

ALBANY COUNTY

Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 36,299 in 2010 to 37,276 in 2012, or by 2.7 percent. This compares to a statewide population growth of 2.3 percent over the period. The number of people from 25 to 44 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 7.4 percent. The white population increased by 2.1 percent, while the black population increased by 39.5 percent. The Hispanic population increased from 3,202 to 3,402 people between 2010 and 2012 or by 6.2 percent. These data are presented in Table II.1.1, below.

Table II.1.1						
Profile of Population Characteristics						
Wyoming vs. Albany County						
2010 Census and 2012 Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	36,299	37,276	2.7%	563,626	576,412	2.3%
Age						
Under 14 years	5,083	5,132	1.0%	113,371	113,773	0.4%
15 to 24 years	11,434	11,775	3.0%	78,460	79,861	1.8%
25 to 44 years	9,300	9,620	3.4%	144,615	149,367	3.3%
45 to 54 years	3,718	3,489	-6.2%	83,577	78,964	-5.5%
55 to 64 years	3,598	3,864	7.4%	73,513	78,939	7.4%
65 and Over	3,166	3,396	7.3%	70,090	75,508	7.7%
Race						
White	33,708	34,408	2.1%	529,110	536,450	1.4%
Black	443	618	39.5%	5,135	8,555	66.6%
American Indian and Alaskan Native	296	367	24.0%	14,457	15,003	3.8%
Asian	1,045	1,025	-1.9%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	30	34	13.3%	521	575	10.4%
Two or more races	777	824	6.0%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	3,202	3,402	6.2%	50,231	54,770	9.0%

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2012 current census estimates. The 2010 Census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 17,402 persons, were female. In 2012, the number of males rose to 19,349 persons, but only accounted for 51.9 percent of the population, with the remaining 48.1 percent, or 17,927 persons being female.

Table II.1.2							
Population by Age and Gender							
Albany County							
2010 Census and Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,656	2,427	5,083	2,655	2,477	5,132	1.0%
15 to 24 years	6,032	5,402	11,434	6,158	5,617	11,775	3.0%
25 to 44 years	5,075	4,225	9,300	5,249	4,371	9,620	3.4%
45 to 54 years	1,843	1,875	3,718	1,743	1,746	3,489	-6.2%
55 to 64 years	1,807	1,791	3,598	1,952	1,912	3,864	7.4%
65 and Over	1,484	1,682	3,166	1,592	1,804	3,396	7.3%
Total	18,897	17,402	36,299	19,349	17,927	37,276	2.7%
% of Total	52.1%	47.9%	.	51.9%	48.1%	.	.

At the time of the 2010 Census, there were 2,248 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 6.8 percent, as shown in Table II.1.3, below.

Table II.1.3			
Group Quarters Population			
Albany County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁵⁵	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
Total	133	150	12.8%
Noninstitutionalized			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Noninstitutions	121	112	-7.4%
Total	2,278	2,098	-7.9%
Group Quarters Population	2,411	2,248	-6.8%

In the 1980, 1990, and 2000 Decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 Decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 Census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

⁵⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.1.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 7,178 family households, of which 5,853 housed married couple families and 1,325 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 465 families, or a female householder with no husband present, of which there were 860 families. There were also an estimated 7,843 "non-family households," which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Albany County was 47.8 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Albany County, 81.5 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,178	47.8%	145,992	65.9%
Married-couple family	5,853	81.5%	117,493	80.5%
Owner-occupied housing units	4,442	75.9%	98,110	83.5%
Renter-occupied housing units	1,411	24.1%	19,383	16.5%
Other family	1,325	18.5%	28,499	19.5%
Male householder, no wife present	465	6.5%	9,246	32.4%
Owner-occupied housing units	206	44.3%	5,485	59.3%
Renter-occupied housing units	259	55.7%	3,761	40.7%
Female householder, no husband present	860	12.0%	19,253	67.6%
Owner-occupied housing units	324	37.7%	10,177	52.9%
Renter-occupied housing units	536	62.3%	9,076	47.1%
Nonfamily households	7,843	52.2%	75,487	34.1%
Owner-occupied housing units	2,648	33.8%	41,887	55.5%
Renter-occupied housing units	5,195	66.2%	33,600	44.5%
Total	15,021	100.0%	221,479	100.0%

Table II.1.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 3,710 two-person family households, 1,497 three-person family households and 1,338 four-person family households. One-person non-family households made up 65.0 percent of all non-family households or an estimated 5,099 households. Albany County's two persons households made up 36.6 percent of total housing units and four person households made up an additional 10.8 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.1.5				
Household Type by Household Size				
Albany County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Albany County				
One Person	.	5,099	5,099	33.9%
Two Person	3,710	1,782	5,492	36.6%
Three Person	1,497	619	2,116	14.1%
Four Person	1,338	290	1,628	10.8%
Five Person	394	48	442	2.9%
Six Person	156	5	161	1.1%
Seven Person	83	0	83	.6%
Total	7,178	7,843	15,021	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 5,492 two-person households, 3,092 were owner-occupied and 2,400 were renter-occupied. Of the 1,628 four-person households, 1,044 were owner-occupied and 584 were renter-occupied. Further household size data by tenure are presented in Table II.1.6, below.

Table II.1.6				
Tenure by Household Size				
Albany County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Albany County				
One Person	2,084	3,015	5,099	33.9%
Two Person	3,092	2,400	5,492	36.6%
Three Person	999	1,117	2,116	14.1%
Four Person	1,044	584	1,628	10.8%
Five Person	260	182	442	2.9%
Six Person	105	56	161	1.1%
Seven Person or more	36	47	83	.6%
Total	7,620	7,401	15,021	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.1.7, on the following page, Albany County had a total of 18,004 housing units of which 15,021 or 83.4 percent were occupied. Of these occupied units, 50.7 percent, or 7,620 units were owner occupied, which compares to a statewide rate of 70.3. A total of 2,983 units or 16.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.1.7 Housing Units by Tenure Albany County 2008-2012 5-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,021	83.4%	221,479	84.7
Owner-Occupied	7,620	50.7%	155,659	70.3
Renter-Occupied	7,401	49.3%	65,820	29.7
Vacant Housing Units	2,983	16.6%	39,951	15.3
Total Housing Units	18,004	100.0%	261,430	100.0

Table II.1.8, below, shows that of the 2,983 housing units in Albany County as reported in the 2012 ACS data, 515 or 17.3 percent were for rent and 100 or 3.4 percent were for sale. An estimated 1,276 units were for seasonal, recreational, or occasional use, and 812 or 27.2 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.1.8 Disposition of Vacant Housing Units Albany County 2008-2012 5-Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	515	17.3%	5,825	14.6%
Rented, but not occupied	232	7.8%	1,811	4.5%
For sale only	100	3.4%	2,711	6.8%
Sold, but not occupied	48	1.6%	799	2.0%
For seasonal, recreational, or occasional use	1,276	42.8%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	812	27.2%	10,290	25.8%
Total	2,983	100.0%	39,951	100.0%

Table II.1.9, at right, presents different income statistics for Albany County. According to the 2012 ACS data averages, median family income for Albany County was \$68,878 compared to the statewide average of \$70,013. Per capita income for Albany County, which is calculated by dividing total income by population, was \$25,311, which compared to \$28,858 for the State of Wyoming.

Table II.1.9 Median and Per Capita Income Albany County 2008-2012 5-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	68,878	70,013
Median Household Income	42,882	56,573
Per Capita Income	25,311	28,858

Table II.1.10, on the following page, shows households by income for Albany County and the State of Wyoming. In Albany County, there were a total of 2,983 households or 19.9 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 1,634 households that had incomes between \$35,000 and \$49,999, which accounted for 10.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.1 percent of total households and numbered 2,422 in Albany County.

Table II.1.10 Households by Income Albany County 2008-2012 5-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,983	19.9%	21,996	9.9%
15,000 - 19,999	1,110	7.4%	10,608	4.8%
20,000 - 24,999	825	5.5%	10,519	4.7%
25,000 - 34,999	1,767	11.8%	22,992	10.4%
35,000 - 49,999	1,634	10.9%	31,395	14.2%
50,000 - 74,999	2,675	17.8%	44,135	19.9%
75,000 - 99,999	1,605	10.7%	31,949	14.4%
100,000 and above	2,422	16.1%	47,885	21.6%
Total	15,021	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.1.11, below. In total, the poverty rate in Albany County was 26.2 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Albany County had a poverty rate of 24.0 percent and the female population had a poverty rate of 28.5 percent. There were 203 males and 354 females in poverty under the age of 5. Overall, 6.3 percent of persons in poverty in Albany County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 171 individuals with incomes below the poverty level which represented 1.9 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.1.11 Poverty by Age Albany County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Albany County				
5 and Below	203	354	557	6.3%
6 to 18	441	362	803	9.1%
18 to 64	3,479	3,787	7,266	82.6%
65 and Older	73	98	171	1.9%
Total	4,196	4,601	8,797	100.0%
Poverty Rate	24.0%	28.5%	26.2%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.1.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Albany County saw an average of 6,406 owner-occupied single-family units compared to 2,327 single-family rental units. In Albany County, single-family units comprised 58.1 percent of all households compared with 71.5 percent statewide. Albany County

had a total of 2,747 apartment rental units and total apartment units accounted for 18.3 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 1,288 mobile homes in Albany County, which comprised 8.6 percent of all occupied housing units and compared to 13.6 statewide.

Table II.1.12				
Households by Unit Type				
Albany County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Albany County				
Single-Family Unit	6,406	2,327	8,733	58.1%
Duplex	140	749	889	5.9%
Tri- or Four-Plex	42	1,278	1,320	8.8%
Apartments	4	2,747	2,751	18.3%
Mobile Homes	988	300	1,288	8.6%
Boat, RV, Van, Etc.	40	0	40	.3%
Total	7,620	7,401	15,021	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.1.13, below, shows the number of households by year of construction. As shown, 14.4 percent, or 2,168 units, were built in 1939 or earlier in the county, and another 635 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 2,185, which accounted for 14.5 percent of all households, and an additional 34 households, or 0.2 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.1.13				
Households by Year Built				
Albany County				
2008-2012 5-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,168	14.4%	24,899	11.2%
1940 to 1949	635	4.2%	10,352	4.7%
1950 to 1959	1,733	11.5%	22,395	10.1%
1960 to 1969	1,545	10.3%	19,254	8.7%
1970 to 1979	2,865	19.1%	50,875	23.0%
1980 to 1989	1,998	13.3%	34,715	15.7%
1990 to 1999	1,858	12.4%	26,905	12.1%
2000 to 2004	2,185	14.5%	30,814	13.9%
Built 2005 or Later	34	.2%	1,270	.6%
Total	15,021	100.0%	221,479	100.0%

Table II.1.14, below, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounting for only 2.3 percent of total housing units, while households with five and six rooms accounted for 18.9 and 9.9 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

Table II.1.14				
Housing Units by Number of Rooms				
Albany County 2008-2012 5-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	421	2.3%	4,323	1.7%
Two	768	4.3%	6,841	2.6%
Three	2,091	11.6%	19,299	7.4%
Four	4,220	23.4%	44,488	17.0%
Five	3,407	18.9%	51,437	19.7%
Six	1,791	9.9%	40,208	15.4%
Seven	1,613	9.0%	32,481	12.4%
Eight	1,490	8.3%	25,835	9.9%
Nine or more	2,203	12.2%	36,518	14.0%
Total	18,004	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.1.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 207 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.5 percent of total households in Albany County, which compared to 24.6 percent statewide. In Albany County, the 4,804 households with three bedrooms accounted for 32.0 percent of all households, and there were only 874 five-bedroom or more households, which accounted for 5.8 percent of all households.

Table II.1.15				
Households by Number of Bedrooms				
Albany County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Albany County				
None	11	207	218	1.5%
One	273	1,958	2,231	14.9%
Two	1,495	2,790	4,285	28.5%
Three	3,217	1,587	4,804	32.0%
Four	1,918	691	2,609	17.4%
Five or more	706	168	874	5.8%
Total	7,620	7,401	15,021	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.1.16, at right, structures built in 1939 or earlier had a median value of \$166,500, while structures built between 1950 and 1959 had a median value of \$190,900 and those built between 1990 to 1999 had a median value of \$276,900. The newest structures tended to have the highest values and those built between 2000 and 2004 had median value of \$259,400. The total average median value in Albany County was \$199,900, which compared to \$184,400 in the State of Wyoming.

Table II.1.16		
Median Value by Year Structure Built		
Albany County 2008-2012 5-Year ACS Data		
Year Built	Albany County	State of Wyoming
1939 or earlier	166,500	153,500
1940 to 1949	162,300	136,800
1950 to 1959	190,900	156,600
1960 to 1969	219,300	173,700
1970 to 1979	204,200	181,700
1980 to 1989	172,500	196,100
1990 to 1999	276,900	228,400
2000 to 2004	259,400	248,900
Built 2005 or Later		221,600
Total	199,900	184,400

Household mortgage status is reported in Table II.1.17, below. In Albany County, households with a mortgage accounted for 60.7 percent of all households or 4,628 housing units, and the remaining 39.3 percent or 2,992 units had no mortgage. Of those units with a mortgage, 807 had either a second mortgage or home equity loan, 11 had both a second mortgage and home equity loan, and 3,810 or 82.3 percent had no second mortgage or no home equity loan.

Table II.1.17				
Mortgage Status				
Albany County 2008-2012 5-Year ACS Data				
Mortgage Status	Albany County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,628	60.7%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	807	17.4%	15,069	16.0%
Second mortgage only	358	44.4%	7,440	49.4%
Home equity loan only	449	55.6%	7,629	50.6%
Both second mortgage and home equity loan	11	.2%	645	.7%
No second mortgage and no home equity loan	3,810	82.3%	78,587	83.3%
Housing units without a mortgage	2,992	39.3%	61,358	39.4%
Total	7,620	100.0%	155,659	100.00%

The median rent in Albany County was \$648 as compared to \$618 statewide, as seen in Table II.1.18, below.

Table II.1.18	
Median Rent	
Albany County 2008-2012 5-Year ACS Data	
Place	Rent
Albany County	\$648
State of Wyoming	\$618

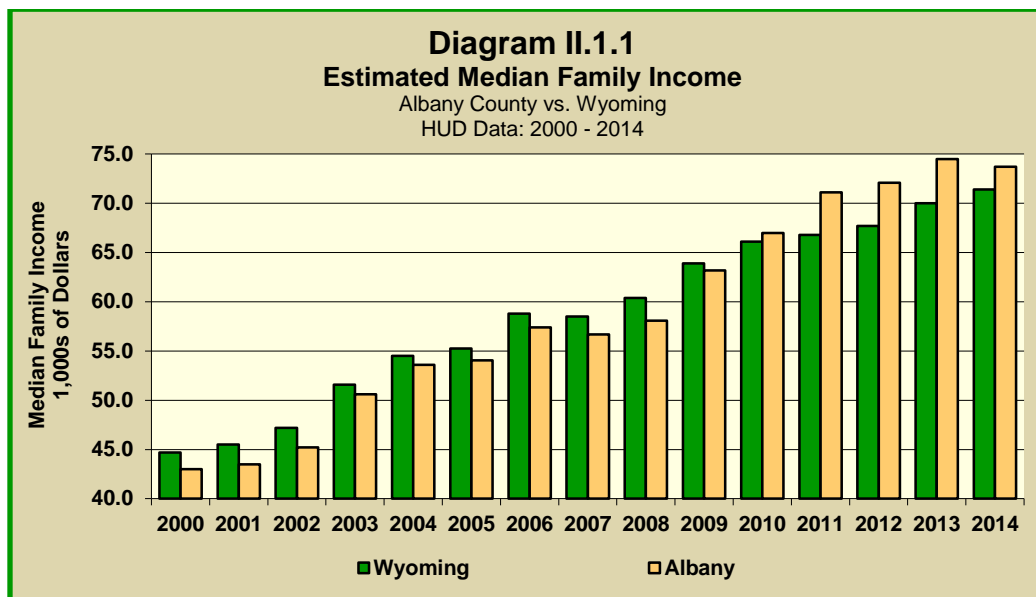
The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 237 persons during 2013. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.19, on the following page, and showed a net increase of 1,619 persons over the time period.

Table II.1.19
Driver's Licenses Exchanged and Surrendered
Albany County
WYDOT Data, 2000–2013

Year	In-Migrants	Out-Migrants	Net Change
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
2010	1,206	756	450
2011	1,132	989	143
2012	1,108	1,187	-79
2013	1,336	1,099	237
Total	16,626	15,007	1,619

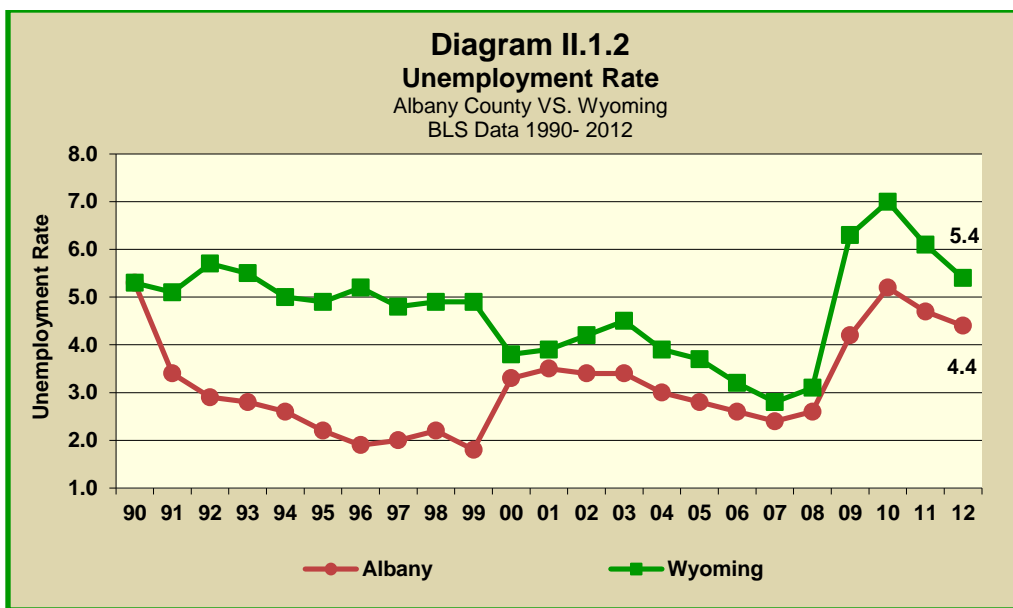
Economics

The HUD estimated MFI for Albany County was \$73,700 in 2014.⁵⁶ This compared to Wyoming's MFI of \$71,400. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Albany County's labor force, defined as the number of persons working or actively seeking work, increased by 198 persons, from 20,136 in 2011 to 20,334 in 2012. Employment increased by 246 persons; unemployment decreased by 48 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.7 percent in 2011 to 4.4 percent in 2012, as shown on the following page in Diagram II.1.2.

⁵⁶ 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 shown in Table II.1.20, below, annual total monthly employment decreased by 0.09 percent between 2011 and 2012, falling from a total of 15,343 to 15,329 workers. Preliminary estimates shows employment increased to 15,893 persons in June 2012.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	14,560	16,483	14,867	14,895	14,993	14,992	15,475	14,999	14,917	15,087	15,068
Feb	14,808	16,543	15,173	15,112	15,270	15,484	15,574	15,028	15,043	15,145	15,198
Mar	14,794	16,605	15,274	15,106	15,403	15,611	15,615	15,058	15,097	15,162	15,332
Apr	14,893	16,927	15,428	15,340	15,464	15,707	15,507	15,074	15,274	15,169	15,405
May	14,831	16,798	15,492	15,417	15,625	15,750	15,582	15,096	15,309	15,336	15,416
Jun	15,038	17,004	15,206	15,505	15,678	15,847	16,114	15,595	15,774	15,882	15,854
Jul	14,526	16,538	14,863	14,685	14,910	15,128	15,362	14,852	15,028	15,093	.
Aug	14,439	16,546	15,025	14,620	14,911	15,112	15,322	14,792	15,220	15,083	.
Sep	15,131	16,907	15,601	15,324	15,561	15,954	16,193	15,400	15,716	15,509	.
Oct	15,391	17,184	15,575	15,336	15,656	16,033	16,143	15,484	15,715	15,553	.
Nov	15,403	16,919	15,639	15,341	15,518	15,878	16,016	15,338	15,621	15,519	.
Dec	15,370	16,980	15,485	15,397	15,528	15,742	15,295	15,294	15,397	15,446	.
Annual	14,932	16,786	15,302	15,173	15,376	15,603	15,683	15,168	15,343	15,332	.
% Change	2.67	12.42	-8.84	-0.84	1.34	1.48	0.51	-3.28	1.15	-0.07	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.1.21, on the following page, annual average weekly wages decreased by 1.26 percent in Albany County between 2011 and 2012, from a total of \$715 to \$706. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$720.

Table II.1.21						
Average Weekly Wages						
Albany County						
BLS QCEW Data, 2001–2013(p)						
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
2009	639	674	682	699	674	3.37
2010	658	712	702	705	694	2.97
2011	676	713	720	751	715	3.03
2012	685	723	707	710	706	-1.26
2013(p)	691	720

Total business establishments reported by the QCEW are displayed in Table II.1.22, below. Annual establishments decreased between 2011 and 2012 by 0.41 percent, or from 1,229 to 1,224 establishments. Preliminary estimates indicate the total number of establishments decreased to 1,223 in the second quarter of 2013.

Table II.1.22						
Number of Establishments						
Albany County						
BLS QCEW Data, 2001–2013(p)						
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
2009	1,237	1,222	1,240	1,231	1,233	1.07
2010	1,230	1,228	1,226	1,213	1,224	-0.73
2011	1,225	1,235	1,228	1,226	1,229	0.41
2012	1,222	1,224	1,227	1,221	1,224	-0.41
2013(p)	1,222	1,223

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Albany County recorded 21,621 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 \$1,383,883,000, and real per capita income was \$37,515 in 2011. This compares to a statewide average real per capita income of \$48,743. The average earnings per job in the county was \$41,124 in 2011, while Wyoming average earnings per job was \$49,682. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming cost of living index, average apartment rent in Albany County decreased by 2.9 percent from second quarter 2012 to second quarter 2013, from \$685 to \$665. During that same period, detached single-family home rents decreased by 1.4 percent, rents for mobile homes on lots increased by 1.8 percent, and rents for mobile home lots decreased by 8.6 percent.

Albany County rental prices experienced average annualized increases of 2.8 percent for apartments, 3.7 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.2 percent for mobile home lots since fourth quarter 1986 through the second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over that same period. Table II.1.23, at right, presents the Albany County data for each rental type.

The 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 145 authorizations in 2011 to 103 in 2012. Total residential units authorized decreased from 463 units in 2011 to 190 in 2012.

The real value of single-family building permits increased from \$141,108 in 2011 to \$151,698 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$183,900 in 2008 to a low of \$143,800 in 2001. Additional details of permit activity and per unit valuations are given in Table II.1.24, on the following page.

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
Q4.09	627	284	873	608
Q2.10	636	284	924	628
Q4.10	620	283	926	578
Q2.11	658	285	962	647
Q4.11	684	286	977	681
Q2.12	685	338	1,023	669
Q4.12	660	312	970	675
Q2.13	665	309	1,009	681

Table II.1.24 Building Permits and Valuation Albany County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	128	4	4	6	142	.	.	79.9
1981	121	8	19	80	228	.	.	75.5
1982	93	8	28	134	263	.	.	66.6
1983	138	2	103	47	290	.	.	66.2
1984	55	.	47	78	180	.	.	77.1
1985	29	2	.	76	107	.	.	108.5
1986	13	.	.	.	13	.	.	74.6
1987	14	.	.	8	22	.	.	87.7
1988	11	2	.	.	13	.	.	173.5
1989	15	.	.	.	15	.	.	153.5
1990	12	.	4	8	24	.	.	138.5
1991	31	.	.	16	47	.	.	123.9
1992	56	.	16	.	72	.	.	141.5
1993	69	.	4	.	73	.	.	144.7
1994	106	.	39	69	214	.	10	147.5
1995	102	4	20	48	174	.	20	154.0
1996	109	2	12	12	135	.	.	144.5
1997	98	4	52	.	154	.	10	170.2
1998	97	4	4	34	139	.	.	132.4
1999	101	.	12	92	205	48	9	160.3
2000	105	2	.	.	107	.	.	150.4
2001	135	.	4	144	283	.	.	143.8
2002	153	2	8	.	163	.	.	154.9
2003	193	2	28	48	271	.	.	149.1
2004	210	2	16	182	410	35	12	165.6
2005	192	.	110	292	594	27	.	156.6
2006	156	6	92	75	329	.	.	165.2
2007	192	.	24	48	264	.	.	170.4
2008	142	.	18	12	172	47	21	183.9
2009	103	.	4	25	132	.	.	169.8
2010	140	.	.	32	172	.	.	168.2
2011	145	.	.	318	463	.	.	141.1
2012	103	.	.	87	190	.	.	151.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Albany County was \$227,080. This represented a increase of 6.4 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.1.25, on the following page.

Table II.1.25 Average Sales Prices Albany County vs. Wyoming DOR Data, 2000–2012				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	118,196	.	131,207	.
2001	126,183	6.76	128,771	-1.86
2002	125,820	-0.29	138,295	7.40
2003	150,751	19.81	148,276	7.22
2004	175,320	16.30	159,558	7.61
2005	182,000	3.81	178,183	11.67
2006	184,159	1.19	219,438	23.15
2007	212,313	15.29	265,044	20.78
2008	222,151	4.6	256,045	-3.40
2009	215,069	-3.2	241,622	-5.63
2010	225,991	5.08	250,958	3.86
2011	213,452	-5.5	241,301	-3.85
2012	227,080	6.4	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.⁵⁷ During December 2013, a total of 162 surveys were completed by property managers in Albany County. Of the 4,173 rental units surveyed, 270 were vacant, indicating a vacancy rate of 6.47 percent. This compares to a 4.17 percent vacancy rate one year ago, as shown in Table II.1.26, below, and a December 2013 statewide vacancy rate of 5.6 percent.

Table II.1.26
Total Units, Vacant Units, and Vacancy Rate
 Albany County
 RVS Data, June 2001–December 2013

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%
2010a	119	2,049	106	5.17%
2010b	114	2,160	59	2.73%
2011a	107	1,917	94	4.90%
2011b	110	2,228	48	2.15%
2012a	147	2,274	87	3.83%
2012b	157	2,759	115	4.17%
2013a	156	3,072	171	5.57%
2013b	162	4,173	270	6.47%

Diagram II.1.3, on the following page, shows the historical vacancy rate from Albany County and Wyoming . As can be seen, the vacancy rate in Albany County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over, the eleven year period.

⁵⁷ Those signified as a in the “year” column of Table II.1.10 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.

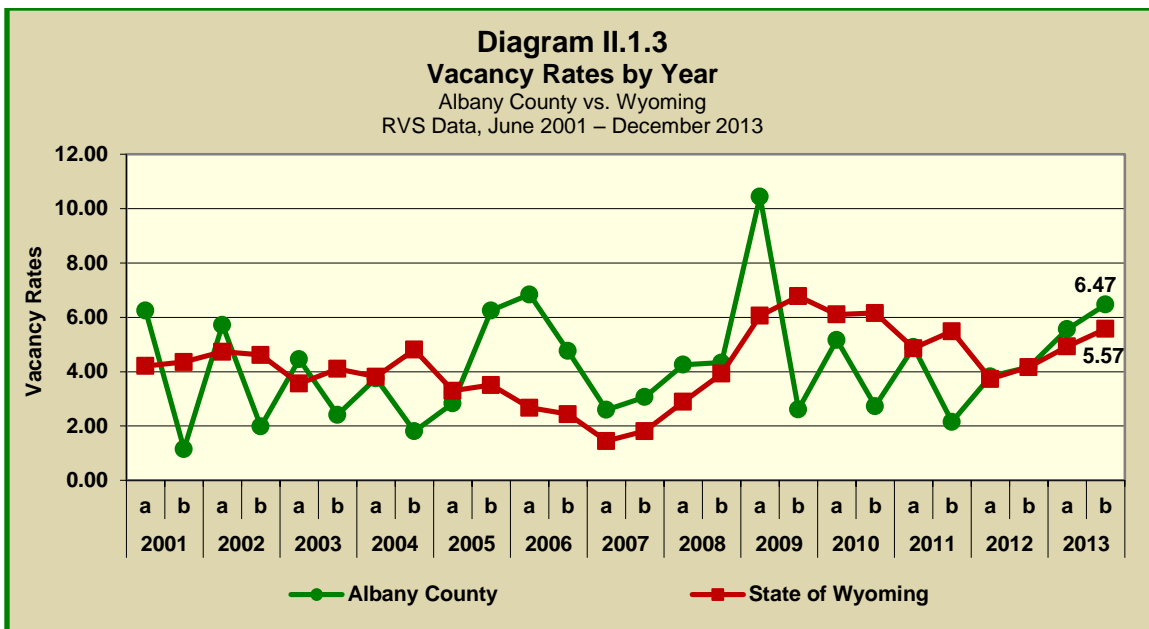


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the second half of 2013, rents for single-family units rose to \$991 and average rent for apartments increased to \$755.

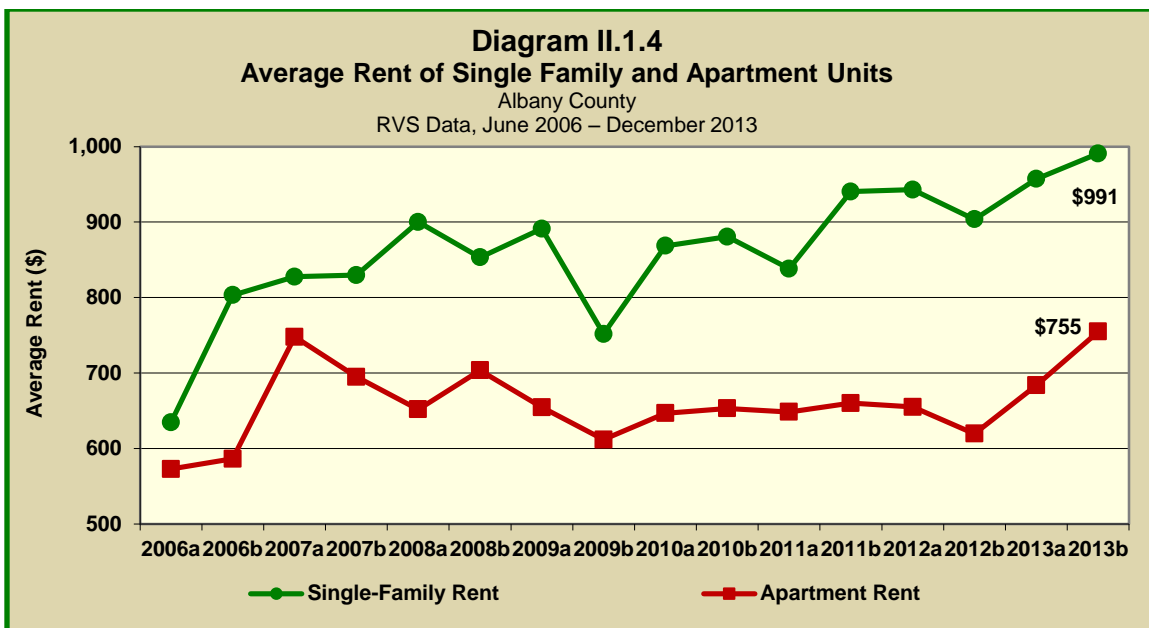


Table II.1.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 383 single family units in Albany County, with 5 of them available. This translates into a vacancy rate of 1.3 percent in Albany County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 3,134 apartment units reported in the survey, with 238 of them available, which resulted in a vacancy rate of 7.6 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.1.27			
Rental Vacancy Survey by Type			
Albany County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	383	5	1.3%
Duplex units	165	7	4.2%
Apartments	3,134	238	7.6%
Mobile Homes	59	5	8.5%
"Other" Units	24	1	4.2%
Don't Know	408	14	3.4%
Total	4,173	270	6.5%

Table II.1.28, below, reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 153 units. The most common apartment units were two bedroom units, with 573 units. Additional details for additional unit types are reported found below.

Table II.1.28							
Rental Units by Bedroom Size							
Albany County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	3	0	148	0	0	.	151
One	9	17	469	0	0	.	495
Two	51	78	573	12	3	.	717
Three	153	39	292	13	20	.	517
Four	43	1	17	1	0	.	62
Five	7	0	0	0	0	.	7
Don't Know	117	30	1,635	33	1	408	2,224
Total	383	165	3,134	59	24	408	4,173

Average market-rate rents by unit type are shown in Table II.1.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.1.29						
Average Market Rate Rents by Bedroom Size						
Albany County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$350	\$	\$433	\$	\$	\$424
One	\$580	\$513	\$498	\$	\$	\$514
Two	\$761	\$704	\$677	\$573	\$700	\$699
Three	\$1,013	\$973	\$893	\$721	\$1,050	\$941
Four	\$1,238	\$1,400	\$1,054	\$900	\$	\$1,183
Five	\$1,600	\$	\$	\$	\$	\$1,600
Total	\$991	\$818	\$755	\$705	\$963	\$818

Table II.1.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.1.30						
Average Assisted Rate Rents by Bedroom Size						
Albany County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$400	\$	\$	\$400
One	\$600	\$	\$457	\$	\$	\$493
Two	\$522	\$	\$564	\$400	\$	\$533
Three	\$617	\$	\$649	\$750	\$300	\$614
Four	\$1,150	\$	\$924	\$	\$	\$1,037
Five	\$1,150	\$	\$	\$	\$	\$1,400
Total	\$625	\$	\$535	\$575	\$300	\$539

Table II.1.31, below, shows vacancy rates for single family units by average rental rates for Albany County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.1.31			
Single Family Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	133	2	1.5%
\$1,000 to \$1,500	167	3	1.8%
Above \$1,500	3	0	.0%
Missing	77	0	.0%
Total	383	5	1.3%

The average rent and availability of apartment units is displayed in Table II.1.32, below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.1.32			
Apartment Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	321	8	2.5%
\$500 to \$1,000	1,762	111	6.3%
\$1,000 to \$1,500	665	93	14.0%
Above \$1,500	1	0	.0%
Missing	385	26	6.75%
Total	3,134	238	7.6%

Table II.1.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

Table II.1.33			
Mobile Home Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	43	5	11.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	12	0	.0%
Total	59	5	8.5%

Table II.1.34, below, shows the condition of rental units by unit type for Albany County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in excellent condition. Details on the conditions of additional unit types are displayed below.

Table II.1.34							
Condition by Unit Type							
Albany County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	2	0	4	0	.	7
Average	10	5	84	6	0	.	105
Good	137	69	1,211	45	20	.	1,482
Excellent	58	15	1,537	0	4	.	1,614
Don’t Know	177	74	302	4	0	408	965
Total	383	165	3,134	59	24	408	4,173

The availability of single family units based on their condition is displayed in Table II.1.35, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

Table II.1.35			
Condition of Single Family Units by Vacancy Status			
Albany County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	10	1	10.0%
Good	137	2	1.5%
Excellent	58	1	1.7%
Don't Know	177	1	.9%
Total	383	5	1.3%

Table II.1.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 7.14 percent.

Table II.1.36			
Condition of Apartment Units by Vacancy Status			
Albany County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	84	6	7.1%
Good	1,211	88	7.3%
Excellent	1,537	123	8.0%
Don't Know	302	4	5.9%
Total	3,134	238	7.6%

Table II.1.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in average quality, with a vacancy rate of 7.14 percent.

Table II.1.37			
Condition of Mobile Home Units by Vacancy Status			
Albany County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	4	1	25.0%
Average	6	2	33.3%
Good	45	2	4.4%
Excellent	0	0	%
Don't Know	4	0	%
Total	59	5	8.5%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.1.38, on the following page, respondents in Albany County said they would prefer 59 more single family units, 45 more apartment units, and 20 units of all types. In total respondents indicated they wished to own or manage an additional 155 units.

Table II.1.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Albany County	
RVS Data, December 2013	
Unit Type	More Units
Single family units	59
Duplex Units	14
Apartments	45
Mobile homes	4
Other	12
Don't Know	1
All types	20
Total	155

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 195 respondents in Albany County. Of the incoming persons who were unsatisfied with their current housing, 61.5 percent said they sought to own a home and 38.5 percent sought to rent. Of those seeking to own a home, 42.9 percent wished to buy existing units, of which 100.0 percent anticipated spending between \$100,000 - \$249,999. Of those seeking to build, 50.0 percent wished to build for between \$100,000 and \$249,999 and 50.0 percent wished to build for above \$250,000.

Of those currently renting or seeking to rent, 60.0 percent anticipated spending between \$475 and \$849 with the remaining 40.0 percent hoped to spend above \$850 per month. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2012 5-year ACS data, 87 or 0.6 percent of households in Albany County were overcrowded and another 33 or 0.2 percent of units were severely overcrowded, as shown in Table II.1.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.1.39				
Overcrowding and Severe Overcrowding				
Albany County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Albany County				
Owner				
Households	7,583	37	0	7,620
Percentage	99.5%	.5%	.0%	100.0%
Renter				
Households	7,318	50	33	7,401
Percentage	98.9%	.7%	.4%	100.0%
Total				
Households	14,901	87	33	15,021
Percentage	99.2%	.6%	.2%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2012 5-year ACS, a total of 270 units or 1.5 percent of all housing units in Albany County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.1.40, at right.

Table II.1.40		
Housing Units with Incomplete Kitchen Facilities		
Albany County 2008-2012 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	17,734	253,942
Lacking Complete Kitchen Facilities	270	7,488
Total Housing Units	18,004	261,430
Percent Lacking	1.5%	2.9%

At the time of the 2012 ACS, a total of 260 units or 1.4 percent of all housing units in Albany County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.1.41, on the following page.

Table II.1.41		
Housing Units with Incomplete Plumbing Facilities		
Albany County 2008-2012 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Plumbing Facilities	17,744	255,465
Lacking Complete Plumbing Facilities	260	5,965
Total Households	18,004	261,430
Percent Lacking	1.4%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Albany County, 15.2 percent of households had a cost burden and 22.6 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.4 percent of homeowners with a mortgage in Albany County experienced a cost burden and 14.7 percent experienced a severe cost burden, while 18.8 percent of renters had a cost burden and 35.2 percent had a severe cost burden, as seen in Table II.1.42, on the following page.

Table II.1.42					
Cost Burden and Severe Cost Burden by Tenure					
Albany County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Albany County					
Owner With a Mortgage					
Households	3,225	714	681	8	4,628
Percent	69.7%	15.4%	14.7%	.2%	100.0%
Owner Without a Mortgage					
Households	2,703	168	114	7	2,992
Percent	90.3%	5.6%	3.8%	.2%	100.0%
Renter					
Households	2,841	1,395	2,606	559	7,401
Percent	38.4%	18.8%	35.2%	7.6%	100.0%
Total					
Households	8,769	2,277	3,401	574	15,021
Percent	58.4%	15.2%	22.6%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 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 *2014 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 Household Income (MHI). 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 MHI.

The household forecast indicated a total increase of 4,483 households in Albany County, from 15,691 in 2010 to 20,174 in 2040. Homeowners are expected to increase from 7,834 households in 2010 to 10,581 by 2040. Renters are anticipated to increase from 7,857 households in 2010 to 9,593 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 152 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 173 households and by 317 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 500 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 306 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
Household Forecast by Tenure and Income						
Albany County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	432	494	905	357	5,647	7,834
2015	466	533	975	384	6,086	8,444
2020	486	556	1,018	401	6,353	8,814
2025	512	585	1,071	422	6,686	9,277
2030	537	613	1,123	443	7,011	9,727
2035	561	641	1,173	463	7,325	10,163
2040	584	667	1,222	482	7,627	10,581
Renters by Percent of Median Household Income						
2010	2,265	1,387	1,424	434	2,348	7,857
2015	2,198	1,346	1,381	421	2,278	7,624
2020	2,294	1,404	1,442	439	2,378	7,957
2025	2,425	1,484	1,524	464	2,514	8,411
2030	2,547	1,560	1,601	488	2,641	8,837
2035	2,661	1,629	1,673	510	2,759	9,232
2040	2,765	1,693	1,738	530	2,867	9,593
Total Households by Percent of Median Household Income						
2010	2,697	1,881	2,328	790	7,995	15,691
2015	2,664	1,878	2,356	805	8,365	16,068
2020	2,780	1,960	2,459	841	8,731	16,771
2025	2,936	2,069	2,595	887	9,200	17,688
2030	3,084	2,173	2,724	931	9,652	18,564
2035	3,222	2,270	2,846	972	10,084	19,395
2040	3,349	2,360	2,960	1,011	10,494	20,174

