

## 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 12,005 in 2016, or by 2.9 percent. This compares to a statewide population change of 3.9 percent over the period. The number of people from 25 to 35 years of age increased by 10.2 percent, and the number of people from 55 to 64 years of age decreased by 1.4 percent. The white population increased by 1.6 percent, while the black population increased by 100.0 percent. The Hispanic population increased from 984 to 1,082 people between 2010 and 2016 or by 10.0 percent. These data are presented in Table II.2.1, below.

<b>Table II.1</b>						
<b>Profile of Population Characteristics</b>						
Big Horn County vs. Wyoming						
2010 Census and 2016 Current Census Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-16	% Change	2010 Census	Jul-16	% Change
<b>Population</b>	<b>11,668</b>	<b>12,005</b>	<b>2.9%</b>	<b>563,626</b>	<b>585,501</b>	<b>3.9%</b>
<b>Age</b>						
Under 14 years	2,462	2,516	2.2%	113,371	116,796	3.0%
15 to 24 years	1,368	1,456	6.4%	78,460	77,293	-1.5%
25 to 34 years	1,173	1,293	10.2%	77,649	81,948	5.5%
35 to 44 years	1,245	1,261	1.3%	66,966	71,334	6.5%
45 to 54 years	1,630	1,409	-13.6%	83,577	69,052	-17.4%
55 to 64 years	1,682	1,658	-1.4%	73,513	81,266	10.5%
65 and Over	2,108	2,412	14.4%	70,090	87,812	25.3%
<b>Race</b>						
White	11,330	11,506	1.6%	529,110	543,387	2.7%
Black	39	78	100.0%	5,135	7,753	51.0%
American Indian and Alaskan Native	135	179	32.6%	14,457	15,762	9.0%
Asian	39	57	46.2%	4,649	5,856	26.0%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	673	29.2%
Two or more races	123	183	48.8%	9,754	12,070	23.7%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	984	1,082	10.0%	50,231	58,413	16.3%

Table II.2.2, on the following page, presents the population of Big Horn County by age and gender from the 2010 Census and 2016 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 2016, the number of males rose to 6,039 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 5,966 persons being female.

<b>Table II.2</b> <b>Population by Age and Gender</b> Big Horn County 2010 Census and Current Census Estimates							
Age	2010 Census			2016 Current Census Estimates			% Change 10-16
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,260	1,256	2,516	2.2%
15 to 24 years	747	621	1,368	746	710	1,456	6.4%
25 to 44 years	585	588	1,173	662	631	1,293	10.2%
45 to 54 years	617	628	1,245	659	602	1,261	1.3%
55 to 64 years	847	783	1,630	707	702	1,409	-13.6%
65 and Over	837	845	1,682	837	821	1,658	-1.4%
<b>Total</b>	<b>5,882</b>	<b>5,786</b>	<b>11,668</b>	<b>6,039</b>	<b>5,966</b>	<b>12,005</b>	<b>2.9%</b>
<b>% of Total</b>	<b>50.4%</b>	<b>49.6%</b>	.	<b>50.3%</b>	<b>49.7%</b>	.	

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.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>82</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.

<sup>82</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.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.

<b>Table II.2.4 Household Type by Tenure Big Horn County 2010-2015 5-Year ACS Data</b>				
<b>Household Type</b>	<b>Big Horn County</b>		<b>State of Wyoming</b>	
	<b>Big Horn County</b>	<b>% of Total</b>	<b>State of Wyoming</b>	<b>% of Total</b>
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%
<b>Total</b>	<b>4,491</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

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.

<b>Table II.2.5</b>				
<b>Household Type by Household Size</b>				
Big Horn County				
2010-2015 5-Year ACS Data				
<b>Household Size</b>	<b>Family Households</b>	<b>Non-Family Households</b>	<b>Total</b>	<b>% of Total</b>
<b>Big Horn County</b>				
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%
<b>Total</b>	<b>2,969</b>	<b>1,522</b>	<b>4,491</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2015 ACS estimates, of the 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.

<b>Table II.2.6</b>				
<b>Tenure by Household Size</b>				
Big Horn County				
2010-2015 5-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Big Horn County</b>				
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%
<b>Total</b>	<b>3,321</b>	<b>1,170</b>	<b>4,491</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

As seen in Table II.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.

<b>Table II.2.7 Housing Units by Tenure</b> 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
<b>Total Housing Units</b>	<b>5,373</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.2.8, below, shows that of the 882 vacant housing units in Big Horn County as reported in the 2015 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.

<b>Table II.2.8 Disposition of Vacant Housing Units</b> 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%
<b>Total</b>	<b>882</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

Table II.2.9, at right, presents different income statistics for Big Horn County. According to the 2015 ACS data averages, median family income for Big Horn County was \$59,519 compared to the statewide average of \$73,194.

<b>Table II.2.9 Median and Per Capita Income</b> 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.

<b>Table II.2.10</b>				
<b>Households by Income</b>				
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%
<b>Total</b>	<b>4,491</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.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.

<b>Table II.2.11</b>				
<b>Poverty by Age</b>				
Big Horn County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Big Horn County</b>				
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%
<b>Total</b>	<b>632</b>	<b>776</b>	<b>1,408</b>	<b>100.0%</b>
Poverty Rate	11%	14%	12%	.
<b>State of Wyoming</b>				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11%	.

Table II.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.

<b>Table II.2.12</b>				
<b>Households by Unit Type</b>				
Big Horn County				
2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
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%
<b>Total</b>	<b>3,321</b>	<b>1,170</b>	<b>4,491</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

Table II.2.13, on the following page, 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.

<b>Table II.2.13</b>				
<b>Households by Year Built</b>				
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%
<b>Total</b>	<b>4,491</b>	<b>100.0%</b>	<b>226,865</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 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.

<b>Table II.2.14</b>				
<b>Housing Units by Number of Rooms</b>				
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%
<b>Total</b>	<b>5,373</b>	<b>100.0%</b>	<b>266,630</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 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.

<b>Table II.2.15</b>				
<b>Households by Number of Bedrooms</b>				
Big Horn County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
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%
<b>Total</b>	<b>3,321</b>	<b>1,170</b>	<b>4,491</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.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 median value in Big Horn County was \$141,400, which compared to \$194,800 in the State of Wyoming.

<b>Table II.2.16</b>		
<b>Median Value by Year Structure Built</b>		
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
<b>Total</b>	<b>141,400</b>	<b>194,800</b>

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.

<b>Table II.2.17 Mortgage Status Big Horn County 2010-2015 5-Year ACS Data</b>				
<b>Mortgage Status</b>	<b>Big Horn County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	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%
<b>Total</b>	<b>3,321</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

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

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

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 13 persons during the first half of 2017. 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 1,043 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	230	215	15
2017 – First Half	111	98	13
<b>Total</b>	<b>4,510</b>	<b>3,467</b>	<b>1,043</b>

**Economics**

The HUD estimated MFI for Big Horn County was \$63,700 in 2017. This compares to Wyoming’s MFI of \$74,700. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2017.

**Diagram II.2.1  
Estimated Median Family Income**  
Big Horn County vs. Wyoming  
HUD Data: 2000-2017

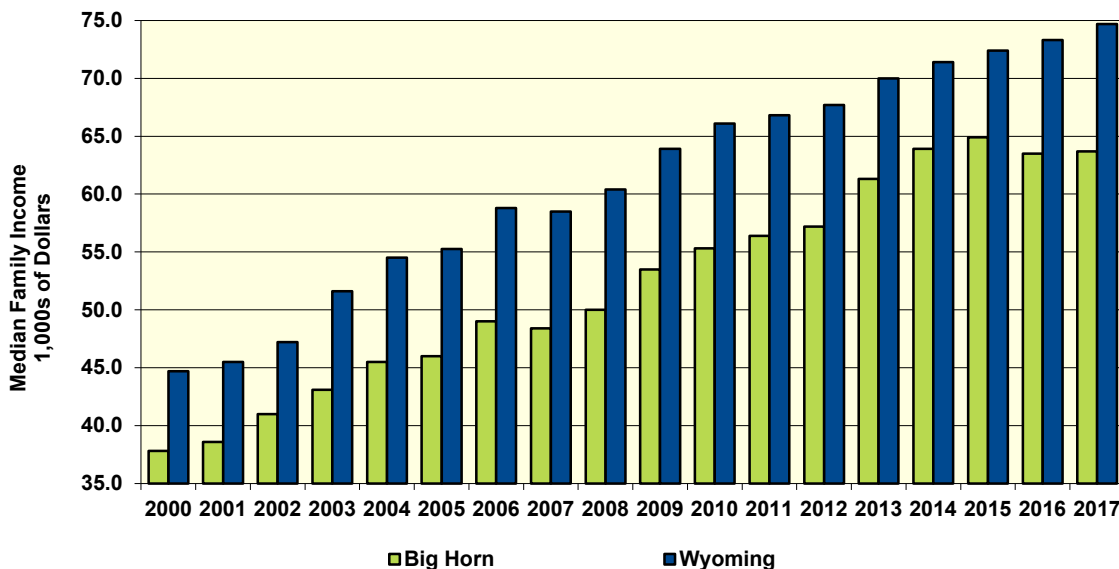


Table II.2.20 below shows the labor force statistics for Big Horn County from 1990 to the present. Over the entire series the lowest unemployment rate occurred in 2007 with a rate of 4 percent. The highest level of unemployment occurred during 2009 rising to a rate of 8.7 percent. This compared to a statewide low of 2.8 percent in 2007 and statewide high of 6.4 percent in 2010. Over the last year the unemployment rate in Big Horn County increased from 4.4 percent in 2015 to 4.9 percent in 2016, which compared to a statewide increase to 5.3 percent.

<b>Table II.2.20</b>					
<b>Labor Force Statistics</b>					
Big Horn County 1990 - 2016 BLS Data					
Year	Big Horn County				Statewide
	Unemployment	Employment	Labor Force	Unemployment Rate	Unemployment Rate
1990	292	4,576	4,868	6%	5.3%
1991	295	4,454	4,749	6.2%	5.2%
1992	326	4,498	4,824	6.8%	5.6%
1993	300	4,568	4,868	6.2%	5.3%
1994	329	4,726	5,055	6.5%	5%
1995	299	4,846	5,145	5.8%	4.8%
1996	317	5,045	5,362	5.9%	4.9%
1997	304	5,243	5,547	5.5%	4.8%
1998	359	5,398	5,757	6.2%	4.7%
1999	362	5,431	5,793	6.2%	4.6%
2000	272	5,044	5,316	5.1%	3.9%
2001	251	5,075	5,326	4.7%	3.8%
2002	272	4,892	5,164	5.3%	4%
2003	257	4,953	5,210	4.9%	4.3%
2004	246	5,067	5,313	4.6%	3.8%
2005	239	5,060	5,299	4.5%	3.6%
2006	220	5,071	5,291	4.2%	3.2%
2007	197	4,668	4,865	4%	2.8%
2008	198	4,732	4,930	4%	3.1%
2009	441	4,625	5,066	8.7%	6.3%
2010	376	5,255	5,631	6.7%	6.4%
2011	350	5,391	5,741	6.1%	5.8%
2012	317	5,320	5,637	5.6%	5.3%
2013	288	5,289	5,577	5.2%	4.7%
2014	252	5,330	5,582	4.5%	4.2%
2015	246	5,332	5,578	4.4%	4.2%
2016	274	5,310	5,584	4.9%	5.3%

Diagram II.2.2, on the following page, shows the employment and labor force for Big Horn County. The difference between the two lines represents the number of unemployed persons. In the most recent year, employment stood at 5,310 persons, with the labor force reaching 5,584, indicating there were a total of 274 unemployed persons.

**Diagram II.2.2**  
**Employment and Labor Force**  
 Big Horn County  
 1990 – 2016 BLS Data

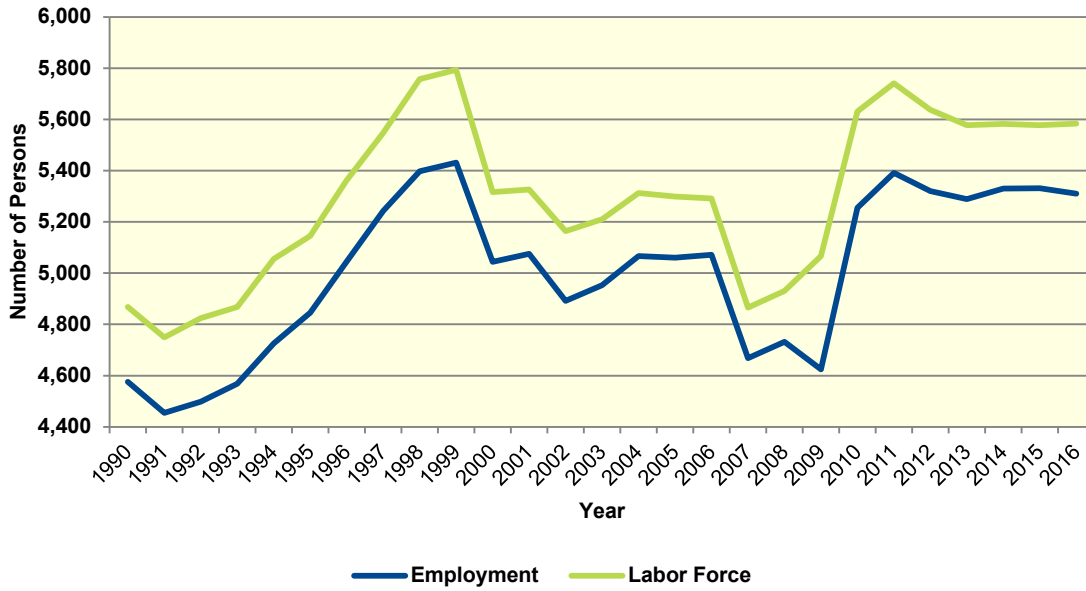
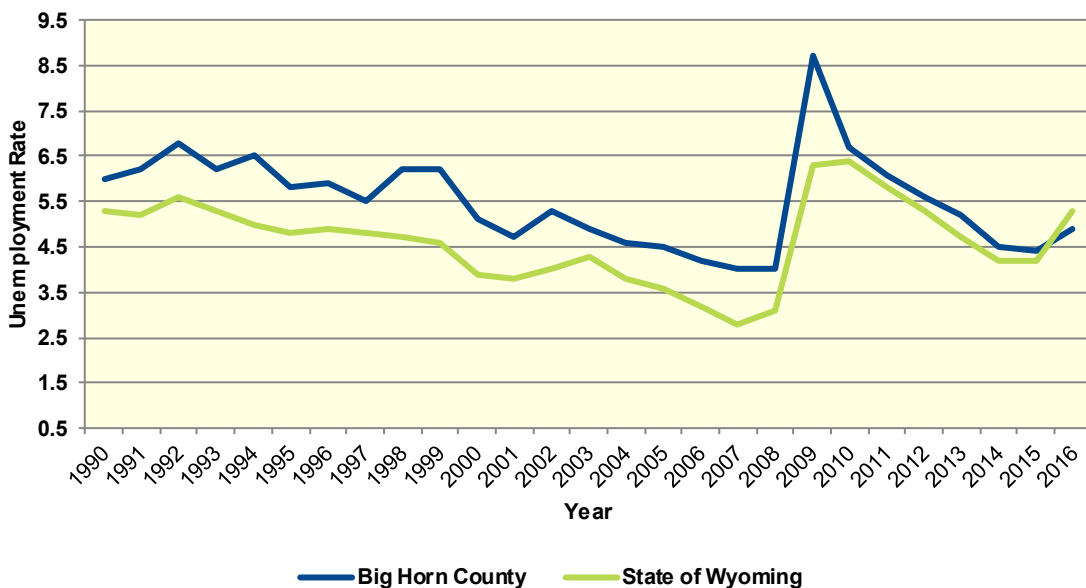


Diagram II.2.3 below shows the unemployment rate for both the state and Big Horn County. During the 1990s the average rate for Big Horn County was 6.1 percent, which compared to 5 percent statewide. Between 2000 and 2010 the unemployment rate averaged of 5 percent over the decade, which compared to 3.9 statewide. Since 2010 the average unemployment rate was 5.3 percent. Over the course of the entire period Big Horn County had an average unemployment rate higher than the state, 5.5 percent for Big Horn County, versus 4.6 statewide.

**Diagram II.2.3**  
**Annual Unemployment Rate**  
 Big Horn County  
 1990 – 2016 BLS Data



The BLS produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent only filled jobs, whether full or part-time, temporary or permanent, by place of work the pay period. Data from this series are from the period of January 2005 through December 2016 and are presented in Table II.2.21, below, with the 2016 information considered preliminary (p). Between 2015 and 2016, total annual employment decreased from 4,334 persons in 2015 to 4,213 in 2016, a change of -2.8.

Period	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	4,359	3,887	4,063	3,993	3,843	3,953	4,011	4,053	3,988	4,161	4,011
Feb	4,399	3,925	4,034	3,852	3,826	3,921	4,006	4,088	4,034	4,178	3,991
Mar	4,428	3,977	4,051	3,895	3,983	3,973	4,120	4,114	4,127	4,237	4,156
Apr	4,518	4,154	4,189	3,939	4,084	4,127	4,223	4,177	4,270	4,349	4,244
May	4,699	4,367	4,364	4,068	4,282	4,462	4,325	4,348	4,538	4,456	4,318
Jun	4,956	4,591	4,629	4,181	4,390	4,521	4,524	4,526	4,629	4,585	4,493
Jul	4,776	4,419	4,355	4,038	4,255	4,376	4,251	4,288	4,455	4,439	4,299
Aug	4,802	4,401	4,431	4,233	4,249	4,425	4,282	4,361	4,461	4,330	4,152
Sep	4,901	4,259	4,396	4,319	4,341	4,514	4,439	4,388	4,547	4,367	4,327
Oct	4,748	4,396	4,429	4,264	4,334	4,518	4,260	4,358	4,509	4,397	4,250
Nov	4,648	4,360	4,328	4,203	4,169	4,343	4,260	4,243	4,367	4,318	4,184
Dec	4,603	4,209	4,220	4,008	4,108	4,172	4,272	4,163	4,297	4,191	4,132
Annual	4,653	4,245	4,291	4,083	4,155	4,275	4,248	4,259	4,352	4,334	4,213
% Change	4.4%	-8.8%	1.1%	-4.8%	1.8%	2.9%	-0.6%	0.3%	2.2%	-0.4%	-2.8%

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 \$773 in 2015. In 2016, average weekly wages saw a decrease of 1.0 percent over the prior year, falling to \$765. These data are shown in Table II.2.22, below.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	
2002	491	528	518	544	520	1.0%
2003	517	550	538	569	544	4.6%
2004	538	550	538	587	553	1.7%
2005	558	585	587	605	584	5.6%
2006	611	623	629	682	636	8.9%
2007	591	585	580	638	599	-5.8%
2008	617	636	623	674	638	6.5%
2009	616	629	608	681	634	-0.6%
2010	618	670	650	732	668	5.4%
2011	647	680	675	738	686	2.7%
2012	687	728	679	765	715	4.2%
2013	697	752	700	797	737	3.1%
2014	737	782	737	817	769	4.3%
2015	763	778	740	813	773	0.5%
2016(p)	757	753	758	793	765	-1.0%

Total business establishments reported by the QCEW are displayed in Table II.2.23, below. Between 2015 and 2016, the total number of business establishments in Wyoming increased by 3.2 percent, from 441 to 455 establishments.

<b>Table II.2.23</b>						
<b>Number of Business Establishments</b>						
Big Horn County						
BLS QCEW Data, 2001–2016(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	378	386	385	381	383	
2002	380	388	383	376	382	-0.3%
2003	374	384	382	381	380	-0.5%
2004	381	384	387	391	386	1.6%
2005	393	397	399	397	397	2.8%
2006	404	401	401	389	399	0.5%
2007	402	413	416	420	413	3.5%
2008	420	422	419	418	420	1.7%
2009	415	418	414	416	416	-1.0%
2010	416	421	421	419	419	0.7%
2011	425	420	431	425	425	1.4%
2012	419	424	429	426	425	0.0%
2013	428	426	432	429	429	0.9%
2014	425	430	432	434	430	0.2%
2015	441	441	439	443	441	2.6%
2016	453	458	457	453	455	3.2%

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 \$481 in fourth quarter 2015 to \$483 in fourth quarter 2016, or by 0.4 percent. Detached single-family home rents decreased by 7.6 percent, rents for mobile homes on a lot increased by 8.9 percent, and rents for mobile home lots increased by 4.5 percent.

<b>Table II.2.24</b> <b>Semiannual Average Monthly Rental Prices</b> Big Horn County EAD Data, 1986:Q4 – 2016:Q4, 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
Q4.16	483	180	572	493

Big Horn County rental prices experienced average annualized increases of 1.2 percent for apartments, 0.7 percent for houses, 1.5 percent for mobile homes plus lots, and 2.2 percent for mobile home lots since second quarter 1998 through fourth quarter 2016. These figures compare to state average annualized increases in rental prices of 0.8 percent for apartments, 1.2 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots. Table II.2.24, 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 decreased from 9 authorizations in 2015 to 8 in 2016.

The real value of single-family building permits decreased from \$212,203 in 2015 to \$170,375 in 2016. This compares to an increase in permit value statewide, with values rising from \$353,167 in 2015 to \$353,422 in 2016. Additional details are given in Table II.2.25, below.

<b>Table II.2.25</b> <b>Building Permits and Valuation</b> Big Horn County Census Bureau Data, 1980–2016							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, (Real 2016\$)	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	18	0	0	6	24	100,643	41,897
1981	14	2	16	0	32	83,717	0
1982	7	0	8	6	21	103,806	72,088
1983	8	0	0	0	8	94,283	0
1984	17	0	0	0	17	63,114	0
1985	5	0	0	0	5	85,670	0
1986	4	0	0	0	4	78,721	0
1987	2	0	0	0	2	103,760	0
1988	3	0	0	0	3	98,885	0
1989	4	0	0	0	4	111,630	0
1990	3	0	0	0	3	70,928	0
1991	6	0	0	0	6	123,028	0
1992	2	0	0	0	2	94,757	0
1993	7	0	0	0	7	129,019	0
1994	5	0	0	0	5	93,641	0
1995	8	0	0	0	8	107,838	0
1996	13	2	0	0	15	125,837	0
1997	7	2	0	0	9	123,310	0
1998	8	0	0	0	8	119,706	0
1999	11	0	0	0	11	129,597	0
2000	12	0	0	0	12	113,319	0
2001	7	0	0	0	7	135,670	0
2002	11	0	0	0	11	113,809	0
2003	6	0	0	0	6	159,536	0
2004	17	0	0	0	17	153,403	0
2005	8	0	0	0	8	112,824	0
2006	20	0	0	0	20	138,881	0
2007	23	0	0	0	23	178,793	0
2008	21	0	0	16	37	222,547	77,204
2009	16	0	0	0	16	179,220	0
2010	14	0	0	0	14	182,923	0
2011	12	0	0	0	12	154,519	0
2012	13	0	0	0	13	233,938	0
2013	9	2	0	0	11	257,610	0
2014	13	0	0	0	13	154,791	0
2015	9	0	0	0	9	212,203	0
2016	8	0	0	0	8	170,375	0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2016, the average sales price in Big Horn County was \$140,445. This represented a decrease of 4.9 percent from the previous year. Wyoming’s average was \$280,428, an increase of 1.7 percent over the previous year. A comparison of average sales prices between 2000 and 2016 is displayed in Table II.2.26, on the following page.

<b>Table II.2.26</b> <b>Average Sales Prices</b> 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
2016	140,445	-4.9	280,428	1.7

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2017.<sup>83</sup> During June 2017, a total of 30 surveys were completed in Big Horn County, as shown in Table II.2.27, at right. Of the 174 rental units surveyed, 14 were vacant, indicating a vacancy rate of 8.0 percent. This compares to a 8.9 percent vacancy rate one year ago and a June 2017 statewide rate of 10.2 percent.

<b>Table II.2.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Big Horn County RVS Data, June 2001–June 2017				
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%
2017a	30	174	14	8.0%

<sup>83</sup> Those signified as a in the “year” column of Table II.2.27 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.2.4, 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**  
**Vacancy Rates by Year**  
 Big Horn County vs. Wyoming  
 RVS Data, June 2001 - June 2017

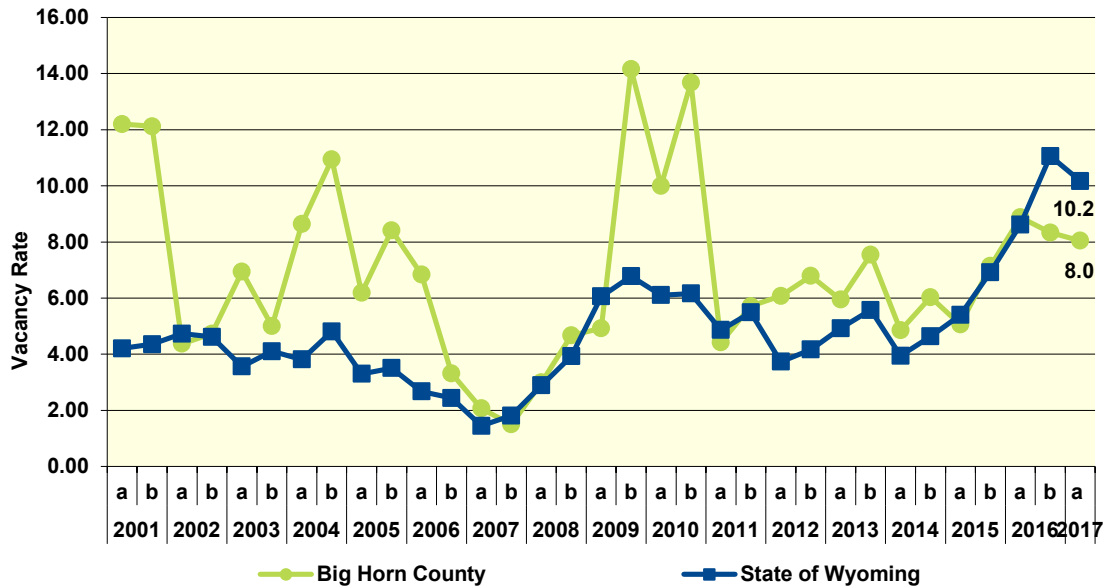


Diagram II.2.5, below, shows the average rent of single-family and apartment units in Big Horn County. In the first half of 2017, rents for single-family units fell to \$536 and average rents for apartments fell to \$487.

**Diagram II.2.5**  
**Average Rent of Single Family and Apartment Units**  
 Big Horn County  
 RVS Data, June 2006 – June 2017

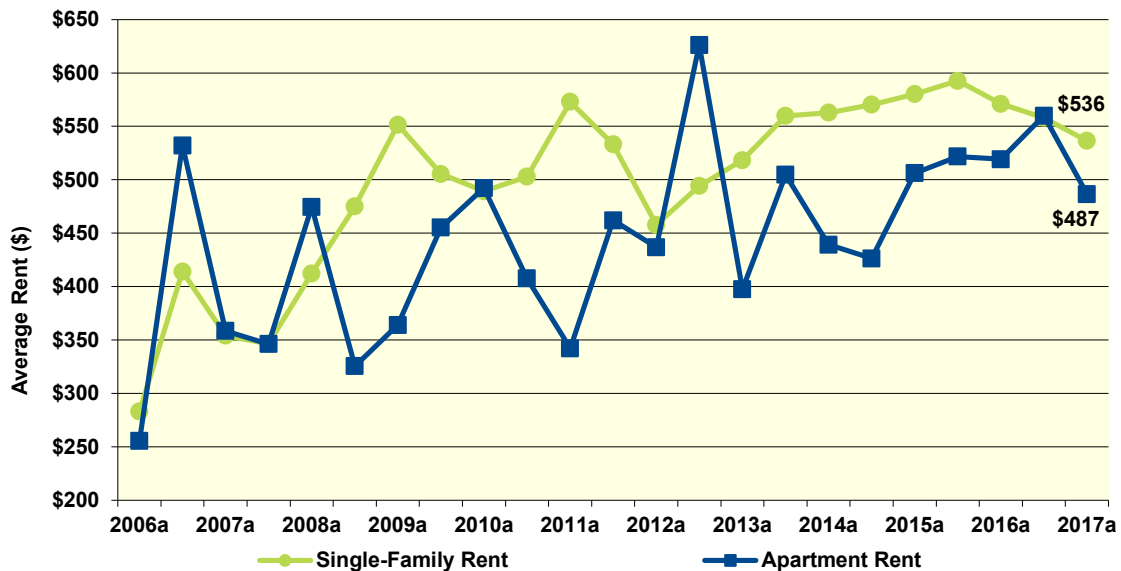


Table II.2.28 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 45 single family units in Big Horn County, with 4 of them available. This translates into a vacancy rate of 8.9 percent in Big Horn County, which compares to a single family vacancy rate of 5.8 percent for the State of Wyoming. There were 49 apartment units reported in the survey, with 6 of them available, which resulted in a vacancy rate of 12.2 percent. This compares to a statewide vacancy rate of 11.2 percent for apartment units across the state.

<b>Table II.2.28</b>			
<b>Rental Vacancy Survey by Type</b>			
Big Horn County			
RVS Data, June 2017			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	45	4	8.9%
Duplex units	18	0	.0%
Apartments	49	6	12.2%
Mobile Homes	19	2	10.5%
“Other” Units	0	0	%
Don’t Know	43	2	4.7%
<b>Total</b>	<b>174</b>	<b>14</b>	<b>8.0%</b>

Table II.2.29 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 24 units. The most common apartment units were two bedroom units, with 31 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.2.29</b>							
<b>Rental Units by Number of Bedrooms</b>							
Big Horn County							
RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	4	3	15	1	0	.	23
Two	24	10	31	4	0	.	69
Three	9	2	3	9	0	.	23
Four	2	1	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don’t Know	6	2	0	5	0	43	56
<b>Total</b>	<b>45</b>	<b>18</b>	<b>49</b>	<b>19</b>	<b>0</b>	<b>43</b>	<b>174</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.2.30, on the following page, one bedroom apartments were the most available apartment units, with five bedroom units being the most available single family unit .

<b>Table II.2.30</b>							
<b>Available Rental Units by Number of Bedrooms</b>							
Big Horn County RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	0	0	0	.	0
One	0	0	2	1	0	.	3
Two	0	0	1	1	0	.	2
Three	0	0	0	0	0	.	0
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	4	0	3	0	0	2	9
<b>Total</b>	<b>4</b>	<b>0</b>	<b>6</b>	<b>2</b>	<b>0</b>	<b>2</b>	<b>14</b>

Table II.2.31 below shows the vacancy rate by bedroom size for each type of unit. The most common type of apartment units, two bedroom units, had a vacancy rate of 3.2 percent. Two bedroom units were the most common type of single family unit, and had a vacancy rate of 0.0 percent.

<b>Table II.2.31</b>							
<b>Vacancy Rates by Number of Bedrooms</b>							
Big Horn County RVS Data, June 2017							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	%	%	%	%	%		%
One	.0%	.0%	13.3%	100.0%	%		13.0%
Two	.0%	.0%	3.2%	25.0%	%		2.9%
Three	.0%	.0%	.0%	.0%	%		.0%
Four	.0%	.0%	%	%	%		.0%
Five	%	%	%	%	%		%
Don't Know	66.7%	.0%	%	.0%	%	4.7%	16.1%
<b>Total</b>	<b>8.9%</b>	<b>.0%</b>	<b>12.2%</b>	<b>10.5%</b>	<b>%</b>	<b>4.7%</b>	<b>8.0%</b>

Average market-rate rents by unit type are shown in Table II.2.32, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.2.32</b>						
<b>Average Market Rate Rents by Number of Bedrooms</b>						
Big Horn County RVS Data, June 2017						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$	\$	\$	\$	\$	\$
One	\$508	\$425	\$436	\$400	\$	\$449
Two	\$512	\$463	\$551	\$450	\$	\$510
Three	\$550	\$625	\$800	\$545	\$	\$624
Four	\$738	\$700	\$	\$	\$	\$725
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$536</b>	<b>\$633</b>	<b>\$487</b>	<b>\$511</b>	<b>\$</b>	<b>\$521</b>

Table II.2.33, below, shows vacancy rates for single family units by average rental rates for Big Horn County. The most common rent for a single family unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 12.5 percent.

<b>Table II.2.33</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Big Horn County RVS Data, June 2017			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	8	0	.0%
\$500 to \$1,000	32	4	12.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	5	0	.0%
<b>Total</b>	<b>45</b>	<b>4</b>	<b>8.9%</b>

The availability of apartment units by average rent is displayed in Table II.2.34, below. The most common rent for an apartment unit was between 500 to 1,000 dollars and units in this price range had a vacancy rate of 11.54 percent.

<b>Table II.2.34</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Big Horn County RVS Data, June 2017			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	23	3	13.0%
\$500 to \$1,000	26	3	11.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
<b>Total</b>	<b>49</b>	<b>6</b>	<b>12.2%</b>

Table II.2.35, 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 average condition. Details by unit type and condition are displayed below.

<b>Table II.2.35</b> <b>Condition by Unit Type</b> Big Horn County RVS Data, June 2017							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	2	0	0	0	0	.	2
Average	10	6	23	1	0	.	40
Good	28	10	8	17	0	.	63
Excellent	5	2	18	0	0	.	25
Don’t Know	0	0	0	1	0	43	44
<b>Total</b>	<b>45</b>	<b>18</b>	<b>49</b>	<b>19</b>	<b>0</b>	<b>43</b>	<b>174</b>

The availability of single family units based on their condition is displayed in Table II.2.36, below. As can be seen single family units in good condition had a vacancy rate of 14.29 percent.

<b>Table II.2.36</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Big Horn County RVS Data, June 2017			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	2	0	.0%
Average	10	0	.0%
Good	28	4	14.3%
Excellent	5	0	.0%
Don't Know	0	0	%
<b>Total</b>	<b>45</b>	<b>4</b>	<b>8.9%</b>

Table II.2.37, below shows the availability of apartment units based on their condition. As can be seen apartment units in average condition, and had a vacancy rate of .0 percent.

<b>Table II.2.37</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Big Horn County RVS Data, June 2017			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	%
Average	23	0	.0%
Good	8	4	50.0%
Excellent	18	2	11.1%
Don't Know	0	0	%
<b>Total</b>	<b>49</b>	<b>6</b>	<b>12.2%</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.2.38, below, 5 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 4 respondents indicated they would prefer more units of any type.

<b>Table II.2.38</b>	
<b>If you had the opportunity to own/manage more units, how many would you prefer</b>	
Big Horn County RVS Data, June 2017	
<b>Unit Type</b>	<b>Respondents citing more units</b>
Single family units	5
Duplex Units	2
Apartments	4
Mobile homes	1
Other	0
All types	4
<b>Total</b>	<b>16</b>

Table, II.2.39, on the following page, shows the most common answers from the 2017 fiscal year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Big Horn County had a total of 5 respondents, with an average persons per household of 3.3 people. Of new residents to Big Horn County, 100.0 percent were not married and the most common age group

arriving in the state was 35 to 44 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 40.0 percent of respondents owning thier residence. The average mortgage payment in Big Horn County was \$350 and the average rent was \$. When asked if they were satisfied with their current housing, 80.0 percent said they were satisfied with thier current housing.

<b>Table II.2.39</b> <b>Most Replied Response</b> Big Horn County HNA Survey: Fiscal Year 2017	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	5
Number of persons in household (Average)	3.3
Current age	35 to 44 years old (25.0%)
Marital status	Not Married (100.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (80.0%)
In which industry are you primarily employed	Unemployed (40.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (40.0%)
Total household income from all sources	Less than \$10,000 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (60.0%)
Do you own or rent	Own (40.0%)
How many bedrooms (Average)	2.5
How many full bathrooms (Average)	1.7
Average mortgage payment	\$350
Average rental payment	.
Are you satisfied with your current housing	Satisfied with current housing (80.0%)

Additional survey data are presented in **Volume II. Technical Appendix.**<sup>84</sup>

### 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.2.40, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>84</sup> Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.



<b>Table II.2.40</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Big Horn County 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Big Horn County</b>				
<b>Owner</b>				
Households	3,285	30	6	3,321
Percentage	98.9%	.9%	.2%	100.0%
<b>Renter</b>				
Households	1,109	36	25	1,170
Percentage	94.8%	3.1%	2.1%	100.0%
<b>Total</b>				
Households	4,394	66	31	4,491
Percentage	97.8%	1.5%	.7%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.5%	100.0%

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

At the time of the 2015 5-year ACS, a total of 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.2.41, at right.

<b>Table II.2.41</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
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
<b>Total Housing Units</b>	<b>5,373</b>	<b>266,630</b>
Percent Lacking	5.8%	2.6%

At the time of the 2015 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.2.42, on the following page.

<b>Table II.2.42</b> <b>Housing Units with Incomplete Plumbing Facilities</b> 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
<b>Total Households</b>	<b>5,373</b>	<b>266,630</b>
Percent Lacking	6.0%	2.4%

The third type of housing problem reported in the 2015 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In 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.2.43, on the following page.

<b>Table II.2.43</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Big Horn County					
2010-2015 5-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	1,101	251	172	11	1,535
Percent	71.7%	16.4%	11.2%	.7%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,661	68	32	25	1,786
Percent	93.0%	3.8%	1.8%	1.4%	100.0%
<b>Renter</b>					
Households	644	104	152	270	1,170
Percent	55.0%	8.9%	13.0%	23.1%	100.0%
<b>Total</b>					
Households	3,406	423	356	306	4,491
Percent	75.8%	9.4%	7.9%	6.8%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

### 2017 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 890 loans purchased in Big Horn County between 1979 and 2017, with 5 occurring in fiscal 2017. The average home size over the period was 1,360 square feet and 1,576 square feet in fiscal 2017. For homes receiving a WCDA loan in fiscal 2017, the average year a home was built was 1961. The average household income in fiscal 2017 in nominal terms, without the effects of inflation being taken into consideration, was \$49,392. The average purchase price in fiscal 2017 was \$116,060. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

The cost of living in Big Horn County was the tied for the lowest in the State at 90 percent of the state average.<sup>85</sup> Lawmakers are considering raising sales and use taxes to pay for schools, including the four in Big Horn County; opponents say that this will negatively impact business in the

<sup>85</sup> <https://oilcitywyo.com/economy/2017/04/13/wyoming-sees-cost-living-inflation/>

County.<sup>86</sup> While much of the State has seen a shrinking population, Big Horn's population has grown by three percent.<sup>87</sup>

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<sup>86</sup> [http://trib.com/news/local/education/lawmakers-meet-to-discuss-future-of-education-funding-but-new/article\\_2bcf6abb-7e9d-5a06-adad-c325cd4254f1.html](http://trib.com/news/local/education/lawmakers-meet-to-discuss-future-of-education-funding-but-new/article_2bcf6abb-7e9d-5a06-adad-c325cd4254f1.html)

<sup>87</sup> <http://www.mybighornbasin.com/2017/04/20/wyomings-population-declining/>