

ALBANY COUNTY

Demographics

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

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

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2013 current census estimates. The 2010 Census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 17,402 persons, were female. In 2013, the number of males rose to 19,523 persons, but only accounted for 52.2 percent of the population, with the remaining 47.8 percent, or 17,899 persons being female.

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

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

Table II.1.3			
Group Quarters Population			
Albany County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶³	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
Total	133	150	12.8%
Noninstitutionalized			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Noninstitutions	121	112	-7.4%
Total	2,278	2,098	-7.9%
Group Quarters Population	2,411	2,248	-6.8%

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

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

⁶³ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 7,457 family households, of which 6,013 housed married couple families and 1,444 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 588 families, or a female householder with no husband present, of which there were 856 families. There were also an estimated 7,800 "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 48.9 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Albany County, 80.6 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.1.4				
Household Type by Tenure				
Albany County				
2009-2013 5-Year ACS Data				
Family Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,457	48.9%	147,018	66.0%
Married-couple family	6,013	80.6%	118,096	80.3%
Owner-occupied housing units	4,664	77.6%	98,615	83.5%
Renter-occupied housing units	1,349	22.4%	19,481	16.5%
Other family	1,444	19.4%	28,922	19.7%
Male householder, no wife present	588	7.9%	9,489	32.8%
Owner-occupied housing units	229	38.9%	5,628	59.3%
Renter-occupied housing units	359	61.1%	3,861	40.7%
Female householder, no husband present	856	11.5%	19,433	67.2%
Owner-occupied housing units	278	32.5%	9,887	50.9%
Renter-occupied housing units	578	67.5%	9,546	49.1%
Nonfamily households	7,800	51.1%	75,828	34.0%
Owner-occupied housing units	2,651	34.0%	42,072	55.5%
Renter-occupied housing units	5,149	66.0%	33,756	44.5%
Total	15,257	100.0%	222,846	100.0%

Table II.1.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 3,747 two-person family households, 1,550 three-person family households and 1,463 four-person family households. One-person non-family households made up 63.5 percent of all non-family households or an estimated 4,956 households. Albany County's two persons households made up 37.1 percent of total housing units and four person households made up an additional 11.4 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.1.5				
Household Type by Household Size				
Albany County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Albany County				
One Person	.	4,956	4,956	32.5%
Two Person	3,747	1,917	5,664	37.1%
Three Person	1,550	602	2,152	14.1%
Four Person	1,463	277	1,740	11.4%
Five Person	424	44	468	3.1%
Six Person	209	4	213	1.4%
Seven Person	64	0	64	.4%
Total	7,457	7,800	15,257	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 5,664 two-person households, 3,154 were owner-occupied and 2,510 were renter-occupied. Of the 1,740 four-person households, 1,085 were owner-occupied and 655 were renter-occupied. Further household size data by tenure are presented in Table II.1.6, below.

Table II.1.6				
Tenure by Household Size				
Albany County				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Albany County				
One Person	2,030	2,926	4,956	32.5%
Two Person	3,154	2,510	5,664	37.1%
Three Person	1,084	1,068	2,152	14.1%
Four Person	1,085	655	1,740	11.4%
Five Person	332	136	468	3.1%
Six Person	121	92	213	1.4%
Seven Person or more	16	48	64	.4%
Total	7,822	7,435	15,257	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.1.7, on the following page, Albany County had a total of 18,166 housing units of which 15,257 or 84.0 percent were occupied. Of these occupied units, 51.3 percent, or 7,822 units were owner occupied, which compares to a statewide rate of 70.1. A total of 2,909 units or 16.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.1.7 Housing Units by Tenure Albany County 2009-2013 5-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,257	84.0%	222,846	84.7
Owner-Occupied	7,822	51.3%	156,202	70.1
Renter-Occupied	7,435	48.7%	66,644	29.9
Vacant Housing Units	2,909	16.0%	40,194	15.3
Total Housing Units	18,166	100.0%	263,040	100.0

Table II.1.8, below, shows that of the 2,909 housing units in Albany County as reported in the 2013 ACS data, 524 or 18.0 percent were for rent and 104 or 3.6 percent were for sale. An estimated 1,258 units were for seasonal, recreational, or occasional use, and 682 or 23.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.1.8 Disposition of Vacant Housing Units Albany County 2009-2013 5-Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	524	18.0%	5,920	14.7%
Rented, but not occupied	341	11.7%	1,757	4.4%
For sale only	104	3.6%	2,733	6.8%
Sold, but not occupied	0	.0%	774	1.9%
For seasonal, recreational, or occasional use	1,258	43.2%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	682	23.4%	10,684	26.6%
Total	2,909	100.0%	40,194	100.0%

Table II.1.9, at right, presents different income statistics for Albany County. According to the 2013 ACS data averages, median family income for Albany County was \$67,949 compared to the statewide average of \$70,868. Per capita income for Albany County, which is calculated by dividing total income by population, was \$24,758, which compared to \$28,902 for the State of Wyoming.

Table II.1.9 Median and Per Capita Income Albany County 2009-2013 5-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	67,949	70,868
Median Household Income	42,774	57,406
Per Capita Income	24,758	28,902

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 3,067 households or 20.1 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 1,806 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.0 percent of total households and numbered 2,598 in Albany County.

Table II.1.10				
Households by Income				
Albany County 2009-2013 5-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	3,067	20.1%	21,737	9.8%
15,000 - 19,999	1,107	7.3%	10,770	4.8%
20,000 - 24,999	866	5.7%	10,936	4.9%
25,000 - 34,999	1,717	11.3%	22,748	10.2%
35,000 - 49,999	1,806	11.8%	30,917	13.9%
50,000 - 74,999	2,496	16.4%	43,782	19.6%
75,000 - 99,999	1,600	10.5%	32,050	14.4%
100,000 and above	2,598	17.0%	49,906	22.4%
Total	15,257	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.1.11, below. In total, the poverty rate in Albany County was 26.0 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Albany County had a poverty rate of 25.0 percent and the female population had a poverty rate of 27.0 percent. There were 210 males and 280 females in poverty under the age of 5. Overall, 5.5 percent of persons in poverty in Albany County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 241 individuals with incomes below the poverty level which represented 2.7 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.1.11				
Poverty by Age				
Albany County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Albany County				
5 and Below	210	280	490	5.5%
6 to 18	479	397	876	9.8%
18 to 64	3,657	3,646	7,303	82.0%
65 and Older	117	124	241	2.7%
Total	4,463	4,447	8,910	100.0%
Poverty Rate	25.0%	27.0%	26.0%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.1.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Albany County saw an average of 6,664 owner-occupied single-family units compared to 2,334 single-family rental units. In Albany County, single-family units comprised 59.0 percent of all households compared with 71.8 percent statewide. Albany County had a total of 2,821 apartment rental units and total apartment units accounted for 18.5 percent of

all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 1,232 mobile homes in Albany County, which comprised 8.1 percent of all occupied housing units and compared to 13.4 statewide.

Table II.1.12 Households by Unit Type Albany County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Albany County				
Single-Family Unit	6,664	2,334	8,998	59.0%
Duplex	99	773	872	5.7%
Tri- or Four-Plex	36	1,250	1,286	8.4%
Apartments	0	2,821	2,821	18.5%
Mobile Homes	975	257	1,232	8.1%
Boat, RV, Van, Etc.	48	0	48	.3%
Total	7,822	7,435	15,257	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.1.13, below, shows the number of households by year of construction. As shown, 14.5 percent, or 2,215 units, were built in 1939 or earlier in the county, and another 592 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 2,713, which accounted for 17.8 percent of all households, and an additional 75 households, or .5 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.1.13 Households by Year Built Albany County 2009-2013 5-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,215	14.5%	24,806	11.1%
1940 to 1949	592	3.9%	10,660	4.8%
1950 to 1959	1,839	12.1%	22,003	9.9%
1960 to 1969	1,432	9.4%	18,965	8.5%
1970 to 1979	2,668	17.5%	50,045	22.5%
1980 to 1989	1,940	12.7%	33,947	15.2%
1990 to 1999	1,783	11.7%	26,271	11.8%
2000 to 2004	2,713	17.8%	33,516	15.0%
Built 2005 or Later	75	.5%	2,633	1.2%
Total	15,257	100.0%	222,846	100.0%

Table II.1.14, below, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounting for only 2.6 percent of total housing units, while households with five and six rooms accounted for 18.7 and 11.3 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

Table II.1.14				
Housing Units by Number of Rooms				
Albany County				
2009-2013 5-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	473	2.6%	4,380	1.7%
Two	808	4.4%	6,986	2.7%
Three	2,126	11.7%	19,468	7.4%
Four	3,778	20.8%	43,545	16.6%
Five	3,401	18.7%	52,356	19.9%
Six	2,060	11.3%	40,659	15.5%
Seven	1,708	9.4%	32,683	12.4%
Eight	1,472	8.1%	25,669	9.8%
Nine or more	2,340	12.9%	37,294	14.2%
Total	18,166	100.0%	263,040	100.0%
Median Rooms	5	.	6	.

Table II.1.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 294 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.0 percent of total households in Albany County, which compared to 24.2 percent statewide. In Albany County, the 4,746 households with three bedrooms accounted for 31.1 percent of all households, and there were only 883 five-bedroom or more households, which accounted for 5.8 percent of all households.

Table II.1.15				
Households by Number of Bedrooms				
Albany County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Albany County				
None	19	294	313	2.1%
One	317	1,860	2,177	14.3%
Two	1,509	2,765	4,274	28.0%
Three	3,277	1,469	4,746	31.1%
Four	1,993	871	2,864	18.8%
Five or more	707	176	883	5.8%
Total	7,822	7,435	15,257	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	100.0%

The age of a structure influences its value. As shown in Table II.1.16, at right, structures built in 1939 or earlier had a median value of \$158,800, while structures built between 1950 and 1959 had a median value of \$193,100 and those built between 1990 to 1999 had a median value of \$265,900. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$262,200 and \$293,000, respectively. The total average median value in Albany County was \$201,500, which compared to \$185,900 in the State of Wyoming.

Table II.1.16 Median Value by Year Structure Built Albany County 2009-2013 5-Year ACS Data		
Year Built	Albany County	State of Wyoming
1939 or earlier	158,800	154,300
1940 to 1949	171,400	136,700
1950 to 1959	193,100	156,800
1960 to 1969	217,300	176,000
1970 to 1979	208,200	182,000
1980 to 1989	178,000	196,100
1990 to 1999	265,900	225,600
2000 to 2004	262,200	253,100
Built 2005 or Later	293,000	239,800
Total	201,500	185,900

Household mortgage status is reported in Table II.1.17, below. In Albany County, households with a mortgage accounted for 60.8 percent of all households or 4,755 housing units, and the remaining 39.2 percent or 3,067 units had no mortgage. Of those units with a mortgage, 817 had either a second mortgage or home equity loan, 9 had both a second mortgage and home equity loan, and 3,929 or 82.6 percent had no second mortgage or no home equity loan.

Table II.1.17 Mortgage Status Albany County 2009-2013 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	4,755	60.8%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	817	17.2%	13,352	14.3%
Second mortgage only	423	51.8%	6,691	50.1%
Home equity loan only	394	48.2%	6,661	49.9%
Both second mortgage and home equity loan	9	.2%	598	.6%
No second mortgage and no home equity loan	3,929	82.6%	79,545	85.1%
Housing units without a mortgage	3,067	39.2%	62,707	40.1%
Total	7,822	100.0%	156,202	100.00%

The median rent in Albany County was \$657 as compared to \$647 statewide, as seen in Table II.1.18, below.

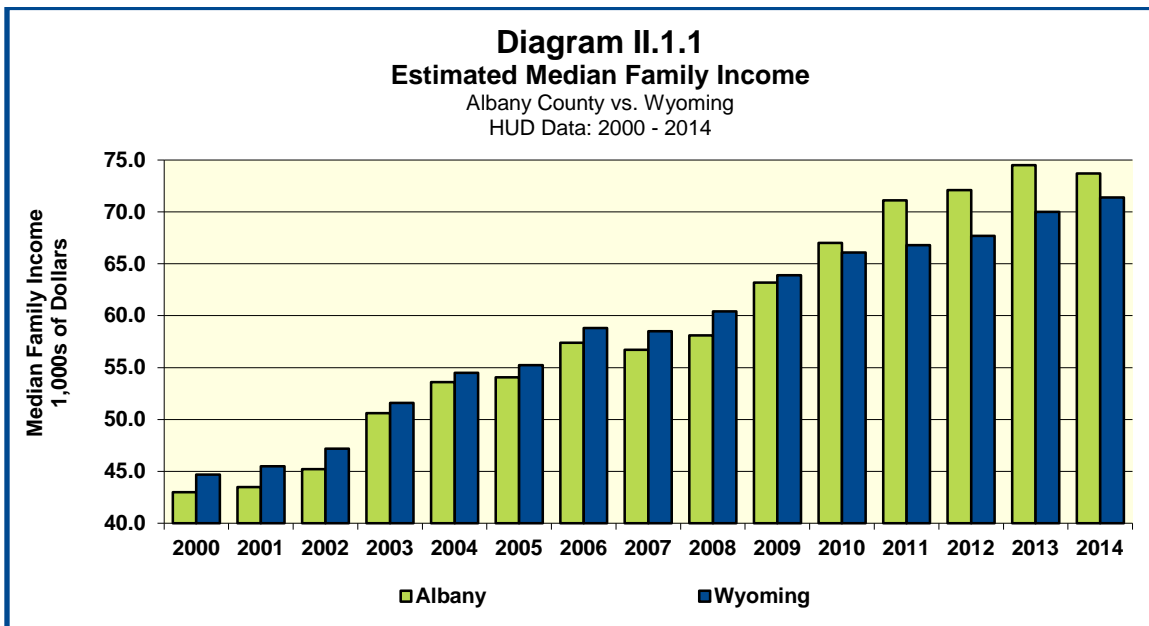
Table II.1.18 Median Rent Albany County 2009-2013 5-Year ACS Data	
Place	Rent
Albany County	\$657
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 151 persons during 2014. 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 1,770 persons over the time period.

Table II.1.19			
Driver’s Licenses Exchanged and Surrendered			
Albany County			
WYDOT Data, 2000–2014			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012	1,108	1,187	-79
2013	1,336	1,099	237
2014	1,336	1,185	151
Total	17,962	16,192	1,770

Economics

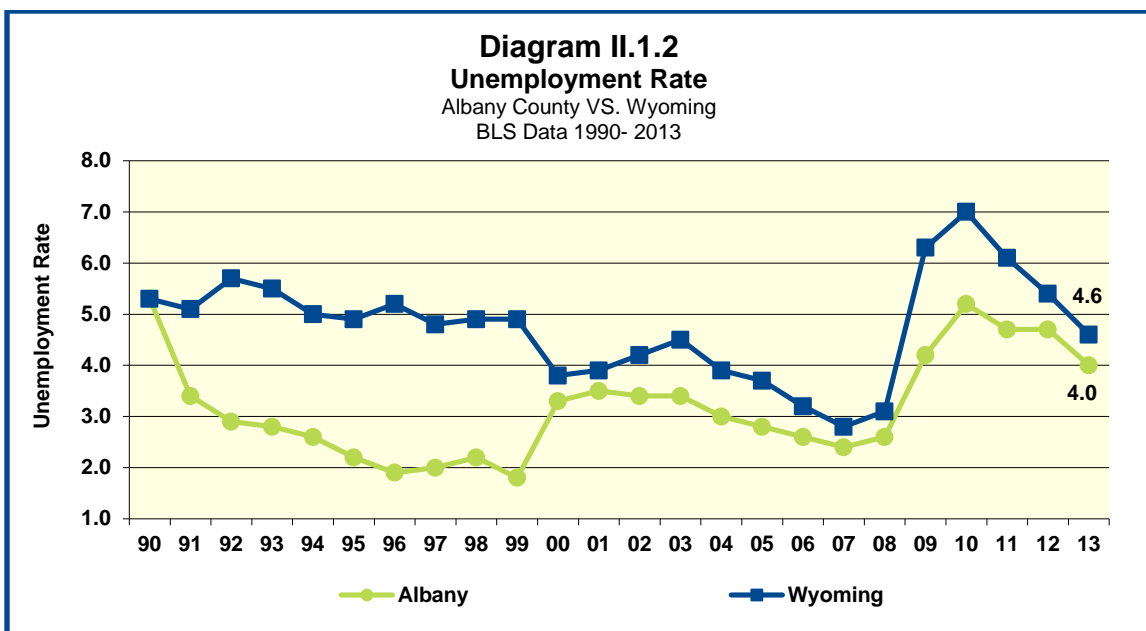
The HUD estimated MFI for Albany County was \$73,700 in 2014.⁶⁴ This compared to Wyoming’s MFI of \$71,400. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Albany County’s labor force, defined as the number of persons working or actively seeking work,

⁶⁴ 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.

increased by 35 persons, from 19,128 in 2012 to 19,163 in 2013. Employment increased by 167 persons; unemployment decreased by 132 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.7 percent in 2012 to 4.0 percent in 2013, as shown below in Diagram II.1.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.1.20, below, annual total monthly employment increased by 0.63 percent between 2011 and 2012, rising from a total of 15,332 to 15,419 workers. Preliminary estimates shows employment increased to 15,807 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	16,483	14,867	14,895	14,993	14,992	15,475	14,999	14,917	15,087	15,068	15,155
Feb	16,543	15,173	15,112	15,270	15,484	15,574	15,028	15,043	15,145	15,198	15,273
Mar	16,605	15,274	15,106	15,403	15,611	15,615	15,058	15,097	15,162	15,332	15,348
Apr	16,927	15,428	15,340	15,464	15,707	15,507	15,074	15,274	15,169	15,423	15,304
May	16,798	15,492	15,417	15,625	15,750	15,582	15,096	15,309	15,336	15,422	15,445
Jun	17,004	15,206	15,505	15,678	15,847	16,114	15,595	15,774	15,882	15,839	15,807
Jul	16,538	14,863	14,685	14,910	15,128	15,362	14,852	15,028	15,093	15,102	.
Aug	16,546	15,025	14,620	14,911	15,112	15,322	14,792	15,220	15,083	15,175	.
Sep	16,907	15,601	15,324	15,561	15,954	16,193	15,400	15,716	15,509	15,569	.
Oct	17,184	15,575	15,336	15,656	16,033	16,143	15,484	15,715	15,553	15,744	.
Nov	16,919	15,639	15,341	15,518	15,878	16,016	15,338	15,621	15,519	15,755	.
Dec	16,980	15,485	15,397	15,528	15,742	15,295	15,294	15,397	15,446	15,515	.
Annual	16,786	15,302	15,173	15,376	15,603	15,683	15,168	15,343	15,332	15,429	.
% Change	12.42	-8.84	-0.84	1.34	1.48	0.51	-3.28	1.15	-0.07	0.63	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.1.21, on the following page, annual average weekly wages increased by 0.71 percent in Albany County between 2012 and 2013, from a total of \$706 to \$711. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$720.

Table II.1.21 Average Weekly Wages Albany County BLS QCEW Data, 2001–2014(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	0.71
2014(p)	706	739

Total business establishments reported by the QCEW are displayed in Table II.1.22, below. Annual establishments increased between 2012 and 2013 by 0.57 percent, or from 1,224 to 1,231 establishments. Preliminary estimates indicate the total number of establishments increased to 1,249 in the second quarter of 2014.

Table II.1.22 Number of Establishments Albany County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	.
2002	1,089	1,094	1,115	1,117	1,104	2.51
2003	1,116	1,133	1,137	1,132	1,130	2.36
2004	1,121	1,138	1,144	1,151	1,139	0.80
2005	1,151	1,181	1,188	1,178	1,175	3.16
2006	1,173	1,194	1,196	1,183	1,187	1.02
2007	1,177	1,189	1,189	1,193	1,187	0.00
2008	1,204	1,213	1,231	1,232	1,220	2.78
2009	1,237	1,222	1,240	1,231	1,233	1.07
2010	1,230	1,228	1,226	1,213	1,224	-0.73
2011	1,225	1,235	1,228	1,226	1,229	0.41
2012	1,222	1,224	1,227	1,221	1,224	-0.41
2013	1,221	1,226	1,235	1,234	1,229	0.41
2014(p)	1,238	1,249

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Albany County recorded 21,642 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 \$1,557,179,000, and real per capita income was \$41,611 in 2013. This

compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$41,196 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Albany County increased by 1.4 percent from second quarter 2013 to second quarter 2014, from \$665 to \$675. During that same period, detached single-family home rents decreased by 2.2 percent, rents for mobile homes on lots increased by 11.0 percent, and rents for mobile home lots increased by 5.2 percent.

Albany County rental prices experienced average annualized increases of 2.9 percent for apartments, 3.7 percent for houses, 3.8 percent for mobile homes plus a lot, and 3.4 percent for mobile home lots since fourth quarter 1986 through the second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over that same period. Table II.1.23, at right, presents the Albany County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Albany County increased from 103 authorizations in 2012 to 125 in 2013. Total residential units authorized decreased from 190 units in 2012 to 139 in 2013.

The real value of single-family building permits increased from \$153,964 in 2012 to \$154,929 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$185,932 in 2008 to a low of \$143,921 in 2001. Additional details of permit activity and per unit valuations are given in Table II.1.24, on the following page.

Table II.1.23 Semiannual Average Monthly Rental Prices Albany County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	306	128	360	263
Q2.87	305	130	380	264
Q4.87	333	131	379	281
Q2.88	306	134	394	253
Q4.88	305	129	378	259
Q2.89	323	138	385	292
Q4.89	336	132	401	269
Q2.90	323	140	406	313
Q4.90	336	138	439	272
Q2.91	333	138	425	306
Q4.91	381	139	485	308
Q2.92	359	139	471	342
Q4.92	400	139	416	363
Q2.93	385	143	448	417
Q4.93	415	152	510	409
Q2.94	404	154	489	446
Q4.94	427	160	544	435
Q2.95	417	161	520	435
Q4.95	430	161	531	431
Q2.96	433	166	584	422
Q4.96	455	164	566	443
Q2.97	443	166	606	467
Q4.97	445	169	594	459
Q2.98	429	177	559	417
Q4.98	439	180	589	472
Q2.99	447	207	611	531
Q4.99	449	195	608	466
Q2.00	454	197	603	491
Q4.00	460	198	609	462
Q2.01	459	204	604	507
Q4.01	488	205	718	486
Q2.02	489	221	642	481
Q4.02	498	221	694	518
Q2.03	504	226	728	545
Q4.03	533	229	809	578
Q2.04	529	229	839	576
Q4.04	594	229	849	541
Q2.05	576	241	860	517
Q4.05	603	245	805	549
Q2.06	605	252	896	523
Q4.06	602	252	834	550
Q2.07	587	252	859	503
Q4.07	568	258	837	523
Q2.08	603	261	874	528
Q4.08	597	261	870	599
Q2.09	602	276	902	580
Q4.09	627	284	873	608
Q2.10	636	284	924	628
Q4.10	620	283	926	578
Q2.11	658	285	962	647
Q4.11	684	286	977	681
Q2.12	685	338	1,023	669
Q4.12	660	312	970	675
Q2.13	665	309	1,009	681
Q4.13	639	329	986	694
Q2.14	674	325	987	756

Table II.1.24 Building Permits and Valuation Albany County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1,000s or Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	128	4	4	6	142	.	.	79.4	48.0
1981	121	8	19	80	228	.	.	75.1	60.3
1982	93	8	28	134	263	.	.	66.1	20.2
1983	138	2	103	47	290	.	.	65.7	24.1
1984	55	.	47	78	180	.	.	76.7	20.9
1985	29	2	.	76	107	.	.	107.8	15.8
1986	13	.	.	.	13	.	.	74.3	0.0
1987	14	.	.	8	22	.	.	87.6	26.0
1988	11	2	.	.	13	.	.	173.1	0.0
1989	15	.	.	.	15	.	.	153.1	0.0
1990	12	.	4	8	24	.	.	138.4	33.8
1991	31	.	.	16	47	.	.	124.0	27.5
1992	56	.	16	.	72	.	.	141.7	0.0
1993	69	.	4	.	73	.	.	144.7	0.0
1994	106	.	39	69	214	.	10	147.4	36.4
1995	102	4	20	48	174	.	20	154.0	41.4
1996	109	2	12	12	135	.	.	144.6	61.1
1997	98	4	52	.	154	.	10	170.4	0.0
1998	97	4	4	34	139	.	.	132.6	45.3
1999	101	.	12	92	205	48	9	160.6	55.8
2000	105	2	.	.	107	.	.	150.5	0.0
2001	135	.	4	144	283	.	.	143.9	69.3
2002	153	2	8	.	163	.	.	155.1	0.0
2003	193	2	28	48	271	.	.	149.5	53.1
2004	210	2	16	182	410	35	12	166.1	49.2
2005	192	.	110	292	594	27	.	157.3	74.6
2006	156	6	92	75	329	.	.	166.1	71.2
2007	192	.	24	48	264	.	.	171.8	74.6
2008	142	.	18	12	172	47	21	185.9	63.5
2009	103	.	4	25	132	.	.	171.8	67.1
2010	140	.	.	32	172	.	.	170.4	61.7
2011	145	.	.	318	463	.	.	143.2	68.9
2012	103	.	.	87	190	.	.	154.0	54.0
2013	125	2	0	12	139	.	.	154.9	80.1

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

Table II.1.25 Average Sales Prices Albany County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.⁶⁵ During December 2014, a total of 162 surveys were completed by property managers in Albany County. Of the 3,034 rental units surveyed, 226 were vacant, indicating a vacancy rate of 7.4 percent. This compares to a 6.5 percent vacancy rate one year ago, as shown in Table II.1.26, below, and a December 2014 statewide vacancy rate of 4.6 percent.

Table II.1.26 Total Units, Vacant Units, and Vacancy Rate Albany County RVS Data, June 2001–December 2014				
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%

⁶⁵ 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 increasing over the statewide rate for the last four surveys.

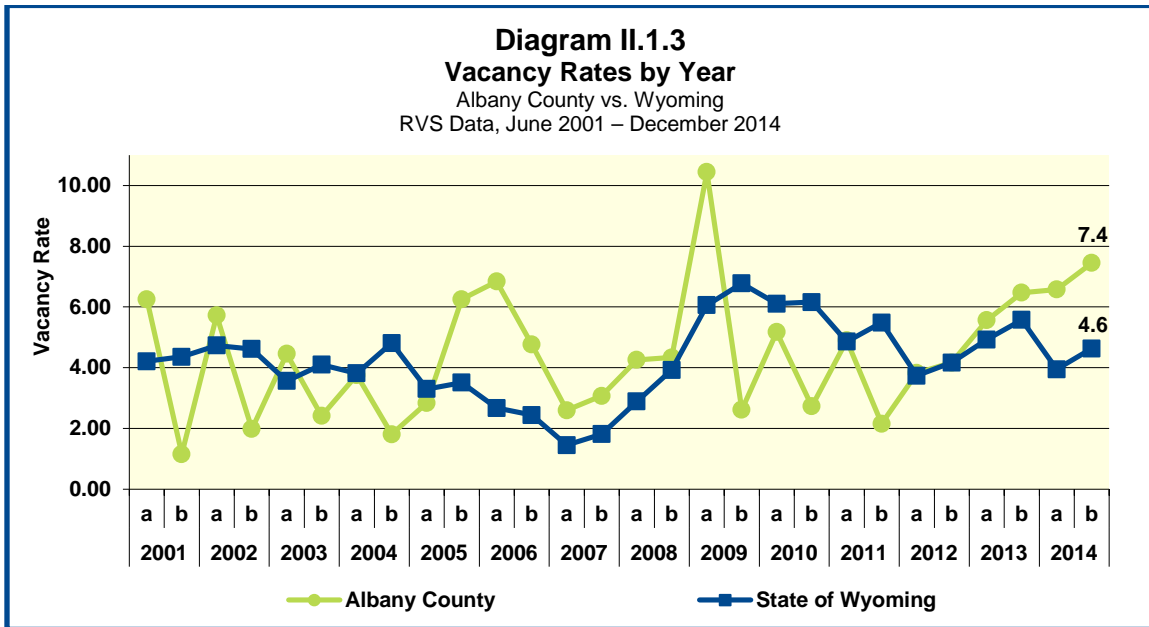


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the second half of 2014, rents for single-family units fell to \$924 and average rent for apartments decreased to \$714.

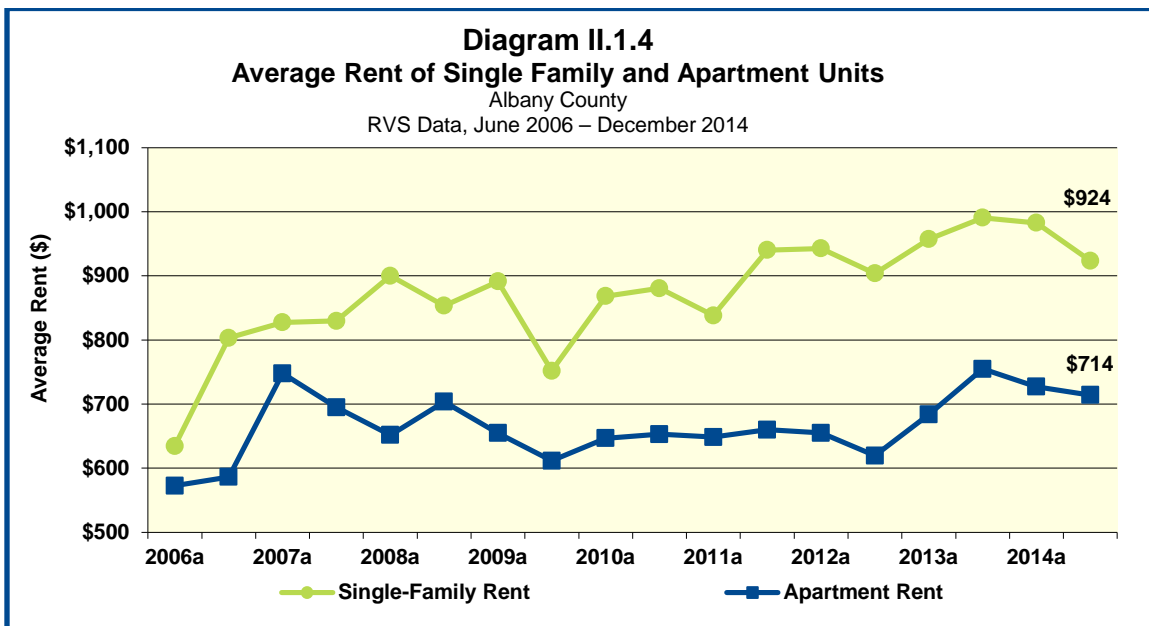


Table II.1.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 511 single family units in Albany County, with 25 of them available. This translates into a vacancy rate of 4.9 percent in Albany County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 1,793 apartment units reported in the survey, with 140 of them available, which resulted in a vacancy rate of 7.8 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.1.27			
Rental Vacancy Survey by Type			
Albany County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	511	25	4.9%
Duplex units	69	3	4.3%
Apartments	1,793	140	7.8%
Mobile Homes	83	4	4.8%
“Other” Units	12	0	.0%
Don't Know	566	54	9.5%
Total	3,034	226	7.4%

Table II.1.28, below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 82 units. The most common apartment units were one bedroom units, with 611 units. Additional details of unit types by bedrooms are reported below.

Table II.1.28							
Rental Units by Bedroom Size							
Albany County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	3	0	32	0	1	.	36
One	29	4	611	0	0	.	644
Two	82	34	303	26	1	.	446
Three	45	8	155	41	7	.	256
Four	15	1	17	0	0	.	33
Five	7	0	0	0	0	.	7
Don't Know	330	22	675	16	3	566	1,612
Total	511	69	1,793	83	12	566	3,034

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

Table II.1.29						
Average Market Rate Rents by Bedroom Size						
Albany County						
RVS Data, December 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$360	\$	\$430	\$	\$	\$409
One	\$511	\$497	\$486	\$	\$	\$493
Two	\$743	\$741	\$633	\$640	\$900	\$695
Three	\$1,023	\$950	\$826	\$766	\$850	\$932
Four	\$1,320	\$	\$877	\$	\$	\$1,218
Five	\$1,610	\$	\$	\$	\$	\$1,610
Total	\$924	\$764	\$714	\$659	\$875	\$792

Table II.1.30 below, shows vacancy rates for single family units by average rental rates for Albany County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.1.30			
Single Family Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	0	.0%
\$500 to \$1,000	127	12	9.4%
\$1,000 to \$1,500	54	1	1.9%
Above \$1,500	5	0	.0%
Missing	317	12	3.8%
Total	511	25	4.9%

The availability of apartment units by average rent is displayed in Table II.1.31 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 4.7 percent.

Table II.1.31			
Apartment Market Rate Rents by Vacancy Status			
Albany County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	325	18	5.5%
\$500 to \$1,000	720	34	4.7%
\$1,000 to \$1,500	48	4	8.3%
Above \$1,500	0	0	%
Missing	700	84	12.0%
Total	1,793	140	7.8%

Table II.1.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.1.32 Mobile Home Market Rate Rents by Vacancy Status Albany County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	66	3	4.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	15	1	6.7%
Total	83	4	4.8%

Table II.1.33, 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.

Table II.1.33 Condition by Unit Type Albany County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	4	2	1	5	0	.	12
Average	11	4	116	7	0	.	138
Good	213	42	789	25	8	.	1,077
Excellent	50	15	431	0	1	.	497
Don’t Know	233	6	456	46	3	566	1,310
Total	511	69	1,793	83	12	566	3,034

The availability of single family units based on their condition is displayed in Table II.1.34, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

Table II.1.34 Condition of Single Family Units by Vacancy Status Albany County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	4	0	.0%
Average	11	2	18.2%
Good	213	7	3.3%
Excellent	50	4	8.0%
Don’t Know	233	12	5.2%
Total	511	25	4.9%

Table II.1.35, 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 good condition, and had a vacancy rate of 3.4 percent.

Table II.1.35			
Condition of Apartment Units by Vacancy Status			
Albany County RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	1	1	100.0%
Average	116	6	5.2%
Good	789	27	3.4%
Excellent	431	82	19.0%
Don't Know	456	24	5.3%
Total	1,793	140	7.8%

Table II.1.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.1.36			
Condition of Mobile Home Units by Vacancy Status			
Albany County RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	5	1	20.0%
Average	7	0	.0%
Good	25	3	12.0%
Excellent	0	0	%
Don't Know	46	0	.0%
Total	83	4	4.8%

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, on the following page, respondents in Albany County said they would prefer 44 more single family units, 606 more apartment units, and 61 units of all types. In total, respondents indicated they wished to own or manage an additional 735 units.

Table II.1.37 If you had the opportunity to own/manage more units, how many would you prefer Albany County RVS Data, December 2014	
Unit Type	More Units
Single family units	44
Duplex Units	24
Apartments	606
Mobile homes	
Other	
Don't Know	
All types	61
Total	735

Table, II.1.38, on the following page, shows the most common answers from the 2014 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 112 respondents, with an average persons per household of 2.6 people. Of new residents to Albany County, 45.9 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to attend school or college.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 71.4 percent of respondents renting their residence. The average mortgage payment in Albany County was \$877 and the average rent was \$791. When asked if they were satisfied with their current housing, 84.8 percent said they were satisfied with thier current housing.

Table II.1.38 Most Replied Response Albany County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	112
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (36.1%)
Marital status	Married (45.9%)
Primary reason for moving to Wyoming	School or college (37.5%)
In which industry are you primarily employed	Student (19.6%)
Highest education level completed	College Graduate (26.8%)
Total household income from all sources	\$20,000 to \$29,999 dollars (16.7%)
Current Housing Characteristics	
Current Residence	Single family home (50.9%)
Do you own or rent	Rent (71.4%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.7
Average mortgage payment	\$877
Average rental payment	\$791
Are you satisfied with your current housing	Satisfied with current housing (84.8%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (42.9%)
Are you seeking to change your housing situation	Seeking different housing (57.1%)
What type of unit are you seeking	Single family home (80.0%)
Type of tenure seeking	Seeking to buy (66.7%)
If own, do you plan on building or buying	Buy an existing unit (83.3%)
Expected buying price	\$250,000 to \$299,999 dollars (100.0%)
Expected building price	\$150,000 to \$199,999 dollars (60.0%)
Expected rental price	\$401 to \$500 dollars (100.0%)

For residents who are unsatisfied with their current housing, 42.9 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, 66.7 percent wanted to buy and 22.2 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$250,000 to \$299,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$401 to \$500 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.⁶⁶

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 2013 5-year ACS data, 101 or 0.7 percent of households in Albany County were overcrowded and another 86 or 0.6

⁶⁶ 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.

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.

Table II.1.39				
Overcrowding and Severe Overcrowding				
Albany County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Albany County				
Owner				
Households	7,756	66	0	7,822
Percentage	99.2%	.8%	.0%	100.0%
Renter				
Households	7,314	35	86	7,435
Percentage	98.4%	.5%	1.2%	100.0%
Total				
Households	15,070	101	86	15,257
Percentage	98.8%	.7%	.6%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	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 2013 5-year ACS, a total of 285 units or 1.6 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.

Table II.1.40		
Housing Units with Incomplete Kitchen Facilities		
Albany County		
2009-2013 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	17,881	256,276
Lacking Complete Kitchen Facilities	285	6,764
Total Housing Units	18,166	263,040
Percent Lacking	1.6%	2.6%

At the time of the 2013 ACS, a total of 341 units or 1.9 percent of all housing units in Albany County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.1.41, below.

Table II.1.41		
Housing Units with Incomplete Plumbing Facilities		
Albany County		
2009-2013 5-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Plumbing Facilities	17,825	257,728
Lacking Complete Plumbing Facilities	341	5,312
Total Households	18,166	263,040
Percent Lacking	1.9%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Albany County, 15.9 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 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 14.0 percent of homeowners with a mortgage in Albany County experienced a cost burden and 11.7 percent experienced a severe cost burden, while 20.8 percent of renters had a cost burden and 35.3 percent had a severe cost burden, as seen in Table II.1.42, on the following page.

Table II.1.42					
Cost Burden and Severe Cost Burden by Tenure					
Albany County					
2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Albany County					
Owner With a Mortgage					
Households	3,524	666	555	10	4,755
Percent	74.1%	14.0%	11.7%	.2%	100.0%
Owner Without a Mortgage					
Households	2,752	206	98	11	3,067
Percent	89.7%	6.7%	3.2%	.4%	100.0%
Renter					
Households	2,726	1,550	2,627	532	7,435
Percent	36.7%	20.8%	35.3%	7.2%	100.0%
Total					
Households	9,002	2,422	3,280	553	15,257
Percent	59.0%	15.9%	21.5%	3.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 4,120 households in Albany County, from 15,691 in 2010 to 19,811 in 2040. Homeowners are expected to increase from 7,834 households in 2010 to 10,581 by 2040. Renters are anticipated to increase from 7,857 households in 2010 to 9,593 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 135 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 178 households and by 321 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 393 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 234 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

Table II.1.43						
Household Forecast by Tenure and Income						
Albany County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	377	498	897	346	5,716	7,834
2015	412	544	980	378	6,243	8,557
2020	430	568	1,024	395	6,524	8,941
2025	451	595	1,073	413	6,833	9,364
2030	472	624	1,124	433	7,161	9,814
2035	493	651	1,173	452	7,470	10,237
2040	512	676	1,219	469	7,762	10,639
Renters by Percent of Median Household Income						
2010	2,348	1,396	1,400	487	2,226	7,857
2015	2,255	1,340	1,344	468	2,138	7,545
2020	2,336	1,388	1,392	485	2,214	7,816
2025	2,424	1,440	1,444	503	2,297	8,109
2030	2,537	1,508	1,512	527	2,405	8,488
2035	2,644	1,571	1,576	549	2,506	8,846
2040	2,741	1,629	1,634	569	2,599	9,172
Total Households by Percent of Median Household Income						
2010	2,725	1,893	2,297	833	7,942	15,691
2015	2,667	1,884	2,324	846	8,381	16,101
2020	2,766	1,957	2,416	879	8,738	16,757
2025	2,874	2,035	2,517	916	9,130	17,473
2030	3,009	2,132	2,636	960	9,566	18,303
2035	3,137	2,222	2,748	1,001	9,976	19,084
2040	3,253	2,305	2,852	1,039	10,361	19,811