

## BIG HORN COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,794 in 2012, or by 1.1 percent. This compares to a statewide population growth of 2.3 percent over the period.<sup>55</sup> The number of people from 25 to 44 years of age increased by 1.5 percent, and the number of people from 55 to 64 years of age increased by 1.4 percent. The white population remained almost unchanged, while the black population increased by 174.4 percent. The Hispanic population increased from 984 to 1,015 people between 2010 and 2012 or by 3.2 percent. These data are presented in Table II.2.1, below.

Subject	Big Horn County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
<b>Population</b>	<b>11,668</b>	<b>11,794</b>	<b>1.1%</b>	<b>563,626</b>	<b>576,412</b>	<b>2.3%</b>
<b>Age</b>						
Under 14 years	2,462	2,418	-1.8%	113,371	113,773	0.4%
15 to 24 years	1,368	1,459	6.7%	78,460	79,861	1.8%
25 to 44 years	2,418	2,455	1.5%	144,615	149,367	3.3%
45 to 54 years	1,630	1,574	-3.4%	83,577	78,964	-5.5%
55 to 64 years	1,682	1,705	1.4%	73,513	78,939	7.4%
65 and Over	2,108	2,183	3.6%	70,090	75,508	7.7%
<b>Race</b>						
White	11,330	11,331	0.0%	529,110	536,450	1.4%
Black	39	107	174.4%	5,135	8,555	66.6%
American Indian and Alaskan Native	135	148	9.6%	14,457	15,003	3.8%
Asian	39	54	38.5%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	575	10.4%
Two or more races	123	152	23.6%	9,754	10,646	9.1%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	984	1,015	3.2%	50,231	54,770	9.0%

Table II.2.2, on the following page, presents the population of Big Horn County by age and gender from the 2010 census and 2012 current census estimates. The 2010 census count showed a total of 5,882 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 5,786 persons, were female. In 2012 the number of females increased to 5,872, which accounted for 49.8 percent of the population, while the remaining 50.2 percent, or 5,922 persons of the population were male.

<sup>55</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.2.2</b> <b>Population by Age and Gender</b> Big Horn County 2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,178	1,240	2,418	-1.8%
15 to 24 years	747	621	1,368	783	676	1,459	6.7%
25 to 44 years	1,202	1,216	2,418	1,237	1,218	2,455	1.5%
45 to 54 years	847	783	1,630	802	772	1,574	-3.4%
55 to 64 years	837	845	1,682	845	860	1,705	1.4%
65 and Over	1,029	1,079	2,108	1,077	1,106	2,183	3.6%
<b>Total</b>	<b>5,882</b>	<b>5,786</b>	<b>11,668</b>	<b>5,922</b>	<b>5,872</b>	<b>11,794</b>	<b>1.1%</b>
% of Total	50.4%	49.6%	.	50.2%	49.8%	.	.

At the time of the 2010 Census, there were 183 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 25.9 percent, as shown in Table II.2.3, below.

<b>Table II.2.3</b> <b>Group Quarters Population</b> Big Horn County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>56</sup>	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
<b>Total</b>	<b>218</b>	<b>181</b>	<b>-17.0%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	2	-93.1%
<b>Total</b>	<b>29</b>	<b>2</b>	<b>-93.1%</b>
<b>Group Quarters Population</b>	<b>247</b>	<b>183</b>	<b>-25.9%</b>

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

To study these important concepts the Census Bureau conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

<sup>56</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.2.4, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 3,308 family households, of which 2,891 housed married couple families and 417 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 155 families, or a female householder with no husband present, of which there were 262 families. There were also an estimated 1,304 "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 Big Horn County was 71.7 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Big Horn County, 87.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Big Horn County		State of Wyoming	
	Big Horn County	% of Total	State of Wyoming	% of Total
Family households	3,308	71.7%	145,279	66.1%
Married-couple family	2,891	87.4%	116,920	80.5%
Owner-occupied housing units	2,465	85.3%	97,958	83.8%
Renter-occupied housing units	426	14.7%	18,962	16.2%
Other family	417	12.6%	28,359	19.5%
Male householder, no wife present	155	37.2%	9,289	32.8%
Owner-occupied housing units	113	72.9%	5,532	59.6%
Renter-occupied housing units	42	27.1%	3,757	40.4%
Female householder, no husband present	262	62.8%	19,070	67.2%
Owner-occupied housing units	177	67.6%	10,181	53.4%
Renter-occupied housing units	85	32.4%	8,889	46.6%
Nonfamily households	1,304	28.3%	74,349	33.9%
Owner-occupied housing units	751	57.6%	41,217	55.4%
Renter-occupied housing units	553	42.4%	33,132	44.6%
<b>Total</b>	<b>4,612</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.2.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,641 two-person family households, 538 three-person family households and 534 four-person family households. One-person non-family households made up 87.0 percent of all non-family households or an estimated 1,135 households. Big Horn County's two persons households made up 37.9 percent of total housing units and four person households made up an additional 11.8 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.2.5</b>				
<b>Household Type by Household Size</b>				
Big Horn County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Big Horn County</b>				
One Person	.	1,135	1,135	24.6%
Two Person	1,641	107	1,748	37.9%
Three Person	538	51	589	12.8%
Four Person	534	11	545	11.8%
Five Person	385	0	385	8.3%
Six Person	106	0	106	2.3%
Seven Person	104	0	104	2.3%
<b>Total</b>	<b>3,308</b>	<b>1,304</b>	<b>4,612</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,748 two-person households, 1,522 were owner-occupied and 226 were renter-occupied. Of the 545 four-person households, 430 were owner-occupied and 115 were renter-occupied. Further household size data by tenure are presented in Table II.2.6, below.

<b>Table II.2.6</b>				
<b>Tenure by Household Size</b>				
Big Horn County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Big Horn County</b>				
One Person	687	448	1,135	24.6%
Two Person	1,522	226	1,748	37.9%
Three Person	459	130	589	12.8%
Four Person	430	115	545	11.8%
Five Person	270	115	385	8.3%
Six Person	61	45	106	2.3%
Seven Person or more	77	27	104	2.3%
<b>Total</b>	<b>3,506</b>	<b>1,106</b>	<b>4,612</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.2.7, on the following page, Big Horn County had a total of 5,360 housing units of which 4,612 or 86.0 percent were occupied. Of these occupied units, 76.0 percent, or 3,506 units were owner occupied, which compares to a statewide rate of 70.5. A total of 748 units or 14.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.2.7 Housing Units by Tenure</b> Big Horn County 2007-2011 Five-Year ACS Data				
<b>Tenure</b>	<b>Big Horn County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	4,612	86.0%	219,628	84.8%
Owner-Occupied	3,506	76.0%	154,888	70.5%
Renter-Occupied	1,106	24.0%	64,740	29.5%
Vacant Housing Units	748	14.0%	39,362	15.2%
<b>Total Housing Units</b>	<b>5,360</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.2.8, below, shows that of the 748 housing units in Big Horn County as reported in the 2011 ACS data, 58 or 7.8 percent were for rent and 108 or 14.4 percent were for sale. An estimated 169 units were for seasonal, recreational, or occasional use, and 335 or 44.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.2.8 Disposition of Vacant Housing Units</b> Big Horn County 2007-2011 Five Year ACS Data				
<b>Disposition</b>	<b>Big Horn County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
For rent	58	7.8%	5,138	13.1%
Rented, but not occupied	49	6.6%	2,072	5.3%
For sale only	108	14.4%	2,921	7.4%
Sold, but not occupied	29	3.9%	983	2.5%
For seasonal, recreational, or occasional use	169	22.6%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	335	44.8%	10,249	26.0%
<b>Total</b>	<b>748</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.2.9, at right, presents different income statistics for Big Horn County. According to the 2011 ACS data averages, median family income for Big Horn County was \$61,462 compared to the statewide average of \$69,058. Per capita income for Big Horn County, which is calculated by dividing total income by population, was \$25,452, which compared to \$28,952 for the State of Wyoming.

<b>Table II.2.9 Median and Per Capita Income</b> Big Horn County 2007-2011 Five-Year ACS Data		
<b>Income Type</b>	<b>Big Horn County</b>	<b>Wyoming</b>
Median Family Income	61,462	69,058
Median Household Income	52,597	56,380
Per Capita Income	25,452	28,952

Table II.2.10, on the following page, shows households by income for Big Horn County and the State of Wyoming. In Big Horn County, there were a total of 427 households or 9.3 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 698 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.0 percent of total households and numbered 736 in Big Horn County.

<b>Table II.2.10</b>				
<b>Households by Income</b>				
Big Horn County 2007-2011 Five-Year ACS Data				
Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	427	9.3%	21,222	9.7%
15,000 - 19,999	237	5.1%	10,180	4.6%
20,000 - 24,999	230	5.0%	10,638	4.8%
25,000 - 34,999	595	12.9%	23,696	10.8%
35,000 - 49,999	698	15.1%	31,275	14.2%
50,000 - 74,999	918	19.9%	44,469	20.2%
75,000 - 99,999	771	16.7%	31,675	14.4%
100,000 and above	736	16.0%	46,473	21.2%
<b>Total</b>	<b>4,612</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.2.11, below. In total, the poverty rate in Big Horn County was 9.2 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Big Horn County had a poverty rate of 7.4 percent and the female population had a poverty rate of 11.0 percent. There were 36 males and 36 females in poverty under the age of 5. Overall, 6.9 percent of persons in poverty in Big Horn County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 118 individuals with incomes below the poverty level which represented 11.3 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

<b>Table II.2.11</b>				
<b>Poverty by Age</b>				
Big Horn County 2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Big Horn County</b>				
5 and Below	36	36	72	6.9%
6 to 18	121	174	295	28.4%
18 to 64	222	333	555	53.4%
65 and Older	43	75	118	11.3%
<b>Total</b>	<b>422</b>	<b>618</b>	<b>1,040</b>	<b>100.0%</b>
Poverty Rate	7.4%	11.0%	9.2%	.
<b>State of Wyoming</b>				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.2.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Big Horn County saw an average of 3,005 owner-occupied single-family units compared to 706 single-family rental units. In Big Horn County, single-family units comprised 80.5 percent of all households compared with 71.7 percent statewide. Big Horn County

had a total of 92 apartment rental units and total apartment units accounted for 2.2 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 641 mobile homes in Big Horn County, which comprised 13.9 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.2.12</b>				
<b>Households by Unit Type</b>				
Big Horn County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
Single-Family Unit	3,005	706	3,711	80.5%
Duplex	2	77	79	1.7%
Tri- or Four-Plex	6	74	80	1.7%
Apartments	9	92	101	2.2%
Mobile Homes	484	157	641	13.9%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>3,506</b>	<b>1,106</b>	<b>4,612</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II.2.13, below, shows the number of households by year of construction. As shown, 21.7 percent, or 999 units, were built in 1939 or earlier in the county, and another 489 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 188, which accounted for 4.1 percent of all households, and an additional 155 households, or 3.4 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.2.13</b>				
<b>Households by Year Built</b>				
Big Horn County 2007-2011 Five-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	999	21.7%	25,099	11.4%
1940 to 1949	489	10.6%	10,841	4.9%
1950 to 1959	489	10.6%	22,067	10.0%
1960 to 1969	292	6.3%	19,430	8.8%
1970 to 1979	979	21.2%	52,134	23.7%
1980 to 1989	538	11.7%	34,742	15.8%
1990 to 1999	483	10.5%	26,856	12.2%
2000 to 2004	188	4.1%	14,190	6.5%
Built 2005 or Later	155	3.4%	14,269	6.5%
<b>Total</b>	<b>4,612</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.2.14, below, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn County varied between households. Households with one room accounting for only 0.9 percent of total housing units, while households with five and six rooms accounted for 22.8 and 17.5 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

<b>Table II.2.14</b>				
<b>Housing Units by Number of Rooms</b>				
Big Horn County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	48	0.9%	4,252	1.6%
Two	16	0.3%	6,593	2.5%
Three	265	4.9%	19,112	7.4%
Four	822	15.3%	44,741	17.3%
Five	1,220	22.8%	52,369	20.2%
Six	938	17.5%	40,122	15.5%
Seven	791	14.8%	31,810	12.3%
Eight	561	10.5%	25,589	9.9%
Nine or more	699	13.0%	34,402	13.3%
<b>Total</b>	<b>5,360</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.2.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 7 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.1 percent of total households in Big Horn County, which compared to 24.8 percent statewide. In Big Horn County, the 1,985 households with three bedrooms accounted for 43.0 percent of all households, and there were only 366 five-bedroom or more households, which accounted for 7.9 percent of all households.

<b>Table II.2.15</b>				
<b>Households by Number of Bedrooms</b>				
Big Horn County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
None	0	7	7	0.2%
One	90	145	235	5.1%
Two	755	496	1,251	27.1%
Three	1,608	377	1,985	43.0%
Four	712	56	768	16.7%
Five or more	341	25	366	7.9%
<b>Total</b>	<b>3,506</b>	<b>1,106</b>	<b>4,612</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>



The age of a structure influences its value. As shown in Table II.2.16, at right, structures built in 1939 or earlier had a median value of \$94,700, while structures built between 1950 and 1959 had a median value of \$100,500 and those built between 1990 to 1999 had a median value of \$171,300. 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 \$183,800 and \$225,000, respectively. The total average median value in Big Horn County was \$120,400, which compared to \$181,900 in the State of Wyoming.

<b>Table II.2.16</b> <b>Median Value by Year Structure Built</b> Big Horn County 2007-2011 Five-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or earlier	94,700	148,000
1940 to 1949	96,900	130,200
1950 to 1959	100,500	155,800
1960 to 1969	112,900	171,100
1970 to 1979	120,700	180,100
1980 to 1989	137,700	194,300
1990 to 1999	171,300	224,800
2000 to 2004	183,800	247,900
Built 2005 or Later	225,000	245,700
<b>Total</b>	<b>120,400</b>	<b>181,900</b>

Household mortgage status is reported in Table II.2.17, below. In Big Horn County, households with a mortgage accounted for 51.5 percent of all households or 1,807 housing units, and the remaining 48.5 percent or 1,699 units had no mortgage. Of those units with a mortgage, 291 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,516 or 83.9 percent had no second mortgage or no home equity loan.

<b>Table II.2.17</b> <b>Mortgage Status</b> Big Horn County 2007-2011 Five-Year ACS Data				
Mortgage Status	Big Horn County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,807	51.5%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	291	16.1%	16,846	17.7%
Second mortgage only	157	54.0%	8,326	49.4%
Home equity loan only	134	46.0%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	1,516	83.9%	77,715	81.6%
Housing units without a mortgage	1,699	48.5%	59,594	38.5%
<b>Total</b>	<b>3,506</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Big Horn County was \$396 as compared to \$591 statewide, as shown in Table II.2.18, below.

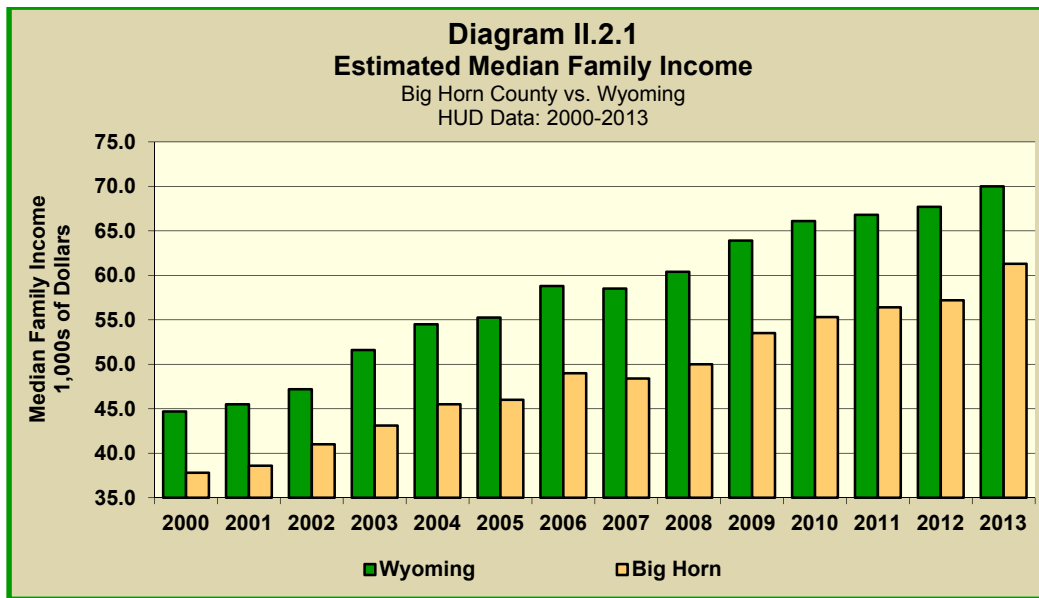
<b>Table II.2.18</b> <b>Median Rent</b> Big Horn County 2007-2011 Five-Year ACS Data	
Place	Rent
Big Horn County	\$396
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 46 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Big Horn County are presented in Table II.1.19, below, and showed a net increase of 875 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	289	221	68
2001	258	211	47
2002	269	194	75
2003	239	168	71
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009	244	174	70
2010	257	132	125
2011	239	200	39
2012	269	206	63
2013 – First Half	131	85	46
<b>Total</b>	<b>3,569</b>	<b>2,694</b>	<b>875</b>

**Economics**

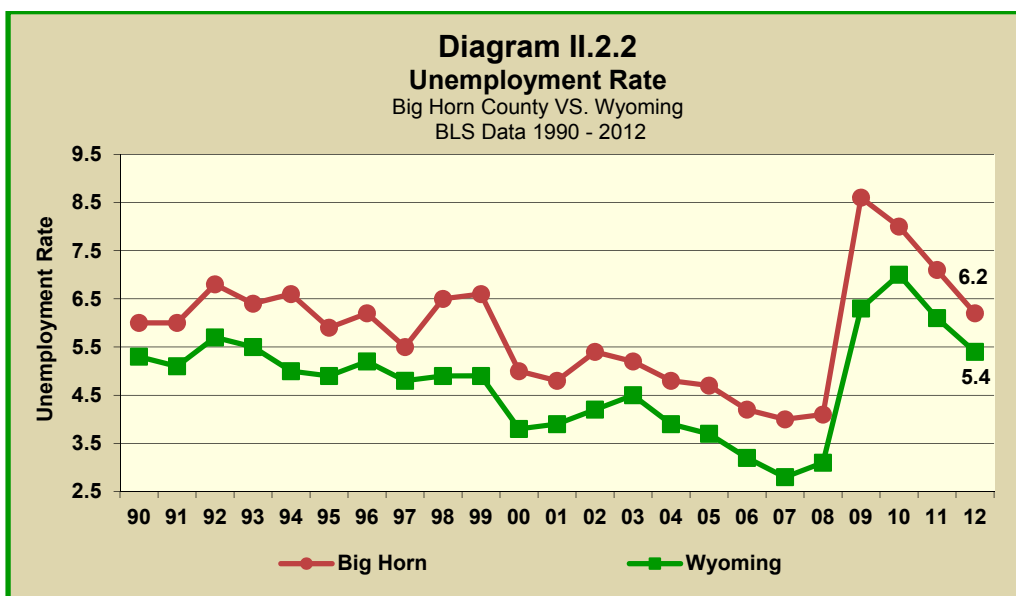
The HUD estimated MFI for Big Horn County was \$61,300 in 2013.<sup>57</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Big Horn County’s labor force, defined as the number of persons working or actively seeking work, increased by 18 persons, from 5,210 in 2011 to 5,228 in 2012. Employment increased by 63 persons; unemployment decreased by 45 persons; and the unemployment rate, or the number of

<sup>57</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 7.1 percent in 2011 to 6.2 percent in 2012, as shown below in Diagram II.2.2.



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.2.20, below, annual total monthly employment decreased by 0.58 percent between 2011 and 2012, from a total of 4,275 to 4,250 workers.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	4,106	3,975	4,248	4,217	4,359	3,887	4,063	3,993	3,843	3,953	4,011
Feb	3,990	3,967	4,215	4,086	4,399	3,925	4,034	3,852	3,826	3,921	4,006
Mar	4,044	4,041	4,241	4,200	4,428	3,977	4,051	3,895	3,983	3,973	4,120
Apr	4,142	4,154	4,324	4,362	4,518	4,154	4,189	3,939	4,084	4,127	4,223
May	4,213	4,267	4,415	4,567	4,699	4,367	4,364	4,068	4,282	4,462	4,325
Jun	4,211	4,448	4,627	4,750	4,956	4,591	4,629	4,181	4,390	4,521	4,524
Jul	4,055	4,126	4,373	4,550	4,776	4,419	4,355	4,038	4,255	4,376	4,251
Aug	4,056	4,182	4,457	4,569	4,802	4,401	4,431	4,233	4,249	4,425	4,282
Sep	4,216	4,227	4,371	4,596	4,901	4,259	4,396	4,319	4,341	4,514	4,439
Oct	4,282	4,382	4,372	4,605	4,748	4,396	4,429	4,264	4,334	4,518	4,268
Nov	4,156	4,288	4,360	4,498	4,648	4,360	4,328	4,203	4,169	4,343	4,269
Dec	4,085	4,235	4,347	4,469	4,603	4,209	4,220	4,008	4,108	4,172	4,285
<b>Annual</b>	<b>4,130</b>	<b>4,191</b>	<b>4,363</b>	<b>4,456</b>	<b>4,653</b>	<b>4,245</b>	<b>4,291</b>	<b>4,083</b>	<b>4,155</b>	<b>4,275</b>	<b>4,250</b>
% Change	-0.72	1.48	4.10	2.13	4.42	-8.77	1.08	-4.85	1.76	2.89	-0.58

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.2.21, below, annual average weekly wages increased by 4.23 percent between 2011 and 2012, from a total of \$686 to \$715.

<b>Table II.2.21</b>						
<b>Average Weekly Wages</b>						
Big Horn County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	480	519	510	548	515	.
2002	491	528	518	544	520	0.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009	616	629	608	681	634	-0.63
2010	618	670	650	732	668	5.36
2011	647	680	675	738	686	2.69
2012(p)	687	728	679	764	715	4.23

Total business establishments reported by the QCEW are displayed in Table II.2.22, below. Annual establishments remained unchanged between 2011 and 2012, remaining at 425 establishments.

<b>Table II.2.22</b>						
<b>Number of Establishments</b>						
Big Horn County						
BLS QCEW Data, 2001–2012(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	378	386	385	381	383	.
2002	380	388	383	376	382	-0.26
2003	374	384	382	381	380	-0.52
2004	381	384	387	391	386	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	399	0.50
2007	402	413	416	420	413	3.51
2008	420	422	419	418	420	1.69
2009	415	418	414	416	416	-0.95
2010	416	421	421	419	419	0.72
2011	425	420	431	425	425	1.43
2012p	419	424	429	427	425	0.00

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which county data are available, Big Horn County recorded 7,020 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 \$403,053,000, and real per capita income was \$34,277 in 2011. The average earnings per job in the county was \$38,348 in 2011, compared to \$49,682. These data are presented in full in **Volume II. Technical Appendix**.

**Housing**

According to the Wyoming Cost of Living Index, average apartment rent in Big Horn County increased from \$392 in fourth quarter 2011 to \$425 in fourth quarter 2012, or by 8.4 percent. Detached single-family home rents increased by 8.5 percent, rents for mobile homes on a lot increased by 2.3 percent, and rents for mobile home lots decreased by 5.0 percent.

Big Horn County rental prices experienced average annualized increases of 3.0 percent for apartments, 2.2 percent for houses, and 4.9 percent for mobile home lots since second quarter 1998 through fourth quarter 2012. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots over the same period. Table II.2.23, at right, presents the Big Horn 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 Big Horn County increased from 12 authorizations in 2011 to 13 in 2012.

The real value of single-family building permits increased from \$145,767 in 2011 to \$220,861 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$220,861 in 2012 to a low of \$107,429 in 2005. These figures compare to the state average high of \$275,723 in 2000 and a low of \$187,359 in 2003. Additional details are given in Table II.2.24, on the following page.

<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	272	84	353	.
Q4.98	301	117	338	263
Q2.99	310	78	288	256
Q4.99	291	77	363	307
Q2.00	318	92	325	254
Q4.00	296	98	342	296
Q2.01	320	97	360	297
Q4.01	344	89	375	290
Q2.02	307	98	331	282
Q4.02	305	99	313	303
Q2.03	310	107	329	326
Q4.03	319	114	329	304
Q2.04	303	116	343	310
Q4.04	321	118	347	319
Q2.05	330	129	365	334
Q4.05	382	132	366	309
Q2.06	382	132	350	330
Q4.06	395	129	396	314
Q2.07	442	136	410	324
Q4.07	474	126	435	327
Q2.08	476	139	418	334
Q4.08	514	146	421	340
Q2.09	469	162	395	385
Q4.09	427	162	446	357
Q2.10	401	162	412	366
Q4.10	401	227	409	392
Q2.11	395	190	463	425
Q4.11	392	181	448	444
Q2.12	426	176	448	451
Q4.12	425	172	486	454

<b>Table II.2.24</b> <b>Building Permits and Valuation</b> Big Horn County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	18	.	.	6	24	.	.	96.7
1981	14	2	16	.	32	.	.	80.4
1982	7	.	8	6	21	.	.	99.8
1983	8	.	.	.	8	.	.	90.7
1984	17	.	.	.	17	.	.	60.6
1985	5	.	.	.	5	.	.	82.4
1986	4	.	.	.	4	.	.	75.5
1987	2	.	.	.	2	.	.	99.2
1988	3	.	.	.	3	.	.	94.6
1989	4	.	.	.	4	.	.	106.9
1990	3	.	.	.	3	.	.	67.8
1991	6	.	.	.	6	.	.	117.4
1992	2	.	.	.	2	.	.	90.4
1993	7	.	.	.	7	.	.	123.2
1994	5	.	.	.	5	.	.	89.5
1995	8	.	.	.	8	.	.	103.0
1996	13	2	.	.	15	.	.	120.1
1997	7	2	.	.	9	.	.	117.7
1998	8	.	.	.	8	.	.	114.2
1999	11	.	.	.	11	.	.	123.7
2000	12	.	.	.	12	.	.	108.3
2001	7	.	.	.	7	.	.	129.6
2002	11	.	.	.	11	.	.	108.7
2003	6	.	.	.	6	.	.	152.2
2004	17	.	.	.	17	.	.	146.2
2005	8	.	.	.	8	.	.	107.4
2006	20	.	.	.	20	.	.	132.0
2007	23	.	.	.	23	.	.	169.6
2008	21	.	.	16	37	.	.	210.5
2009	16	.	.	.	16	.	.	169.4
2010	14	.	.	.	14	.	.	172.7
2011	12	.	.	.	12	.	.	145.8
2012	13	.	.	.	13	.	.	220.9

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Big Horn County was \$132,077. This represented an increase of 4.3 percent from the previous year. In contrast, Wyoming’s weighted average sales price was \$266,406, which was an increase of 10.4 percent from the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.2.25, on the following page.

<b>Table II.2.25</b>				
<b>Average Sales Prices</b>				
Big Horn County vs. Wyoming				
DOR Data, 2000–2012				
<b>Year</b>	<b>Big Horn County Average Price (\$)</b>	<b>Big Horn County Annual % Change</b>	<b>Wyoming Average Price</b>	<b>Wyoming Annual % Change</b>
2000	68,816	.	131,207	.
2001	76,263	10.82	128,771	-1.86
2002	72,670	-4.71	138,295	7.40
2003	73,526	1.18	148,276	7.22
2004	76,279	3.74	159,558	7.61
2005	80,607	5.67	178,183	11.67
2006	87,384	8.41	219,438	23.15
2007	107,966	23.55	265,044	20.78
2008	109,295	1.2	256,045	-3.40
2009	89,239	-18.3	241,622	-5.63
2010	124,608	39.63	250,958	3.86
2011	126,574	1.6	241,301	-3.85
2012	132,077	4.3	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.<sup>58</sup> During June 2013, a total of 38 surveys were completed in Big Horn County, as shown in Table II.2.26, below. Of the 269 rental units surveyed, 16 were vacant, indicating a vacancy rate of 5.95 percent. This compares to a 6.08 percent vacancy rate one year ago and a 2013 statewide rate of 5.37 percent.

<b>Table II.2.26</b>				
<b>Total Units, Vacant Units, and Vacancy Rate</b>				
Big Horn County				
RVS Data, 2001–First Survey 2012				
<b>Year</b>	<b>Sample</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
2001a	16	164	20	12.20%
2001b	11	99	12	12.12%
2002a	14	160	7	4.38%
2002b	14	169	8	4.73%
2003a	7	72	5	6.94%
2003b	10	120	6	5.00%
2004a	18	220	19	8.64%
2004b	16	137	15	10.95%
2005a	23	194	12	6.19%
2005b	22	202	17	8.42%
2006a	23	190	13	6.84%
2006b	26	241	8	3.32%
2007a	20	241	5	2.07%
2007b	17	198	3	1.50%
2008a	18	234	7	2.99%
2008b	24	257	12	4.67%
2009a	26	203	10	4.93%
2009b	26	226	32	14.16%
2010a	28	190	19	10.00%
2010b	29	190	26	13.68%
2011a	30	249	11	4.42%
2011b	35	245	14	5.71%
2012a	40	329	20	6.08%
2012b	39	265	18	6.79%
2013a	38	269	16	5.95%

Diagram II.2.3, on the following page, shows the historical vacancy rate for Big Horn County and Wyoming. As can be seen, the vacancy rate in Big Horn County has been higher than the statewide vacancy rate, but trending roughly the same, over the eleven year period.

<sup>58</sup> Those signified as a in the “year” column of Table II.2.10 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.

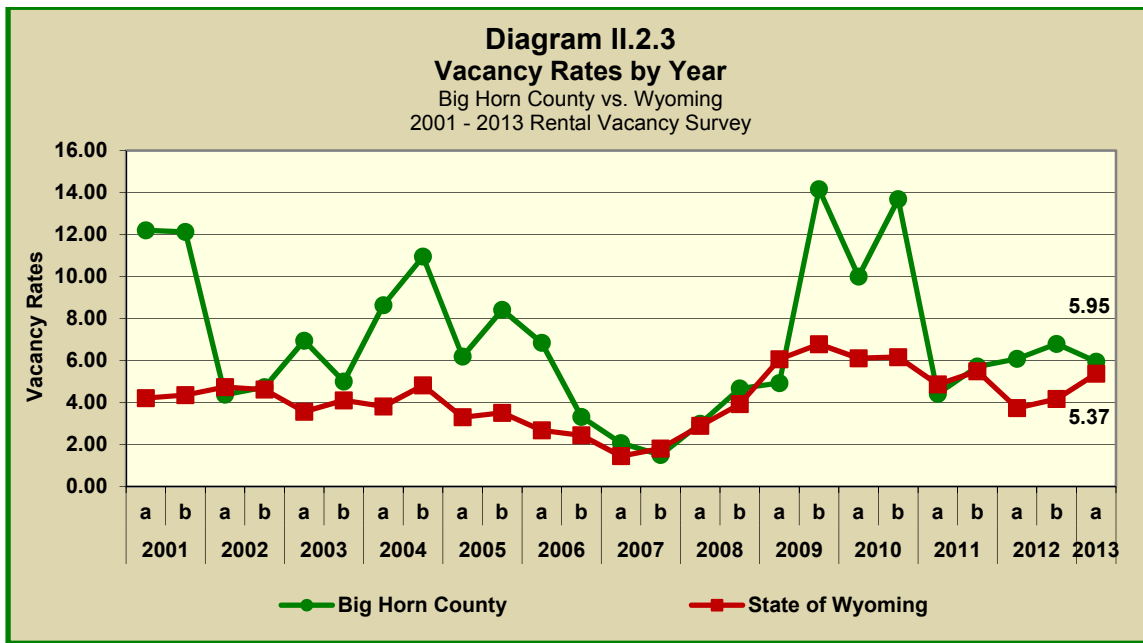


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the first half of 2013, rents for single-family units rose to \$518 and average rents for apartments fell, to \$398.

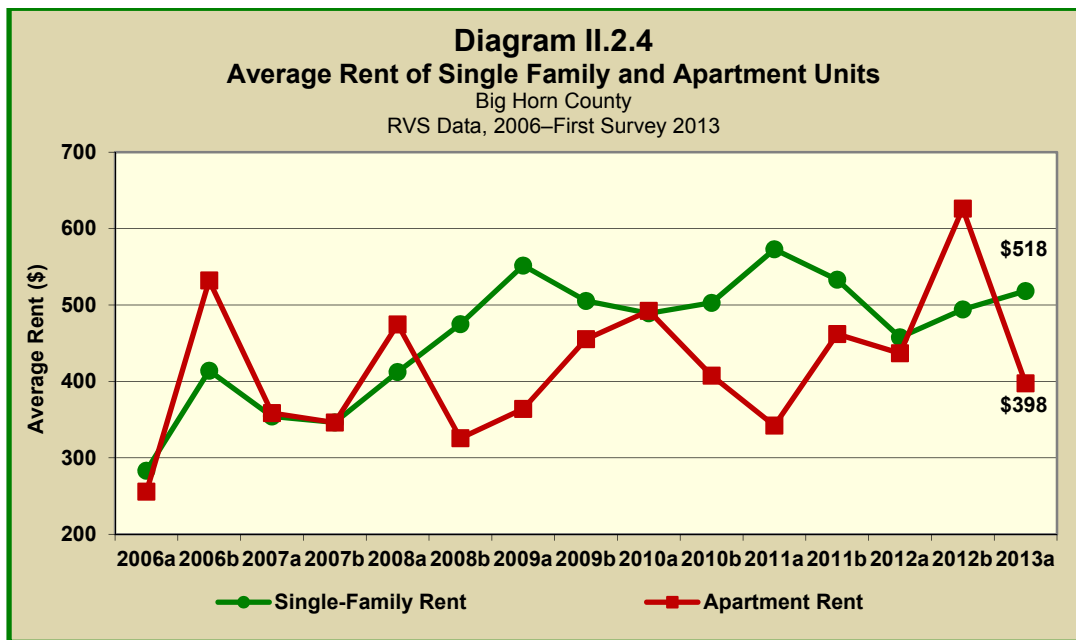


Table II.2.27 below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 101 single family units in Big Horn County, with 6 of them available. This translates into a vacancy rate of 5.9%, which compares to a single family vacancy rate of 4.04% for the State of Wyoming. There were 122 apartment units reported in the survey, with 7 of them available, which resulted in a vacancy rate of 5.7%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.



<b>Table II.2.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Big Horn County			
RVS Data, First Survey 2013			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	101	6	5.9%
Duplex units	15	1	6.7%
Apartments	122	7	5.7%
Mobile Homes	11	1	9.1%
"Other" Units	0	0	%
Don't Know	20	1	5.0%
<b>Total</b>	<b>269</b>	<b>16</b>	<b>5.9%</b>

Table II.2.28, below reports units by bedroom size. One bedroom units were the most common type of reported single family unit, with 46 units. The most common apartment units were two bedroom units, with 60 units. Additional details for additional unit types are reported found below.

<b>Table II.2.28</b>							
<b>Rental Units by Bedroom Size</b>							
Big Horn County							
RVS Data, First Survey 2013							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	46	1	35	1	0	.	83
Two	31	12	60	6	0	.	109
Three	21	2	12	3	0	.	38
Four	3	0	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don't Know	0	0	15	1	0	20	36
<b>Total</b>	<b>101</b>	<b>15</b>	<b>122</b>	<b>11</b>	<b>0</b>	<b>20</b>	<b>269</b>

Average market-rate rents by unit type are shown in Table II.2.29, on the following page. Generally, those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.2.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Big Horn County						
RVS Data, First Survey 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>"Other" Units</b>	<b>Total</b>
Efficiency	.	.	.	.	.	.
One	\$318	\$450	\$344	\$600	.	\$361
Two	\$488	\$438	\$500	\$428	.	\$477
Three	\$579	\$575	.	\$533	\$400	\$560
Four	\$683	.	.	.	.	\$683
Five	.	.	.	.	.	.
<b>Total</b>	<b>\$518</b>	<b>\$435</b>	<b>\$398</b>	<b>\$486</b>	<b>\$400</b>	<b>\$497</b>

Table II.2.30 below shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

<b>Table II.2.30</b>						
<b>Average Assisted Rate Rents by Bedroom Size</b>						
Big Horn County						
RVS Data, First Survey 2013						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	.	.	.	.	.	.
One	.	.	\$348	.	.	\$348
Two	\$375	.	\$448	\$400	.	\$424
Three	.	.	\$580	.	.	\$580
Four	.	.	.	.	.	.
Five	.	.	.	.	.	.
<b>Total</b>	<b>\$375</b>	.	<b>\$380</b>	<b>\$400</b>	.	<b>\$383</b>

Table II.2.31, below, shows vacancy rates for single family units by average rental rates for Big Horn County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.2.31</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Big Horn County			
RVS Data, First Survey 2013			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	74	2	2.7%
\$500 to \$1,000	27	4	14.8%
\$1,000 to \$1,500	.	.	.
Above \$1,500	.	.	.
Missing	.	.	.
<b>Total</b>	<b>101</b>	<b>6</b>	<b>5.9%</b>

The average rent and availability of apartment units is displayed in Table II.2.32, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 0.00 percent.

<b>Table II.2.32</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Big Horn County			
RVS Data, First Survey 2013			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	18	1	5.6%
\$500 to \$1,000	10	0	.0%
\$1,000 to \$1,500	.	.	.
Above \$1,500	.	.	.
Missing	94	6	6.38%
<b>Total</b>	<b>122</b>	<b>7</b>	<b>5.7%</b>

Table II.2.33, on the following page shows the condition of rental units by unit type for Big Horn County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in excellent condition. Details on the conditions of additional unit types are displayed below.

<b>Table II.2.33</b>							
<b>Condition by Unit Type</b>							
Big Horn County							
RVS Data, First Survey 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	.	.	.	.	.	.	.
Fair	.	.	.	.	.	.	.
Average	16	0	42	2	0	.	60
Good	75	8	19	9	0	.	111
Excellent	10	7	61	0	0	.	78
Don’t Know	0	0	0	0	0	20	20
<b>Total</b>	<b>101</b>	<b>15</b>	<b>122</b>	<b>11</b>	<b>0</b>	<b>20</b>	<b>269</b>

The availability of single family units based on their condition is displayed in Table II.2.34, below. As can be seen the single family units with the lowest vacancy rates were in good condition, with a vacancy rate of 2.7 percent.

<b>Table II.2.34</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Big Horn County			
RVS Data, First Survey 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	.	.	.
Fair	.	.	.
Average	16	3	18.8%
Good	75	2	2.7%
Excellent	10	1	10.0%
Don’t Know	.	.	.
<b>Total</b>	<b>101</b>	<b>6</b>	<b>5.9%</b>

Table II.2.35, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 3.28 percent.

<b>Table II.2.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Big Horn County			
RVS Data, First Survey 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	.	.	.
Fair	.	.	.
Average	42	3	7.1%
Good	19	2	10.5%
Excellent	61	2	3.3%
Don’t Know	.	.	.
<b>Total</b>	<b>122</b>	<b>7</b>	<b>5.7%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.2.36 below, respondents in Big Horn County said they would prefer 28 more single family units, 12 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 43 units.

<b>Unit Type</b>	<b>More Units</b>
Single family units	28
Duplex Units	.
Apartments	12
Mobile homes	3
Other	.
Don't Know	.
All types	.
<b>Total</b>	<b>43</b>

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 29 respondents in Big Horn County. Of the incoming persons who were unsatisfied with their current housing, 100.0 percent. Of those seeking to own a home, 60.0 percent wished to buy existing units, of which 100.0 percent sought homes for between \$100,000 and \$249,999. The remainder of those seeking to own a home, 40.0 percent, wished to build, of which 100.0 percent for between \$100,000 and \$249,999. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 834 loans purchased in Big Horn County between 1979 and 2013, with 17 occurring in fiscal 2013. The average home size over the period was 1,359 square feet and 1,426 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1947. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$39,723. The average purchase price in fiscal 2013 was \$94,774. In fiscal 2013, zero percent of loans purchased were for new construction, and 29.4 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**.

### **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 2011 five-year ACS data, 75 or 1.6 percent of households in Big Horn County were overcrowded and another 14 or 0.3 percent of households were severely overcrowded, as shown in Table II.2.27, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.2.27</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Big Horn County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Big Horn County</b>				
<b>Owner</b>				
Households	3,446	60	0	3,506
Percentage	98.3%	1.7%	0.0%	100.0%
<b>Renter</b>				
Households	1,077	15	14	1,106
Percentage	97.4%	1.4%	1.3%	100.0%
<b>Total</b>				
Households	4,523	75	14	4,612
Percentage	98.1%	1.6%	0.3%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	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 2011 five-year ACS, a total of 237 units or 4.4 percent of all housing units in Big Horn County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.2.28, at right.

<b>Table II.2.28</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Big Horn County		
2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Big Horn County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	5,123	251,420
Lacking Complete Kitchen Facilities	237	7,570
<b>Total Housing Units</b>	<b>5,360</b>	<b>258,990</b>
Percent Lacking	4.4%	2.9%

At the time of the 2011 ACS, a total of 259 units or 4.8 percent of all housing units in Big Horn County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in Wyoming. These data are presented in Table II.2.29, at right.

<b>Table II.2.29</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Big Horn County		
2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Big Horn County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	5,101	252,719
Lacking Complete Plumbing Facilities	259	6,271
<b>Total Households</b>	<b>5,360</b>	<b>258,990</b>
Percent Lacking	4.8%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 Big Horn County, 12.6 percent of households had a cost burden and 3.9 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 17.4 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 5.8 percent experienced a severe cost burden, while 14.4 percent of renters had a cost burden and 5.6 percent had a severe cost burden, as shown in Table II.2.32, on the following page.

<b>Table II.2.32</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Big Horn County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Big Horn County</b>					
<b>Owner With a Mortgage</b>					
Households	1,389	314	104	0	1,807
Percent	76.9%	17.4%	5.8%	0.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,572	109	14	4	1,699
Percent	92.5%	6.4%	0.8%	0.2%	100.0%
<b>Renter</b>					
Households	641	159	62	244	1,106
Percent	58.0%	14.4%	5.6%	22.1%	100.0%
<b>Total</b>					
Households	3,602	582	180	248	4,612
Percent	78.1%	12.6%	3.9%	5.4%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%