

## ALBANY COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 36,299 in 2010 to 37,422 in 2013, or by 3.1 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 3.5 percent, and the number of people from 55 to 64 years of age increased by 10.9 percent. The white population increased by 1.8 percent, while the black population increased by 69.8 percent. The Hispanic population increased from 3,202 to 3,477 people between 2010 and 2013 or by 8.6 percent. These data are presented in Table II.1.1, below.

| <b>Table II.1.1</b>                           |               |               |             |                |                |             |
|---|---------------|---------------|-------------|----------------|----------------|-------------|
| <b>Profile of Population Characteristics</b>  |               |               |             |                |                |             |
| Wyoming vs. Albany County                     |               |               |             |                |                |             |
| 2010 Census and 2013 Current Census Estimates |               |               |             |                |                |             |
| Subject                                       | Albany County |               |             | Wyoming        |                |             |
|   | 2010 Census   | Jul-13        | % Change    | 2010 Census    | Jul-13         | % Change    |
| <b>Population</b>                             | <b>36,299</b> | <b>37,422</b> | <b>3.1%</b> | <b>563,626</b> | <b>582,658</b> | <b>3.4%</b> |
| <b>Age</b>                                    |               |               |             |                |                |             |
| Under 14 years                                | 5,083         | 5,149         | 1.3%        | 113,371        | 115,337        | 1.7%        |
| 15 to 24 years                                | 11,434        | 11,589        | 1.4%        | 78,460         | 80,908         | 3.1%        |
| 25 to 44 years                                | 9,300         | 9,624         | 3.5%        | 144,615        | 151,055        | 4.5%        |
| 45 to 54 years                                | 3,718         | 3,503         | -5.8%       | 83,577         | 76,258         | -8.8%       |
| 55 to 64 years                                | 3,598         | 3,989         | 10.9%       | 73,513         | 80,411         | 9.4%        |
| 65 and Over                                   | 3,166         | 3,568         | 12.7%       | 70,090         | 78,689         | 12.3%       |
| <b>Race</b>                                   |               |               |             |                |                |             |
| White   | 33,708        | 34,305        | 1.8%        | 529,110        | 539,936        | 2.0%        |
| Black   | 443           | 752           | 69.8%       | 5,135          | 10,186         | 98.4%       |
| American Indian and Alaskan Native            | 296           | 390           | 31.8%       | 14,457         | 15,258         | 5.5%        |
| Asian   | 1,045         | 1,097         | 5.0%        | 4,649          | 5,506          | 18.4%       |
| Native Hawaiian or Pacific Islander           | 30            | 38            | 26.7%       | 521            | 630            | 20.9%       |
| Two or more races                             | 777           | 840           | 8.1%        | 9,754          | 11,142         | 14.2%       |
| <b>Ethnicity (of any race)</b>                |               |               |             |                |                |             |
| Hispanic or Latino                            | 3,202         | 3,477         | 8.6%        | 50,231         | 56,363         | 12.2%       |

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 19,523 persons, but only accounted for 52.2 percent of the population, with the remaining 47.8 percent, or 17,899 persons being female.

| Table II.1.2<br>Population by Age and Gender<br>Albany County<br>2010 Census and Current Census Estimates |               |               |               |                               |               |               |                   |
|---|---------------|---------------|---------------|-------------------------------|---------------|---------------|-------------------|
| Age   | 2010 Census   |               |               | 2013 Current Census Estimates |               |               | % Change<br>10-12 |
|   | Male          | Female        | Total         | Male                          | Female        | Total         |                   |
| Under 14 years  | 2,656         | 2,427         | 5,083         | 2,677                         | 2,472         | 5,149         | 1.3%              |
| 15 to 24 years  | 6,032         | 5,402         | 11,434        | 6,140                         | 5,449         | 11,589        | 1.4%              |
| 25 to 44 years  | 5,075         | 4,225         | 9,300         | 5,261                         | 4,363         | 9,624         | 3.5%              |
| 45 to 54 years  | 1,843         | 1,875         | 3,718         | 1,753                         | 1,750         | 3,503         | -5.8%             |
| 55 to 64 years  | 1,807         | 1,791         | 3,598         | 2,007                         | 1,982         | 3,989         | 10.9%             |
| 65 and Over   | 1,484         | 1,682         | 3,166         | 1,685                         | 1,883         | 3,568         | 12.7%             |
| <b>Total</b>  | <b>18,897</b> | <b>17,402</b> | <b>36,299</b> | <b>19,523</b>                 | <b>17,899</b> | <b>37,422</b> | <b>3.1%</b>       |
| % of Total  | 52.1%         | 47.9%         | .             | 52.2                          | 47.8          | .             |                   |

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<br>Group Quarters Population<br>Albany County<br>2000 SF1 and 2010 Census Data |              |              |                   |
|---|--------------|--------------|-------------------|
| Group Quarters  | 2000 Census  | 2010 Census  | % Change<br>00-10 |
| <b>Institutionalized</b>  |              |              |                   |
| Correctional Institutions <sup>62</sup>   | 32           | .            | -100.0%           |
| Juvenile Facilities   | .            | 80           | .                 |
| Nursing Homes   | 101          | 70           | -30.7%            |
| Other Institutions  | .            | .            | .                 |
| <b>Total</b>  | <b>133</b>   | <b>150</b>   | <b>12.8%</b>      |
| <b>Noninstitutionalized</b>   |              |              |                   |
| College Dormitories   | 2,157        | 1,986        | -7.9%             |
| Military Quarters   | .            | .            | .                 |
| Other Noninstitutions   | 121          | 112          | -7.4%             |
| <b>Total</b>  | <b>2,278</b> | <b>2,098</b> | <b>-7.9%</b>      |
| <b>Group Quarters Population</b>  | <b>2,411</b> | <b>2,248</b> | <b>-6.8%</b>      |

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

<sup>62</sup> 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.

| <b>Table II.1.4</b>                    |               |               |                  |               |
|--|---------------|---------------|------------------|---------------|
| <b>Household Type by Tenure</b>        |               |               |                  |               |
| Albany County                          |               |               |                  |               |
| 2008-2012 5-Year ACS Data              |               |               |                  |               |
| 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%         |
| <b>Total</b>                           | <b>15,021</b> | <b>100.0%</b> | <b>221,479</b>   | <b>100.0%</b> |

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.

| <b>Table II.1.5</b>                     |                   |                       |                |               |
|---|-------------------|-----------------------|----------------|---------------|
| <b>Household Type by Household Size</b> |                   |                       |                |               |
| Albany County                           |                   |                       |                |               |
| 2008-2012 5-Year ACS Data               |                   |                       |                |               |
| Household Size                          | Family Households | Non-Family Households | Total          | % of Total    |
| <b>Albany County</b>                    |                   |                       |                |               |
| 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%           |
| <b>Total</b>                            | <b>7,178</b>      | <b>7,843</b>          | <b>15,021</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>                 |                   |                       |                |               |
| 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%          |
| <b>Total</b>                            | <b>145,992</b>    | <b>75,487</b>         | <b>221,479</b> | <b>100.0%</b> |

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.

| <b>Table II.1.6</b>             |                |               |                |               |
|---------------------------------|----------------|---------------|----------------|---------------|
| <b>Tenure by Household Size</b> |                |               |                |               |
| Albany County                   |                |               |                |               |
| 2008-2012 5-Year ACS Data       |                |               |                |               |
| Household Size                  | Own            | Rent          | Total          | % of Total    |
| <b>Albany County</b>            |                |               |                |               |
| 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%           |
| <b>Total</b>                    | <b>7,620</b>   | <b>7,401</b>  | <b>15,021</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>         |                |               |                |               |
| 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%          |
| <b>Total</b>                    | <b>155,659</b> | <b>65,820</b> | <b>221,479</b> | <b>100.0%</b> |

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.

| <b>Table II.1.7</b><br><b>Housing Units by Tenure</b><br>Albany County<br>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         |
| <b>Total Housing Units</b>  | <b>18,004</b> | <b>100.0%</b> | <b>261,430</b>   | <b>100.0</b> |

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.

| <b>Table II.1.8</b><br><b>Disposition of Vacant Housing Units</b><br>Albany County<br>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%         |
| <b>Total</b>  | <b>2,983</b>  | <b>100.0%</b> | <b>39,951</b>    | <b>100.0%</b> |

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.

| <b>Table II.1.9</b><br><b>Median and Per Capita Income</b><br>Albany County<br>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.

| <b>Table II.1.10</b><br><b>Households by Income</b><br>Albany County<br>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%         |
| <b>Total</b>  | <b>15,021</b> | <b>100.0%</b> | <b>221,479</b>   | <b>100.0%</b> |

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.

| <b>Table II.1.11</b><br><b>Poverty by Age</b><br>Albany County<br>2008-2012 5-Year ACS Data |               |               |               |               |
|---|---------------|---------------|---------------|---------------|
| Age   | Male          | Female        | Total         | % of Total    |
| <b>Albany County</b>  |               |               |               |               |
| 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%          |
| <b>Total</b>  | <b>4,196</b>  | <b>4,601</b>  | <b>8,797</b>  | <b>100.0%</b> |
| Poverty Rate  | 24.0%         | 28.5%         | 26.2%         | .             |
| <b>State of Wyoming</b>   |               |               |               |               |
| 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%          |
| <b>Total</b>  | <b>26,872</b> | <b>33,764</b> | <b>60,636</b> | <b>100.0%</b> |
| 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.

| <b>Table II.1.12<br/>Households by Unit Type</b><br>Albany County<br>2008-2012 5-Year ACS Data |                |               |                |               |
|--|----------------|---------------|----------------|---------------|
| Unit Type  | Tenure         |               |                | % of Total    |
|  | Own            | Rent          | Total          |               |
| <b>Albany County</b>   |                |               |                |               |
| 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%           |
| <b>Total</b>   | <b>7,620</b>   | <b>7,401</b>  | <b>15,021</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>  |                |               |                |               |
| 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%           |
| <b>Total</b>   | <b>155,659</b> | <b>65,820</b> | <b>221,479</b> | <b>100.0%</b> |

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 2009 was 2,185, which accounted for 14.5 percent of all households, and an additional 34 households, or 0.2 percent, were built in 2010 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

| <b>Table II.1.13<br/>Households by Year Built</b><br>Albany County<br>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 2009  | 2,185         | 14.5%         | 30,814           | 13.9%         |
| Built 2010 or Later   | 34            | .2%           | 1,270            | .6%           |
| <b>Total</b>  | <b>15,021</b> | <b>100.0%</b> | <b>221,479</b>   | <b>100.0%</b> |

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.

| <b>Table II.1.14<br/>Housing Units by Number of Rooms</b><br>Albany County<br>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%         |
| <b>Total</b>  | <b>18,004</b> | <b>100.0%</b> | <b>261,430</b>   | <b>100.0%</b> |
| 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.

| <b>Table II.1.15<br/>Households by Number of Bedrooms</b><br>Albany County<br>2008-2012 5-Year ACS Data |                |               |                |               |
|---|----------------|---------------|----------------|---------------|
| Number of Bedrooms  | Tenure         |               |                | % of Total    |
|   | Own            | Rent          | Total          |               |
| <b>Albany County</b>  |                |               |                |               |
| 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%          |
| <b>Total</b>  | <b>7,620</b>   | <b>7,401</b>  | <b>15,021</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>   |                |               |                |               |
| 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%          |
| <b>Total</b>  | <b>155,659</b> | <b>65,820</b> | <b>221,479</b> | <b>100.0%</b> |



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 2009 had a 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.

| <b>Table II.1.16</b><br><b>Median Value by Year Structure Built</b><br>Albany County<br>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 2009  | 259,400        | 248,900          |
| Built 2010 or Later   | .              | 221,600          |
| <b>Total</b>  | <b>199,900</b> | <b>184,400</b>   |

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.

| <b>Table II.1.17</b><br><b>Mortgage Status</b><br>Albany County<br>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%           |
| <b>Total</b>   | <b>7,620</b>  | <b>100.0%</b>   | <b>155,659</b>   | <b>100.00%</b>  |

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

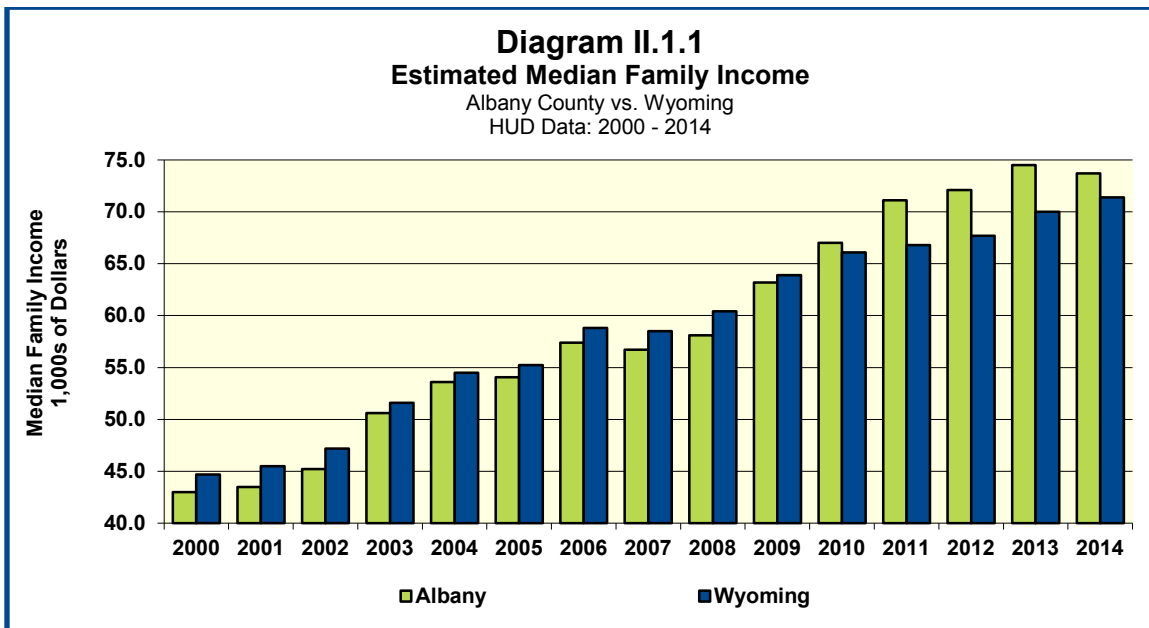
| <b>Table II.1.18</b><br><b>Median Rent</b><br>Albany County<br>2008-2012 5-Year ACS Data |       |
|--|-------|
| Place  | Rent  |
| Albany County  | \$648 |
| State of Wyoming   | \$618 |

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.

| <b>Table II.1.19</b>                               |                    |                     |                   |
|--|--------------------|---------------------|-------------------|
| <b>Driver's Licenses Exchanged and Surrendered</b> |                    |                     |                   |
| Albany County                                      |                    |                     |                   |
| WYDOT Data, 2000–2013                              |                    |                     |                   |
| <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               |
| 2010   | 1,206              | 756                 | 450               |
| 2011   | 1,132              | 989                 | 143               |
| 2012   | 1,108              | 1,187               | -79               |
| 2013   | 1,336              | 1,099               | 237               |
| <b>Total</b>                                       | <b>16,626</b>      | <b>15,007</b>       | <b>1,619</b>      |

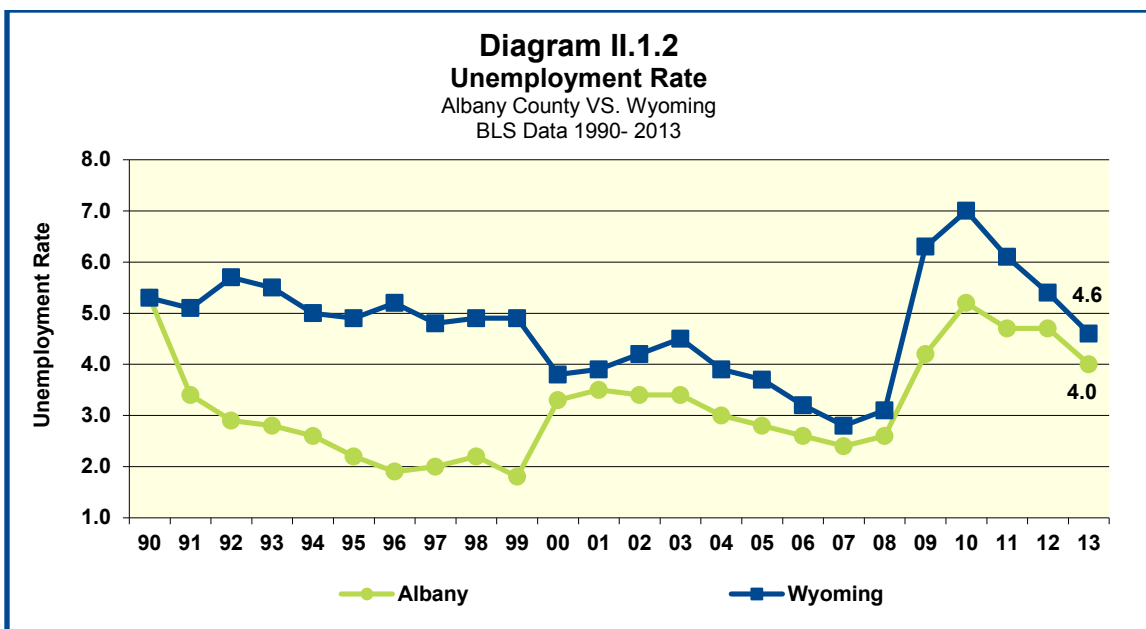
**Economics**

The HUD estimated MFI for Albany County was \$73,700 in 2014.<sup>63</sup> 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 35 persons, from 19,128 in 2012 to 19,163 in 2013. Employment increased by 167 persons; unemployment decreased by 132 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.7 percent in 2012 to 4.0 percent in 2013, as shown on the following page in Diagram II.1.2.

<sup>63</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 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 increased by 0.57 percent between 2012 and 2013, rising from a total of 15,332 to 15,419 workers.

| 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        | 15,423        |
| May           | 14,831        | 16,798        | 15,492        | 15,417        | 15,625        | 15,750        | 15,582        | 15,096        | 15,309        | 15,336        | 15,422        |
| Jun           | 15,038        | 17,004        | 15,206        | 15,505        | 15,678        | 15,847        | 16,114        | 15,595        | 15,774        | 15,882        | 15,839        |
| Jul           | 14,526        | 16,538        | 14,863        | 14,685        | 14,910        | 15,128        | 15,362        | 14,852        | 15,028        | 15,093        | 15,102        |
| Aug           | 14,439        | 16,546        | 15,025        | 14,620        | 14,911        | 15,112        | 15,322        | 14,792        | 15,220        | 15,083        | 15,175        |
| Sep           | 15,131        | 16,907        | 15,601        | 15,324        | 15,561        | 15,954        | 16,193        | 15,400        | 15,716        | 15,509        | 15,569        |
| Oct           | 15,391        | 17,184        | 15,575        | 15,336        | 15,656        | 16,033        | 16,143        | 15,484        | 15,715        | 15,553        | 15,692        |
| Nov           | 15,403        | 16,919        | 15,639        | 15,341        | 15,518        | 15,878        | 16,016        | 15,338        | 15,621        | 15,519        | 15,723        |
| Dec           | 15,370        | 16,980        | 15,485        | 15,397        | 15,528        | 15,742        | 15,295        | 15,294        | 15,397        | 15,446        | 15,490        |
| <b>Annual</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> | <b>15,683</b> | <b>15,168</b> | <b>15,343</b> | <b>15,332</b> | <b>15,419</b> |
| % Change      | 2.67          | 12.42         | -8.84         | -0.84         | 1.34          | 1.48          | 0.51          | -3.28         | 1.15          | -0.07         | 0.57          |

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 increased by 0.71 percent in Albany County between 2012 and 2013, from a total of \$706 to \$711.

| Table II.1.21<br>Average Weekly Wages<br>Albany County<br>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           | 719            | 710           | 725            | 711    | 0.71     |

Total business establishments reported by the QCEW are displayed in Table II.1.22, below. Annual establishments increased between 2012 and 2013 by 0.57 percent, or from 1,224 to 1,231 establishments.

| Table II.1.22<br>Number of Establishments<br>Albany County<br>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)   | 1,221         | 1,226          | 1,235         | 1,240          | 1,231  | 0.57     |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2012, the most recent year for which data are available, Albany County recorded 21,589 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 \$1,460,387,000, and real per capita income was \$39,177 in 2012. This compares to a statewide average real per capita income of \$51,322. The average earnings per job in the county was \$39,949 in 2012, while Wyoming average earnings per job was \$52,032. 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 3.2 percent from fourth quarter 2012 to fourth quarter 2013, from \$660 to \$639. During that same period, detached single-family home rents increased by 1.6 percent, rents for mobile homes on lots increased by 2.8 percent, and rents for mobile home lots increased by 5.4 percent.

Albany County rental prices experienced average annualized increases of 2.7 percent for apartments, 3.7 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.4 percent for mobile home lots since fourth quarter 1986 through the fourth quarter 2013. These figures compare to state average annualized increases in rental prices of 3.2 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.0 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 increased from 103 authorizations in 2012 to 125 in 2013. Total residential units authorized decreased from 190 units in 2012 to 139 in 2013.

The real value of single-family building permits increased from \$153,964 in 2012 to \$154,929 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$185,932 in 2008 to a low of \$143,921 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         |
| Q4.13        | 639        | 329             | 986   | 694         |

**Table II.1.24**  
**Building Permits and Valuation**  
 Albany County  
 Census Bureau Data, 1980–2013

| Year | Authorized Construction in Permit Issuing Areas |              |                          |                    |             | WCDA                |               | Per Unit Valuation, 1,000s<br>or Real 2013 Dollars |                    |
|------|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|--------------------|
|      | Single-Family Units                             | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Tax Credit Projects | HOME Projects | Single Family Units                                | Multi-Family Units |
| 1980 | 128   | 4            | 4                        | 6                  | 142         | .                   | .             | 79.4   | 48.0               |
| 1981 | 121   | 8            | 19                       | 80                 | 228         | .                   | .             | 75.1   | 60.3               |
| 1982 | 93  | 8            | 28                       | 134                | 263         | .                   | .             | 66.1   | 20.2               |
| 1983 | 138   | 2            | 103                      | 47                 | 290         | .                   | .             | 65.7   | 24.1               |
| 1984 | 55  | .            | 47                       | 78                 | 180         | .                   | .             | 76.7   | 20.9               |
| 1985 | 29  | 2            | .                        | 76                 | 107         | .                   | .             | 107.8  | 15.8               |
| 1986 | 13  | .            | .                        | .                  | 13          | .                   | .             | 74.3   | 0.0                |
| 1987 | 14  | .            | .                        | 8                  | 22          | .                   | .             | 87.6   | 26.0               |
| 1988 | 11  | 2            | .                        | .                  | 13          | .                   | .             | 173.1  | 0.0                |
| 1989 | 15  | .            | .                        | .                  | 15          | .                   | .             | 153.1  | 0.0                |
| 1990 | 12  | .            | 4                        | 8                  | 24          | .                   | .             | 138.4  | 33.8               |
| 1991 | 31  | .            | .                        | 16                 | 47          | .                   | .             | 124.0  | 27.5               |
| 1992 | 56  | .            | 16                       | .                  | 72          | .                   | .             | 141.7  | 0.0                |
| 1993 | 69  | .            | 4                        | .                  | 73          | .                   | .             | 144.7  | 0.0                |
| 1994 | 106   | .            | 39                       | 69                 | 214         | .                   | 10            | 147.4  | 36.4               |
| 1995 | 102   | 4            | 20                       | 48                 | 174         | .                   | 20            | 154.0  | 41.4               |
| 1996 | 109   | 2            | 12                       | 12                 | 135         | .                   | .             | 144.6  | 61.1               |
| 1997 | 98  | 4            | 52                       | .                  | 154         | .                   | 10            | 170.4  | 0.0                |
| 1998 | 97  | 4            | 4                        | 34                 | 139         | .                   | .             | 132.6  | 45.3               |
| 1999 | 101   | .            | 12                       | 92                 | 205         | 48                  | 9             | 160.6  | 55.8               |
| 2000 | 105   | 2            | .                        | .                  | 107         | .                   | .             | 150.5  | 0.0                |
| 2001 | 135   | .            | 4                        | 144                | 283         | .                   | .             | 143.9  | 69.3               |
| 2002 | 153   | 2            | 8                        | .                  | 163         | .                   | .             | 155.1  | 0.0                |
| 2003 | 193   | 2            | 28                       | 48                 | 271         | .                   | .             | 149.5  | 53.1               |
| 2004 | 210   | 2            | 16                       | 182                | 410         | 35                  | 12            | 166.1  | 49.2               |
| 2005 | 192   | .            | 110                      | 292                | 594         | 27                  | .             | 157.3  | 74.6               |
| 2006 | 156   | 6            | 92                       | 75                 | 329         | .                   | .             | 166.1  | 71.2               |
| 2007 | 192   | .            | 24                       | 48                 | 264         | .                   | .             | 171.8  | 74.6               |
| 2008 | 142   | .            | 18                       | 12                 | 172         | 47                  | 21            | 185.9  | 63.5               |
| 2009 | 103   | .            | 4                        | 25                 | 132         | .                   | .             | 171.8  | 67.1               |
| 2010 | 140   | .            | .                        | 32                 | 172         | .                   | .             | 170.4  | 61.7               |
| 2011 | 145   | .            | .                        | 318                | 463         | .                   | .             | 143.2  | 68.9               |
| 2012 | 103   | .            | .                        | 87                 | 190         | .                   | .             | 154.0  | 54.0               |
| 2013 | 125   | 2            | 0                        | 12                 | 139         | .                   | .             | 154.9  | 80.1               |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Albany County was \$222,725. This represented a decrease of 1.9 percent from the previous year. In contrast, Wyoming's average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.1.25, on the following page.

| <b>Table II.1.25</b><br><b>Average Sales Prices</b><br>Albany County vs. Wyoming<br>DOR Data, 2000–2013 |                                     |                                  |                          |                            |
|---|-------------------------------------|----------------------------------|--------------------------|----------------------------|
| Year  | Albany County<br>Average Price (\$) | Albany County<br>Annual % Change | Wyoming<br>Average Price | Wyoming<br>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                      |
| 2013  | 222,725                             | -1.9                             | 281,345                  | 5.6                        |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2014.<sup>64</sup> During June 2014, a total of 158 surveys were completed by property managers in Albany County. Of the 3,072 rental units surveyed, 202 were vacant, indicating a vacancy rate of 6.6 percent. This compares to a 5.6 percent vacancy rate one year ago, as shown in Table II.1.26, below, and a June 2014 statewide vacancy rate of 3.8 percent.

| <b>Table II.1.26</b><br><b>Total Units, Vacant Units, and Vacancy Rate</b><br>Albany County<br>RVS Data, June 2001–June 2014 |        |                |                 |                 |
|--|--------|----------------|-----------------|-----------------|
| Year   | Sample | Total<br>Units | Vacant<br>Units | Vacancy<br>Rate |
| 2001a  | 8      | 528            | 33              | 6.3%            |
| 2001b  | 11     | 779            | 9               | 1.2%            |
| 2002a  | 13     | 664            | 38              | 5.7%            |
| 2002b  | 18     | 1,210          | 24              | 2.0%            |
| 2003a  | 17     | 1,077          | 48              | 4.5%            |
| 2003b  | 23     | 1,243          | 30              | 2.4%            |
| 2004a  | 25     | 1,064          | 40              | 3.8%            |
| 2004b  | 26     | 1,326          | 24              | 1.8%            |
| 2005a  | 39     | 1,374          | 39              | 2.8%            |
| 2005b  | 37     | 2,095          | 131             | 6.3%            |
| 2006a  | 43     | 2,076          | 142             | 6.8%            |
| 2006b  | 43     | 2,056          | 98              | 4.8%            |
| 2007a  | 50     | 2,003          | 52              | 2.6%            |
| 2007b  | 61     | 2,442          | 75              | 3.1%            |
| 2008a  | 78     | 2,958          | 126             | 4.3%            |
| 2008b  | 101    | 2,376          | 103             | 4.3%            |
| 2009a  | 100    | 3,006          | 314             | 10.5%           |
| 2009b  | 105    | 2,408          | 63              | 2.6%            |
| 2010a  | 119    | 2,049          | 106             | 5.2%            |
| 2010b  | 114    | 2,160          | 59              | 2.7%            |
| 2011a  | 107    | 1,917          | 94              | 4.9%            |
| 2011b  | 110    | 2,228          | 48              | 2.2%            |
| 2012a  | 147    | 2,274          | 87              | 3.8%            |
| 2012b  | 157    | 2,759          | 115             | 4.2%            |
| 2013a  | 156    | 3,072          | 171             | 5.6%            |
| 2013b  | 162    | 4,173          | 270             | 6.5%            |
| 2014a  | 158    | 3,072          | 202             | 6.6%            |

<sup>64</sup> 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.1.3, 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 increasing over the statewide rate for the last three surveys.

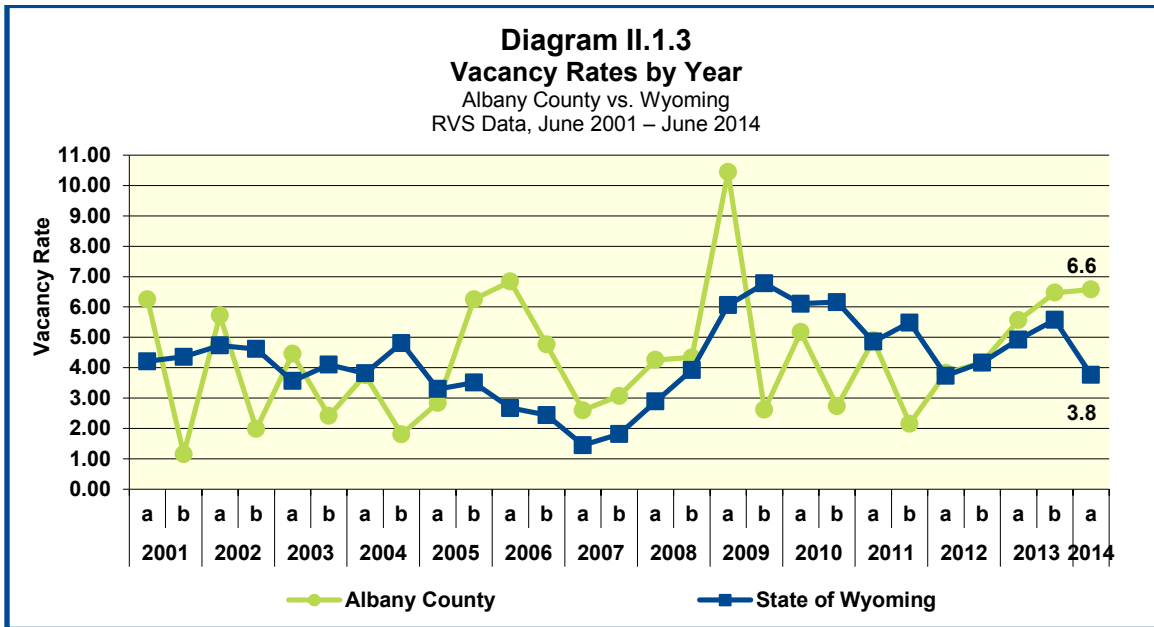


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the first half of 2014, rents for single-family units rose to \$983 and average rent for apartments decreased to \$727.

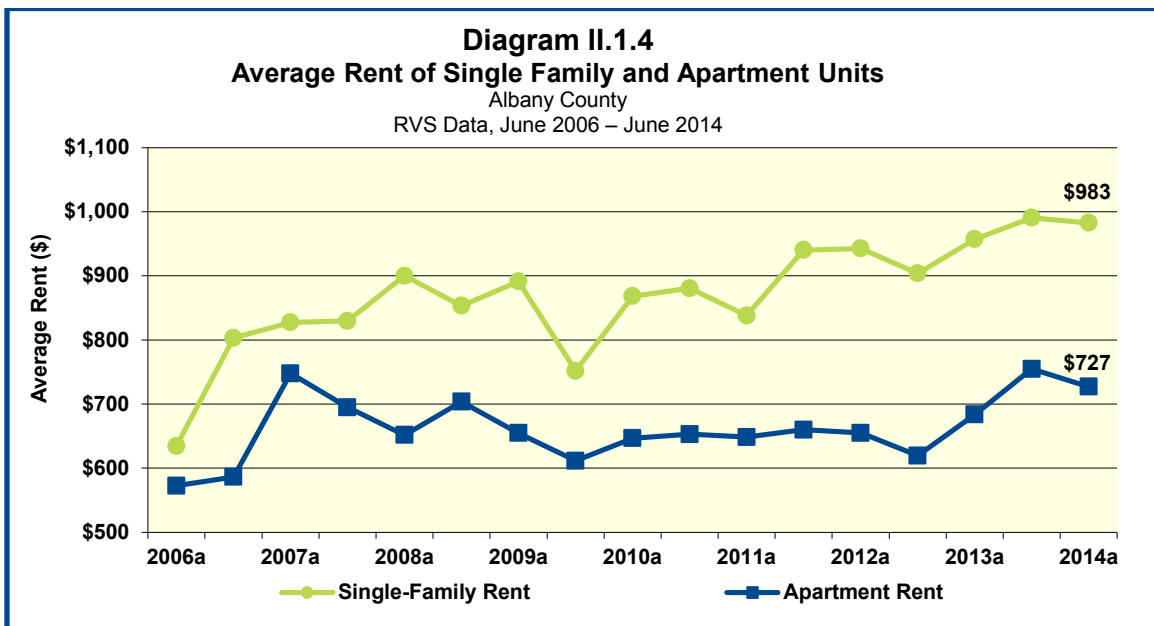




Table II.1.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 165 single family units in Albany County, with 10 of them available. This translates into a vacancy rate of 6.1 percent in Albany County, which compares to a single family vacancy rate of 4.0 percent for the State of Wyoming. There were 2,247 apartment units reported in the survey, with 135 of them available, which resulted in a vacancy rate of 6.0 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

| <b>Table II.1.27</b>                 |                    |                     |                     |
|--------------------------------------|--------------------|---------------------|---------------------|
| <b>Rental Vacancy Survey by Type</b> |                    |                     |                     |
| Albany County                        |                    |                     |                     |
| RVS Data, June 2014                  |                    |                     |                     |
| <b>Place</b>                         | <b>Total Units</b> | <b>Vacant Units</b> | <b>Vacancy Rate</b> |
| Single Family                        | 165                | 10                  | 6.1%                |
| Duplex units                         | 108                | 1                   | .9%                 |
| Apartments                           | 2,247              | 135                 | 6.0%                |
| Mobile Homes                         | 49                 | 0                   | .0%                 |
| “Other” Units                        | 26                 | 1                   | 3.8%                |
| Don't Know                           | 477                | 55                  | 11.5%               |
| <b>Total</b>                         | <b>3,072</b>       | <b>202</b>          | <b>6.6%</b>         |

Table II.1.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 44 units. The most common apartment units were two bedroom units, with 488 units. Additional details of unit types by bedrooms are reported below.

| <b>Table II.1.28</b>                |                            |                     |                        |                     |                      |                   |              |
|-------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Rental Units by Bedroom Size</b> |                            |                     |                        |                     |                      |                   |              |
| Albany County                       |                            |                     |                        |                     |                      |                   |              |
| RVS Data, June 2014                 |                            |                     |                        |                     |                      |                   |              |
| <b>Number of Bedrooms</b>           | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Don't Know</b> | <b>Total</b> |
| Efficiency                          | 3                          | 3                   | 237                    | 0                   | 0                    | .                 | 243          |
| One                                 | 21                         | 3                   | 375                    | 2                   | 0                    | .                 | 401          |
| Two                                 | 33                         | 23                  | 488                    | 16                  | 0                    | .                 | 560          |
| Three                               | 44                         | 26                  | 128                    | 30                  | 22                   | .                 | 250          |
| Four                                | 24                         | 0                   | 21                     | 0                   | 2                    | .                 | 47           |
| Five                                | 6                          | 0                   | 0                      | 0                   | 0                    | .                 | 6            |
| Don't Know                          | 34                         | 53                  | 998                    | 1                   | 2                    | 477               | 1,565        |
| <b>Total</b>                        | <b>165</b>                 | <b>108</b>          | <b>2,247</b>           | <b>49</b>           | <b>26</b>            | <b>477</b>        | <b>3,072</b> |

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.

| <b>Table II.1.29</b>                             |                            |                     |                        |                     |                      |              |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| <b>Average Market Rate Rents by Bedroom Size</b> |                            |                     |                        |                     |                      |              |
| Albany County<br>RVS Data, June 2014             |                            |                     |                        |                     |                      |              |
| <b>Number of Bedrooms</b>                        | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Total</b> |
| Efficiency                                       | \$363                      | \$450               | \$433                  | \$                  | \$                   | \$421        |
| One  | \$635                      | \$508               | \$505                  | \$600               | \$                   | \$544        |
| Two  | \$821                      | \$780               | \$677                  | \$542               | \$                   | \$708        |
| Three  | \$1,048                    | \$972               | \$859                  | \$605               | \$1,075              | \$944        |
| Four   | \$1,307                    | \$                  | \$1,155                | \$                  | \$1,200              | \$1,269      |
| Five   | \$1,740                    | \$                  | \$                     | \$                  | \$                   | \$1,740      |
| <b>Total</b>                                     | <b>\$983</b>               | <b>\$840</b>        | <b>\$727</b>           | <b>\$543</b>        | <b>\$975</b>         | <b>\$815</b> |

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.

| <b>Table II.1.30</b>                               |                            |                     |                        |                     |                      |              |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| <b>Average Assisted Rate Rents by Bedroom Size</b> |                            |                     |                        |                     |                      |              |
| Albany County<br>RVS Data, June 2014               |                            |                     |                        |                     |                      |              |
| <b>Number of Bedrooms</b>                          | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Total</b> |
| Efficiency   | .                          | .                   | \$450                  | .                   | .                    | \$450        |
| One  | .                          | .                   | \$507                  | .                   | .                    | \$507        |
| Two  | .                          | .                   | \$471                  | .                   | .                    | \$471        |
| Three  | .                          | .                   | \$770                  | .                   | .                    | \$770        |
| Four   | .                          | .                   | \$925                  | .                   | .                    | \$925        |
| Five   | .                          | .                   | \$                     | .                   | .                    | \$           |
| <b>Total</b>                                       | <b>\$</b>                  | <b>\$</b>           | <b>\$519</b>           | <b>\$</b>           | <b>\$</b>            | <b>\$519</b> |

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.

| <b>Table II.1.31</b>                                     |                            |                                      |                     |
|--|----------------------------|--------------------------------------|---------------------|
| <b>Single Family Market Rate Rents by Vacancy Status</b> |                            |                                      |                     |
| Albany County<br>RVS Data, June 2014                     |                            |                                      |                     |
| <b>Average Rents</b>                                     | <b>Single Family Units</b> | <b>Available Single Family Units</b> | <b>Vacancy Rate</b> |
| Less Than \$500  | 3                          | 1                                    | 33.3%               |
| \$500 to \$1,000   | 87                         | 6                                    | 6.9%                |
| \$1,000 to \$1,500                                       | 52                         | 3                                    | 5.8%                |
| Above \$1,500  | 5                          | 0                                    | .0%                 |
| Missing  | 18                         | 0                                    | .0%                 |
| <b>Total</b>   | <b>165</b>                 | <b>10</b>                            | <b>6.1%</b>         |

The availability of apartment units by average rent is displayed in Table II.1.32, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 5.4 percent.

| <b>Table II.1.32</b><br><b>Apartment Market Rate Rents by Vacancy Status</b><br>Albany County<br>RVS Data, June 2014 |                 |                           |              |
|--|-----------------|---------------------------|--------------|
| Average Rents  | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500  | 106             | 12                        | 11.3%        |
| \$500 to \$1,000   | 1,774           | 96                        | 5.4%         |
| \$1,000 to \$1,500   | 114             | 12                        | 10.5%        |
| Above \$1,500  | 0               | 0                         | .            |
| Missing  | 253             | 15                        | 5.93%        |
| <b>Total</b>   | <b>2,247</b>    | <b>135</b>                | <b>6.0%</b>  |

Table II.1.33, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

| <b>Table II.1.33</b><br><b>Mobile Home Market Rate Rents by Vacancy Status</b><br>Albany County<br>RVS Data, June 2014 |                   |                             |              |
|--|-------------------|-----------------------------|--------------|
| Average Rents  | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500  | 5                 | 0                           | .0%          |
| \$500 to \$1,000   | 43                | 0                           | .0%          |
| \$1,000 to \$1,500   |                   |                             | %            |
| Above \$1,500  |                   |                             | %            |
| Missing  | 1                 | 0                           | .0%          |
| <b>Total</b>   | <b>49</b>         | <b>0</b>                    | <b>.0%</b>   |

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 did not 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 by unit type and condition are displayed below.

| <b>Table II.1.34</b><br><b>Condition by Unit Type</b><br>Albany County<br>RVS Data, June 2014 |                     |              |                 |              |               |            |              |
|---|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Conditions  | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total        |
| Poor  | 0                   | 0            | 0               | 5            | 0             | .          | 5            |
| Fair  | 1                   | 0            | 7               | 0            | 0             | .          | 8            |
| Average   | 10                  | 6            | 67              | 5            | 0             | .          | 88           |
| Good  | 100                 | 71           | 669             | 33           | 25            | .          | 898          |
| Excellent   | 43                  | 31           | 1,390           | 3            | 1             | .          | 1,468        |
| Don’t Know  | 11                  | 0            | 114             | 3            | 0             | 477        | 605          |
| <b>Total</b>  | <b>165</b>          | <b>108</b>   | <b>2,247</b>    | <b>49</b>    | <b>26</b>     | <b>477</b> | <b>3,072</b> |

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.

| <b>Table II.1.35</b>                                      |                            |                                      |                     |
|---|----------------------------|--------------------------------------|---------------------|
| <b>Condition of Single Family Units by Vacancy Status</b> |                            |                                      |                     |
| Albany County   |                            |                                      |                     |
| RVS Data, June 2014                                       |                            |                                      |                     |
| <b>Condition</b>  | <b>Single Family Units</b> | <b>Available Single Family Units</b> | <b>Vacancy Rate</b> |
| Poor  | 0                          | 0                                    | %                   |
| Fair  | 1                          | 0                                    | .0%                 |
| Average   | 10                         | 1                                    | 10.0%               |
| Good  | 100                        | 7                                    | 7.0%                |
| Excellent   | 43                         | 2                                    | 4.7%                |
| Don't Know  | 11                         | 0                                    | .0%                 |
| <b>Total</b>  | <b>165</b>                 | <b>10</b>                            | <b>6.1%</b>         |

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 fair condition, and had a vacancy rate of 0.0 percent.

| <b>Table II.1.36</b>                                  |                        |                                  |                     |
|---|------------------------|----------------------------------|---------------------|
| <b>Condition of Apartment Units by Vacancy Status</b> |                        |                                  |                     |
| Albany County   |                        |                                  |                     |
| RVS Data, June 2014                                   |                        |                                  |                     |
| <b>Condition</b>                                      | <b>Apartment Units</b> | <b>Available Apartment Units</b> | <b>Vacancy Rate</b> |
| Poor  | 0                      | 0                                | %                   |
| Fair  | 7                      | 0                                | .0%                 |
| Average   | 67                     | 10                               | 14.9%               |
| Good  | 669                    | 53                               | 7.9%                |
| Excellent   | 1,390                  | 71                               | 5.1%                |
| Don't Know  | 114                    | 1                                | 0.9%                |
| <b>Total</b>  | <b>2,247</b>           | <b>135</b>                       | <b>6.0%</b>         |

Table II.1.37, below, 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 fair quality, with a vacancy rate of 0.0 percent.

| <b>Table II.1.37</b>                                    |                     |                                    |                     |
|---|---------------------|------------------------------------|---------------------|
| <b>Condition of Mobile Home Units by Vacancy Status</b> |                     |                                    |                     |
| Albany County   |                     |                                    |                     |
| RVS Data, June 2014                                     |                     |                                    |                     |
| <b>Condition</b>  | <b>Mobile Units</b> | <b>Available Mobile Home Units</b> | <b>Vacancy Rate</b> |
| Poor  | 5                   | 0                                  | .0%                 |
| Fair  | 0                   | 0                                  | .0%                 |
| Average   | 5                   | 0                                  | .0%                 |
| Good  | 33                  | 0                                  | .0%                 |
| Excellent   | 3                   | 0                                  | .0%                 |
| Don't Know  | 3                   | 0                                  | .0%                 |
| <b>Total</b>  | <b>49</b>           | <b>0</b>                           | <b>.0%</b>          |

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, below, respondents in Albany County said they would prefer 71 more single family units, 176 more apartment units, and 88 units of all types. In total respondents indicated they wished to own or manage an additional 406 units.

| <b>Unit Type</b>    | <b>More Units</b> |
|---------------------|-------------------|
| Single family units | 71                |
| Duplex Units        | 35                |
| Apartments          | 176               |
| Mobile homes        | 25                |
| Other               | 10                |
| Don't Know          | 1                 |
| All types           | 88                |
| <b>Total</b>        | <b>406</b>        |

Table, II.1.39, on the following page, shows the most common answers from the 2014 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Albany County had a total of 175 respondents, with an average persons per household of 2.5 people. Of new residents to Albany County, 43.7 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to attend school or college.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 73.7 percent of respondents renting their residence. The average mortgage payment in Albany County was \$505 and the average rent was \$807. When asked if they were satisfied with their current housing, 88.0 percent said they were satisfied with their current housing.

| <b>Table II.1.39</b><br><b>Most Replied Response</b><br>Albany County<br>HNA Survey: Fiscal Year 2014 |   |
|---|---|
| Question  | Most Replied Answer (%)                 |
| <b>Demographics</b>   |   |
| Total Number of Respondents   | 175                                     |
| Number of persons in household (Average)  | 2.5                                     |
| Current age   | 25 to 34 years old (35.5%)              |
| Marital status  | Not Married (43.7%)                     |
| Primary reason for moving to Wyoming  | School or college (37.7%)               |
| In which industry are you primarily employed  | Other (43.7%)                           |
| Highest education level completed   | College Graduate (32.0%)                |
| Total household income from all sources   | \$20,000 to \$29,999 dollars (17.9%)    |
| <b>Current Housing Characteristics</b>  |   |
| Current Residence   | Single family home (44.0%)              |
| Do you own or rent  | Rent (73.7%)                            |
| How many bedrooms (Average)   | 2.7                                     |
| How many full bathrooms (Average)   | 1.7                                     |
| Average mortgage payment  | \$505                                   |
| Average rental payment  | \$807                                   |
| Are you satisfied with your current housing   | Satisfied with current housing (88.0%)  |
| <b>Housing Demand (If unsatisfied with current housing)</b>   |   |
| Reason you are unsatisfied  | Other (55.0%)                           |
| Are you seeking to change your housing situation  | Not seeking different housing (54.2%)   |
| What type of unit are you seeking   | Single family home (81.8%)              |
| Type of tenure seeking  | Seeking to buy (63.6%)                  |
| If own, do you plan on building or buying   | Buy an existing unit (71.4%)            |
| Expected buying price   | \$250,000 to \$299,999 dollars (100.0%) |
| Expected building price   | \$150,000 to \$199,999 dollars (60.0%)  |
| Expected rental price   | \$401 to \$500 dollars (100.0%)         |

For residents who are unsatisfied with their current housing, 55.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 81.8 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 63.6 percent wanted to buy and 27.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$401 to \$500 dollars. Additional survey data are presented in **Volume II. Technical Appendix**<sup>65</sup>.

### 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.1.40, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>65</sup> Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

| <b>Table II.1.40</b>                        |                 |              |                     |         |
|---|-----------------|--------------|---------------------|---------|
| <b>Overcrowding and Severe Overcrowding</b> |                 |              |                     |         |
| Albany County<br>2008-2012 5-Year ACS Data  |                 |              |                     |         |
| Household                                   | No Overcrowding | Overcrowding | Severe Overcrowding | Total   |
| <b>Albany County</b>                        |                 |              |                     |         |
| <b>Owner</b>                                |                 |              |                     |         |
| Households                                  | 7,583           | 37           | 0                   | 7,620   |
| Percentage                                  | 99.5%           | .5%          | .0%                 | 100.0%  |
| <b>Renter</b>                               |                 |              |                     |         |
| Households                                  | 7,318           | 50           | 33                  | 7,401   |
| Percentage                                  | 98.9%           | .7%          | .4%                 | 100.0%  |
| <b>Total</b>                                |                 |              |                     |         |
| Households                                  | 14,901          | 87           | 33                  | 15,021  |
| Percentage                                  | 99.2%           | .6%          | .2%                 | 100.0%  |
| <b>State of Wyoming</b>                     |                 |              |                     |         |
| <b>Owner</b>                                |                 |              |                     |         |
| Households                                  | 153,576         | 1,642        | 441                 | 155,659 |
| Percentage                                  | 98.7%           | 1.1%         | .3%                 | 100.0%  |
| <b>Renter</b>                               |                 |              |                     |         |
| Households                                  | 63,203          | 2,045        | 572                 | 65,820  |
| Percentage                                  | 96.0%           | 3.1%         | .9%                 | 100.0%  |
| <b>Total</b>                                |                 |              |                     |         |
| 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.1.41, at right.

| <b>Table II.1.41</b>                                    |               |                  |
|---|---------------|------------------|
| <b>Housing Units with Incomplete Kitchen Facilities</b> |               |                  |
| Albany County<br>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            |
| <b>Total Housing Units</b>                              | <b>18,004</b> | <b>261,430</b>   |
| 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.1.42, on the following page.

| <b>Table II.1.42</b><br><b>Housing Units with Incomplete Plumbing Facilities</b><br>Albany County<br>2008-2012 5-Year ACS Data |                      |                         |
|--|----------------------|-------------------------|
| <b>Facilities</b>  | <b>Albany County</b> | <b>State of Wyoming</b> |
| Complete Plumbing Facilities   | 17,744               | 255,465                 |
| Lacking Complete Plumbing Facilities   | 260                  | 5,965                   |
| <b>Total Households</b>  | <b>18,004</b>        | <b>261,430</b>          |
| 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.1.43, on the following page.



| <b>Table II.1.43</b><br><b>Cost Burden and Severe Cost Burden by Tenure</b><br>Albany County<br>2008-2012 5-Year ACS Data |                 |           |           |              |         |
|---|-----------------|-----------|-----------|--------------|---------|
| Households  | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total   |
| <b>Albany County</b>  |                 |           |           |              |         |
| <b>Owner With a Mortgage</b>  |                 |           |           |              |         |
| Households  | 3,225           | 714       | 681       | 8            | 4,628   |
| Percent   | 69.7%           | 15.4%     | 14.7%     | .2%          | 100.0%  |
| <b>Owner Without a Mortgage</b>   |                 |           |           |              |         |
| Households  | 2,703           | 168       | 114       | 7            | 2,992   |
| Percent   | 90.3%           | 5.6%      | 3.8%      | .2%          | 100.0%  |
| <b>Renter</b>   |                 |           |           |              |         |
| Households  | 2,841           | 1,395     | 2,606     | 559          | 7,401   |
| Percent   | 38.4%           | 18.8%     | 35.2%     | 7.6%         | 100.0%  |
| <b>Total</b>  |                 |           |           |              |         |
| Households  | 8,769           | 2,277     | 3,401     | 574          | 15,021  |
| Percent   | 58.4%           | 15.2%     | 22.6%     | 3.8%         | 100.0%  |
| <b>State of Wyoming</b>   |                 |           |           |              |         |
| <b>Owner With a Mortgage</b>  |                 |           |           |              |         |
| Households  | 69,166          | 16,223    | 8,723     | 189          | 94,301  |
| Percent   | 73.3%           | 17.2%     | 9.3%      | .2%          | 100.0%  |
| <b>Owner Without a Mortgage</b>   |                 |           |           |              |         |
| Households  | 55,107          | 3,594     | 2,253     | 404          | 61,358  |
| Percent   | 89.8%           | 5.9%      | 3.7%      | .7%          | 100.0%  |
| <b>Renter</b>   |                 |           |           |              |         |
| Households  | 35,072          | 12,067    | 11,011    | 7,670        | 65,820  |
| Percent   | 53.3%           | 18.3%     | 16.7%     | 11.7%        | 100.0%  |
| <b>Total</b>  |                 |           |           |              |         |
| Households  | 159,345         | 31,884    | 21,987    | 8,263        | 221,479 |
| Percent   | 71.9%           | 14.4%     | 9.9%      | 3.7%         | 100.0%  |

### 2014 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,338 loans purchased in Albany County between 1979 and 2014, with 57 occurring in fiscal 2014. The average home size over the period was 1,122 square feet and 1,191 square feet in fiscal 2014. For homes receiving a WCDA loan in fiscal 2014, the average year a home was built was 1968. The average household income in fiscal 2014 in nominal terms, without the effects of inflation being taken into consideration, was \$40,869. The average purchase price in fiscal 2014 was \$167,493. In fiscal 2014, 0.0 percent of loans purchased were for new construction, and 36.8 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

