

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 12,022 in 2015, or by 3.0 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 5.6 percent, and the number of people from 55 to 64 years of age increased by .7 percent. The white population increased by 1.8 percent, while the black population increased by 143.6 percent. The Hispanic population increased from 984 to 1,094 people between 2010 and 2015 or by 11.2 percent. These data are presented in Table II.2.1, below.

Table II.2.1						
Profile of Population Characteristics						
Big Horn County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	11,668	12,022	3.0%	563,626	586,107	4.0%
Age						
Under 14 years	2,462	2,514	2.1%	113,371	116,880	3.1%
15 to 24 years	1,368	1,463	6.9%	78,460	78,529	0.1%
25 to 44 years	2,418	2,554	5.6%	144,615	153,641	6.2%
45 to 54 years	1,630	1,434	-12.0%	83,577	71,070	-15.0%
55 to 64 years	1,682	1,694	.7%	73,513	81,288	10.6%
65 and Over	2,108	2,363	12.1%	70,090	84,699	20.8%
Race						
White	11,330	11,536	1.8%	529,110	543,292	2.7%
Black	39	95	143.6%	5,135	8,286	61.4%
American Indian and Alaskan Native	135	165	22.2%	14,457	15,757	9.0%
Asian	39	55	41.0%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	2	3	50.0%	521	676	29.8%
Two or more races	123	168	36.6%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	984	1,094	11.2%	50,231	58,207	15.9%

Table II.2.2, on the following page, presents the population of Big Horn County by age and gender from the 2010 Census and 2015 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 2015, the number of males rose to 6,041 persons, and accounted for 50.2 percent of the population, with the remaining 49.8 percent, or 5,981 persons being female.

Table II.2.2 Population by Age and Gender Big Horn County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,227	1,287	2,514	2.1%
15 to 24 years	747	621	1,368	757	706	1,463	6.9%
25 to 44 years	1,202	1,216	2,418	1,325	1,229	2,554	5.6%
45 to 54 years	847	783	1,630	713	721	1,434	-12.0%
55 to 64 years	837	845	1,682	854	840	1,694	.7%
65 and Over	1,029	1,079	2,108	1,165	1,198	2,363	12.1%
Total	5,882	5,786	11,668	6,041	5,981	12,022	3.0%
% 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.

Table II.2.3 Group Quarters Population Big Horn County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁷⁹	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
Total	218	181	-17.0%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	2	-93.1%
Total	29	2	-93.1%
Group Quarters Population	247	183	-25.9%

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

⁷⁹ 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.2.4, below, shows data on household type by tenure in the 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,969 family households, of which 2,535 housed married couple families and 434 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 190 families, or a female householder with no husband present, of which there were 244 families. There were also an estimated 1,522 “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 66.1 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Big Horn County, 85.4 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.2.4				
Household Type by Tenure				
Big Horn County 2010-2015 5-Year ACS Data				
Family Type	Big Horn County		State of Wyoming	
	Big Horn County	% of Total	State of Wyoming	% of Total
Family households	2,969	66.1%	147,229	64.9%
Married-couple family	2,535	85.4%	117,355	79.7%
Owner-occupied housing units	2,147	84.7%	97,628	83.2%
Renter-occupied housing units	388	15.3%	19,727	16.8%
Other family	434	14.6%	29,874	20.3%
Male householder, no wife present	190	43.8%	10,771	36.1%
Owner-occupied housing units	112	58.9%	6,308	58.6%
Renter-occupied housing units	78	41.1%	4,463	41.4%
Female householder, no husband present	244	56.2%	19,103	63.9%
Owner-occupied housing units	122	50.0%	9,562	50.1%
Renter-occupied housing units	122	50.0%	9,541	49.9%
Nonfamily households	1,522	33.9%	79,636	35.1%
Owner-occupied housing units	940	61.8%	43,177	54.2%
Renter-occupied housing units	582	38.2%	36,459	45.8%
Total	4,491	100.0%	226,865	100.0%

Table II.2.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,592 two-person family households, 498 three-person family households and 417 four-person family households. One-person non-family households made up 87.3 percent of all non-family households or an estimated 1,328 households. Big Horn County’s two person households made up 39.5 percent of total housing units and four person households made up an additional 9.4 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.2.5				
Household Type by Household Size				
Big Horn County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Big Horn County				
One Person	.	1,328	1,328	29.6%
Two Person	1,592	183	1,775	39.5%
Three Person	498	0	498	11.1%
Four Person	417	7	424	9.4%
Five Person	244	0	244	5.4%
Six Person	103	4	107	2.4%
Seven Person	115	0	115	2.6%
Total	2,969	1,522	4,491	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,775 two-person households, 1,475 were owner-occupied and 300 were renter-occupied. Of the 424 four-person households, 316 were owner-occupied and 108 were renter-occupied. Further household size data by tenure are presented in Table II.2.6, below.

Table II.2.6				
Tenure by Household Size				
Big Horn County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Big Horn County				
One Person	801	527	1,328	29.6%
Two Person	1,475	300	1,775	39.5%
Three Person	388	110	498	11.1%
Four Person	316	108	424	9.4%
Five Person	157	87	244	5.4%
Six Person	82	25	107	2.4%
Seven Person or more	102	13	115	2.6%
Total	3,321	1,170	4,491	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.2.7, on the following page, Big Horn County had a total of 5,373 housing units of which 4,491 or 83.6 percent were occupied. Of these occupied units, 73.9 percent, or 3,321 units were owner occupied, which compares to a statewide rate of 69.1. A total of 882 units or 16.4 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.2.7 Housing Units by Tenure Big Horn County 2010-2015 5-Year ACS Data				
Tenure	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,491	83.6%	226,865	85.1
Owner-Occupied	3,321	73.9%	156,675	69.1
Renter-Occupied	1,170	26.1%	70,190	30.9
Vacant Housing Units	882	16.4%	39,765	14.9
Total Housing Units	5,373	100.0%	266,630	100.0

Table II.2.8, below, shows that of the 882 housing units in Big Horn County as reported in the 2014 ACS data, 112 or 12.7 percent were for rent and 78 or 8.8 percent were for sale. An estimated 238 units were for seasonal, recreational, or occasional use, and 403 or 45.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.2.8 Disposition of Vacant Housing Units Big Horn County 2010-2015 5-Year ACS Data				
Disposition	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	112	12.7%	6,460	16.2%
Rented, but not occupied	7	.8%	1,371	3.4%
For sale only	78	8.8%	2,571	6.5%
Sold, but not occupied	44	5.0%	931	2.3%
For seasonal, recreational, or occasional use	238	27.0%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	403	45.7%	10,921	27.5%
Total	882	100.0%	39,765	100.0%

Table II.2.9, at right, presents different income statistics for Big Horn County. According to the 2014 ACS data averages, median family income for Big Horn County was \$59,519 compared to the statewide average of \$73,194.

Table II.2.9 Median and Per Capita Income Big Horn County 2010-2015 5-Year ACS Data		
Income Type	Big Horn County	Wyoming
Median Family Income	59,519	73,194
Median Household Income	51,679	58,840

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 557 households or 12.4 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 580 households that had incomes between \$35,000 and \$49,999, which accounted for 12.9 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.2 percent of total households and numbered 728 in Big Horn County.

Table II.2.10 Households by Income Big Horn County 2010-2015 5-Year ACS Data				
Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	557	12.4%	21,426	9.4%
15,000 - 19,999	277	6.2%	10,358	4.6%
20,000 - 24,999	249	5.5%	11,900	5.2%
25,000 - 34,999	467	10.4%	22,435	9.9%
35,000 - 49,999	580	12.9%	30,775	13.6%
50,000 - 74,999	1,060	23.6%	43,104	19.0%
75,000 - 99,999	573	12.8%	32,540	14.3%
100,000 and above	728	16.2%	54,327	23.9%
Total	4,491	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.2.11, below. In total, the poverty rate in Big Horn County was 12 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Big Horn County had a poverty rate of 11 percent and the female population had a poverty rate of 14 percent. There were 63 males and 62 females in poverty under the age of 5. Overall, 8.9 percent of persons in poverty in Big Horn County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 218 individuals with incomes below the poverty level which represented 15.5 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.2.11 Poverty by Age Big Horn County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Big Horn County				
5 and Below	63	62	125	8.9%
6 to 17	108	141	249	17.7%
18 to 64	365	451	816	58.0%
65 and Older	96	122	218	15.5%
Total	632	776	1,408	100.0%
Poverty Rate	11%	14%	12%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.2.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Big Horn County saw an average of 2,785 owner-occupied single-family units compared to 692 single-family rental units. In Big Horn County, single-family units comprised 77.4 percent of all households compared with 71.8 percent statewide. Big Horn County had a total of 167 apartment rental units and total apartment units accounted for 4.2

percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 663 mobile homes in Big Horn County, which comprised 14.8 percent of all occupied housing units and compared to 12.9 statewide.

Table II.2.12 Households by Unit Type Big Horn County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
Single-Family Unit	2,785	692	3,477	77.4%
Duplex	4	79	83	1.8%
Tri- or Four-Plex	0	51	51	1.1%
Apartments	20	167	187	4.2%
Mobile Homes	482	181	663	14.8%
Boat, RV, Van, Etc.	30	0	30	.7%
Total	3,321	1,170	4,491	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.2.13, below, shows the number of households by year of construction. As shown, 20.4 percent, or 914 units, were built in 1939 or earlier in the county, and another 442 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 525, which accounted for 11.7 percent of all households, and an additional 41 households, or .9 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.2.13 Households by Year Built Big Horn County 2010-2015 5-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	914	20.4%	24,616	10.9%
1940 to 1949	442	9.8%	10,203	4.5%
1950 to 1959	518	11.5%	21,453	9.5%
1960 to 1969	357	7.9%	18,653	8.2%
1970 to 1979	851	18.9%	48,616	21.4%
1980 to 1989	431	9.6%	33,033	14.6%
1990 to 1999	412	9.2%	26,955	11.9%
2000 to 2009	525	11.7%	36,947	16.3%
Built 2010 or Later	41	.9%	6,389	2.8%
Total	4,491	100.0%	226,865	100.0%

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 accounted for only 1.8 percent of total housing units, while households with five and six rooms accounted for 21.2 and 15.0 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

Table II.2.14 Housing Units by Number of Rooms Big Horn County 2010-2015 5-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	99	1.8%	4,535	1.7%
Two	82	1.5%	7,317	2.7%
Three	400	7.4%	20,228	7.6%
Four	920	17.1%	41,849	15.7%
Five	1,137	21.2%	54,574	20.5%
Six	808	15.0%	42,082	15.8%
Seven	648	12.1%	31,471	11.8%
Eight	578	10.8%	25,750	9.7%
Nine or more	701	13.0%	38,824	14.6%
Total	5,373	100.0%	266,630	100.0%
Median Rooms	6	.	6	.

Table II.2.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 6 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.3 percent of total households in Big Horn County, which compared to 24.3 percent statewide. In Big Horn County, the 1,794 households with three bedrooms accounted for 39.9 percent of all households, and there were only 355 five-bedroom or more households, which accounted for 7.9 percent of all households.

Table II.2.15 Households by Number of Bedrooms Big Horn County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
None	29	6	35	.8%
One	109	221	330	7.3%
Two	708	519	1,227	27.3%
Three	1,463	331	1,794	39.9%
Four	672	78	750	16.7%
Five or more	340	15	355	7.9%
Total	3,321	1,170	4,491	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

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 \$105,600, while structures built between 1950 and 1959 had a median value of \$135,100 and those built between 1990 to 1999 had a median value of \$195,800. The newest structures tended to have the highest values and those built between 2010 and 2013 had median values of \$145,000. The total average median value in Big Horn County was \$141,400, which compared to \$194,800 in the State of Wyoming.

Table II.2.16 Median Value by Year Structure Built Big Horn County 2010-2015 5-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or earlier	105,600	156,400
1940 to 1949	125,300	145,000
1950 to 1959	135,100	159,900
1960 to 1969	168,600	182,000
1970 to 1979	131,600	188,100
1980 to 1989	152,100	205,600
1990 to 1999	195,800	236,200
2000 to 2009	225,900	253,100
2010 to 2013	145,000	272,200
2014 to Later	.	284,800
Total	141,400	194,800

Household mortgage status is reported in Table II.2.17, below. In Big Horn County, households with a mortgage accounted for 46.2 percent of all households or 1,535 housing units, and the remaining 53.8 percent or 1,786 units had no mortgage. Of those units with a mortgage, 139 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 1,391 or 90.6 percent had no second mortgage or no home equity loan.

Table II.2.17 Mortgage Status Big Horn County 2010-2015 5-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	1,535	46.2%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	139	9.1%	10,910	11.8%
Second mortgage only	73	52.5%	5,021	46.0%
Home equity loan only	66	47.5%	5,889	54.0%
Both second mortgage and home equity loan	5	.3%	514	.6%
No second mortgage and no home equity loan	1,391	90.6%	81,121	87.7%
Housing units without a mortgage	1,786	53.8%	64,130	40.9%
Total	3,321	100.0%	156,675	100.00%

The median rent in Big Horn County was \$433 as compared to \$674 statewide, as seen in Table II.2.18, below.

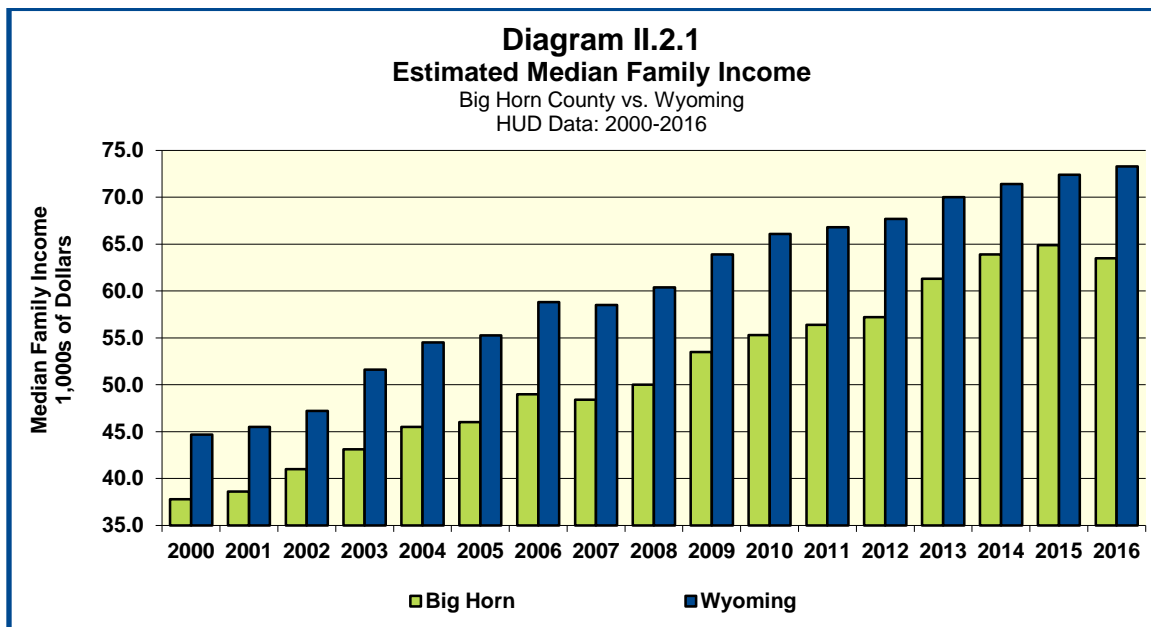
Table II.2.18 Median Rent Big Horn County 2010-2015 5-Year ACS Data	
Place	Rent
Big Horn County	\$433
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 30 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Big Horn County are presented in Table II.2.19, below, and showed a net increase of 1,045 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	253	194	59
2014	240	158	82
2015	238	193	45
2016 – First Half	117	87	30
Total	4,286	3,241	1,045

Economics

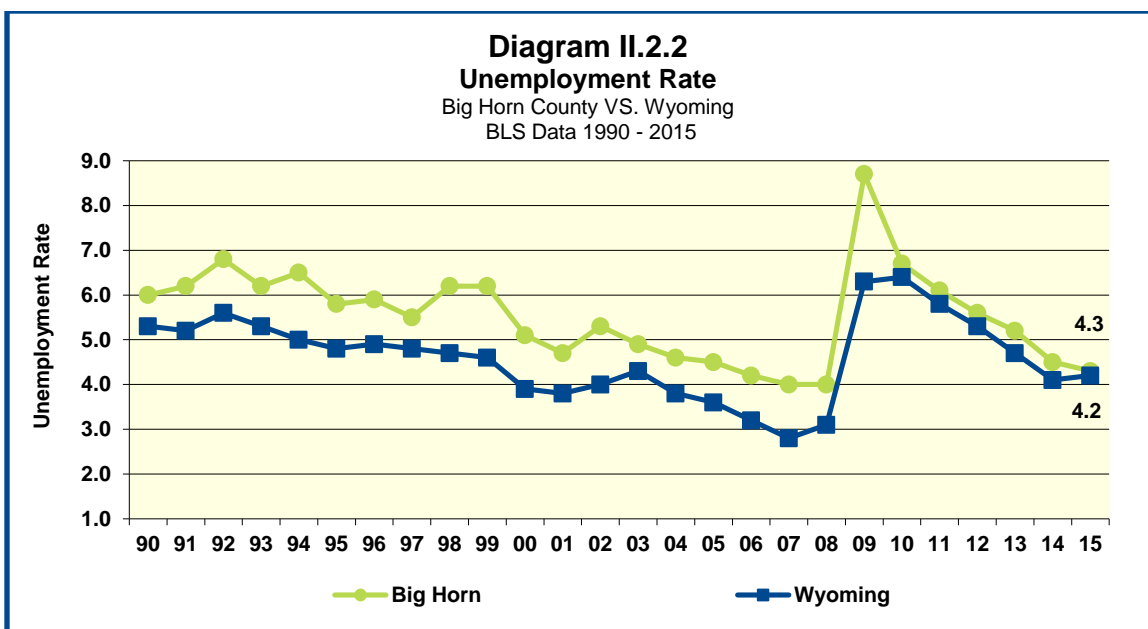
The HUD estimated MFI for Big Horn County was \$63,500 in 2016.⁸⁰ This compares to Wyoming’s MFI of \$73,300. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

⁸⁰ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

increased by 7 persons, from 5,589 in 2014 to 5,596 in 2015. Employment increased by 16 persons; unemployment decreased by 9 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.5 percent in 2014 to 4.3 percent in 2015, as shown below in Diagram II.2.2.



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.2.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 4,334 persons in 2015; this figure was lower than the 2014 average by 18 jobs. In June total preliminary monthly employment was estimated to be 4,474 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	4,217	4,359	3,887	4,063	3,993	3,843	3,953	4,011	4,053	3,988	4,161	4,011
Feb	4,086	4,399	3,925	4,034	3,852	3,826	3,921	4,006	4,088	4,034	4,178	3,991
Mar	4,200	4,428	3,977	4,051	3,895	3,983	3,973	4,120	4,114	4,127	4,237	4,156
Apr	4,362	4,518	4,154	4,189	3,939	4,084	4,127	4,223	4,177	4,270	4,349	4,240
May	4,567	4,699	4,367	4,364	4,068	4,282	4,462	4,325	4,348	4,538	4,456	4,315
Jun	4,750	4,956	4,591	4,629	4,181	4,390	4,521	4,524	4,526	4,629	4,585	4,474
Jul	4,550	4,776	4,419	4,355	4,038	4,255	4,376	4,251	4,288	4,455	4,439	.
Aug	4,569	4,802	4,401	4,431	4,233	4,249	4,425	4,282	4,361	4,461	4,330	.
Sep	4,596	4,901	4,259	4,396	4,319	4,341	4,514	4,439	4,388	4,547	4,367	.
Oct	4,605	4,748	4,396	4,429	4,264	4,334	4,518	4,260	4,358	4,509	4,397	.
Nov	4,498	4,648	4,360	4,328	4,203	4,169	4,343	4,260	4,243	4,367	4,318	.
Dec	4,469	4,603	4,209	4,220	4,008	4,108	4,172	4,272	4,163	4,297	4,191	.
Annual	4,456	4,653	4,245	4,291	4,083	4,155	4,275	4,248	4,259	4,352	4,334	.
% Change	2.13%	4.42%	-8.77%	1.08%	-4.85%	1.76%	2.89%	-.63%	.26%	2.18%	-.41%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$769 in 2014. In 2015, average weekly wages saw an increase of .52 over the prior year, rising to \$773. The most recent preliminary estimates show average weekly wages were 754 in the second quarter on 2016. These data are shown in Table II.2.21, below.

Table II.2.21 Average Weekly Wages Big Horn County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	
2002	491	528	518	544	520	.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	-.63%
2010	618	670	650	732	668	5.36%
2011	647	680	675	738	686	2.69%
2012	687	728	679	765	715	4.23%
2013	697	752	700	797	737	3.08%
2014	737	782	737	817	769	4.34%
2015	763	778	740	813	773	.52%
2016(p)	757	754				

Total business establishments reported by the QCEW are displayed in II.2.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 2.56 percent to 443 establishments. The most recent preliminary estimates show the number of business establishments were 456 in the second quarter on 2016.

Table II.2.22 Number of Business Establishments Big Horn County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	381	
2002	380	388	383	376	376	-.26%
2003	374	384	382	381	381	-.52%
2004	381	384	387	391	391	1.58%
2005	393	397	399	397	397	2.85%
2006	404	401	401	389	389	.50%
2007	402	413	416	420	420	3.51%
2008	420	422	419	418	418	1.69%
2009	415	418	414	416	416	-.95%
2010	416	421	421	419	419	.72%
2011	425	420	431	425	425	1.43%
2012	419	424	429	426	426	.00%
2013	428	426	432	429	429	.94%
2014	425	430	432	434	434	.23%
2015	441	441	439	443	443	2.56%
2016	453	456				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Big Horn County recorded 6,940 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 \$444,386,000, and real per capita income was \$36,964 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$41,381 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Big Horn County increased from \$473 in second quarter 2015 to \$507 in second quarter 2016, or by 7.2 percent. Detached single-family home rents decreased by 0.7 percent, rents for mobile homes on a lot increased by 3.0 percent, and rents for mobile home lots increased by 1.6 percent.

Table II.2.23 Semiannual Average Monthly Rental Prices Big Horn County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	384	119	499	
Q4.98	425	165	478	372
Q2.99	432	109	401	356
Q4.99	405	107	505	427
Q2.00	433	125	442	346
Q4.00	403	133	465	403
Q2.01	426	129	479	395
Q4.01	458	118	499	386
Q2.02	402	128	434	370
Q4.02	400	130	410	397
Q2.03	398	137	423	419
Q4.03	410	146	423	391
Q2.04	379	145	429	388
Q4.04	401	148	434	399
Q2.05	400	156	442	405
Q4.05	463	160	443	374
Q2.06	449	155	411	388
Q4.06	464	152	465	369
Q2.07	506	156	469	371
Q4.07	543	144	498	374
Q2.08	535	156	469	375
Q4.08	577	164	473	382
Q2.09	523	181	440	429
Q4.09	476	181	497	398
Q2.10	442	178	454	403
Q4.10	442	250	450	432
Q2.11	426	205	499	458
Q4.11	423	195	483	479
Q2.12	451	186	475	478
Q4.12	450	182	515	481
Q2.13	434	182	516	486
Q4.13	426	177	604	536
Q2.14	465	174	591	461
Q4.14	461	174	589	509
Q2.15	473	174	672	442
Q4.15	481	172	619	453
Q2.16	507	177	667	455

Big Horn County rental prices experienced average annualized increases of 1.5 percent for apartments, 1.6 percent for houses, and 2.2 percent for mobile home lots since second quarter 1998 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.2.23, above, 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 decreased from 13 authorizations in 2014 to 9 in 2015.

The real value of single-family building permits increased from \$152,657 in 2014 to \$209,444 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.2.24, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	18	.	.	6	24	99.1	41.3
1981	14	2	16	.	32	82.5	.
1982	7	.	8	6	21	102.2	71.0
1983	8	.	.	.	8	92.9	.
1984	17	.	.	.	17	62.2	.
1985	5	.	.	.	5	84.4	.
1986	4	.	.	.	4	77.5	.
1987	2	.	.	.	2	102.2	.
1988	3	.	.	.	3	97.4	.
1989	4	.	.	.	4	110.0	.
1990	3	.	.	.	3	69.9	.
1991	6	.	.	.	6	121.2	.
1992	2	.	.	.	2	93.3	.
1993	7	.	.	.	7	127.1	.
1994	5	.	.	.	5	92.2	.
1995	8	.	.	.	8	106.2	.
1996	13	2	.	.	15	123.9	.
1997	7	2	.	.	9	121.5	.
1998	8	.	.	.	8	117.9	.
1999	11	.	.	.	11	127.6	.
2000	12	.	.	.	12	111.6	.
2001	7	.	.	.	7	133.6	.
2002	11	.	.	.	11	112.1	.
2003	6	.	.	.	6	157.1	.
2004	17	.	.	.	17	151.1	.
2005	8	.	.	.	8	111.1	.
2006	20	.	.	.	20	136.8	.
2007	23	.	.	.	23	176.1	.
2008	21	.	.	16	37	219.2	76.0
2009	16	.	.	.	16	176.5	.
2010	14	.	.	.	14	180.2	.
2011	12	.	.	.	12	152.2	.
2012	13	.	.	.	13	230.4	.
2013	9	2	.	.	11	253.7	.
2014	13	.	.	.	13	152.7	.
2015	9	.	.	.	9	209.4	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Big Horn County was \$147,707. This represented an increase of 8.8 percent from the previous year. In contrast, Wyoming’s average sales price was \$275,611, which was an increase of 4.6 percent from the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.2.25, on the following page.

Table II.25 Average Sales Prices Big Horn County vs. Wyoming DOR Data, 2000–2014				
Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
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
2013	121,780	-7.8	281,345	5.6
2014	135,793	11.5	263,432	-6.4
2015	147,707	8.8	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.⁸¹ During December 2016, a total of 35 surveys were completed in Big Horn County, as shown in Table II.2.26, at right. Of the 216 rental units surveyed, 18 were vacant, indicating a vacancy rate of 8.3 percent. This compares to a 7.1 percent vacancy rate one year ago and a December 2016 statewide rate of 11.1 percent.

Table II.26 Total Units, Vacant Units, and Vacancy Rate Big Horn County RVS Data, June 2001–December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	164	20	12.2%
2001b	11	99	12	12.1%
2002a	14	160	7	4.4%
2002b	14	169	8	4.7%
2003a	7	72	5	6.9%
2003b	10	120	6	5.0%
2004a	18	220	19	8.6%
2004b	16	137	15	11.0%
2005a	23	194	12	6.2%
2005b	22	202	17	8.4%
2006a	23	190	13	6.8%
2006b	26	241	8	3.3%
2007a	20	241	5	2.1%
2007b	17	198	3	1.5%
2008a	18	234	7	3.0%
2008b	24	257	12	4.7%
2009a	26	203	10	4.9%
2009b	26	226	32	14.2%
2010a	28	190	19	10.0%
2010b	29	190	26	13.7%
2011a	30	249	11	4.4%
2011b	35	245	14	5.7%
2012a	40	329	20	6.1%
2012b	39	265	18	6.8%
2013a	38	269	16	6.0%
2013b	35	159	12	7.6%
2014a	45	206	10	4.9%
2014b	45	315	19	6.0%
2015a	44	356	18	5.1%
2015b	32	238	17	7.1%
2016a	35	214	19	8.9%
2016b	35	216	18	8.3%

⁸¹ 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.2.3, below, 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 sixteen year period.

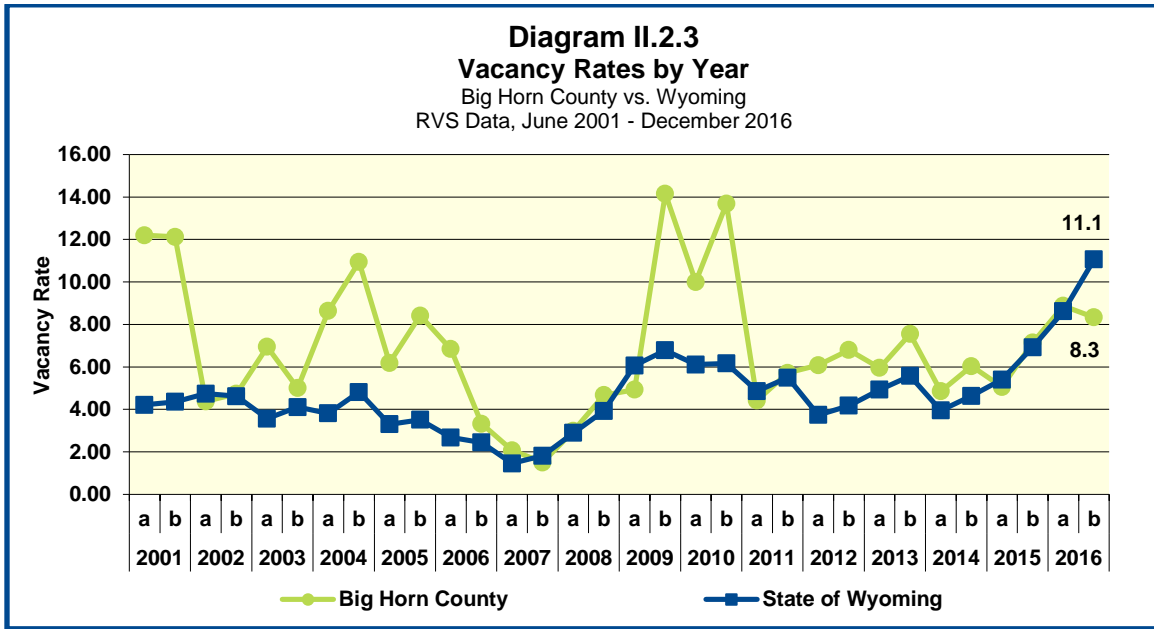


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the first half of 2016, rents for single-family units fell to \$560 and average rents for apartments rose to \$560.

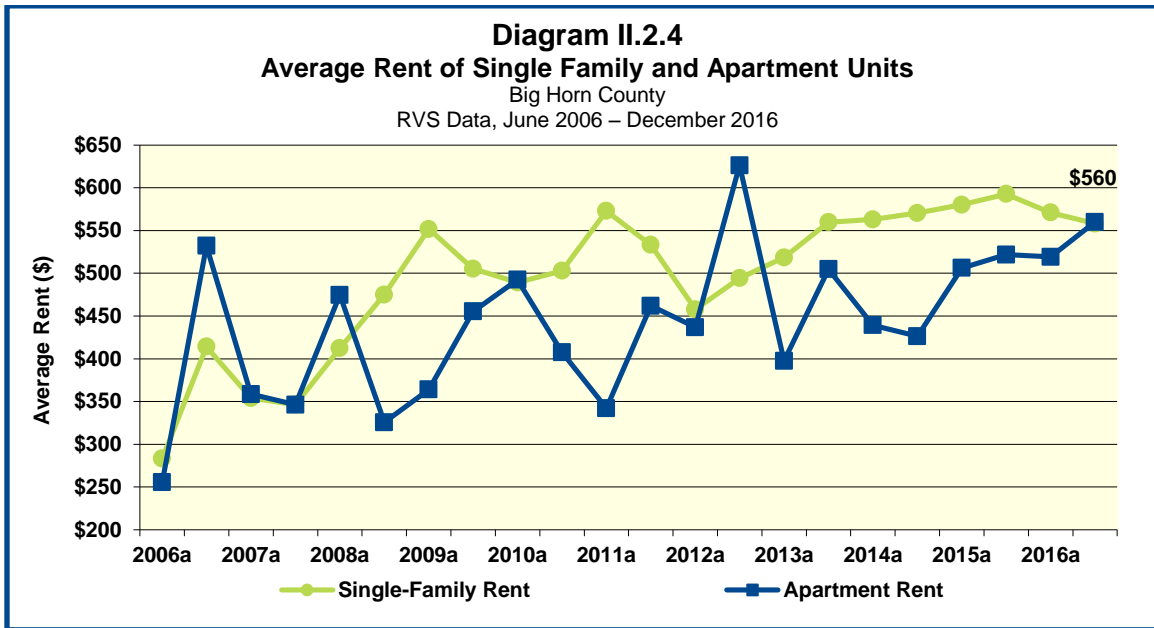


Table II.2.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 38 single family units in Big Horn County, with 1 of them available. This translates into a vacancy rate of 2.6 percent in Big Horn County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 110 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 7.3 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.2.27 Rental Vacancy Survey by Type			
Big Horn County RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	38	1	2.6%
Duplex units	21	5	23.8%
Apartments	110	8	7.3%
Mobile Homes	4	3	75.0%
“Other” Units	0	0	%
Don't Know	43	1	2.3%
Total	216	18	8.3%

Table II.2.28 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 19 units. The most common apartment units were two bedroom units, with 63 units. Additional details of unit types by bedrooms are reported below.

Table II.2.28 Rental Units by Number of Bedrooms							
Big Horn County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	8	3	40	0	0	.	51
Two	19	7	63	1	0	.	90
Three	5	6	7	0	0	.	18
Four	2	1	0	0	0	.	3
Five	1	0	0	0	0	.	1
Don't Know	3	4	0	3	0	43	53
Total	38	21	110	4	0	43	216

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.2.29, on the following page, two bedroom apartments were the most available apartment units, with five bedroom units being the most available single family units.

Table II.2.29							
Available Rental Units by Number of Bedrooms							
Big Horn County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	1	1	1	0	.	3
Two	0	0	4	0	0	.	4
Three	0	1	0	0	0	.	1
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	3	3	2	0	1	10
Total	1	5	8	3	0	1	18

Table II.2.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 6.3 percent, with five bedroom single family units having the highest vacancy rate at 0.0 percent.

Table II.2.30							
Vacancy Rates by Number of Bedrooms							
Big Horn County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	%	%	%		%
One	.0%	33.3%	2.5%	%	%		5.9%
Two	.0%	.0%	6.3%	.0%	%		4.4%
Three	.0%	16.7%	.0%	%	%		5.6%
Four	.0%	.0%	%	%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	33.3%	75.0%	%	66.7%	%	2.3%	18.9%
Total	2.6%	23.8%	7.3%	75.0%	%	2.3%	8.3%

Average market-rate rents by unit type are shown in Table II.2.31, 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.2.31						
Average Market Rate Rents by Number of Bedrooms						
Big Horn County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$479	\$408	\$488	\$	\$	\$469
Two	\$490	\$442	\$584	\$400	\$	\$513
Three	\$625	\$688	\$820	\$	\$	\$714
Four	\$850	\$700	\$	\$	\$	\$800
Five	\$600	\$	\$	\$	\$	\$600
Total	\$558	\$512	\$560	\$425	\$	\$554

Table II.2.32 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 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.2.32 Single Family Market Rate Rents by Vacancy Status Big Horn County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	12	0	.0%
\$500 to \$1,000	22	0	.0%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	3	1	33.3%
Total	38	1	2.6%

The availability of apartment units by average rent is displayed in Table II.2.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 3.8 percent.

Table II.2.33 Apartment Market Rate Rents by Vacancy Status Big Horn County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	26	1	3.8%
\$500 to \$1,000	57	3	5.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	27	4	14.8%
Total	110	8	7.3%

Table II.2.34, below, 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 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 excellent condition. Details by unit type and condition are displayed below.

Table II.2.34 Condition by Unit Type Big Horn County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	4	0	0	.	4
Average	4	0	0	0	0	.	4
Good	22	7	52	4	0	.	85
Excellent	9	10	54	0	0	.	73
Don’t Know	3	4	0	0	0	43	50
Total	38	21	110	4	0	43	216

The availability of single family units based on their condition is displayed in Table II.2.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.2.35 Condition of Single Family Units by Vacancy Status Big Horn County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	4	0	.0%
Good	22	1	4.5%
Excellent	9	0	.0%
Don't Know	3	0	.0%
Total	38	1	2.6%

Table II.2.36, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

Table II.2.36 Condition of Apartment Units by Vacancy Status Big Horn County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	4	0	.0%
Average	0	0	%
Good	52	4	7.7%
Excellent	54	4	7.4%
Don't Know	0	0	%
Total	110	8	7.3%

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.2.37, on the following page, 5 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 2 respondents indicated they would prefer more units of any type.

Table II.2.37 If you had the opportunity to own/manage more units, how many would you prefer Big Horn County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	5
Duplex Units	2
Apartments	4
Mobile homes	0
Other	0
All types	2
Total	13

Table, II.2.38, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Big Horn

County had a total of 8 respondents, with an average persons per household of 3.7 people. Of new residents to Big Horn County, 57.1 percent were not married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 62.5 percent of respondents owning thier residence. T When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with thier current housing.

Table II.2.38 Most Replied Response Big Horn County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	8
Number of persons in household (Average)	3.7
Current age	25 to 34 years old (42.9%)
Marital status	Not Married (57.1%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (75.0%)
In which industry are you primarily employed	Farm employment (25.0%)
Highest education level completed	Some College (37.5%)
Total household income from all sources	Less than \$10,000 dollars (50.0%)
Current Housing Characteristics	
Current Residence	Single family home (50.0%)
Do you own or rent	Own (62.5%)
How many bedrooms (Average)	3.1
How many full bathrooms (Average)	2.0
Are you satisfied with your current housing	Satisfied with current housing (87.5%)

Additional survey data are presented in **Volume II. Technical Appendix.**⁸²

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2015 5-year ACS data, 66 or 1.5 percent of households in Big Horn County were overcrowded and another 31 or .7 percent of units were severely overcrowded, as shown in Table II.2.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

⁸² 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.

Table II.2.39 Overcrowding and Severe Overcrowding Big Horn County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Big Horn County				
Owner				
Households	3,285	30	6	3,321
Percentage	98.9%	.9%	.2%	100.0%
Renter				
Households	1,109	36	25	1,170
Percentage	94.8%	3.1%	2.1%	100.0%
Total				
Households	4,394	66	31	4,491
Percentage	97.8%	1.5%	.7%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2015 5-year ACS, a total of 311 units or 5.8 percent of all housing units in Big Horn 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.2.40, at right.

Table II.2.40 Housing Units with Incomplete Kitchen Facilities Big Horn County 2010-2015 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	5,062	259,728
Lacking Complete Kitchen Facilities	311	6,902
Total Housing Units	5,373	266,630
Percent Lacking	5.8%	2.6%

At the time of the 2014 ACS, a total of 323 units or 6.0 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 the State of Wyoming. These data are presented in Table II.2.41, on the following page.

Table II.2.41 Housing Units with Incomplete Plumbing Facilities Big Horn County 2010-2015 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,050	260,327
Lacking Complete Plumbing Facilities	323	6,303
Total Households	5,373	266,630
Percent Lacking	6.0%	2.4%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Big Horn County, 9.4 percent of households had a cost burden and 7.9 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 16.4 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 11.2 percent experienced a severe cost burden, while 8.9 percent of renters had a cost burden and 13.0 percent had a severe cost burden, as seen in Table II.2.42, on the following page.

Table II.2.42					
Cost Burden and Severe Cost Burden by Tenure					
Big Horn County					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Big Horn County					
Owner With a Mortgage					
Households	1,101	251	172	11	1,535
Percent	71.7%	16.4%	11.2%	.7%	100.0%
Owner Without a Mortgage					
Households	1,661	68	32	25	1,786
Percent	93.0%	3.8%	1.8%	1.4%	100.0%
Renter					
Households	644	104	152	270	1,170
Percent	55.0%	8.9%	13.0%	23.1%	100.0%
Total					
Households	3,406	423	356	306	4,491
Percent	75.8%	9.4%	7.9%	6.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

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

The household forecast indicated a total increase of 800 households in Big Horn County, from 4,561 in 2010 to 5,361 in 2040. Homeowners are expected to increase from 3,414 households in 2010 to 3,997 by 2040. Renters are anticipated to increase from 1,147 households in 2010 to 1,364 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 49 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes

from 30 to 50 percent of MHI is expected to increase by 62 households and by 85 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 58 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 34 to 50 percent of MHI is expected to increase by 35 households over the period. Table II.2.43, below, provides details of the household forecast by tenure and income.

Table II.2.43						
Household Forecast by Tenure and Income						
Big Horn County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	288	361	499	250	2,016	3,414
2015	280	351	485	243	1,961	3,321
2020	306	384	530	266	2,143	3,629
2025	318	399	552	277	2,230	3,775
2030	326	410	566	284	2,289	3,876
2035	332	417	577	289	2,331	3,947
2040	337	423	584	293	2,361	3,997
Renters by Percent of Median Household Income						
2010	304	180	184	53	426	1,147
2015	311	184	187	54	434	1,170
2020	335	198	202	59	468	1,261
2025	347	205	209	61	486	1,308
2030	355	210	214	62	496	1,337
2035	359	212	217	63	503	1,354
2040	362	214	218	63	506	1,364
Total Households by Percent of Median Household Income						
2010	592	541	682	303	2,442	4,561
2015	590	535	672	298	2,396	4,491
2020	640	582	732	325	2,611	4,890
2025	665	605	761	337	2,716	5,084
2030	681	620	780	346	2,786	5,213
2035	692	630	793	352	2,834	5,301
2040	699	637	802	356	2,867	5,361

