, with figures rising to 1,220 establishments. Preliminary estimates for 2009 indicate an increase in the number of establishments, with figures rising to 1,228 in the second quarter of 2009.

<b>Table II.1.6</b> <b>Number of Establishments in Albany County</b> <b>BLS Quarterly Census of Employment and Wages, 2001 – 2009p</b>						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	.
2002	1,089	1,094	1,115	1,117	1,104	2.51
2003	1,116	1,133	1,137	1,132	1,130	2.36
2004	1,121	1,138	1,144	1,151	1,139	0.80
2005	1,151	1,181	1,188	1,178	1,175	3.16
2006	1,173	1,194	1,196	1,183	1,187	1.02
2007	1,177	1,189	1,189	1,193	1,187	0.00
2008	1,204	1,213	1,231	1,232	1,220	2.78
2009p	1,237	1,228	.	.	.	.

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, Albany County recorded 21,407 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 \$1,153,477,000, and real per capita income was \$35,725 in 2007. This compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$33,676 in 2007, while Wyoming average earnings per job were \$44,409.

## HOUSING

The Census Bureau estimates that total housing units saw an increase of 14.31 percent in Albany County between 2000 and 2008, from 15,215 to 17,393. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.1.7, below.

<b>Table II.1.7</b> <b>Wyoming VS Albany County Housing Unit Estimates</b> <b>Census 2000 and 2001-2008 Intercensal Estimates</b>				
Subject	Wyoming	% Change from 2000	Albany County	% Change from 2000
2000 Census	223,854	.	15,215	.
July 2001 Estimate	225,959	0.94	15,341	0.83
July 2002 Estimate	227,773	1.75	15,601	2.54
July 2003 Estimate	229,637	2.58	15,731	3.39
July 2004 Estimate	232,556	3.89	15,964	4.92
July 2005 Estimate	235,654	5.27	16,329	7.32
July 2006 Estimate	239,175	6.84	16,880	10.94
July 2007 Estimate	242,332	8.25	17,174	12.88
July 2008 Estimate	246,393	10.07	17,393	14.31

According to the Wyoming cost of living index, average apartment rent in Albany County decreased by 0.2 percent, from \$603 in second quarter 2008 to \$602 in second quarter 2009. Detached single-family home rents increased by 3.2 percent. Rents for mobile homes on a lot increased by 9.8 percent during that same time, and rents for mobile home lots increased by 5.7 percent.

Albany County rental prices have experienced average annualized increases of 3.1 percent per year for apartments, 4.3 percent per year for houses, 3.7 percent per year for mobile homes plus a lot and 3.5 percent per year for mobile home lots since fourth quarter 1986 through the 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 that same period. Table II.1.8, at right, presents the Albany 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 Albany County decreased from 192 in 2007 to 142 in 2008. Total residential units authorized decreased from 264 in 2007 to 172 in 2008.

The real value of single-family building permits increased from \$160,190 in 2007

to \$173,140 in 2008. The value over the past several years, in real dollars, has fluctuated from a high of \$173,140 in 2008 to a low of \$135,170 in 2001. 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.1.9, on the following page.

<b>Table II.1.8</b> <b>Wyoming Cost of Living Index for Albany County</b> <b>Rental Housing Costs, 1986 – 2009</b>				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	306	128	360	263
Q2.87	305	130	380	264
Q4.87	333	131	379	281
Q2.88	306	134	394	253
Q4.88	305	129	378	259
Q2.89	323	138	385	292
Q4.89	336	132	401	269
Q2.90	323	140	406	313
Q4.90	336	138	439	272
Q2.91	333	138	425	306
Q4.91	381	139	485	308
Q2.92	359	139	471	342
Q4.92	400	139	416	363
Q2.93	385	143	448	417
Q4.93	415	152	510	409
Q2.94	404	154	489	446
Q4.94	427	160	544	435
Q2.95	417	161	520	435
Q4.95	430	161	531	431
Q2.96	433	166	584	422
Q4.96	455	164	566	443
Q2.97	443	166	606	467
Q4.97	445	169	594	459
Q2.98	429	177	559	417
Q4.98	439	180	589	472
Q2.99	447	207	611	531
Q4.99	449	195	608	466
Q2.00	454	197	603	491
Q4.00	460	198	609	462
Q2.01	459	204	604	507
Q4.01	488	205	718	486
Q2.02	489	221	642	481
Q4.02	498	221	694	518
Q2.03	504	226	728	545
Q4.03	533	229	809	578
Q2.04	529	229	839	576
Q4.04	594	229	849	541
Q2.05	576	241	860	517
Q4.05	603	245	805	549
Q2.06	605	252	896	523
Q4.06	602	252	834	550
Q2.07	587	252	859	503
Q4.07	568	258	837	523
Q2.08	603	261	874	528
Q4.08	597	261	870	599
Q2.09	602	276	902	580

<b>Table II.1.9</b> <b>Building Permits and Valuation</b> <b>Albany County, 1980 - 2008</b>								
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	128	4	4	6	142	.	.	74.94
1981	121	8	19	80	228	.	.	70.81
1982	93	8	28	134	263	.	.	62.42
1983	138	2	103	47	290	.	.	62.04
1984	55	.	47	78	180	.	.	72.28
1985	29	2	.	76	107	.	.	101.72
1986	13	.	.	.	13	.	.	69.95
1987	14	.	.	8	22	.	.	82.34
1988	11	2	.	.	13	.	.	162.96
1989	15	.	.	.	15	.	.	144.19
1990	12	.	4	8	24	.	.	130.15
1991	31	.	.	16	47	.	.	116.45
1992	56	.	16	.	72	.	.	133.05
1993	69	.	4	.	73	.	.	135.93
1994	106	.	39	69	214	.	10	138.54
1995	102	4	20	48	174	.	20	144.74
1996	109	2	12	12	135	.	.	135.81
1997	98	4	52	.	154	.	10	160.11
1998	97	4	4	34	139	.	.	124.60
1999	101	.	12	92	205	48	9	150.83
2000	105	2	.	.	107	.	.	141.54
2001	135	.	4	144	283	.	.	135.17
2002	153	2	8	.	163	.	.	145.38
2003	193	2	28	48	271	.	.	139.95
2004	210	2	16	182	410	35	12	155.30
2005	192	.	110	292	594	27	.	146.94
2006	156	6	92	75	329	.	.	155.02
2007	192	.	24	48	264	.	.	160.19
2008	142	.	18	12	172	47	22	173.14

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 Albany County was \$222,151. This represented an increase of 4.6 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.1.10, below.

<b>Table II.1.10</b> <b>Average Sales Prices in Albany County and Wyoming</b> <b>Assessor Data, 1999 - 2008</b>				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	109,849	5.91	101,517	4.76
2000	118,196	7.60	111,437	9.77
2001	126,183	6.76	116,469	4.52
2002	125,820	-0.29	121,140	4.01
2003	150,751	19.81	132,708	9.55
2004	175,320	16.30	142,501	7.38
2005	182,000	3.81	159,776	12.12
2006	184,159	1.19	187,869	17.58
2007	212,313	15.29	265,044	41.1
2008	222,151	4.6	256,045	-3.4

The Wyoming Rental Vacancy Survey has been completed eighteen times semiannually during the past nine years, with the most recent conducted in December 2009.<sup>51</sup> During December 2009, a total of 105 surveys were completed by property managers in Albany County. Of the 2,408 rental units surveyed, 63 were vacant, indicating a vacancy rate of 2.62 percent. This compares to a 4.34 percent vacancy rate one year ago, and a 2009 statewide vacancy rate of 6.78 percent.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 161 respondents in Albany County. Of the incoming population who were unsatisfied with their current housing, 50.0 percent said they sought to own a home and 50.0 percent wished to rent. Of those seeking to own a home, 60.0 percent wished to buy existing units, of which 50.0 percent sought homes in the range of \$50,000 to \$99,999, and 50.0 percent sought homes for above \$100,000. The remainder of those seeking to own a home, 40.0 percent, wished to build, of which 100.0 percent expected to build for greater than \$100,000.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	8	528	33	6.25
2001b	11	779	9	1.16
2002a	13	664	38	5.72
2002b	18	1,210	24	1.98
2003a	17	1,077	48	4.46
2003b	23	1,243	30	2.41
2004a	25	1,064	40	3.76
2004b	26	1,326	24	1.81
2005a	39	1,374	39	2.84
2005b	37	2,095	131	6.25
2006a	43	2,076	142	6.84
2006b	43	2,056	98	4.77
2007a	50	2,003	52	2.60
2007b	61	2,442	75	3.07
2008a	78	2,958	126	4.26
2008b	101	2,376	103	4.34
2009a	100	3,006	314	10.45
2009b	105	2,408	63	2.62

Of those currently renting or seeking to rent, 66.7 hoped to spend less than \$365 per month, and 33.3 percent expected to spend over \$600. 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 below. 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 5,157 households in Albany County, from 13,269 in 2000 to 18,426 in 2030. Homeowners are expected to increase from 6,829 in 2000 to 10,090 by 2030. Renters are anticipated to increase from 6,440 in 2000 to 8,336 in 2030.

Homeownership from the year 2000 to 2030 is expected to increase by 257 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 268 households and to increase by 531 for those with 51 to 80 percent of MFI.

<sup>51</sup> Those signified as 'a' in the "year" column of Table II.1.11 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 years 2000 to 2030 is expected to increase by 691 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 421 households over the period. Table II.1.11, below, provides details of the household forecast by tenure and income.

<b>Table II.1.11</b>						
<b>Strong Growth Household Forecast by Tenure and Income</b>						
<b>Albany 2000 Through 2030</b>						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Family Income</b>						
2000	538	562	1,112	509	4,108	6,829
2005	572	598	1,184	542	4,373	7,269
2010	615	642	1,272	583	4,700	7,812
2015	658	687	1,360	623	5,023	8,350
2020	702	733	1,451	665	5,362	8,913
2025	748	781	1,546	708	5,711	9,493
2030	795	830	1,643	753	6,070	10,090
<b>Renters by Percent of Median Family Income</b>						
2000	2,349	1,431	1,295	368	998	6,440
2005	2,392	1,457	1,318	375	1,016	6,558
2010	2,489	1,516	1,372	390	1,058	6,825
2015	2,627	1,600	1,448	412	1,116	7,203
2020	2,765	1,684	1,524	433	1,175	7,580
2025	2,902	1,768	1,600	455	1,233	7,958
2030	3,040	1,852	1,676	476	1,292	8,336
<b>Total Households by Percent of Median Family Income</b>						
2000	2,887	1,992	2,407	877	5,106	13,269
2005	2,964	2,055	2,502	917	5,389	13,827
2010	3,104	2,159	2,644	973	5,757	14,637
2015	3,285	2,287	2,808	1,035	6,139	15,553
2020	3,467	2,417	2,975	1,098	6,536	16,493
2025	3,650	2,549	3,146	1,163	6,944	17,451
2030	3,835	2,682	3,319	1,229	7,362	18,426