

ALBANY COUNTY

Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 36,299 in 2010 to 37,811 in 2014, or by 4.2 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 6.1 percent, and the number of people from 55 to 64 years of age increased by 10.1 percent. The white population increased by 2.7 percent, while the black population increased by 49.4 percent. The Hispanic population increased from 3,202 to 3,541 people between 2010 and 2014, or by 10.6 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 2014 Current Census Estimates | | | | | | |
| Subject | Albany County | | | Wyoming | | |
| | 2010 Census | Jul-14 | % Change | 2010 Census | Jul-14 | % Change |
| Population | 36,299 | 37,811 | 4.2% | 563,626 | 584,153 | 3.6% |
| Age | | | | | | |
| Under 14 years | 5,083 | 5,258 | 3.4% | 113,371 | 115,517 | 1.9% |
| 15 to 24 years | 11,434 | 11,574 | 1.2% | 78,460 | 80,249 | 2.3% |
| 25 to 44 years | 9,300 | 9,865 | 6.1% | 144,615 | 152,555 | 5.5% |
| 45 to 54 years | 3,718 | 3,445 | -7.3% | 83,577 | 73,372 | -12.2% |
| 55 to 64 years | 3,598 | 3,961 | 10.1% | 73,513 | 80,819 | 9.9% |
| 65 and Over | 3,166 | 3,708 | 17.1% | 70,090 | 81,641 | 16.5% |
| Race | | | | | | |
| White | 33,708 | 34,626 | 2.7% | 529,110 | 541,596 | 2.4% |
| Black | 443 | 662 | 49.4% | 5,135 | 9,112 | 77.4% |
| American Indian and Alaskan Native | 296 | 400 | 35.1% | 14,457 | 15,541 | 7.5% |
| Asian | 1,045 | 1,187 | 13.6% | 4,649 | 5,821 | 25.2% |
| Native Hawaiian or Pacific Islander | 30 | 38 | 26.7% | 521 | 632 | 21.3% |
| Two or more races | 777 | 898 | 15.6% | 9,754 | 11,451 | 17.4% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 3,202 | 3,541 | 10.6% | 50,231 | 57,065 | 13.6% |

Table II.1.2, on the following page, presents the population of Albany County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 19,770 persons, and accounted for 52.3 percent of the population, with the remaining 47.7 percent, or 18,041 persons, being female.

| Table II.1.2 | | | | | | | |
|--|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| Population by Age and Gender | | | | | | | |
| Albany County | | | | | | | |
| 2010 Census and Current Census Estimates | | | | | | | |
| Age | 2010 Census | | | 2014 Current Census Estimates | | | % Change 10-14 |
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 2,656 | 2,427 | 5,083 | 2,743 | 2,515 | 5,258 | 3.4% |
| 15 to 24 years | 6,032 | 5,402 | 11,434 | 6,108 | 5,466 | 11,574 | 1.2% |
| 25 to 44 years | 5,075 | 4,225 | 9,300 | 5,408 | 4,457 | 9,865 | 6.1% |
| 45 to 54 years | 1,843 | 1,875 | 3,718 | 1,727 | 1,718 | 3,445 | -7.3% |
| 55 to 64 years | 1,807 | 1,791 | 3,598 | 2,000 | 1,961 | 3,961 | 10.1% |
| 65 and Over | 1,484 | 1,682 | 3,166 | 1,784 | 1,924 | 3,708 | 17.1% |
| Total | 18,897 | 17,402 | 36,299 | 19,770 | 18,041 | 37,811 | 4.2% |
| % of Total | 52.1% | 47.9% | . | 52.3% | 47.7% | . | |

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

| 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 ⁶⁶ | 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

⁶⁶ 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-person 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 0.5 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 and 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.

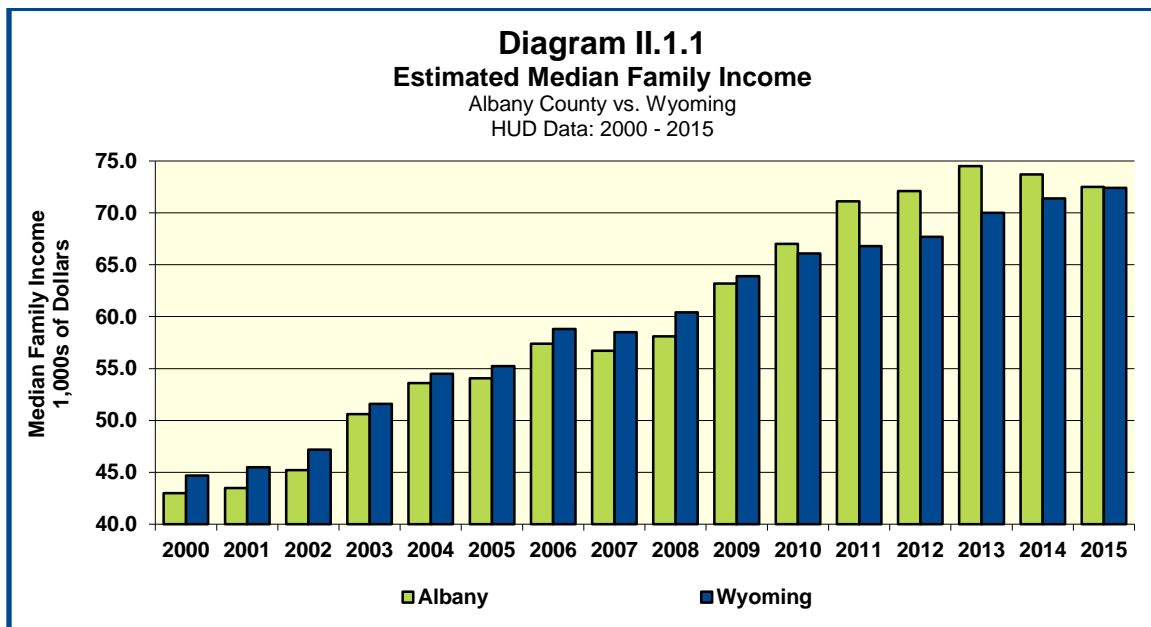
| Table II.1.18 Median Rent Albany County 2009-2013 5-Year ACS Data | |
|--|-------|
| Place | Rent |
| Albany County | \$657 |
| State of Wyoming | \$647 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 76 persons during the first half of 2015. 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 1,846 persons over the time period.

| Table II.1.19 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Albany County | | | |
| WYDOT Data, 2000– First Half of 2015 | | | |
| 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 |
| 2015 – First Half | 601 | 525 | 76 |
| Total | 18,563 | 16,717 | 1,846 |

Economics

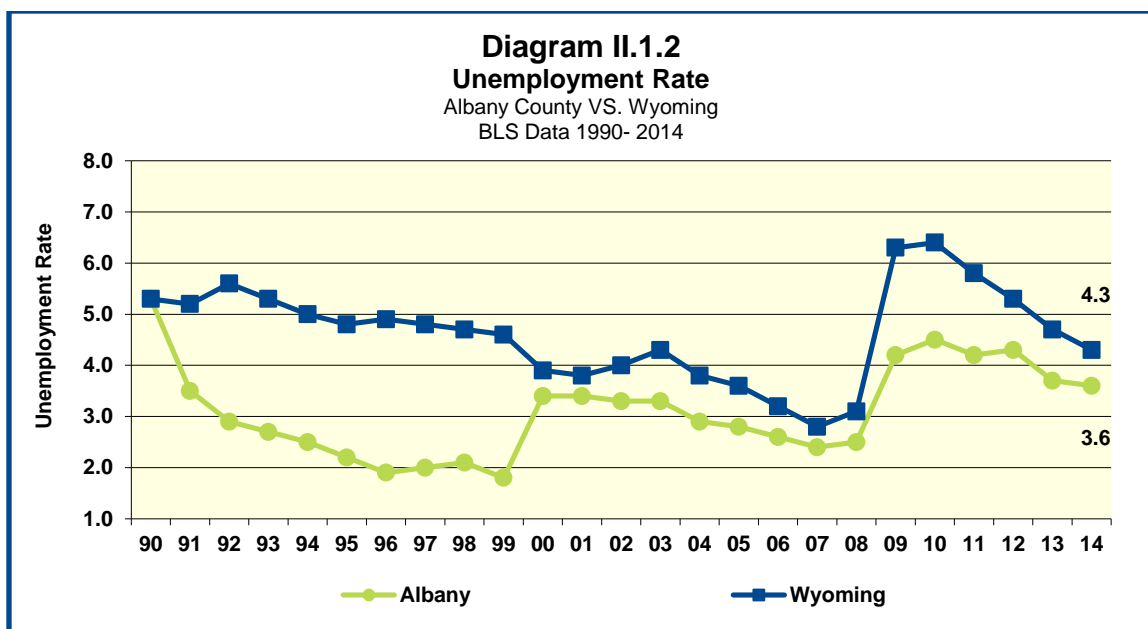
The HUD estimated MFI for Albany County was \$72,500 in 2015.⁶⁷ This compared to Wyoming’s MFI of \$74,500. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2015.



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,

⁶⁷ 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.

decreased by 143 persons, from 20,701 in 2013 to 20,558 in 2014. Employment decreased by 100 persons; unemployment decreased by 43 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 3.7 percent in 2013 to 3.6 percent in 2014, 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 0.05 percent between 2012 and 2013, rising from a total of 15,429 to 15,436 workers.

| 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 | 15,331 |
| May | 16,798 | 15,492 | 15,417 | 15,625 | 15,750 | 15,582 | 15,096 | 15,309 | 15,336 | 15,422 | 15,475 |
| Jun | 17,004 | 15,206 | 15,505 | 15,678 | 15,847 | 16,114 | 15,595 | 15,774 | 15,882 | 15,839 | 15,840 |
| Jul | 16,538 | 14,863 | 14,685 | 14,910 | 15,128 | 15,362 | 14,852 | 15,028 | 15,093 | 15,102 | 15,146 |
| Aug | 16,546 | 15,025 | 14,620 | 14,911 | 15,112 | 15,322 | 14,792 | 15,220 | 15,083 | 15,175 | 15,244 |
| Sep | 16,907 | 15,601 | 15,324 | 15,561 | 15,954 | 16,193 | 15,400 | 15,716 | 15,509 | 15,569 | 15,833 |
| Oct | 17,184 | 15,575 | 15,336 | 15,656 | 16,033 | 16,143 | 15,484 | 15,715 | 15,553 | 15,744 | 15,677 |
| Nov | 16,919 | 15,639 | 15,341 | 15,518 | 15,878 | 16,016 | 15,338 | 15,621 | 15,519 | 15,755 | 15,536 |
| Dec | 16,980 | 15,485 | 15,397 | 15,528 | 15,742 | 15,295 | 15,294 | 15,397 | 15,446 | 15,515 | 15,370 |
| Annual | 16,786 | 15,302 | 15,173 | 15,376 | 15,603 | 15,683 | 15,168 | 15,343 | 15,332 | 15,429 | 15,436 |
| % Change | 12.42 | -8.84 | -0.84 | 1.34 | 1.48 | 0.51 | -3.28 | 1.15 | -0.07 | 0.63 | 0.05 |

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 2.11 percent in Albany County between 2013 and 2014, from a total of \$711 to \$726.

| 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 | 726 | 733 | 726 | 2.11 |

Total business establishments reported by the QCEW are displayed in Table II.1.22, below. Annual establishments increased between 2013 and 2014 by 1.55 percent, or from 1,229 to 1,248 establishments.

| 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) | 1,239 | 1,247 | 1,253 | 1,252 | 1,248 | 1.55 |

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, real average apartment rent in Albany County increased by 0.1 percent from fourth quarter 2013 to fourth quarter 2014, from \$648 to \$649. During that same period, detached single-family home rents decreased by 2.5 percent, rents for mobile homes on lots decreased by 7.7 percent, and rents for mobile home lots decreased by 2.9 percent.

Albany County rental prices experienced average annualized increases of 0.5 percent for apartments, 1.3 percent for houses, 1.0 percent for mobile homes plus a lot, and 1.1 percent for mobile home lots since fourth quarter 1986 through the fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over that same period. Table II.1.23, at right, presents the Albany County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Albany County decreased from 125 authorizations in 2013 to 99 in 2014.

The real value of single-family building permits increased from \$157,163 in 2013 to \$178,556 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.1.24, on the following page.

| Table II.1.23 Semiannual Average Monthly Rental Prices Albany County EAD Data, 1986:Q4 – 2014:Q4, Real 2014 Dollars | | | | |
|--|------------|-----------------|-------|-------------|
| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
| Q4.86 | 566 | 238 | 667 | 488 |
| Q2.87 | 550 | 234 | 686 | 476 |
| Q4.87 | 601 | 236 | 684 | 508 |
| Q2.88 | 534 | 233 | 687 | 442 |
| Q4.88 | 533 | 225 | 660 | 451 |
| Q2.89 | 543 | 231 | 647 | 490 |
| Q4.89 | 564 | 222 | 674 | 452 |
| Q2.90 | 523 | 227 | 658 | 507 |
| Q4.90 | 544 | 224 | 711 | 441 |
| Q2.91 | 522 | 216 | 666 | 480 |
| Q4.91 | 597 | 218 | 760 | 483 |
| Q2.92 | 550 | 213 | 722 | 524 |
| Q4.92 | 613 | 213 | 638 | 556 |
| Q2.93 | 576 | 214 | 671 | 624 |
| Q4.93 | 621 | 228 | 763 | 612 |
| Q2.94 | 592 | 226 | 717 | 654 |
| Q4.94 | 626 | 235 | 797 | 638 |
| Q2.95 | 599 | 231 | 747 | 625 |
| Q4.95 | 617 | 231 | 762 | 619 |
| Q2.96 | 611 | 234 | 824 | 595 |
| Q4.96 | 642 | 231 | 798 | 625 |
| Q2.97 | 614 | 230 | 840 | 647 |
| Q4.97 | 617 | 234 | 824 | 636 |
| Q2.98 | 588 | 243 | 767 | 572 |
| Q4.98 | 602 | 247 | 808 | 647 |
| Q2.99 | 604 | 280 | 826 | 718 |
| Q4.99 | 607 | 264 | 822 | 630 |
| Q2.00 | 600 | 260 | 797 | 649 |
| Q4.00 | 608 | 262 | 805 | 611 |
| Q2.01 | 593 | 264 | 781 | 655 |
| Q4.01 | 631 | 265 | 928 | 628 |
| Q2.02 | 622 | 281 | 817 | 612 |
| Q4.02 | 634 | 281 | 883 | 659 |
| Q2.03 | 629 | 282 | 909 | 680 |
| Q4.03 | 665 | 286 | 1,010 | 721 |
| Q2.04 | 643 | 278 | 1,019 | 700 |
| Q4.04 | 722 | 278 | 1,031 | 657 |
| Q2.05 | 678 | 284 | 1,012 | 609 |
| Q4.05 | 710 | 288 | 947 | 646 |
| Q2.06 | 691 | 288 | 1,023 | 597 |
| Q4.06 | 687 | 288 | 952 | 628 |
| Q2.07 | 653 | 280 | 956 | 560 |
| Q4.07 | 632 | 287 | 931 | 582 |
| Q2.08 | 658 | 285 | 954 | 576 |
| Q4.08 | 651 | 285 | 949 | 654 |
| Q2.09 | 652 | 299 | 977 | 628 |
| Q4.09 | 679 | 307 | 945 | 658 |
| Q2.10 | 680 | 304 | 988 | 672 |
| Q4.10 | 663 | 303 | 991 | 618 |
| Q2.11 | 690 | 299 | 1,008 | 678 |
| Q4.11 | 717 | 300 | 1,024 | 714 |
| Q2.12 | 705 | 348 | 1,053 | 689 |
| Q4.12 | 679 | 321 | 999 | 695 |
| Q2.13 | 675 | 313 | 1,024 | 691 |
| Q4.13 | 648 | 334 | 1,000 | 704 |
| Q2.14 | 674 | 325 | 987 | 756 |
| Q4.14 | 649 | 324 | 975 | 650 |

| Table II.1.24 Building Permits and Valuation Albany County Census Bureau Data, 1980–2014 | | | | | | | |
|---|---|--------------|--------------------|--------------------|-------------|--|--------------------|
| Year | Authorized Construction in Permit Issuing Areas | | | | | Per Unit Valuation, 1,000s of Real 2014\$ | |
| | Single-Family | Duplex Units | Tri- and Four-Plex | Multi-Family Units | Total Units | Single-Family Units | Multi-Family Units |
| 1980 | 128 | 4 | 4 | 6 | 142 | 80.7 | 48.7 |
| 1981 | 121 | 8 | 19 | 80 | 228 | 76.3 | 61.2 |
| 1982 | 93 | 8 | 28 | 134 | 263 | 67.2 | 20.5 |
| 1983 | 138 | 2 | 103 | 47 | 290 | 66.8 | 24.5 |
| 1984 | 55 | . | 47 | 78 | 180 | 77.9 | 21.2 |
| 1985 | 29 | 2 | . | 76 | 107 | 109.5 | 16.1 |
| 1986 | 13 | . | . | . | 13 | 75.4 | . |
| 1987 | 14 | . | . | 8 | 22 | 89.0 | 26.5 |
| 1988 | 11 | 2 | . | . | 13 | 175.9 | . |
| 1989 | 15 | . | . | . | 15 | 155.5 | . |
| 1990 | 12 | . | 4 | 8 | 24 | 140.6 | 34.3 |
| 1991 | 31 | . | . | 16 | 47 | 126.0 | 27.9 |
| 1992 | 56 | . | 16 | . | 72 | 144.0 | . |
| 1993 | 69 | . | 4 | . | 73 | 147.0 | . |
| 1994 | 106 | . | 39 | 69 | 214 | 149.8 | 37.0 |
| 1995 | 102 | 4 | 20 | 48 | 174 | 156.4 | 42.0 |
| 1996 | 109 | 2 | 12 | 12 | 135 | 146.9 | 62.1 |
| 1997 | 98 | 4 | 52 | . | 154 | 173.1 | . |
| 1998 | 97 | 4 | 4 | 34 | 139 | 134.7 | 46.1 |
| 1999 | 101 | . | 12 | 92 | 205 | 163.1 | 56.7 |
| 2000 | 105 | 2 | . | . | 107 | 152.9 | . |
| 2001 | 135 | . | 4 | 144 | 283 | 146.2 | 70.4 |
| 2002 | 153 | 2 | 8 | . | 163 | 157.6 | . |
| 2003 | 193 | 2 | 28 | 48 | 271 | 151.9 | 53.9 |
| 2004 | 210 | 2 | 16 | 182 | 410 | 168.8 | 50.0 |
| 2005 | 192 | . | 110 | 292 | 594 | 159.8 | 75.8 |
| 2006 | 156 | 6 | 92 | 75 | 329 | 168.8 | 72.4 |
| 2007 | 192 | . | 24 | 48 | 264 | 174.5 | 75.8 |
| 2008 | 142 | . | 18 | 12 | 172 | 188.9 | 64.6 |
| 2009 | 103 | . | 4 | 25 | 132 | 174.6 | 68.2 |
| 2010 | 140 | . | . | 32 | 172 | 173.1 | 62.6 |
| 2011 | 145 | . | . | 318 | 463 | 145.3 | 69.9 |
| 2012 | 103 | . | . | 87 | 190 | 156.2 | 54.8 |
| 2013 | 125 | 2 | . | 12 | 139 | 157.2 | 81.2 |
| 2014 | 99 | . | . | . | 99 | 178.6 | . |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Albany County was \$235,562. This represented a decrease of 6.4 percent from the previous year. In contrast, Wyoming’s average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.1.25, on the following page.

| Table II.1.25 Average Sales Prices Albany County vs. Wyoming DOR Data, 2000–2014 | | | | |
|---|-------------------------------------|----------------------------------|--------------------------|----------------------------|
| 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 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015.⁶⁸ During June 2015, a total of 189 surveys were completed by property managers in Albany County. Of the 3,030 rental units surveyed, 248 were vacant, indicating a vacancy rate of 8.2 percent. This compares to a 6.6 percent vacancy rate one year ago, as shown in Table II.1.26, below, and a June 2015 statewide vacancy rate of 5.4 percent.

| Table II.1.26 Total Units, Vacant Units, and Vacancy Rate Albany County RVS Data, June 2001 – June 2015 | | | | |
|--|--------|----------------|-----------------|-----------------|
| 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% |

⁶⁸ 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.

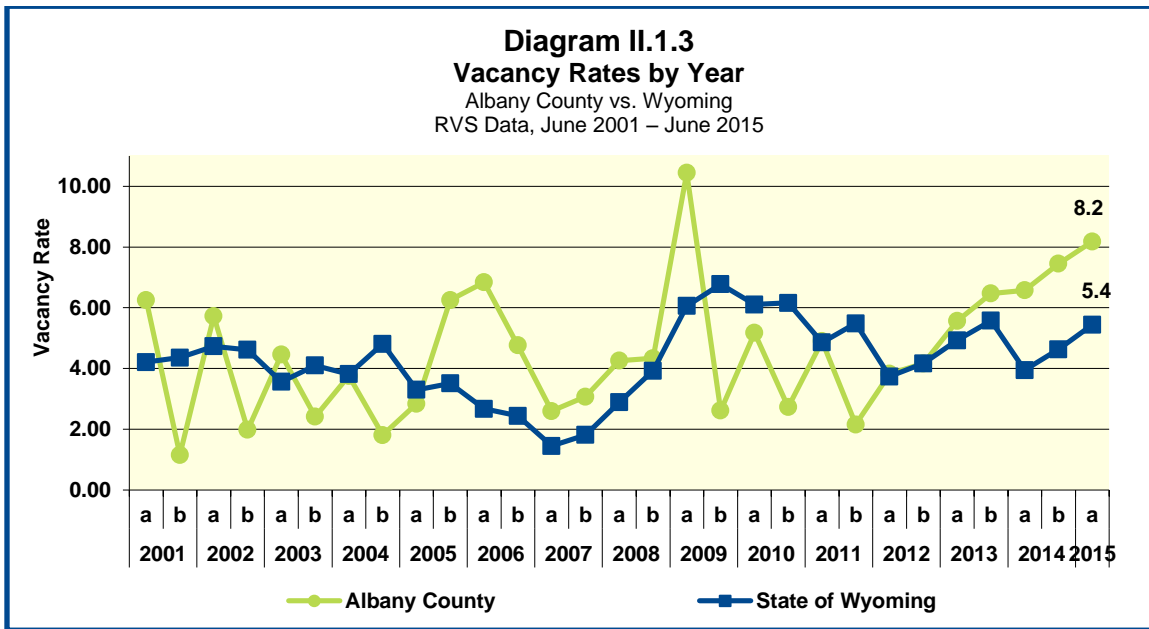


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the first half of 2015, rents for single-family units rose to \$966 and average rent for apartments increased to \$734.

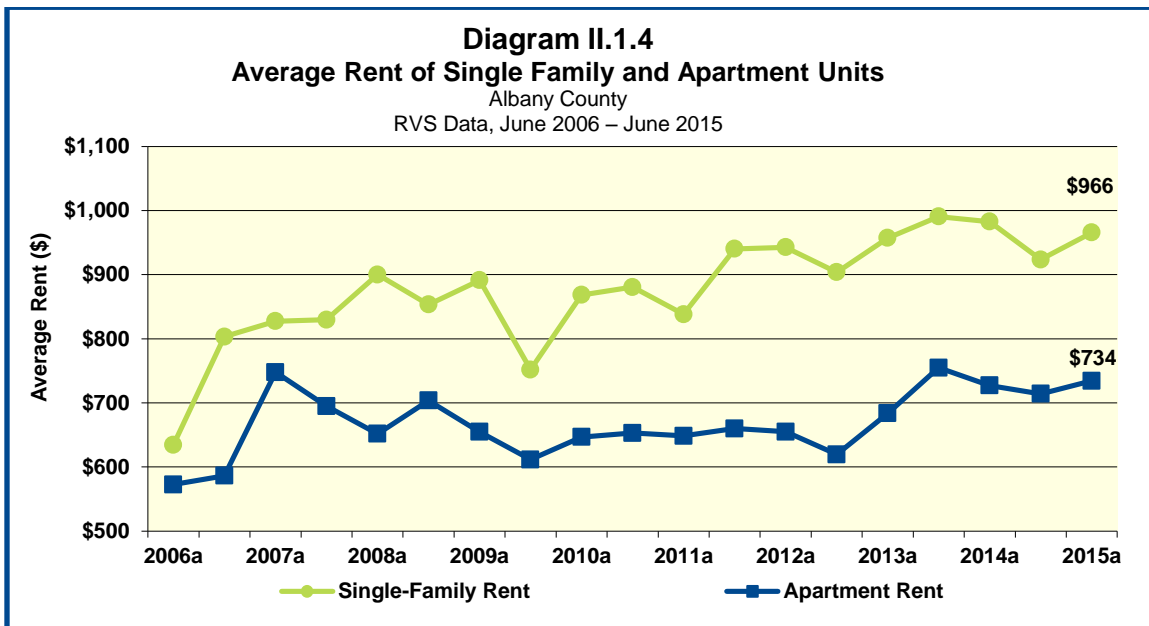


Table II.1.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 327 single family units in Albany County, with 30 of them available. This translates into a vacancy rate of 9.2 percent in Albany County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 1,701 apartment units reported in the survey, with 90 of them available, which resulted in a vacancy rate of 5.3 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

| Place | Total Units | Vacant Units | Vacancy Rate |
|---------------|--------------|--------------|--------------|
| Single Family | 327 | 30 | 9.2% |
| Duplex units | 137 | 5 | 3.6% |
| Apartments | 1,701 | 90 | 5.3% |
| Mobile Homes | 225 | 6 | 2.7% |
| "Other" Units | 24 | 0 | .0% |
| Don't Know | 616 | 117 | 19.0% |
| Total | 3,030 | 248 | 8.2% |

Table II.1.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 138 units. The most common apartment units were two bedroom units, with 775 units. Additional details of unit types by bedrooms are reported below.

| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | "Other" Units | Don't Know | Total |
|--------------------|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Efficiency | 0 | 0 | 29 | 0 | 0 | . | 29 |
| One | 18 | 24 | 411 | 2 | 0 | . | 455 |
| Two | 68 | 77 | 775 | 31 | 6 | . | 957 |
| Three | 138 | 30 | 343 | 19 | 18 | . | 548 |
| Four | 30 | 1 | 75 | 0 | 0 | . | 106 |
| Five | 9 | 0 | 0 | 0 | 0 | . | 9 |
| Don't Know | 64 | 5 | 68 | 173 | 0 | 616 | 926 |
| Total | 327 | 137 | 1,701 | 225 | 24 | 616 | 3,030 |

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

| Table II.1.29 | | | | | | | |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Available Rental Units by Bedroom Size | | | | | | | |
| Albany County RVS Data, June 2015 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | 0 | 0 | 5 | 0 | 0 | . | 5 |
| One | 2 | 0 | 8 | 0 | 0 | . | 10 |
| Two | 5 | 1 | 22 | 0 | 0 | . | 28 |
| Three | 5 | 0 | 1 | 0 | 0 | . | 6 |
| Four | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Five | 0 | 0 | 0 | 0 | 0 | . | 0 |
| Don't Know | 18 | 4 | 54 | 6 | 0 | 117 | 199 |
| Total | 30 | 5 | 90 | 6 | 0 | 117 | 248 |

Table II.1.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 17.2 percent, with one bedroom single family units having the highest vacancy rate at 11.1 percent.

| Table II.1.30 | | | | | | | |
|--------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Vacancy Rates by Bedroom Size | | | | | | | |
| Albany County RVS Data, June 2015 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Efficiency | | | 17.2 | | | | 17.2 |
| One | 11.1 | .0 | 1.9 | .0 | | | 2.2 |
| Two | 7.4 | 1.3 | 2.8 | .0 | .0 | | 2.9 |
| Three | 3.6 | .0 | .3 | .0 | .0 | | 1.1 |
| Four | .0 | .0 | .0 | | | | .0 |
| Five | .0 | | | | | | .0 |
| Don't Know | 28.1 | 80.0 | 79.4 | 3.5 | | 19.0 | 21.6 |
| Total | 9.2 | 3.6 | 5.3 | 2.7 | .0 | 19.0 | 8.2 |

Average market-rate rents by unit type are shown in Table II.1.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

| Table II.1.31 | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| Average Market Rate Rents by Bedroom Size | | | | | | |
| Albany County RVS Data, June 2015 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$ | \$ | \$428 | \$ | \$ | \$428 |
| One | \$592 | \$470 | \$510 | \$400 | \$ | \$515 |
| Two | \$788 | \$738 | \$659 | \$589 | \$800 | \$710 |
| Three | \$1,025 | \$968 | \$905 | \$801 | \$1,200 | \$954 |
| Four | \$1,271 | \$ | \$1,174 | \$ | \$ | \$1,246 |
| Five | \$1,432 | \$ | \$ | \$ | \$ | \$1,432 |
| Total | \$966 | \$743 | \$734 | \$733 | \$975 | \$815 |

Table II.1.32, below shows vacancy rates for single family units by average rental rates for Albany County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

| Table II.1.32 Single Family Market Rate Rents by Vacancy Status Albany County RVS Data, June 2015 | | | |
|--|---------------------|-------------------------------|--------------|
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | 0 | 0 | % |
| \$500 to \$1,000 | 99 | 9 | 9.1% |
| \$1,000 to \$1,500 | 132 | 21 | 15.9% |
| Above \$1,500 | 5 | 0 | .0% |
| Missing | 91 | 0 | .0% |
| Total | 327 | 30 | 9.2% |

The availability of apartment units by average rent is displayed in Table II.1.33, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 4.2 percent.

| Table II.1.33 Apartment Market Rate Rents by Vacancy Status Albany County RVS Data, June 2015 | | | |
|--|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 88 | 9 | 10.2% |
| \$500 to \$1,000 | 1,249 | 53 | 4.2% |
| \$1,000 to \$1,500 | 102 | 24 | 23.5% |
| Above \$1,500 | 0 | 0 | 0% |
| Missing | 262 | 4 | 1.5% |
| Total | 1,701 | 90 | 5.3% |

Table II.1.34, 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 2.7 percent.

| Table II.1.34 Mobile Home Market Rate Rents by Vacancy Status Albany County RVS Data, June 2015 | | | |
|--|-------------------|-----------------------------|--------------|
| Average Rents | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500 | 113 | 3 | 2.7% |
| \$500 to \$1,000 | 112 | 3 | 2.7% |
| \$1,000 to \$1,500 | 0 | 0 | % |
| Above \$1,500 | | | % |
| Missing | 0 | 0 | % |
| Total | 225 | 6 | 2.7% |

Table II.1.35, on the following page, 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.1.35 Condition by Unit Type Albany County RVS Data, June 2015 | | | | | | | |
|---|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Poor | | | | | | . | |
| Fair | 3 | 2 | 3 | 5 | 0 | . | 13 |
| Average | 20 | 15 | 96 | 27 | 1 | . | 159 |
| Good | 201 | 75 | 1,253 | 163 | 22 | . | 1,714 |
| Excellent | 25 | 41 | 324 | 30 | 1 | . | 421 |
| Don’t Know | 78 | 4 | 25 | 0 | 0 | 616 | 723 |
| Total | 327 | 137 | 1,701 | 225 | 24 | 616 | 3,030 |

The availability of single family units based on their condition is displayed in Table II.1.36, 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.1.36 Condition of Single Family Units by Vacancy Status Albany County RVS Data, June 2015 | | | |
|---|---------------------|-------------------------------|--------------|
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | | | % |
| Fair | 3 | 0 | .0% |
| Average | 20 | 6 | 30.0% |
| Good | 201 | 22 | 10.9% |
| Excellent | 25 | 2 | 8.0% |
| Don’t Know | 78 | 0 | .0% |
| Total | 327 | 30 | 9.2% |

Table II.1.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

| Table II.1.37 Condition of Apartment Units by Vacancy Status Albany County RVS Data, June 2015 | | | |
|---|-----------------|---------------------------|--------------|
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | | | % |
| Fair | 3 | 0 | .0% |
| Average | 96 | 7 | 7.3% |
| Good | 1,253 | 63 | 5.0% |
| Excellent | 324 | 19 | 5.9% |
| Don’t Know | 25 | 1 | 4.0% |
| Total | 1,701 | 90 | 5.3% |

Table II.1.38, on the following page, 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 excellent condition, with a vacancy rate of .0 percent.

| Table II.1.38 Condition of Mobile Home Units by Vacancy Status Albany County RVS Data, June 2015 | | | |
|---|-------------------|-----------------------------|--------------|
| Condition | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Poor | | | |
| Fair | 5 | 0 | .0% |
| Average | 27 | 0 | .0% |
| Good | 163 | 6 | 3.7% |
| Excellent | 30 | 0 | .0% |
| Don't Know | 0 | 0 | % |
| Total | 225 | 6 | 2.7% |

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.1.39, below, respondents in Albany County said they would prefer 76 more single family units, 251 more apartment units, and 154 units of all types. In total, respondents indicated they wished to own or manage an additional 573 units.

| Table II.1.39 If you had the opportunity to own/manage more units, how many would you prefer Albany County RVS Data, June 2015 | |
|---|------------|
| Unit Type | More Units |
| Single family units | 76 |
| Duplex Units | 52 |
| Apartments | 251 |
| Mobile homes | 23 |
| Other | 17 |
| Don't Know | |
| All types | 154 |
| Total | 573 |

Table, II.1.40, on the following page, shows the most common answers from the 2015 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 143 respondents, with an average persons per household of 2.5 people. Of new residents to Albany County, 51.5 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 67.1 percent of respondents renting their residence. The average mortgage payment in Albany County was \$1,218 and the average rent was \$685. When asked if they were satisfied with their current housing, 82.5 percent said they were satisfied with their current housing.

| Table II.1.40 | |
|---|---|
| Most Replied Response | |
| Albany County | |
| HNA Survey: Fiscal Year 2015 | |
| Question | Most Replied Answer (%) |
| Demographics | |
| Total Number of Respondents | 143 |
| Number of persons in household (Average) | 2.5 |
| Current age | 25 to 34 years old (39.0%) |
| Marital status | Married (51.5%) |
| Primary reason for moving to Wyoming | School or college (28.7%) |
| In which industry are you primarily employed | Other (19.7%) |
| Highest education level completed | Graduate Degree, Ph.D. or other Advanced Degree (36.4%) |
| Total household income from all sources | \$50,000 to \$74,999 dollars (21.1%) |
| Current Housing Characteristics | |
| Current Residence | Single family home (44.1%) |
| Do you own or rent | Rent (67.1%) |
| How many bedrooms (Average) | 2.6 |
| How many full bathrooms (Average) | 1.6 |
| Average mortgage payment | \$1,218 |
| Average rental payment | \$685 |
| Are you satisfied with your current housing | Satisfied with current housing (82.5%) |
| Housing Demand (If unsatisfied with current housing) | |
| Reason you are unsatisfied | Other (35.0%) |
| Are you seeking to change your housing situation | Seeking different housing (44.0%) |
| What type of unit are you seeking | Single family home (62.5%) |
| Type of tenure seeking | Seeking to buy (75.0%) |
| If own, do you plan on building or buying | Buy an existing unit (66.7%) |
| Expected buying price | \$200,000 to \$249,999 dollars (100.0%) |
| Expected building price | \$150,000 to \$199,999 dollars (100.0%) |
| Expected rental price | \$0 to \$300 dollars (50.0%) |

For residents who are unsatisfied with their current housing, 35.0 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, 62.5 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 75.0 percent wanted to buy and 25.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if they anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$0 to \$300 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.⁶⁹

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

⁶⁹ 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.

0.6 percent of units, were severely overcrowded, as shown in Table II.1.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

| Table II.1.41 | | | | |
|---|-----------------|--------------|---------------------|---------|
| 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.1.42, at right.

| Table II.1.42 | | |
|---|---------------|------------------|
| 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.1.43, below.

| Table II.1.43 | | |
|--|----------------------|-------------------------|
| 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.1.44, on the following page.

| Table II.1.44 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 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 2,379 loans purchased in Albany County between 1979 and 2015, with 41 occurring in fiscal 2015. The average home size over the period was 1,122 square feet and 1,112 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1960. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$61,349. The average purchase price in fiscal 2015 was \$170,042. In fiscal 2015, 2.4 percent of loans purchased were for new construction, and 43.9 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.**

Additional Comments

Albany County has experienced a steady economy and housing market. Albany County saw a 8.8 percent jump in their taxable sales numbers between 2014 and the first quarter in 2015.⁷⁰ The job growth in Albany has been steady, which is attributed to the large number of state government jobs, and the county seemed to unaffected by energy job loss.⁷¹ Albany County real estate valuations are up 1.74 percent overall during 2015, as of July. The County typically sees a 2 percent annual growth and has been impacted by the decreased energy prices.⁷² But Albany County was also affected by the severe storms this year. In July, President Obama announced that Albany County would receive assistance for infrastructure damage and emergency response efforts for the severe storms and flooding May 24 to July 6.⁷³

⁷⁰ http://www.wyomingnews.com/articles/2015/07/12/news/01top_07-12-15.txt#.VaTrdPIVhBc

⁷¹ http://www.laramieboomerang.com/news/local_news/article_78a47434-1c73-11e5-85eb-d7417f880765.html

⁷² http://www.laramieboomerang.com/news/article_6ffb6a46-277b-11e5-a7e7-2bb2a7c29518.html

⁷³ <http://www.kgwn.tv/home/headlines/Wyoming-Disaster-Assistance-Expanded-315578391.html>