

CAMPBELL COUNTY

DEMOGRAPHICS

The Census Bureau's intercensal estimates indicate that Campbell County's population increased from 33,698 in 2000 to 41,473 in 2008 or by 23.07 percent. This compares to a statewide population growth of 7.88 percent over the period.⁵⁷ The number of people from 15 to 24 years of age increased by 5.10 percent, and the number of people from 55 to 64 years of age increased by 118.62 percent. The white population increased by 21.76 percent, while the black population increased by 228.13 percent. The Hispanic population shifted from 1,191 to 2,179 people between 2000 and 2008, an increase of 82.96 percent. These data are presented in Table II.3.1, below.

Table II.3.1						
Profile of Population Characteristics						
Wyoming vs Campbell County, Census 2000 and 2008 Intercensal Estimates						
Subject	Wyoming			Campbell County		
	Census 2000	July 2008	% Change	Census 2000	July 2008	% Change
Population	493,782	532,668	7.88	33,698	41,473	23.07
Age						
Under 14 years	103,443	106,195	2.66	8,346	9,442	13.13
15 to 24 years	75,358	76,242	1.17	5,296	5,566	5.10
25 to 44 years	138,619	137,338	-0.92	10,889	12,118	11.29
45 to 54 years	74,079	82,508	11.38	5,269	7,259	37.77
55 to 64 years	44,590	64,771	45.26	2,127	4,650	118.62
65 & over	57,693	65,614	13.73	1,771	2,438	37.66
Race						
White	469,423	500,001	6.51	32,826	39,968	21.76
Black	3,942	6,884	74.63	64	210	228.13
American Indian and Alaskan Native	11,410	13,555	18.80	328	533	62.50
Asian	2,904	3,828	31.82	110	174	58.18
Native Hawaiian or Pacific Islander	329	512	55.62	30	42	40.00
Two or more races	5,774	7,888	36.61	340	546	60.59
Ethnicity (of any race)						
Hispanic or Latino	31,669	41,162	29.98	1,191	2,179	82.96

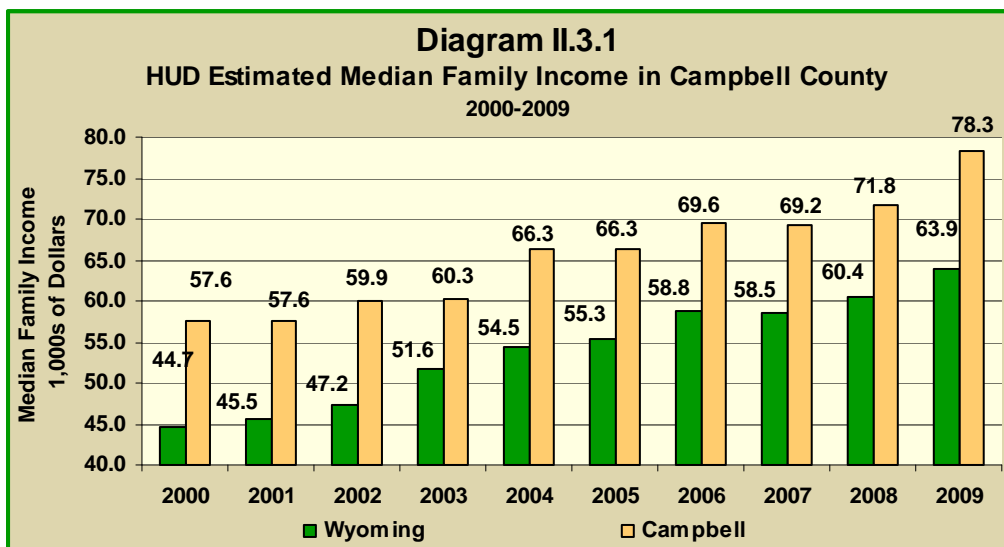
The Wyoming driver's license exchange data indicate a net increase of 1,124 persons during 2009. The driver's license total exchanges for the last ten years for Campbell County are presented in Table II.3.3, which indicate a net increase of 5,707 persons over the time period.

Table II.3.3			
Driver's Licenses Exchanged and Surrendered in Campbell County			
2000 - 2009			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,189	856	333
2001	1,425	860	565
2002	1,204	756	448
2003	914	678	236
2004	1,025	895	130
2005	1,191	850	341
2006	1,573	778	795
2007	1,687	950	737
2008	1,983	985	998
2009	1,946	822	1,124
Total	14,137	8,430	5,707

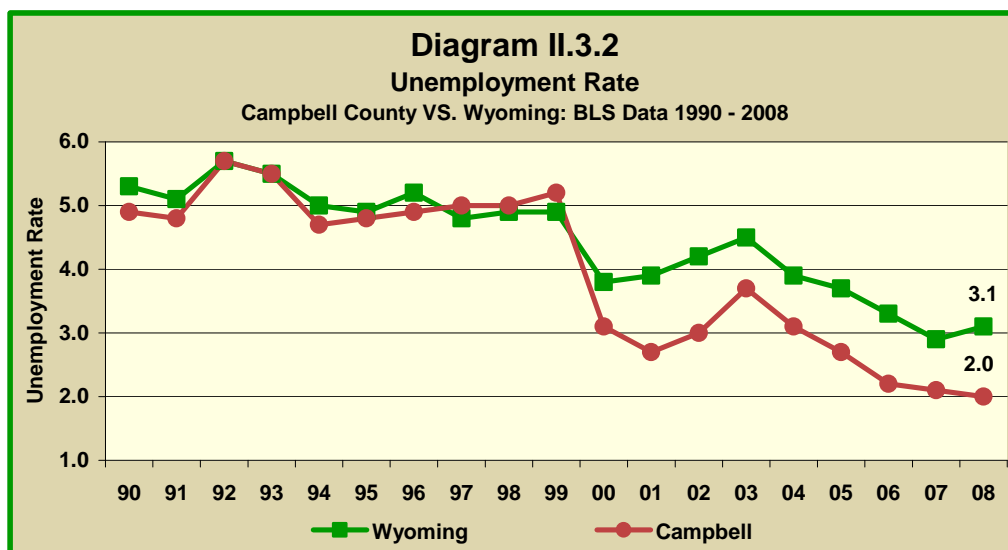
⁵⁷ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

ECONOMICS

The HUD estimated median family income (MFI) for Campbell County was \$78,300 in 2009.⁵⁸ This compares to Wyoming's MFI of \$63,900. Diagram II.3.1, 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. Campbell County's labor force, defined as the number of people working or actively seeking work, increased by 970 persons, from 26,127 in 2007 to 27,097 in 2008. Employment increased by 958 persons. Unemployment, therefore, increased by 12 persons and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 2.1 percent in 2007 to 2.0 in 2008,, as seen in Diagram II.3.2.



⁵⁸ 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 represent 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.3.4, below, annual total monthly employment increased by 6.80 percent between 2008 and 2009, changing from a total of 27,261 to 29,116 workers. Preliminary 2009 estimates indicate an increasing trend with employment rising to 29,827 persons in June.

Table II.3.4 Campbell County Total Monthly Employment BLS Quarterly Census of Employment and Wages, 2001 – 2009p									
Year	2001	2002	2003	2004	2005	2006	2007	2008	2009p
Jan	18,625	20,629	20,177	20,610	21,645	24,295	26,566	27,862	29,381
Feb	18,557	20,617	19,863	20,625	21,912	24,390	26,538	27,949	29,019
Mar	18,972	20,750	19,806	20,790	22,165	24,665	26,741	28,282	28,908
Apr	19,209	20,627	20,002	21,162	22,646	25,148	26,729	28,446	28,730
May	19,721	21,073	20,384	21,490	22,779	25,582	27,273	28,916	29,554
Jun	20,533	21,677	21,092	22,031	23,707	26,508	27,836	29,543	29,827
Jul	20,621	21,380	20,722	21,623	23,448	25,534	27,053	28,934	.
Aug	21,051	21,449	21,144	21,722	23,717	25,802	27,193	29,230	.
Sep	20,836	21,043	21,095	21,468	23,746	26,101	27,577	29,818	.
Oct	20,724	20,886	21,104	21,612	23,968	26,172	27,691	30,226	.
Nov	20,405	20,671	20,948	21,521	23,919	26,338	27,958	30,241	.
Dec	20,386	20,456	20,716	21,723	23,999	26,797	27,981	29,944	.
Annual	19,970	20,938	20,588	21,365	23,138	25,611	27,261	29,116	.
% Change	.	4.85	-1.67	3.77	8.30	10.69	6.44	6.80	.

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.3.5, at right, annual average weekly wages increased by 5.71 percent between 2007 and 2008, changing from a total of \$963 to \$1,018.

Table II.3.5 Average Weekly Wages in Campbell County BLS Quarterly Census of Employment and Wages, 2001 – 2009p						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	.
2002	714	691	717	757	720	3.75
2003	714	711	733	787	737	2.36
2004	758	744	798	841	786	6.65
2005	789	768	831	898	823	4.71
2006	867	904	906	996	919	11.66
2007	940	935	930	1,044	963	4.79
2008	1,004	998	988	1,081	1,018	5.71
2009p	997	983

Total business establishments reported by the QCEW are displayed in Table II.3.6. Annual establishments increased by 3.96 percent between 2007 and 2008, changing from a total of 1,693 to 1,760 establishments. Preliminary 2009 estimates indicate another increase, with establishments rising to 1,806 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, Campbell County recorded 32,450 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 \$1,946,875,000, and real per capita income was \$48,151 in 2007. This compares with a statewide average real per capita income of \$47,740. Average earnings per job in the county were \$60,141 in 2007, while Wyoming average earnings per job were \$44,409.⁵⁹

HOUSING

The Census Bureau estimates that total housing units saw an increase of 18.40 percent in Campbell County between 2000 and 2008, from 13,288 to 15,733. This compares to a 10.07 percent estimated increase statewide, as seen in Table II.3.7, below.

Table II.3.7 Housing Unit Estimates for Wyoming and Campbell County Census 2000, 2001-2008 Intercensal Estimates				
Subject	Wyoming	% Change from 2000	Campbell County	% Change from 2000
2000 Census	223,854	.	13,288	.
July 2001 Estimate	225,959	0.94	13,412	0.93
July 2002 Estimate	227,773	1.75	13,538	1.88
July 2003 Estimate	229,637	2.58	13,702	3.12
July 2004 Estimate	232,556	3.89	13,932	4.85
July 2005 Estimate	235,654	5.27	14,071	5.89
July 2006 Estimate	239,175	6.84	14,321	7.77
July 2007 Estimate	242,332	8.25	14,528	9.33
July 2008 Estimate	246,393	10.07	15,733	18.40

⁵⁹ 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 Campbell County changed by 6.3 percent from second quarter 2008 to second quarter 2009, from \$717 to \$762. Detached single-family home rents increased by 0.9 percent. Rents for mobile homes on a lot decreased by 8.1 percent during the same time, and rents for mobile home lots increased by 9.1 percent.

Campbell County rental prices have experienced average annualized increases of 4.5 percent per year for apartments, 5.4 percent per year for houses, 5.2 percent per year for mobile homes plus a lot and 3.2 percent per year for mobile home lots since second 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.3.8, at right, presents the Campbell 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 Campbell County increased from 398 in 2007 to 277 in 2008. Total residential units authorized decreased from 1,002 in 2007 to 349 in 2008.

The real value of single-family building permits decreased from \$227,450 in 2007 to \$199,100 in 2008. The value over the

past several years, in real dollars, has fluctuated from a high of \$227,450 in 2007 to a low of \$154,990 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.3.9, on the following page.

Table II.3.8 Wyoming Cost of Living Index for Campbell County Rental Housing Costs, 1986 – 2009				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	290	175	415	295
Q2.87	258	175	422	286
Q4.87	277	175	423	313
Q2.88	258	166	431	296
Q4.88	260	170	389	292
Q2.89	255	163	407	278
Q4.89	253	177	418	312
Q2.90	257	165	408	296
Q4.90	273	165	429	319
Q2.91	279	165	427	339
Q4.91	303	153	465	299
Q2.92	316	168	460	438
Q4.92	306	161	438	333
Q2.93	313	168	476	297
Q4.93	291	165	483	406
Q2.94	316	173	455	305
Q4.94	332	183	502	391
Q2.95	338	165	497	378
Q4.95	339	173	516	355
Q2.96	329	163	556	436
Q4.96	339	160	537	414
Q2.97	340	159	484	440
Q4.97	354	172	506	399
Q2.98	342	173	537	395
Q4.98	352	176	527	421
Q2.99	359	158	524	378
Q4.99	351	158	537	450
Q2.00	434	184	650	500
Q4.00	432	197	632	483
Q2.01	478	210	612	558
Q4.01	537	228	653	575
Q2.02	566	220	638	574
Q4.02	520	226	732	581
Q2.03	561	223	646	576
Q4.03	563	228	707	590
Q2.04	557	231	789	581
Q4.04	554	232	793	629
Q2.05	584	240	730	616
Q4.05	611	257	827	710
Q2.06	649	266	867	786
Q4.06	697	283	975	758
Q2.07	691	292	1,127	830
Q4.07	708	308	1,185	609
Q2.08	717	318	1,314	988
Q4.08	759	343	1,345	1,032
Q2.09	762	347	1,326	908

Table II.3.9 Building Permits and Valuation in Campbell 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	123	60	92	95	370	.	.	113.39
1981	198	164	50	182	594	.	.	99.56
1982	24	18	16	.	58	.	.	161.14
1983	115	8	.	60	183	.	.	130.85
1984	100	2	.	.	102	.	.	97.70
1985	101	.	4	48	153	.	.	111.44
1986	32	.	.	.	32	.	.	128.85
1987	15	.	.	.	15	.	.	170.51
1988	11	.	.	.	11	.	.	147.10
1989	9	.	.	.	9	.	.	210.04
1990	15	.	.	.	15	.	.	171.96
1991	20	.	.	.	20	.	.	175.12
1992	82	.	.	.	82	.	.	133.69
1993	41	.	.	.	41	.	.	191.45
1994	48	.	.	.	48	.	.	185.11
1995	53	.	.	.	53	.	.	160.44
1996	68	.	.	.	68	.	.	159.53
1997	38	.	.	.	38	.	.	179.58
1998	50	.	.	.	50	.	11	158.50
1999	40	.	.	.	40	20	6	169.65
2000	61	.	.	.	61	.	.	155.83
2001	105	.	.	.	105	.	.	154.99
2002	144	.	.	.	144	.	.	163.44
2003	159	.	.	.	159	134	20	163.96
2004	129	.	.	.	129	53	15	174.47
2005	200	.	.	73	273	.	.	225.27
2006	161	.	.	61	479	51	.	207.05
2007	398	.	.	604	1,002	93	4	227.45
2008	277	.	.	72	349	100	11	199.10

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 Campbell County was \$242,341. This represented a decrease of 1.9 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.3.10, below.

Table II.3.10 Average Sales Prices in Campbell County and Wyoming Assessor Data, 1999 - 2008				
Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,221	-1.08	101,517	4.76
2000	151,615	45.47	111,437	9.77
2001	130,981	-13.61	116,469	4.52
2002	133,582	1.99	121,140	4.01
2003	170,218	27.43	132,708	9.55
2004	173,420	1.88	142,501	7.38
2005	185,874	7.18	159,776	12.12
2006	199,945	7.57	187,869	17.58
2007	247,150	23.61	265,044	41.08
2008	242,341	-1.9	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 2009.⁶⁰ During December 2009, a total of 69 surveys were completed by property managers in Campbell County. Of the 2,318 rental units surveyed, 244 were vacant, indicating a vacancy rate of 10.53 percent. This compares to a 6.77 percent vacancy rate one year ago and a 2009 statewide vacancy rate of 6.78 percent. The rise in the 2009 rental vacancy rate continues to show the trend of a weakening rental market.

The calendar year 2009 Housing Needs Assessment Survey, fielded by the Wyoming Department of Transportation, had 176 respondents in Campbell 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 and to buy existing units, 41.7 percent of respondents were seeking to buy a home for less than \$50,000, 40.0 percent were seeking to buy a home for between \$50,000 and \$100,000, and 60.0 percent of respondents were seeking to buy for more than \$100,000. Of those seeking to own a home and wishing to build, 14.3 percent anticipated spending between \$50,000 and \$100,000 and 85.7 percent anticipated spending above \$100,000.

Of those seeking to rent, 25.0 percent hoped to spend less than \$365 per month and 75.0 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 10,775 households in Campbell County, from 12,207 in 2000 to 22,982 in 2030. Homeowners are expected to increase from 8,989 in 2000 to 17,426 by 2030. Renters are anticipated to increase from 3,218 in 2000 to 5,556 in 2030.

Table II.3.11
Semi-Annual Rental Vacancy Survey
Campbell County 2001- 2009

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.74
2001b	10	749	5	0.67
2002a	13	848	10	1.18
2002b	18	1,395	51	3.66
2003a	15	921	16	1.74
2003b	17	1,257	16	1.27
2004a	20	1,456	36	2.47
2004b	25	1,373	38	2.77
2005a	24	1,318	15	1.14
2005b	25	1,288	8	0.62
2006a	29	1,450	3	0.21
2006b	29	1,437	6	0.42
2007a	33	1,769	15	0.85
2007b	34	1,394	4	0.29
2008a	42	1,713	123	7.18
2008b	52	1,966	133	6.77
2009a	58	2,788	160	5.74
2009b	69	2,318	244	10.53

⁶⁰ Those signified as 'a' in the "year" column of Table II.3.11 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 591 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 820 households and to increase by 1,567 for those with 51 to 80 percent of MFI.

Rental demand from the year 2000 to 2030 is expected to increase by 597 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 441 households over the period. Table II.3.11, below, provides details of the household forecast by tenure and income.

Table II.3.11						
Strong Growth Household Forecast by Tenure and Income						
Campbell 2000 Through 2030						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Family Income						
2000	629	873	1,670	870	4,947	8,989
2005	721	1,000	1,912	996	5,667	10,296
2010	885	1,229	2,349	1,223	6,960	12,645
2015	962	1,335	2,552	1,329	7,563	13,742
2020	1,044	1,449	2,769	1,442	8,206	14,910
2025	1,130	1,568	2,997	1,561	8,882	16,139
2030	1,220	1,693	3,236	1,686	9,590	17,426
Renters by Percent of Median Family Income						
2000	821	608	712	288	789	3,218
2005	872	645	755	306	837	3,416
2010	1,046	774	906	367	1,004	4,097
2015	1,135	840	983	399	1,090	4,447
2020	1,227	908	1,063	431	1,179	4,808
2025	1,322	978	1,145	464	1,270	5,178
2030	1,418	1,049	1,229	498	1,362	5,556
Total Households by Percent of Median Family Income						
2000	1,451	1,481	2,381	1,158	5,736	12,207
2005	1,593	1,645	2,668	1,302	6,504	13,712
2010	1,931	2,002	3,255	1,591	7,964	16,742
2015	2,097	2,175	3,536	1,728	8,653	18,190
2020	2,271	2,357	3,833	1,873	9,385	19,718
2025	2,451	2,546	4,142	2,025	10,152	21,317
2030	2,638	2,742	4,465	2,184	10,953	22,982