

## ALBANY COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 36,299 in 2010 to 37,956 in 2015, or by 4.6 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 5.6 percent, and the number of people from 55 to 64 years of age increased by 6.7 percent. The white population increased by 2.7 percent, while the black population increased by 49.2 percent. The Hispanic population increased from 3,202 to 3,583 people between 2010 and 2015 or by 11.9 percent. These data are presented in Table II.1.1, below.

<b>Table II.1</b>						
<b>Profile of Population Characteristics</b>						
Albany County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
<b>Population</b>	<b>36,299</b>	<b>37,956</b>	<b>4.6%</b>	<b>563,626</b>	<b>586,107</b>	<b>4.0%</b>
Age						
Under 14 years	5,083	5,381	5.9%	113,371	116,880	3.1%
15 to 24 years	11,434	11,815	3.3%	78,460	78,529	0.1%
25 to 44 years	9,300	9,824	5.6%	144,615	153,641	6.2%
45 to 54 years	3,718	3,216	-13.5%	83,577	71,070	-15.0%
55 to 64 years	3,598	3,839	6.7%	73,513	81,288	10.6%
65 and Over	3,166	3,881	22.6%	70,090	84,699	20.8%
Race						
White	33,708	34,619	2.7%	529,110	543,292	2.7%
Black	443	661	49.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	296	406	37.2%	14,457	15,757	9.0%
Asian	1,045	1,286	23.1%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	30	32	6.7%	521	676	29.8%
Two or more races	777	952	22.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	3,202	3,583	11.9%	50,231	58,207	15.9%

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 19,848 persons, and accounted for 52.3 percent of the population, with the remaining 47.7 percent, or 18,108 persons being female.

<b>Table II.1.2</b> <b>Population by Age and Gender</b> Albany County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,656	2,427	5,083	2,779	2,602	5,381	5.9%
15 to 24 years	6,032	5,402	11,434	6,266	5,549	11,815	3.3%
25 to 44 years	5,075	4,225	9,300	5,391	4,433	9,824	5.6%
45 to 54 years	1,843	1,875	3,718	1,635	1,581	3,216	-13.5%
55 to 64 years	1,807	1,791	3,598	1,916	1,923	3,839	6.7%
65 and Over	1,484	1,682	3,166	1,861	2,020	3,881	22.6%
<b>Total</b>	<b>18,897</b>	<b>17,402</b>	<b>36,299</b>	<b>19,848</b>	<b>18,108</b>	<b>37,956</b>	<b>4.6%</b>
% of Total	52.1%	47.9%	.	52.3%	47.7%	.	

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.

<b>Table II.1.3</b> <b>Group Quarters Population</b> Albany County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>75</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>75</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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,595 family households, of which 6,147 housed married couple families and 1,448 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 615 families, or a female householder with no husband present, of which there were 833 families. There were also an estimated 8,067 “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 48.5 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Albany County, 80.9 percent were married households, which compared to 79.7 percent in the State of Wyoming.

<b>Table II.1.4</b>				
<b>Household Type by Tenure</b>				
Albany County				
2010-2015 5-Year ACS Data				
Family Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,595	48.5%	147,229	64.9%
Married-couple family	6,147	80.9%	117,355	79.7%
Owner-occupied housing units	4,810	78.2%	97,628	83.2%
Renter-occupied housing units	1,337	21.8%	19,727	16.8%
Other family	1,448	19.1%	29,874	20.3%
Male householder, no wife present	615	42.5%	10,771	36.1%
Owner-occupied housing units	265	43.1%	6,308	58.6%
Renter-occupied housing units	350	56.9%	4,463	41.4%
Female householder, no husband present	833	57.5%	19,103	63.9%
Owner-occupied housing units	233	28.0%	9,562	50.1%
Renter-occupied housing units	600	72.0%	9,541	49.9%
Nonfamily households	8,067	51.5%	79,636	35.1%
Owner-occupied housing units	2,283	28.3%	43,177	54.2%
Renter-occupied housing units	5,784	71.7%	36,459	45.8%
<b>Total</b>	<b>15,662</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Table II.1.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 3,581 two-person family households, 1,876 three-person family households and 1,411 four-person family households. One-person non-family households made up 59.6 percent of all non-family households or an estimated 4,810 households. Albany County’s two person households made up 37.3 percent of total housing units and four person households made up an additional 11.3 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

<b>Table II.1.5</b>				
<b>Household Type by Household Size</b>				
Albany County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Albany County</b>				
One Person	.	4,810	4,810	30.7%
Two Person	3,581	2,263	5,844	37.3%
Three Person	1,876	590	2,466	15.7%
Four Person	1,411	356	1,767	11.3%
Five Person	426	48	474	3.0%
Six Person	177	0	177	1.1%
Seven Person	124	0	124	.8%
<b>Total</b>	<b>7,595</b>	<b>8,067</b>	<b>15,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,844 two-person households, 3,008 were owner-occupied and 2,836 were renter-occupied. Of the 1,767 four-person households, 1,027 were owner-occupied and 740 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Albany County</b>				
One Person	1,795	3,015	4,810	30.7%
Two Person	3,008	2,836	5,844	37.3%
Three Person	1,342	1,124	2,466	15.7%
Four Person	1,027	740	1,767	11.3%
Five Person	272	202	474	3.0%
Six Person	118	59	177	1.1%
Seven Person or more	29	95	124	.8%
<b>Total</b>	<b>7,591</b>	<b>8,071</b>	<b>15,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

As seen in Table II.1.7, on the following page, Albany County had a total of 18,537 housing units of which 15,662 or 84.5 percent were occupied. Of these occupied units, 48.5 percent, or 7,591 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,875 units or 15.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

<b>Table II.1.7 Housing Units by Tenure</b> Albany County 2010-2015 5-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,662	84.5%	226,865	85.1
Owner-Occupied	7,591	48.5%	156,675	69.1
Renter-Occupied	8,071	51.5%	70,190	30.9
Vacant Housing Units	2,875	15.5%	39,765	14.9
<b>Total Housing Units</b>	<b>18,537</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.1.8, below, shows that of the 2,875 housing units in Albany County as reported in the 2014 ACS data, 685 or 23.8 percent were for rent and 66 or 2.3 percent were for sale. An estimated 1,382 units were for seasonal, recreational, or occasional use, and 509 or 17.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

<b>Table II.1.8 Disposition of Vacant Housing Units</b> Albany County 2010-2015 5-Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	685	23.8%	6,460	16.2%
Rented, but not occupied	233	8.1%	1,371	3.4%
For sale only	66	2.3%	2,571	6.5%
Sold, but not occupied	0	.0%	931	2.3%
For seasonal, recreational, or occasional use	1,382	48.1%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	509	17.7%	10,921	27.5%
<b>Total</b>	<b>2,875</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

Table II.1.9, at right, presents different income statistics for Albany County. According to the 2014 ACS data averages, median family income for Albany County was \$67,355 compared to the statewide average of \$73,194.

<b>Table II.1.9 Median and Per Capita Income</b> Albany County 2010-2015 5-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	67,355	73,194
Median Household Income	42,834	58,840

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 3,179 households or 20.3 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,922 households that had incomes between \$35,000 and \$49,999, which accounted for 12.3 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.6 percent of total households and numbered 2,449 in Albany County.

<b>Table II.1.10</b>				
<b>Households by Income</b>				
Albany County				
2010-2015 5-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,179	20.3%	21,426	9.4%
15,000 - 19,999	1,019	6.5%	10,358	4.6%
20,000 - 24,999	968	6.2%	11,900	5.2%
25,000 - 34,999	1,789	11.4%	22,435	9.9%
35,000 - 49,999	1,922	12.3%	30,775	13.6%
50,000 - 74,999	2,660	17.0%	43,104	19.0%
75,000 - 99,999	1,676	10.7%	32,540	14.3%
100,000 and above	2,449	15.6%	54,327	23.9%
<b>Total</b>	<b>15,662</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.1.11, below. In total, the poverty rate in Albany County was 27 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Albany County had a poverty rate of 26 percent and the female population had a poverty rate of 28 percent. There were 231 males and 345 females in poverty under the age of 5. Overall, 6.1 percent of persons in poverty in Albany County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 270 individuals with incomes below the poverty level which represented 2.8 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.1.11</b>				
<b>Poverty by Age</b>				
Albany County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Albany County</b>				
5 and Below	231	345	576	6.1%
6 to 17	444	305	749	7.9%
18 to 64	3,937	3,978	7,915	83.2%
65 and Older	136	134	270	2.8%
<b>Total</b>	<b>4,748</b>	<b>4,762</b>	<b>9,510</b>	<b>100.0%</b>
Poverty Rate	26%	28%	27%	.
<b>State of Wyoming</b>				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11%	.

Table II.1.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Albany County saw an average of 6,603 owner-occupied single-family units compared to 2,274 single-family rental units. In Albany County, single-family units comprised 56.7 percent of all households compared with 71.8 percent statewide. Albany County

had a total of 3,396 apartment rental units and total apartment units accounted for 21.8 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 1,212 mobile homes in Albany County, which comprised 7.7 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.1.12 Households by Unit Type</b> Albany County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Albany County</b>				
Single-Family Unit	6,603	2,274	8,877	56.7%
Duplex	95	566	661	4.2%
Tri- or Four-Plex	26	1,429	1,455	9.3%
Apartments	11	3,396	3,407	21.8%
Mobile Homes	817	395	1,212	7.7%
Boat, RV, Van, Etc.	39	11	50	.3%
<b>Total</b>	<b>7,591</b>	<b>8,071</b>	<b>15,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

Table II.1.13, below, shows the number of households by year of construction. As shown, 14.9 percent, or 2,332 units, were built in 1939 or earlier in the county, and another 638 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 3,099, which accounted for 19.8 percent of all households, and an additional 531 households, or 3.4 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

<b>Table II.1.13 Households by Year Built</b> Albany County 2010-2015 5-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,332	14.9%	24,616	10.9%
1940 to 1949	638	4.1%	10,203	4.5%
1950 to 1959	1,671	10.7%	21,453	9.5%
1960 to 1969	1,471	9.4%	18,653	8.2%
1970 to 1979	2,437	15.6%	48,616	21.4%
1980 to 1989	1,511	9.6%	33,033	14.6%
1990 to 1999	1,972	12.6%	26,955	11.9%
2000 to 2009	3,099	19.8%	36,947	16.3%
Built 2010 or Later	531	3.4%	6,389	2.8%
<b>Total</b>	<b>15,662</b>	<b>100.0%</b>	<b>226,865</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 accounted for only 3.4 percent of total housing units, while households with five and six rooms accounted for 21.0 and 11.2 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

<b>Table II.1.14 Housing Units by Number of Rooms</b> Albany County 2010-2015 5-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	637	3.4%	4,535	1.7%
Two	815	4.4%	7,317	2.7%
Three	2,292	12.4%	20,228	7.6%
Four	3,194	17.2%	41,849	15.7%
Five	3,900	21.0%	54,574	20.5%
Six	2,070	11.2%	42,082	15.8%
Seven	1,651	8.9%	31,471	11.8%
Eight	1,489	8.0%	25,750	9.7%
Nine or more	2,489	13.4%	38,824	14.6%
<b>Total</b>	<b>18,537</b>	<b>100.0%</b>	<b>266,630</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 474 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.2 percent of total households in Albany County, which compared to 24.3 percent statewide. In Albany County, the 4,737 households with three bedrooms accounted for 30.2 percent of all households, and there were only 994 five-bedroom or more households, which accounted for 6.3 percent of all households.

<b>Table II.1.15 Households by Number of Bedrooms</b> Albany County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Albany County</b>				
None	18	474	492	3.1%
One	276	1,720	1,996	12.7%
Two	1,359	2,906	4,265	27.2%
Three	2,992	1,745	4,737	30.2%
Four	2,100	1,078	3,178	20.3%
Five or more	846	148	994	6.3%
<b>Total</b>	<b>7,591</b>	<b>8,071</b>	<b>15,662</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</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 \$173,300, while structures built between 1950 and 1959 had a median value of \$200,000 and those built between 1990 to 1999 had a median value of \$291,100. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$332,600. The total average median value in Albany County was \$216,100, which compared to \$194,800 in the State of Wyoming.

<b>Table II.1.16</b> <b>Median Value by Year Structure Built</b> Albany County 2010-2015 5-Year ACS Data		
Year Built	Albany County	State of Wyoming
1939 or earlier	173,300	156,400
1940 to 1949	186,400	145,000
1950 to 1959	200,000	159,900
1960 to 1969	226,700	182,000
1970 to 1979	202,000	188,100
1980 to 1989	210,300	205,600
1990 to 1999	291,100	236,200
2000 to 2009	285,600	253,100
2010 to 2013	332,600	272,200
2014 to Later	.	284,800
<b>Total</b>	<b>216,100</b>	<b>194,800</b>

Household mortgage status is reported in Table II.1.17, below. In Albany County, households with a mortgage accounted for 60.5 percent of all households or 4,596 housing units, and the remaining 39.5 percent or 2,995 units had no mortgage. Of those units with a mortgage, 467 had either a second mortgage or home equity loan, 33 had both a second mortgage and home equity loan, and 4,096 or 89.1 percent had no second mortgage or no home equity loan.

<b>Table II.1.17</b> <b>Mortgage Status</b> Albany County 2010-2015 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	4,596	60.5%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	467	10.2%	10,910	11.8%
Second mortgage only	254	54.4%	5,021	46.0%
Home equity loan only	213	45.6%	5,889	54.0%
Both second mortgage and home equity loan	33	.7%	514	.6%
No second mortgage and no home equity loan	4,096	89.1%	81,121	87.7%
Housing units without a mortgage	2,995	39.5%	64,130	40.9%
<b>Total</b>	<b>7,591</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

The median rent in Albany County was \$671 as compared to \$674 statewide, as seen in Table II.1.18, below.

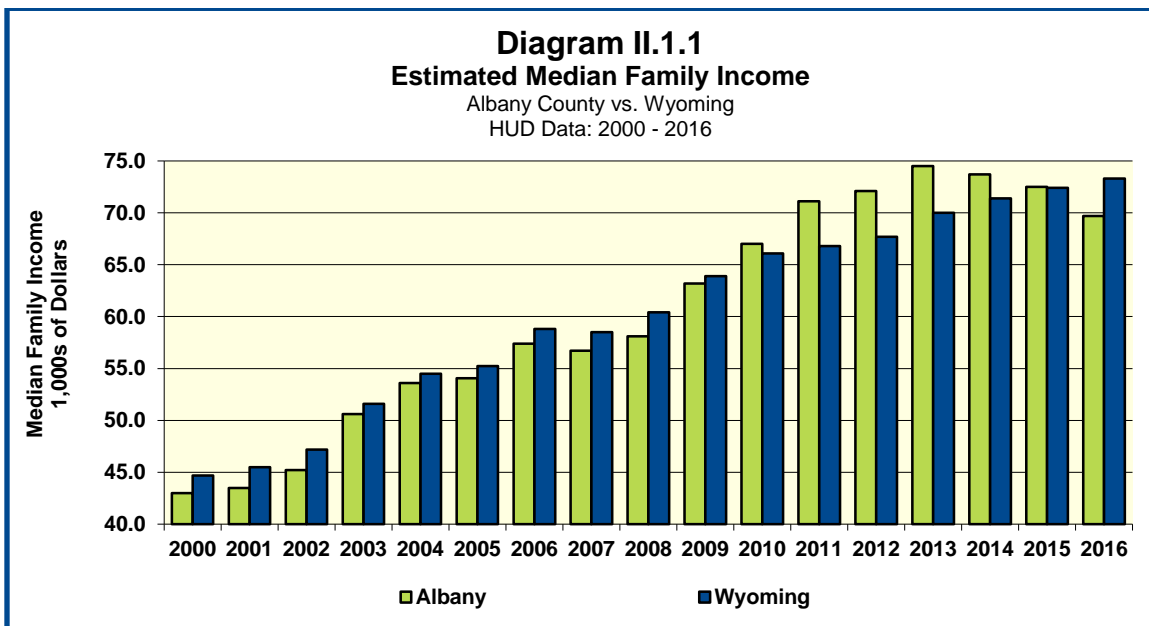
<b>Table II.1.18</b> <b>Median Rent</b> Albany County 2010-2015 5-Year ACS Data	
Place	Rent
Albany County	\$671
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 60 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.19, below, and showed a net increase of 1,966 persons over the time period.

<b>Table II.1.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Albany County			
WYDOT Data, 2000 – First Half of 2016			
<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
2014	1,336	1,185	151
2015	1,317	1,181	136
2016 – First Half	600	540	60
<b>Total</b>	<b>19,879</b>	<b>17,913</b>	<b>1,966</b>

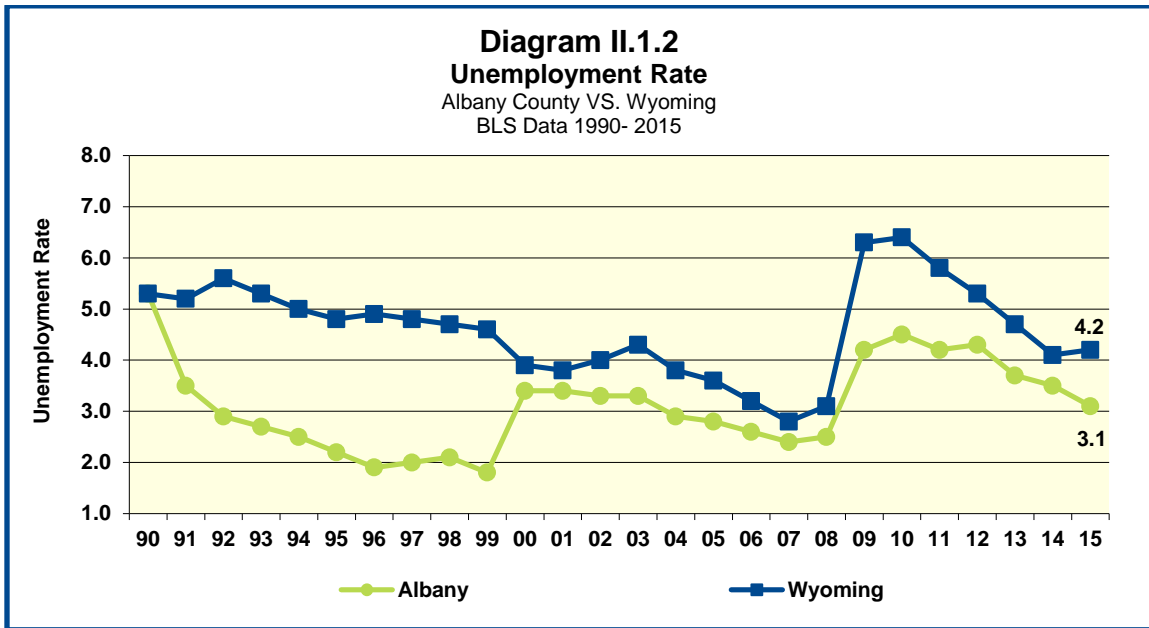
**Economics**

The HUD estimated MFI for Albany County was \$69,700 in 2016.<sup>76</sup> This compared to Wyoming’s MFI of \$73,300. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2016.



<sup>76</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.

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 355 persons, from 20,528 in 2014 to 20,883 in 2015. Employment increased by 427 persons; unemployment decreased by 72 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 3.5 percent in 2014 to 3.1 percent in 2015, as shown below in Diagram II.1.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.1.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 15,680 persons in 2015; this figure was higher than the 2014 average by 247 jobs. In June total preliminary monthly employment was estimated to be 16,324 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	14,867	14,895	14,993	14,992	15,475	14,999	14,917	15,087	15,068	15,155	15,000	15,457
Feb	15,173	15,112	15,270	15,484	15,574	15,028	15,043	15,145	15,198	15,273	15,315	15,713
Mar	15,274	15,106	15,403	15,611	15,615	15,058	15,097	15,162	15,332	15,348	15,354	15,712
Apr	15,428	15,340	15,464	15,707	15,507	15,074	15,274	15,169	15,423	15,331	15,631	15,792
May	15,492	15,417	15,625	15,750	15,582	15,096	15,309	15,336	15,422	15,475	15,623	15,876
Jun	15,206	15,505	15,678	15,847	16,114	15,595	15,774	15,882	15,839	15,840	16,095	16,324
Jul	14,863	14,685	14,910	15,128	15,362	14,852	15,028	15,093	15,102	15,143	15,503	.
Aug	15,025	14,620	14,911	15,112	15,322	14,792	15,220	15,083	15,175	15,241	15,456	.
Sep	15,601	15,324	15,561	15,954	16,193	15,400	15,716	15,509	15,569	15,830	16,383	.
Oct	15,575	15,336	15,656	16,033	16,143	15,484	15,715	15,553	15,744	15,663	15,925	.
Nov	15,639	15,341	15,518	15,878	16,016	15,338	15,621	15,519	15,755	15,529	15,921	.
Dec	15,485	15,397	15,528	15,742	15,295	15,294	15,397	15,446	15,515	15,365	15,955	.
<b>Annual</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>15,429</b>	<b>15,433</b>	<b>15,680</b>	.
% Change	-8.84%	-.84%	1.34%	1.48%	.51%	-3.28%	1.15%	-.07%	.63%	.03%	1.60%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$726 in 2014. In 2015, average weekly wages saw an increase of 2.48 over the prior year, rising to \$744. The most recent preliminary estimates show average weekly wages were 753 in the second quarter on 2016. These data are shown in Table II.1.21, below.

<b>Table II.1.21</b> <b>Average Weekly Wages</b> Albany County BLS QCEW Data, 2001–2016(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	691	719	710	723	711	.71%
2014	706	739	726	733	726	2.11%
2015	724	740	745	764	744	2.48%
2016(p)	727	753				

Total business establishments reported by the QCEW are displayed in Table II.1.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 1.36 percent to 1,262 establishments. The most recent preliminary estimates show the number of business establishments were 1,287 in the second quarter of 2016.

<b>Table II.1.22</b> <b>Number of Business Establishments</b> Albany County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,085	
2002	1,089	1,094	1,115	1,117	1,117	2.51%
2003	1,116	1,133	1,137	1,132	1,132	2.36%
2004	1,121	1,138	1,144	1,151	1,151	.80%
2005	1,151	1,181	1,188	1,178	1,178	3.16%
2006	1,173	1,194	1,196	1,183	1,183	1.02%
2007	1,177	1,189	1,189	1,193	1,193	.00%
2008	1,204	1,213	1,231	1,232	1,232	2.78%
2009	1,237	1,222	1,240	1,231	1,231	1.07%
2010	1,230	1,228	1,226	1,213	1,213	-.73%
2011	1,225	1,235	1,228	1,226	1,226	.41%
2012	1,222	1,224	1,227	1,221	1,221	-.41%
2013	1,221	1,226	1,235	1,234	1,234	.41%
2014	1,238	1,246	1,251	1,247	1,247	1.38%
2015	1,252	1,269	1,268	1,262	1,262	1.36%
2016	1,272	1,287				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Albany County recorded 23,543 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 \$1,482,253,000, and real per capita income was \$39,052 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$43,581 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming cost of living index, real average apartment rent in Albany County decreased by 3.3 percent from second quarter 2015 to second quarter 2016, from \$689 to \$666. During that same period, detached single-family home rents increased by 6.8 percent, rents for mobile homes on lots increased by 4.2 percent, and rents for mobile home lots decreased by 7.9 percent.

Albany County rental prices experienced average annualized increases of 0.4 percent for apartments, 1.3 percent for houses, 1.4 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots since fourth quarter 1986 through the second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.1.23, above, presents the Albany County data for each rental type.

Table II.1.23 Semiannual Average Monthly Rental Prices Albany County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	583	245	687	502
Q2.87	567	241	707	491
Q4.87	619	243	705	523
Q2.88	550	240	708	455
Q4.88	549	232	680	465
Q2.89	560	238	667	505
Q4.89	582	228	694	466
Q2.90	539	234	678	522
Q4.90	561	230	733	454
Q2.91	538	223	686	494
Q4.91	615	225	783	497
Q2.92	567	220	744	540
Q4.92	632	220	657	573
Q2.93	594	221	691	643
Q4.93	640	234	787	631
Q2.94	610	233	739	674
Q4.94	645	242	822	657
Q2.95	617	238	769	644
Q4.95	636	238	786	638
Q2.96	629	241	849	613
Q4.96	661	238	822	644
Q2.97	633	237	866	667
Q4.97	636	241	849	656
Q2.98	606	250	790	589
Q4.98	620	254	832	667
Q2.99	622	288	850	739
Q4.99	625	271	846	649
Q2.00	618	268	821	668
Q4.00	626	269	829	629
Q2.01	611	271	804	675
Q4.01	649	273	955	647
Q2.02	641	290	841	630
Q4.02	653	290	910	679
Q2.03	648	290	935	700
Q4.03	685	294	1,039	743
Q2.04	662	286	1,049	720
Q4.04	743	286	1,062	677
Q2.05	698	292	1,042	626
Q4.05	731	297	975	665
Q2.06	711	296	1,053	615
Q4.06	708	296	980	646
Q2.07	672	289	984	576
Q4.07	650	295	958	599
Q2.08	677	293	981	593
Q4.08	670	293	977	673
Q2.09	671	308	1,005	646
Q4.09	699	317	973	678
Q2.10	700	313	1,017	691
Q4.10	683	312	1,020	636
Q2.11	710	307	1,038	698
Q4.11	738	309	1,054	735
Q2.12	726	358	1,084	709
Q4.12	699	330	1,027	715
Q2.13	693	322	1,052	710
Q4.13	666	343	1,028	723
Q2.14	690	333	1,011	774
Q4.14	665	332	998	666
Q2.15	689	350	960	746
Q4.15	652	316	943	750
Q2.16	666	322	1,026	777

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 99 authorizations in 2014 to 122 in 2015.

The real value of single-family building permits decreased from \$180,332 in 2014 to \$179,372 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2014. Additional details are given in Table II.1.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	128	4	4	6	142	81.9	49.5
1981	121	8	19	80	228	77.4	62.1
1982	93	8	28	134	263	68.2	20.8
1983	138	2	103	47	290	67.7	24.9
1984	55	.	47	78	180	79.1	21.5
1985	29	2	.	76	107	111.1	16.3
1986	13	.	.	.	13	76.6	.
1987	14	.	.	8	22	90.3	26.8
1988	11	2	.	.	13	178.5	.
1989	15	.	.	.	15	157.8	.
1990	12	.	4	8	24	142.7	34.9
1991	31	.	.	16	47	127.9	28.3
1992	56	.	16	.	72	146.1	.
1993	69	.	4	.	73	149.2	.
1994	106	.	39	69	214	152.0	37.5
1995	102	4	20	48	174	158.8	42.7
1996	109	2	12	12	135	149.1	63.0
1997	98	4	52	.	154	175.7	.
1998	97	4	4	34	139	136.7	46.8
1999	101	.	12	92	205	165.4	57.5
2000	105	2	.	.	107	155.1	.
2001	135	.	4	144	283	148.3	71.3
2002	153	2	8	.	163	159.8	.
2003	193	2	28	48	271	154.0	54.7
2004	210	2	16	182	410	171.1	50.7
2005	192	.	110	292	594	162.0	76.8
2006	156	6	92	75	329	171.1	73.4
2007	192	.	24	48	264	176.9	76.9
2008	142	.	18	12	172	191.5	65.4
2009	103	.	4	25	132	177.0	69.2
2010	140	.	.	32	172	175.5	63.5
2011	145	.	.	318	463	147.3	70.9
2012	103	.	.	87	190	158.3	55.5
2013	125	2	.	12	139	159.0	82.2
2014	99	.	.	.	99	180.3	.
2015	122	.	.	20	142	179.4	41.1

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Albany County was \$238,721. This represented an increase of 1.3 percent from the previous year. Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.1.25, on the following page.

<b>Table II.1.25</b> <b>Average Sales Prices</b> Albany County vs. Wyoming DOR Data, 2000–2015				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	118,196	.	131,207	.
2001	126,183	6.76	128,771	-1.86
2002	125,820	-0.29	138,295	7.40
2003	150,751	19.81	148,276	7.22
2004	175,320	16.30	159,558	7.61
2005	182,000	3.81	178,183	11.67
2006	184,159	1.19	219,438	23.15
2007	212,313	15.29	265,044	20.78
2008	222,151	4.6	256,045	-3.40
2009	215,069	-3.2	241,622	-5.63
2010	225,991	5.08	250,958	3.86
2011	213,452	-5.5	241,301	-3.85
2012	227,080	6.4	266,406	10.40
2013	222,725	-1.9	281,345	5.6
2014	235,562	5.8	263,432	-6.4
2015	238,721	1.3	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.<sup>77</sup> During December 2016, a total of 162 surveys were completed by property managers in Albany County. Of the 3,171 rental units surveyed, 238 were vacant, indicating a vacancy rate of 7.5 percent. This compares to a 6.6 percent vacancy rate one year ago, as shown in Table II.1.26, at right, and a December 2016 statewide vacancy rate of 11.1 percent.

<b>Table II.1.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Albany County RVS Data, June 2001 – December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy 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%
2014b	162	3,034	226	7.4%
2015a	189	3,030	248	8.2%
2015b	158	3,194	212	6.6%
2016a	168	4,013	259	6.5%
2016b	162	3,171	238	7.5%

<sup>77</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, below, 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 decreasing below the statewide rate for the last two surveys.

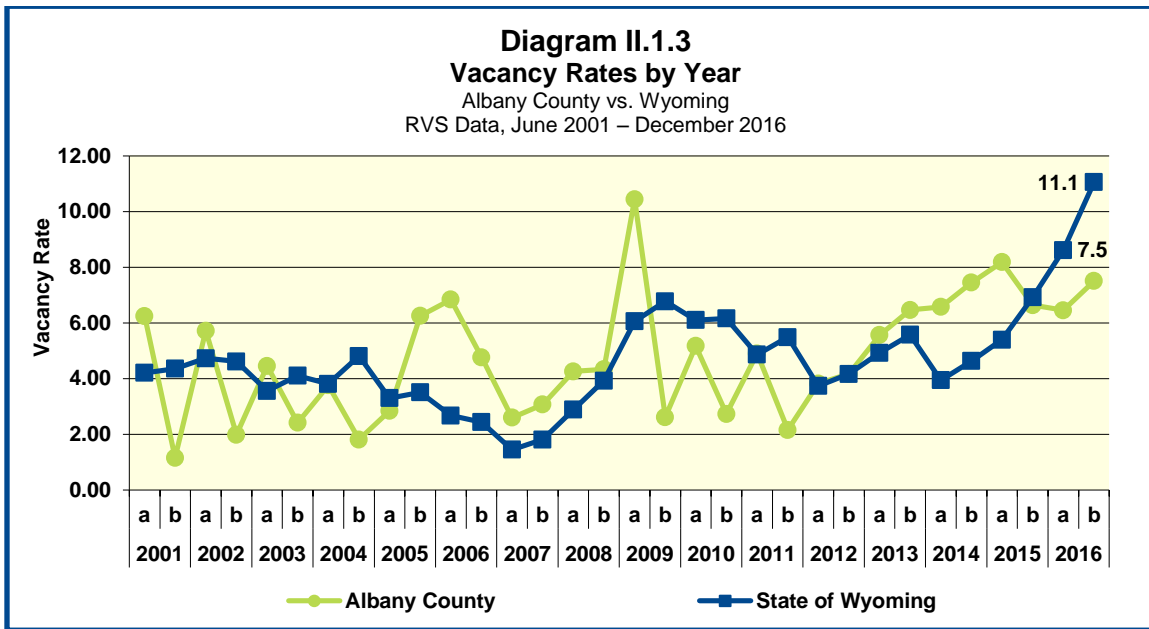


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the second half of 2016, rents for single-family units fell to \$994 and average rent for apartments increased to \$784.

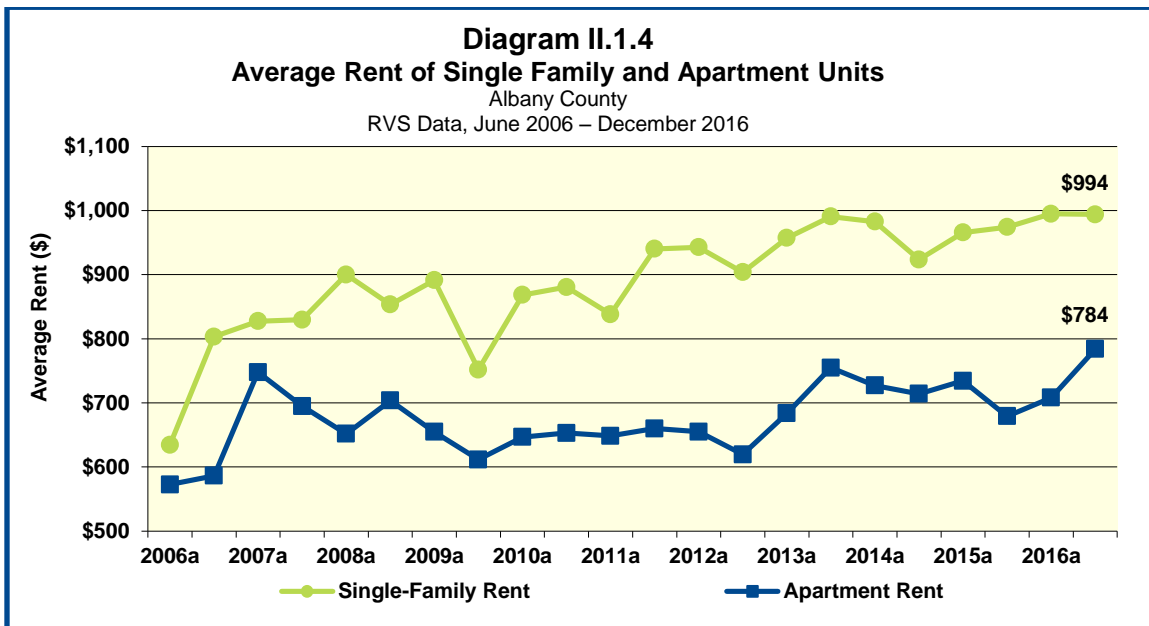


Table II.1.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 740 single family units in Albany County, with 15 of them available. This translates into a vacancy rate of 2.0 percent in Albany County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 1,926 apartment units reported in the survey, with 82 of them available, which resulted in a vacancy rate of 4.3 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

<b>Table II.1.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Albany County			
RVS Data, December 2016			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	740	15	2.0%
Duplex units	219	5	2.3%
Apartments	1,926	82	4.3%
Mobile Homes	89	6	6.7%
“Other” Units	96	0	.0%
Don't Know	101	130	128.7%
<b>Total</b>	<b>3,171</b>	<b>238</b>	<b>7.5%</b>

Table II.1.28, below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 244 units. The most common apartment units were two bedroom units, with 596 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.1.28</b>							
<b>Rental Units by Number of Bedrooms</b>							
Albany County							
RVS Data, December 2016							
<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	1	6	137	0	0	.	144
One	137	34	408	2	0	.	581
Two	244	85	596	28	4	.	957
Three	76	29	240	59	5	.	409
Four	23	2	309	0	2	.	336
Five	9	0	0	0	0	.	9
Don't Know	250	63	236	0	85	101	735
<b>Total</b>	<b>740</b>	<b>219</b>	<b>1,926</b>	<b>89</b>	<b>96</b>	<b>101</b>	<b>3,171</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.1.29, on the following page, two bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

<b>Table II.1.29</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Albany County							
RVS Data, December 2016							
<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	1	0	0	0	0	.	1
One	2	1	9	0	0	.	12
Two	5	1	24	1	0	.	31
Three	3	1	10	5	0	.	19
Four	0	0	21	0	0	.	21
Five	0	0	0	0	0	.	0
Don't Know	4	2	18	0	0	130	154
<b>Total</b>	<b>15</b>	<b>5</b>	<b>82</b>	<b>6</b>	<b>0</b>	<b>130</b>	<b>238</b>

Table II.1.30, below shows the vacancy rate by bedroom size for each type of unit. Apartment units with four bedrooms had the highest vacancy rate at 6.8 percent, with efficiency single family units having the highest vacancy rate at 100.0 percent.

<b>Table II.1.30</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Albany County							
RVS Data, December 2016							
<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	100.0%	.0%	.0%	%	%		.7%
One	1.5%	2.9%	2.2%	.0%	%		2.1%
Two	2.0%	1.2%	4.0%	3.6%	.0%		3.2%
Three	3.9%	3.4%	4.2%	8.5%	.0%		4.6%
Four	.0%	.0%	6.8%	%	.0%		6.3%
Five	.0%	%	%	%	%		.0%
Don't Know	1.6%	3.2%	7.6%	%	.0%	128.7%	21.1%
<b>Total</b>	<b>2.0%</b>	<b>2.3%</b>	<b>4.3%</b>	<b>6.7%</b>	<b>.0%</b>	<b>128.7%</b>	<b>7.5%</b>

Average market-rate rents by unit type are shown in Table II.1.31, below. 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.1.31</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Albany County						
RVS Data, December 2016						
<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	\$375	\$417	\$473	\$	\$	\$439
One	\$593	\$537	\$539	\$518	\$	\$548
Two	\$818	\$702	\$682	\$723	\$800	\$722
Three	\$1,047	\$1,040	\$870	\$778	\$967	\$958
Four	\$1,280	\$	\$1,174	\$	\$1,100	\$1,239
Five	\$1,569	\$	\$	\$	\$	\$1,569
<b>Total</b>	<b>\$994</b>	<b>\$781</b>	<b>\$784</b>	<b>\$745</b>	<b>\$921</b>	<b>\$848</b>

Table II.1.32 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.1.32</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Albany County			
RVS Data, December 2016			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	10	3	30.0%
\$500 to \$1,000	72	4	5.6%
\$1,000 to \$1,500	113	4	3.5%
Above \$1,500	3	0	.0%
Missing	542	4	.7%
<b>Total</b>	<b>740</b>	<b>15</b>	<b>2.0%</b>

The availability of apartment units by average rent is displayed in Table II.1.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 3.1 percent.

<b>Table II.1.33</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Albany County			
RVS Data, December 2016			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	113	7	6.2%
\$500 to \$1,000	1,232	38	3.1%
\$1,000 to \$1,500	425	25	5.9%
Above \$1,500	0	0	%
Missing	156	12	7.7%
<b>Total</b>	<b>1,926</b>	<b>82</b>	<b>4.3%</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 good condition. Details by unit type and condition are displayed below.

<b>Table II.1.34</b>							
<b>Condition by Unit Type</b>							
Albany County							
RVS Data, December 2016							
<b>Conditions</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>
Poor						.	
Fair	0	2	0	0	0	.	2
Average	20	16	420	14	6	.	476
Good	628	134	943	46	84	.	1,835
Excellent	36	67	539	29	5	.	676
Don’t Know	56	0	24	0	1	101	182
<b>Total</b>	<b>740</b>	<b>219</b>	<b>1,926</b>	<b>89</b>	<b>96</b>	<b>101</b>	<b>3,171</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 good condition, with a vacancy rate of 1.9 percent.

<b>Table II.1.35</b> <b>Condition of Single Family Units by Vacancy Status</b> Albany County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	20	1	5.0%
Good	628	12	1.9%
Excellent	36	2	5.6%
Don't Know	56	0	.0%
<b>Total</b>	<b>740</b>	<b>15</b>	<b>2.0%</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 excellent condition, and had a vacancy rate of 2.4 percent.

<b>Table II.1.36</b> <b>Condition of Apartment Units by Vacancy Status</b> Albany County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	420	25	6.0%
Good	943	44	4.7%
Excellent	539	13	2.4%
Don't Know	24	0	.0%
<b>Total</b>	<b>1,926</b>	<b>82</b>	<b>4.3%</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.1.37, below, 16 respondents said they would prefer more single family units, 20 respondents wanted more apartment units, and 22 respondents indicated they would prefer more units of any type.

<b>Table II.1.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Albany County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	16
Duplex Units	11
Apartments	20
Mobile homes	1
Other	1
All types	22
<b>Total</b>	<b>71</b>

Table, II.1.38, on the following page, shows the most common answers from the 2016 calendar 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 50 respondents, with an average persons per household of 2.8 people. Of new residents to Albany County, 50.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 58.0 percent of respondents renting their residence. The average mortgage payment in Albany County was \$1,337 and the average rent was \$780. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with their current housing.

<b>Table II.1.38</b>	
<b>Most Replied Response</b>	
Albany County	
HNA Survey: Calendar Year 2016	
<b>Question</b>	<b>Most Replied Answer (%)</b>
<b>Demographics</b>	
Total Number of Respondents	50
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (36.7%)
Marital status	Married (50.0%)
Primary reason for moving to Wyoming	New job (30.0%)
In which industry are you primarily employed	Student (24.5%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (38.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (31.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (56.0%)
Do you own or rent	Rent (58.0%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,337
Average rental payment	\$780
Are you satisfied with your current housing	Satisfied with current housing (80.0%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (66.7%)
Are you seeking to change your housing situation	Seeking different housing (88.9%)
What type of unit are you seeking	Single family home (87.5%)
Type of tenure seeking	Seeking to buy (87.5%)
If own, do you plan on building or buying	Build a new unit (71.4%)
Expected buying price	\$100,000 to \$149,999 dollars (20.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 66.7 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, 87.5 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 87.5 percent wanted to buy and 12.5 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$100,000 to \$149,999 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, percent of respondents, anticipated spending. Additional survey data are presented in **Volume II. Technical Appendix.**<sup>78</sup>

<sup>78</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.

**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 2015 5-year ACS data, 158 or 1.0 percent of households in Albany County were overcrowded and another 211 or 1.3 percent of units were severely overcrowded, as shown in Table II.1.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.1.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Albany County				
2010-2015 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Albany County</b>				
<b>Owner</b>				
Households	7,507	84	0	7,591
Percentage	98.9%	1.1%	.0%	100.0%
<b>Renter</b>				
Households	7,786	74	211	8,071
Percentage	96.5%	.9%	2.6%	100.0%
<b>Total</b>				
Households	15,293	158	211	15,662
Percentage	97.6%	1.0%	1.3%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 371 units or 2.0 percent of all housing units in Albany County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.1.40, at right.

<b>Table II.1.40</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Albany County 2010-2015 5-Year ACS Data		
<b>Facilities</b>	<b>Albany County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	18,166	259,728
Lacking Complete Kitchen Facilities	371	6,902
<b>Total Housing Units</b>	<b>18,537</b>	<b>266,630</b>
Percent Lacking	2.0%	2.6%

At the time of the 2014 ACS, a total of 474 units or 2.6 percent of all housing units in Albany County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.1.41, below.

<b>Table II.1.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Albany County 2010-2015 5-Year ACS Data		
<b>Facilities</b>	<b>Albany County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	18,063	260,327
Lacking Complete Plumbing Facilities	474	6,303
<b>Total Households</b>	<b>18,537</b>	<b>266,630</b>
Percent Lacking	2.6%	2.4%

The third type of housing problem reported in the 2014 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, 18.2 percent of households had a cost burden and 21.5 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 15.7 percent of homeowners with a mortgage in Albany County experienced a cost burden and 11.2 percent experienced a severe cost burden, while 23.4 percent of renters had a cost burden and 34.1 percent had a severe cost burden, as seen in Table II.1.42, on the following page.

<b>Table II.1.42</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Albany County 2010-2015 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	3,355	720	514	7	4,596
Percent	73.0%	15.7%	11.2%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	2,660	238	97	0	2,995
Percent	88.8%	7.9%	3.2%	.0%	100.0%
<b>Renter</b>					
Households	2,866	1,887	2,752	566	8,071
Percent	35.5%	23.4%	34.1%	7.0%	100.0%
<b>Total</b>					
Households	8,881	2,845	3,363	573	15,662
Percent	56.7%	18.2%	21.5%	3.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

**2017 Housing Needs Forecast**

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 2,596 households in Albany County, from 15,691 in 2010 to 18,287 in 2040. Homeowners are expected to increase from 7,834 households in 2010 to 9,580 by 2040. Renters are anticipated to increase from 7,857 households in 2010 to 8,707 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 77 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 97 households and by 170 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 234 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 159 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

<b>Table II.1.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Albany County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	344	434	764	380	5,913	7,834
2015	333	420	740	368	5,729	7,591
2020	387	488	859	428	6,652	8,814
2025	400	504	888	442	6,879	9,113
2030	409	516	909	452	7,040	9,328
2035	416	525	924	460	7,153	9,477
2040	420	530	934	465	7,231	9,580
<b>Renters by Percent of Median Household Income</b>						
2010	2,163	1,473	1,559	474	2,188	7,857
2015	2,222	1,513	1,601	487	2,247	8,071
2020	2,248	1,531	1,621	493	2,274	8,167
2025	2,318	1,579	1,671	509	2,345	8,422
2030	2,361	1,608	1,702	518	2,388	8,578
2035	2,385	1,625	1,719	523	2,413	8,666
2040	2,397	1,633	1,728	526	2,424	8,707
<b>Total Households by Percent of Median Household Income</b>						
2010	2,507	1,907	2,323	854	8,100	15,691
2015	2,555	1,934	2,341	856	7,977	15,662
2020	2,635	2,019	2,480	921	8,926	16,981
2025	2,718	2,084	2,559	951	9,224	17,536
2030	2,771	2,125	2,611	970	9,429	17,905
2035	2,801	2,149	2,643	983	9,566	18,143
2040	2,817	2,163	2,661	990	9,655	18,287

