

## ALBANY COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Albany County’s population increased from 36,299 in 2010 to 38,256 in 2016, or by 5.4 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 5.6 percent, and the number of people from 55 to 64 years of age increased by 7.1 percent. The white population increased by 3.7 percent, while the black population increased by 51.9 percent. The Hispanic population increased from 3,202 to 3,606 people between 2010 and 2016 or by 12.6 percent. These data are presented in Table II.1.1, below.

<b>Table II.1.1</b>						
<b>Profile of Population Characteristics</b>						
Albany County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>36,299</b>	<b>38,256</b>	<b>5.4%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	5,083	5,387	6.0%	113,371	116,796	3.0%
15 to 24 years	11,434	11,796	3.2%	78,460	77,293	-1.5%
25 to 34 years	5,971	6,304	5.6%	77,649	81,948	5.5%
35 to 44 years	3,329	3,738	12.3%	66,966	71,334	6.5%
45 to 54 years	3,718	3,139	-15.6%	83,577	69,052	-17.4%
55 to 64 years	3,598	3,854	7.1%	73,513	81,266	10.5%
65 and Over	3,166	4,038	27.5%	70,090	87,812	25.3%
<b>Race</b>						
White	33,708	34,952	3.7%	529,110	543,387	2.7%
Black	443	673	51.9%	5,135	7,753	51.0%
American Indian and Alaskan Native	296	427	44.3%	14,457	15,762	9.0%
Asian	1,045	1,253	19.9%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	30	30	0.0%	521	673	29.2%
Two or more races	777	921	18.5%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	3,202	3,606	12.6%	50,231	58,413	16.3%

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 20,072 persons, and accounted for 52.5 percent of the population, with the remaining 47.5 percent, or 18,184 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			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,656	2,427	5,083	2,796	2,591	5,387	6.0%
15 to 24 years	6,032	5,402	11,434	6,291	5,505	11,796	3.2%
25 to 44 years	3,334	2,637	5,971	3,512	2,792	6,304	5.6%
45 to 54 years	1,741	1,588	3,329	2,001	1,737	3,738	12.3%
55 to 64 years	1,843	1,875	3,718	1,601	1,538	3,139	-15.6%
65 and Over	1,807	1,791	3,598	1,926	1,928	3,854	7.1%
<b>Total</b>	<b>18,897</b>	<b>17,402</b>	<b>36,299</b>	<b>20,072</b>	<b>18,184</b>	<b>38,256</b>	<b>5.4%</b>
<b>% of Total</b>	<b>52.1%</b>	<b>47.9%</b>	.	<b>52.5%</b>	<b>47.5%</b>	.	

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>76</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.

<sup>76</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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.

Household 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				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<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 2015 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				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<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 vacant housing units in Albany County as reported in the 2015 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 2015 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, on the following page, 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</b>				
<b>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 five rooms, which compared to six statewide.

<b>Table II.1.14</b>				
<b>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</b>				
<b>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 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				
<b>Mortgage Status</b>	<b>Albany County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
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	
<b>Place</b>	<b>Rent</b>
Albany County	\$671
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 116 persons during the first half of 2017. 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 2,044 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 2017			
<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	1,295	1,273	22
2017 – First Half	575	459	116
<b>Total</b>	<b>21,149</b>	<b>19,105</b>	<b>2,044</b>

**Economics**

The HUD estimated MFI for Albany County was \$68,300 in 2017. This compared to Wyoming’s MFI of \$74,700. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.1.1**  
**Estimated Median Family Income**  
 Albany County vs. Wyoming  
 HUD Data: 2000 - 2017

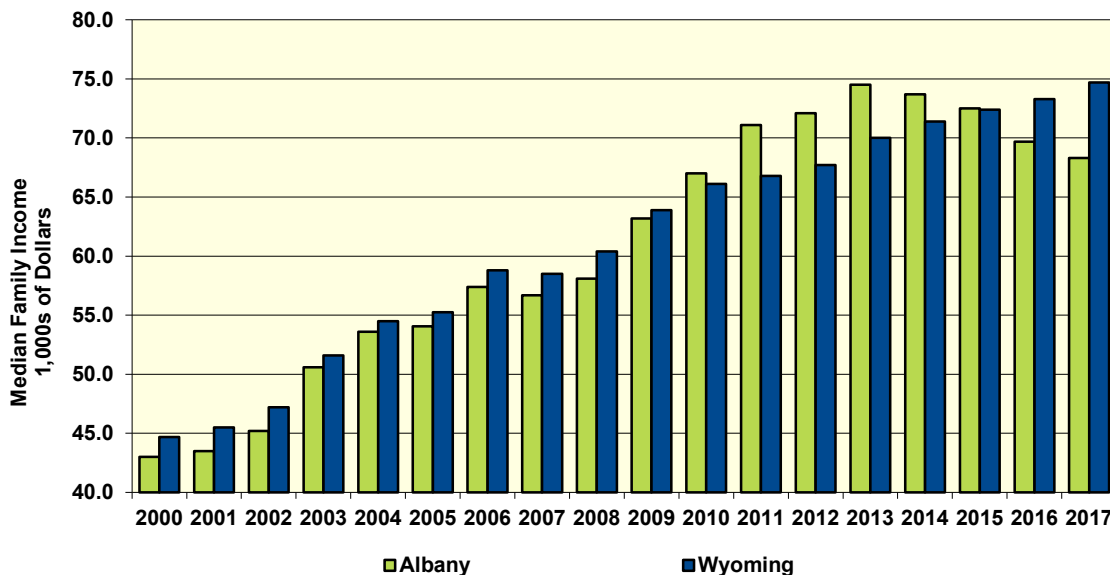


Table II.1.20 below shows the labor force statistics for Albany County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 1999 with a rate of 1.8 percent. The highest level of unemployment occurred during 1990 rising to a rate of 5.3 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Albany County increased from 3.1 percent in 2015 to 3.2 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.1.20</b>					
<b>Labor Force Statistics</b>					
Albany County					
1990 - 2016 BLS Data					
Year	Albany County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	888	15,821	16,709	5.3%	5.3%
1991	573	15,678	16,251	3.5%	5.2%
1992	459	15,517	15,976	2.9%	5.6%
1993	410	14,908	15,318	2.7%	5.3%
1994	411	15,850	16,261	2.5%	5%
1995	365	16,361	16,726	2.2%	4.8%
1996	315	16,657	16,972	1.9%	4.9%
1997	330	16,460	16,790	2%	4.8%
1998	359	17,138	17,497	2.1%	4.7%
1999	321	18,002	18,323	1.8%	4.6%
2000	625	17,666	18,291	3.4%	3.9%
2001	635	17,850	18,485	3.4%	3.8%
2002	604	17,754	18,358	3.3%	4%
2003	612	18,160	18,772	3.3%	4.3%
2004	581	19,248	19,829	2.9%	3.8%
2005	534	18,835	19,369	2.8%	3.6%
2006	487	18,125	18,612	2.6%	3.2%
2007	448	18,087	18,535	2.4%	2.8%
2008	478	18,435	18,913	2.5%	3.1%
2009	823	18,882	19,705	4.2%	6.3%
2010	956	20,425	21,381	4.5%	6.4%
2011	917	20,915	21,832	4.2%	5.8%
2012	891	19,845	20,736	4.3%	5.3%
2013	773	19,902	20,675	3.7%	4.7%
2014	709	19,787	20,496	3.5%	4.2%
2015	648	20,060	20,708	3.1%	4.2%
2016	667	20,416	21,083	3.2%	5.3%

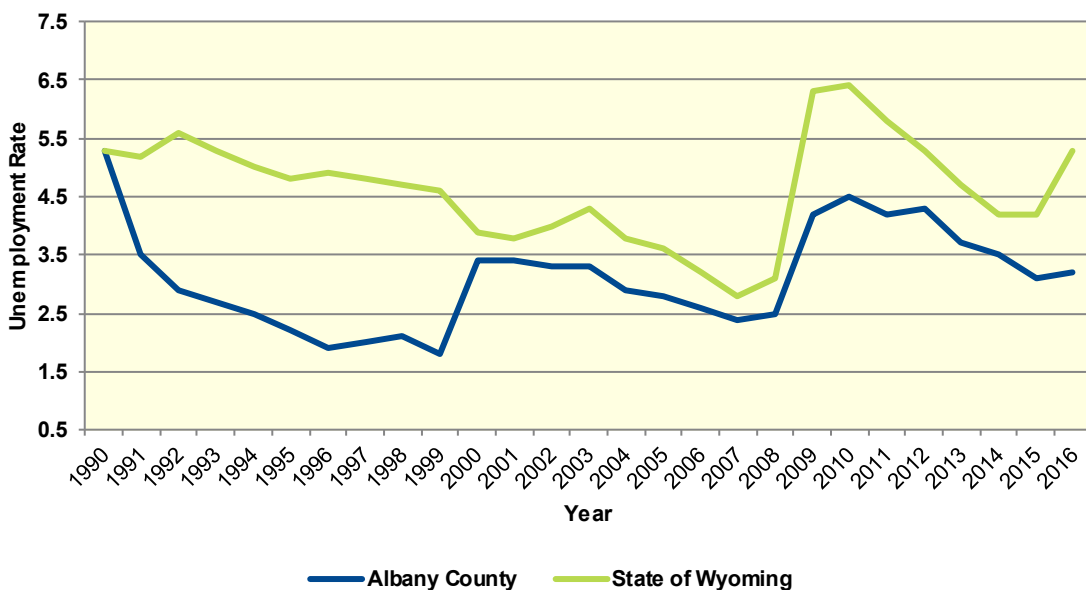
Diagram II.1.2 on the following page, shows the employment and labor force for Albany County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 20,416 persons, with the labor force reaching 21,083, indicating there were a total of 667 unemployed persons.

**Diagram II.1.2**  
**Employment and Labor Force**  
 Albany County  
 1990 – 2016 BLS Data



Diagram II.1.3 below shows the unemployment rate for both the state and Albany County. During the 1990s the average rate for Albany County was 2.7 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 3.1 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 3.8 percent. Over the course of the entire period Albany County had an average unemployment rate lower than the state, 3.1 percent for Albany County, versus 4.6 statewide.

**Diagram II.1.3**  
**Annual Unemployment Rate**  
 Albany County  
 1990 – 2016 BLS Data



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 only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.1.21, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment increased from 15,680 persons in 2015 to 15,740 in 2016, a change of 0.4.

<b>Table II.1.21</b>											
<b>Total Monthly Employment</b>											
Albany County											
BLS QCEW Data, 2001–2016(p)											
Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	14,895	14,993	14,992	15,475	14,999	14,917	15,087	15,068	15,155	15,000	15,457
Feb	15,112	15,270	15,484	15,574	15,028	15,043	15,145	15,198	15,273	15,315	15,713
Mar	15,106	15,403	15,611	15,615	15,058	15,097	15,162	15,332	15,348	15,354	15,712
Apr	15,340	15,464	15,707	15,507	15,074	15,274	15,169	15,423	15,331	15,631	15,804
May	15,417	15,625	15,750	15,582	15,096	15,309	15,336	15,422	15,475	15,623	15,897
Jun	15,505	15,678	15,847	16,114	15,595	15,774	15,882	15,839	15,840	16,095	16,342
Jul	14,685	14,910	15,128	15,362	14,852	15,028	15,093	15,102	15,143	15,503	15,523
Aug	14,620	14,911	15,112	15,322	14,792	15,220	15,083	15,175	15,241	15,456	15,618
Sep	15,324	15,561	15,954	16,193	15,400	15,716	15,509	15,569	15,830	16,383	15,887
Oct	15,336	15,656	16,033	16,143	15,484	15,715	15,553	15,744	15,663	15,925	15,783
Nov	15,341	15,518	15,878	16,016	15,338	15,621	15,519	15,755	15,529	15,921	15,669
Dec	15,397	15,528	15,742	15,295	15,294	15,397	15,446	15,515	15,365	15,955	15,476
<b>Annual</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>	<b>15,740</b>
% Change	-0.8%	1.3%	1.5%	0.5%	-3.3%	1.2%	-0.1%	0.6%	0.0%	1.6%	0.4%

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 \$744 in 2015. In 2016, average weekly wages saw an increase of 1.1 percent over the prior year, rising to \$752. These data are shown in Table II.1.22, below.

<b>Table II.1.22</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	7.2%
2003	494	524	526	545	522	2.8%
2004	480	518	519	500	504	-3.4%
2005	531	562	573	572	559	10.9%
2006	551	584	593	614	586	4.8%
2007	581	628	630	647	622	6.1%
2008	621	648	666	672	652	4.8%
2009	639	674	682	699	674	3.4%
2010	658	712	702	705	694	3.0%
2011	676	713	720	751	715	3.0%
2012	685	723	707	710	706	-1.3%
2013	691	719	710	723	711	0.7%
2014	706	739	726	733	726	2.1%
2015	724	740	745	764	744	2.5%
2016(p)	727	753	775	754	752	1.1%

Total business establishments reported by the QCEW are displayed in II.1.23, below. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 1.7 percent, from 1,263 to 1,285 establishments.

<b>Table II.1.23</b>						
<b>Number of Business Establishments</b>						
Albany County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	1,054	1,083	1,086	1,085	1,077	
2002	1,089	1,094	1,115	1,117	1,104	2.5%
2003	1,116	1,133	1,137	1,132	1,130	2.4%
2004	1,121	1,138	1,144	1,151	1,139	0.8%
2005	1,151	1,181	1,188	1,178	1,175	3.2%
2006	1,173	1,194	1,196	1,183	1,187	1.0%
2007	1,177	1,189	1,189	1,193	1,187	0.0%
2008	1,204	1,213	1,231	1,232	1,220	2.8%
2009	1,237	1,222	1,240	1,231	1,233	1.1%
2010	1,230	1,228	1,226	1,213	1,224	-0.7%
2011	1,225	1,235	1,228	1,226	1,229	0.4%
2012	1,222	1,224	1,227	1,221	1,224	-0.4%
2013	1,221	1,226	1,235	1,234	1,229	0.4%
2014	1,238	1,246	1,251	1,247	1,246	1.4%
2015	1,252	1,269	1,268	1,262	1,263	1.4%
2016	1,272	1,287	1,290	1,289	1,285	1.7%

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 increased by 0.4 percent from fourth quarter 2015 to fourth quarter 2016, from \$652 to \$655. During that same period, detached single-family home rents increased by 2.9 percent, rents for mobile homes on lots increased by 7.5 percent, and rents for mobile home lots increased by 5.3 percent.

Albany County rental prices experienced average annualized increases of 0.4 percent for apartments, 1.1 percent for houses, 1.5 percent for mobile homes plus a lot, and 1.0 percent for mobile home lots since fourth quarter 1986 through the fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.1.24, at right, presents the Albany County data for each rental type.

Table II.1.24 Semiannual Average Monthly Rental Prices Albany County EAD Data, 1986:Q4 – 2016:Q4, 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
Q4.16	655	333	971	806



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 increased from 122 authorizations in 2015 to 123 in 2016.

The real value of single-family building permits increased from \$181,735 in 2015 to \$192,252 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.1.25, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	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	83,121	50,226
1981	121	8	19	80	228	78,580	63,082
1982	93	8	28	134	263	69,201	21,124
1983	138	2	103	47	290	68,791	25,270
1984	55	0	47	78	180	80,302	21,866
1985	29	2	0	76	107	112,841	16,571
1986	13	0	0	0	13	77,730	0
1987	14	0	0	8	22	91,675	27,259
1988	11	2	0	0	13	181,252	0
1989	15	0	0	0	15	160,218	0
1990	12	0	4	8	24	144,832	35,381
1991	31	0	0	16	47	129,811	28,754
1992	56	0	16	0	72	148,354	0
1993	69	0	4	0	73	151,447	0
1994	106	0	39	69	214	154,356	38,088
1995	102	4	20	48	174	161,203	43,319
1996	109	2	12	12	135	151,365	64,003
1997	98	4	52	0	154	178,360	0
1998	97	4	4	34	139	138,834	47,473
1999	101	0	12	92	205	167,932	58,376
2000	105	2	0	0	107	157,423	0
2001	135	0	4	144	283	150,532	72,438
2002	153	2	8	0	163	162,218	0
2003	193	2	28	48	271	156,368	55,490
2004	210	2	16	182	410	173,727	51,446
2005	192	0	110	292	594	164,456	77,985
2006	156	6	92	75	329	173,743	74,488
2007	192	0	24	48	264	179,605	78,056
2008	142	0	18	12	172	194,426	66,442
2009	103	0	4	25	132	179,691	70,211
2010	140	0	0	32	172	178,144	64,469
2011	145	0	0	318	463	149,579	71,965
2012	103	0	0	87	190	160,680	56,387
2013	125	2	0	12	139	161,502	83,487
2014	99	0	0	0	99	182,853	0
2015	122	0	0	20	142	181,735	41,641
2016	123	4	0	24	151	192,252	30,713

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Albany County was \$246,772. This represented an increase of 3.4 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.1.26, on the following page.

<b>Table II.1.26</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
2016	246,772	3.4	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2017.<sup>77</sup> During June 2017, a total of 145 surveys were completed by property managers in Albany County. Of the 3,205 rental units surveyed, 349 were vacant, indicating a vacancy rate of 10.9 percent. This compares to a 6.5 percent vacancy rate one year ago, as shown in Table II.1.27, at right, and a June 2017 statewide vacancy rate of 10.2 percent.

<b>Table II.1.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Albany County RVS Data, June 2001 – June 2017				
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%
2017a	145	3,205	349	10.9%

<sup>77</sup> Those signified as a in the “year” column of Table II.1.27 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.1.4, below, shows the 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 increased above the statewide rate for the last surveys.

**Diagram II.1.4**  
**Vacancy Rates by Year**  
 Albany County vs. Wyoming  
 RVS Data, June 2001 – June 2017

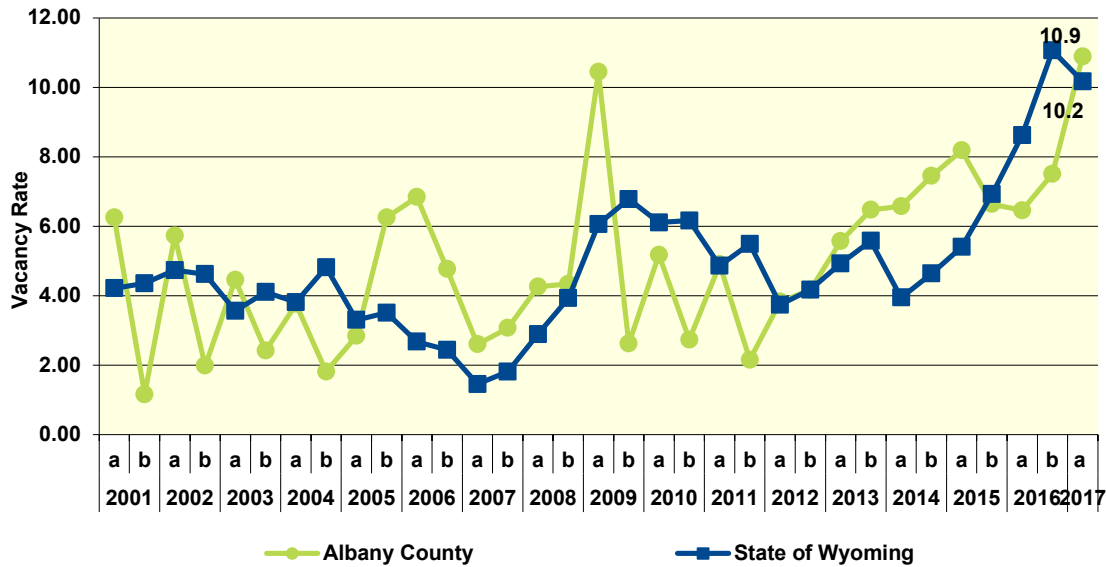


Diagram II.1.5, below, shows the average rent of single-family and apartment units in Albany County. In the first half of 2017, rents for single-family units rose to \$1,029 and average rent for apartments decreased to \$776.

**Diagram II.1.5**  
**Average Rent of Single Family and Apartment Units**  
 Albany County  
 RVS Data, June 2006 – June 2017

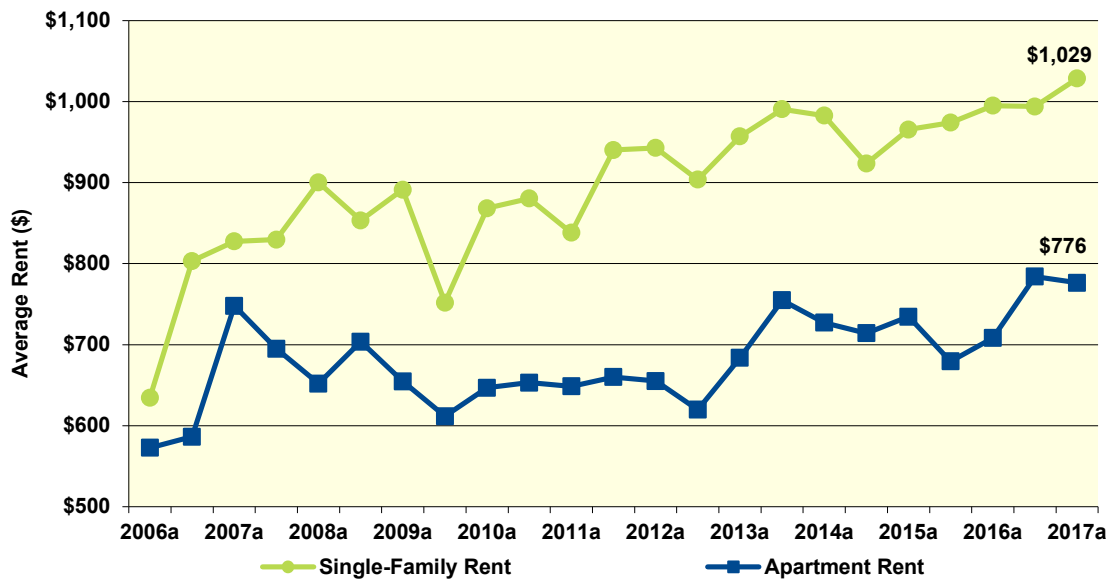


Table II.1.28 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 254 single family units in Albany County, with 19 of them available. This translates into a vacancy rate of 7.5 percent in Albany County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 2,558 apartment units reported in the survey, with 307 of them available, which resulted in a vacancy rate of 12.0 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

<b>Table II.1.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Albany County			
RVS Data, June 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	254	19	7.5%
Duplex units	139	1	.7%
Apartments	2,558	307	12.0%
Mobile Homes	22	2	9.1%
“Other” Units	19	0	.0%
Don't Know	213	20	9.4%
<b>Total</b>	<b>3,205</b>	<b>349</b>	<b>10.9%</b>

Table II.1.29 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 49 units. The most common apartment units were two bedroom units, with 658 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.1.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Albany County							
RVS Data, June 2017							
<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	254	0	0	.	255
One	18	32	532	1	0	.	583
Two	38	76	658	2	0	.	774
Three	49	24	359	7	17	.	456
Four	22	1	138	0	1	.	162
Five	11	0	0	0	0	.	11
Don't Know	115	6	617	12	1	213	964
<b>Total</b>	<b>254</b>	<b>139</b>	<b>2,558</b>	<b>22</b>	<b>19</b>	<b>213</b>	<b>3,205</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.1.30, on the following page, one bedroom apartments were the most available apartment units, with three bedroom units being the most available single family unit .

<b>Table II.1.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Albany County RVS Data, June 2017							
<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	4	0	0	.	5
One	0	0	66	0	0	.	66
Two	1	1	37	0	0	.	39
Three	3	0	20	0	0	.	23
Four	0	0	20	0	0	.	20
Five	0	0	0	0	0	.	0
Don't Know	14	0	160	2	0	20	196
<b>Total</b>	<b>19</b>	<b>1</b>	<b>307</b>	<b>2</b>	<b>0</b>	<b>20</b>	<b>349</b>

Table II.1.31 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 5.6 percent. Three bedroom units were the most common type of single family unit, and had a vacancy rate of 6.1 percent.

<b>Table II.1.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Albany County RVS Data, June 2017							
<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%	%	1.6%	%	%		2.0%
One	.0%	.0%	12.4%	.0%	%		11.3%
Two	2.6%	1.3%	5.6%	.0%	%		5.0%
Three	6.1%	.0%	5.6%	.0%	.0%		5.0%
Four	.0%	.0%	14.5%	%	.0%		12.3%
Five	.0%	%	%	%	%		.0%
Don't Know	12.2%	.0%	25.9%	16.7%	.0%	9.4%	20.4%
<b>Total</b>	<b>7.5%</b>	<b>.7%</b>	<b>12.0%</b>	<b>9.1%</b>	<b>.0%</b>	<b>9.4%</b>	<b>10.9%</b>

Average market-rate rents by unit type are shown in Table II.1.32, 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.1.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Albany County RVS Data, June 2017						
<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	\$300	\$	\$473	\$	\$	\$449
One	\$639	\$534	\$564	\$600	\$	\$573
Two	\$844	\$723	\$710	\$725	\$	\$747
Three	\$1,024	\$1,052	\$885	\$600	\$983	\$961
Four	\$1,323	\$1,150	\$1,131	\$	\$	\$1,255
Five	\$1,704	\$	\$	\$	\$	\$1,704
<b>Total</b>	<b>\$1,029</b>	<b>\$819</b>	<b>\$776</b>	<b>\$600</b>	<b>\$988</b>	<b>\$863</b>

Table II.1.33, below, shows vacancy rates for single family units by average rental rates for Albany County. The most common rent for a single family unit was between 1,000 to 1,500 dollars and units in this price range had a vacancy rate of 14.71 percent.

<b>Table II.1.33</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Albany County			
RVS Data, June 2017			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	10	2	20.0%
\$500 to \$1,000	63	2	3.2%
\$1,000 to \$1,500	102	15	14.7%
Above \$1,500	5	0	.0%
Missing	74	0	.0%
<b>Total</b>	<b>254</b>	<b>19</b>	<b>7.5%</b>

The availability of apartment units by average rent is displayed in Table II.1.34, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 9.48 percent.

<b>Table II.1.34</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Albany County			
RVS Data, June 2017			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	74	43	58.1%
\$500 to \$1,000	2,057	195	9.5%
\$1,000 to \$1,500	288	68	23.6%
Above \$1,500	0	0	%
Missing	139	1	.7%
<b>Total</b>	<b>2,558</b>	<b>307</b>	<b>12.0%</b>

Table II.1.35, 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.1.35</b>							
<b>Condition by Unit Type</b>							
Albany County							
RVS Data, June 2017							
<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	2	4	0	0	0	.	6
Average	15	0	200	3	0	.	218
Good	105	63	1,434	6	13	.	1,621
Excellent	68	66	849	1	3	.	987
Don’t Know	64	6	75	12	3	213	373
<b>Total</b>	<b>254</b>	<b>139</b>	<b>2,558</b>	<b>22</b>	<b>19</b>	<b>213</b>	<b>3,205</b>

The availability of single family units based on their condition is displayed in Table II.1.36, below. As can be seen single family units in good condition had a vacancy rate of 17.14 percent.

<b>Table II.1.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Albany County RVS Data, June 2017			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	2	0	.0%
Average	15	0	.0%
Good	105	18	17.1%
Excellent	68	1	1.5%
Don't Know	64	0	.0%
<b>Total</b>	<b>254</b>	<b>19</b>	<b>7.5%</b>

Table II.1.37, below shows the availability of apartment units based on their condition. As can be seen apartment units in good condition, and had a vacancy rate of 3.1 percent.

<b>Table II.1.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Albany County RVS Data, June 2017			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	200	28	14.0%
Good	1,434	253	17.6%
Excellent	849	26	3.1%
Don't Know	75	0	.0%
<b>Total</b>	<b>2,558</b>	<b>307</b>	<b>12.0%</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, 9 respondents said they would prefer more single family units, 12 respondents wanted more apartment units, and 29 respondents indicated they would prefer more units of any type.

<b>Table II.1.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Albany County RVS Data, June 2017	
Unit Type	Respondents citing more units
Single family units	9
Duplex Units	3
Apartments	12
Mobile homes	3
Other	0
All types	29
<b>Total</b>	<b>56</b>

Table, II.1.39, on the following page, shows the most common answers from the 2017 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 55 respondents, with an average persons per household of 3.1 people. Of new

residents to Albany County, 58.2 percent were not married and the most common age group arriving in the state was 18 to 24 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 60.0 percent of respondents renting their residence. The average mortgage payment in Albany County was \$1,278 and the average rent was \$660. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with thier current housing.

<b>Table II.1.39</b> <b>Most Replied Response</b> Albany County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	55
Number of persons in household (Average)	3.1
Current age	18 to 24 years old (37.0%)
Marital status	Not Married (58.2%)
Primary reason for moving to Wyoming	School or college (30.9%)
In which industry are you primarily employed	Student (23.6%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (25.5%)
Total household income from all sources	\$20,000 to \$29,999 dollars (21.9%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (52.7%)
Do you own or rent	Rent (60.0%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,278
Average rental payment	\$660
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 (50.0%)
Are you seeking to change your housing situation	Seeking different housing (83.3%)
What type of unit are you seeking	Single family home (80.0%)
Type of tenure seeking	Seeking to buy (70.0%)
If own, do you plan on building or buying	Build a new unit (57.1%)
Expected buying price	\$100,000 to \$149,999 dollars (25.0%)
Expected building price	\$150,000 to \$199,999 dollars (100.0%)
Expected rental price	\$901 to \$1,000 dollars (100.0%)

For residents who are unsatisfied with their current housing, 50.0 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, 80.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 70.0 percent wanted to buy and 30.0 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, 100.0 percent of respondents, anticipated spending \$901 to \$1,000 dollars. 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.1.40, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.1.40</b> <b>Overcrowding and Severe Overcrowding</b> Albany County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<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.1.41, at right.

<b>Table II.1.41</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 2015 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.1.42, below.

<b>Table II.1.42</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 2015 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.1.43, on the following page.

<b>Table II.1.43</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 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 2,517 loans purchased in Albany County between 1979 and 2017, with 97 occurring in fiscal 2017. The average home size over the period was 1,134 square feet and 1,363 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1971. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$58,445. The average purchase price in fiscal 2017 was \$189,614. In fiscal 2017, 3.1 percent of loans purchased were for new construction, and 39.2 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.**

Albany was one of three counties to experience job growth in 2016.<sup>79</sup> Albany County’s cost of living is estimated to match the State average.<sup>80</sup> Fires in July, 2017 in the County had grown to over a thousand acres and may have lasting impacts on the County’s economy and infrastructure.<sup>81</sup>

<sup>79</sup> <http://county10.com/wyoming-population-declines-for-the-first-time-in-27-years/>

<sup>80</sup> <https://oilcitywyo.com/economy/2017/04/13/wyoming-sees-cost-living-inflation/>

<sup>81</sup> <http://www.kgwn.tv/content/news/Keystone-Fire-grows-again-in-Albany-County-433136053.html>

