

## BIG HORN COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,994 in 2013, or by 2.8 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 4.4 percent, and the number of people from 55 to 64 years of age increased by 0.4 percent. The white population increased by 1.0 percent, while the black population increased by 348.7 percent. The Hispanic population increased from 984 to 1,060 people between 2010 and 2013 or by 7.7 percent. These data are presented in Table II.2.1, below.

<b>Table II.2.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Big Horn County						
2010 Census and 2013 Current Census Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
<b>Population</b>	<b>11,668</b>	<b>11,994</b>	<b>2.8%</b>	<b>563,626</b>	<b>582,658</b>	<b>3.4%</b>
<b>Age</b>						
Under 14 years	2,462	2,454	-.3%	113,371	115,337	1.7%
15 to 24 years	1,368	1,533	12.1%	78,460	80,908	3.1%
25 to 44 years	2,418	2,524	4.4%	144,615	151,055	4.5%
45 to 54 years	1,630	1,545	-5.2%	83,577	76,258	-8.8%
55 to 64 years	1,682	1,688	.4%	73,513	80,411	9.4%
65 and Over	2,108	2,250	6.7%	70,090	78,689	12.3%
<b>Race</b>						
White	11,330	11,448	1.0%	529,110	539,936	2.0%
Black	39	175	348.7%	5,135	10,186	98.4%
American Indian and Alaskan Native	135	152	12.6%	14,457	15,258	5.5%
Asian	39	57	46.2%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	2	3	50.0%	521	630	20.9%
Two or more races	123	159	29.3%	9,754	11,142	14.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	984	1,060	7.7%	50,231	56,363	12.2%

Table II.2.2, on the following page, presents the population of Big Horn County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 6,057 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 5,937 persons being female.

<b>Table II.2</b> <b>Population by Age and Gender</b> Big Horn County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,210	1,244	2,454	-3%
15 to 24 years	747	621	1,368	815	718	1,533	12.1%
25 to 44 years	1,202	1,216	2,418	1,293	1,231	2,524	4.4%
45 to 54 years	847	783	1,630	793	752	1,545	-5.2%
55 to 64 years	837	845	1,682	839	849	1,688	.4%
65 and Over	1,029	1,079	2,108	1,107	1,143	2,250	6.7%
<b>Total</b>	<b>5,882</b>	<b>5,786</b>	<b>11,668</b>	<b>6,057</b>	<b>5,937</b>	<b>11,994</b>	<b>2.8%</b>
<b>% of Total</b>	50.4%	49.6%	.	50.5%	49.5%	.	

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>67</sup>	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
<b>Total</b>	<b>218</b>	<b>181</b>	<b>-17.0%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	2	-93.1%
<b>Total</b>	<b>29</b>	<b>2</b>	<b>-93.1%</b>
<b>Group Quarters Population</b>	<b>247</b>	<b>183</b>	<b>-25.9%</b>

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

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

<sup>67</sup> 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 3,078 family households, of which 2,661 housed married couple families and 417 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 138 families, or a female householder with no husband present, of which there were 279 families. There were also an estimated 1,384 “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 69.0 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Big Horn County, 86.5 percent were married households, which compared to 80.3 percent in the State of Wyoming.

<b>Table II.2.4</b>				
<b>Household Type by Tenure</b>				
Big Horn County 2009-2013 5-Year ACS Data				
Family Type	Big Horn County		State of Wyoming	
	Big Horn County	% of Total	State of Wyoming	% of Total
Family households	3,078	69.0%	147,018	66.0%
Married-couple family	2,661	86.5%	118,096	80.3%
Owner-occupied housing units	2,260	84.9%	98,615	83.5%
Renter-occupied housing units	401	15.1%	19,481	16.5%
Other family	417	13.5%	28,922	19.7%
Male householder, no wife present	138	4.5%	9,489	32.8%
Owner-occupied housing units	74	53.6%	5,628	59.3%
Renter-occupied housing units	64	46.4%	3,861	40.7%
Female householder, no husband present	279	9.1%	19,433	67.2%
Owner-occupied housing units	181	64.9%	9,887	50.9%
Renter-occupied housing units	98	35.1%	9,546	49.1%
Nonfamily households	1,384	31.0%	75,828	34.0%
Owner-occupied housing units	863	62.4%	42,072	55.5%
Renter-occupied housing units	521	37.6%	33,756	44.5%
<b>Total</b>	<b>4,462</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.2.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,577 two-person family households, 551 three-person family households and 434 four-person family households. One-person non-family households made up 90.8 percent of all non-family households or an estimated 1,257 households. Big Horn County’s two persons households made up 37.8 percent of total housing units and four person households made up an additional 9.7 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.2.5 Household Type by Household Size</b>				
Big Horn County 2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Big Horn County</b>				
One Person	.	1,257	1,257	28.2%
Two Person	1,577	111	1,688	37.8%
Three Person	551	6	557	12.5%
Four Person	434	0	434	9.7%
Five Person	289	0	289	6.5%
Six Person	121	10	131	2.9%
Seven Person	106	0	106	2.4%
<b>Total</b>	<b>3,078</b>	<b>1,384</b>	<b>4,462</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,688 two-person households, 1,453 were owner-occupied and 235 were renter-occupied. Of the 434 four-person households, 347 were owner-occupied and 87 were renter-occupied. Further household size data by tenure are presented in Table II.2.6, below.

<b>Table II.2.6 Tenure by Household Size</b>				
Big Horn County 2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Big Horn County</b>				
One Person	768	489	1,257	28.2%
Two Person	1,453	235	1,688	37.8%
Three Person	422	135	557	12.5%
Four Person	347	87	434	9.7%
Five Person	211	78	289	6.5%
Six Person	93	38	131	2.9%
Seven Person or more	84	22	106	2.4%
<b>Total</b>	<b>3,378</b>	<b>1,084</b>	<b>4,462</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.2.7, on the following page, Big Horn County had a total of 5,372 housing units of which 4,462 or 83.1 percent were occupied. Of these occupied units, 75.7 percent, or 3,378 units were owner occupied, which compares to a statewide rate of 70.1. A total of 910 units or 16.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.2.7</b>				
<b>Housing Units by Tenure</b>				
Big Horn County 2009-2013 5-Year ACS Data				
Tenure	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,462	83.1%	222,846	84.7
Owner-Occupied	3,378	75.7%	156,202	70.1
Renter-Occupied	1,084	24.3%	66,644	29.9
Vacant Housing Units	910	16.9%	40,194	15.3
<b>Total Housing Units</b>	<b>5,372</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.2.8, below, shows that of the 910 housing units in Big Horn County as reported in the 2013 ACS data, 85 or 9.3 percent were for rent and 65 or 7.1 percent were for sale. An estimated 296 units were for seasonal, recreational, or occasional use, and 414 or 45.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.2.8</b>				
<b>Disposition of Vacant Housing Units</b>				
Big Horn County 2009-2013 5-Year ACS Data				
Disposition	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	85	9.3%	5,920	14.7%
Rented, but not occupied	16	1.8%	1,757	4.4%
For sale only	65	7.1%	2,733	6.8%
Sold, but not occupied	34	3.7%	774	1.9%
For seasonal, recreational, or occasional use	296	32.5%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	414	45.5%	10,684	26.6%
<b>Total</b>	<b>910</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.2.9, at right, presents different income statistics for Big Horn County. According to the 2013 ACS data averages, median family income for Big Horn County was \$61,910 compared to the statewide average of \$70,868. Per capita income for Big Horn County, which is calculated by dividing total income by population, was \$25,119, which compared to \$28,902 for the State of Wyoming.

<b>Table II.2.9</b>		
<b>Median and Per Capita Income</b>		
Big Horn County 2009-2013 5-Year ACS Data		
Income Type	Big Horn County	Wyoming
Median Family Income	61,910	70,868
Median Household Income	52,589	57,406
Per Capita Income	25,119	28,902

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 472 households or 10.6 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 632 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.0 percent of total households and numbered 760 in Big Horn County.

<b>Table II.2.10 Households by Income</b> Big Horn County 2009-2013 5-Year ACS Data				
Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	472	10.6%	21,737	9.8%
15,000 - 19,999	200	4.5%	10,770	4.8%
20,000 - 24,999	218	4.9%	10,936	4.9%
25,000 - 34,999	534	12.0%	22,748	10.2%
35,000 - 49,999	632	14.2%	30,917	13.9%
50,000 - 74,999	983	22.0%	43,782	19.6%
75,000 - 99,999	663	14.9%	32,050	14.4%
100,000 and above	760	17.0%	49,906	22.4%
<b>Total</b>	<b>4,462</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 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 10.2 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Big Horn County had a poverty rate of 9.2 percent and the female population had a poverty rate of 11.2 percent. There were 64 males and 38 females in poverty under the age of 5. Overall, 8.7 percent of persons in poverty in Big Horn County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 145 individuals with incomes below the poverty level which represented 12.4 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.2.11 Poverty by Age</b> Big Horn County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Big Horn County</b>				
5 and Below	64	38	102	8.7%
6 to 18	125	152	277	23.6%
18 to 64	293	356	649	55.3%
65 and Older	47	98	145	12.4%
<b>Total</b>	<b>529</b>	<b>644</b>	<b>1,173</b>	<b>100.0%</b>
Poverty Rate	9.2%	11.2%	10.2%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.2.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Big Horn County saw an average of 2,899 owner-occupied single-family units compared to 721 single-family rental units. In Big Horn County, single-family units comprised 81.1 percent of all households compared with 71.8 percent statewide. Big Horn County had a total of 92 apartment rental units and total apartment units accounted for 2.4 percent

of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 607 mobile homes in Big Horn County, which comprised 13.6 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.2.12 Households by Unit Type</b> Big Horn County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
Single-Family Unit	2,899	721	3,620	81.1%
Duplex	2	65	67	1.5%
Tri- or Four-Plex	7	47	54	1.2%
Apartments	16	92	108	2.4%
Mobile Homes	448	159	607	13.6%
Boat, RV, Van, Etc.	6	0	6	.1%
<b>Total</b>	<b>3,378</b>	<b>1,084</b>	<b>4,462</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II.2.13, below, shows the number of households by year of construction. As shown, 20.7 percent, or 925 units, were built in 1939 or earlier in the county, and another 472 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 407, which accounted for 9.1 percent of all households, and an additional 30 households, or .7 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.2.13 Households by Year Built</b> Big Horn County 2009-2013 5-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	925	20.7%	24,806	11.1%
1940 to 1949	472	10.6%	10,660	4.8%
1950 to 1959	523	11.7%	22,003	9.9%
1960 to 1969	292	6.5%	18,965	8.5%
1970 to 1979	930	20.8%	50,045	22.5%
1980 to 1989	451	10.1%	33,947	15.2%
1990 to 1999	432	9.7%	26,271	11.8%
2000 to 2004	407	9.1%	33,516	15.0%
Built 2005 or Later	30	.7%	2,633	1.2%
<b>Total</b>	<b>4,462</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.2.14, below, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn County varied between households. Households with one room accounting for only .9 percent of total housing units, while households with five and six rooms accounted for 22.1 and 16.3 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

<b>Table II.2.14 Housing Units by Number of Rooms</b> Big Horn County 2009-2013 5-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	48	.9%	4,380	1.7%
Two	26	.5%	6,986	2.7%
Three	275	5.1%	19,468	7.4%
Four	887	16.5%	43,545	16.6%
Five	1,187	22.1%	52,356	19.9%
Six	876	16.3%	40,659	15.5%
Seven	703	13.1%	32,683	12.4%
Eight	596	11.1%	25,669	9.8%
Nine or more	774	14.4%	37,294	14.2%
<b>Total</b>	<b>5,372</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0%</b>
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 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.7 percent of total households in Big Horn County, which compared to 24.2 percent statewide. In Big Horn County, the 1,801 households with three bedrooms accounted for 40.4 percent of all households, and there were only 323 five-bedroom or more households, which accounted for 7.2 percent of all households.

<b>Table II.2.15 Households by Number of Bedrooms</b> Big Horn County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
None	4	0	4	.1%
One	69	142	211	4.7%
Two	768	513	1,281	28.7%
Three	1,465	336	1,801	40.4%
Four	777	65	842	18.9%
Five or more	295	28	323	7.2%
<b>Total</b>	<b>3,378</b>	<b>1,084</b>	<b>4,462</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</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 \$104,100, while structures built between 1950 and 1959 had a median value of \$131,300 and those built between 1990 to 1999 had a median value of \$186,400. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$199,500 and \$230,800, respectively. The total average median value in Big Horn County was \$131,000, which compared to \$185,900 in the State of Wyoming.

<b>Table II.2.16</b> <b>Median Value by Year Structure Built</b> Big Horn County 2009-2013 5-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or earlier	104,100	154,300
1940 to 1949	95,000	136,700
1950 to 1959	131,300	156,800
1960 to 1969	120,500	176,000
1970 to 1979	125,200	182,000
1980 to 1989	132,000	196,100
1990 to 1999	186,400	225,600
2000 to 2004	199,500	253,100
Built 2005 or Later	230,800	239,800
<b>Total</b>	<b>131,000</b>	<b>185,900</b>

Household mortgage status is reported in Table II.2.17, below. In Big Horn County, households with a mortgage accounted for 52.1 percent of all households or 1,761 housing units, and the remaining 47.9 percent or 1,617 units had no mortgage. Of those units with a mortgage, 243 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 1,513 or 85.9 percent had no second mortgage or no home equity loan.

<b>Table II.2.17</b> <b>Mortgage Status</b> Big Horn County 2009-2013 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	1,761	52.1%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	243	13.8%	13,352	14.3%
Second mortgage only	150	61.7%	6,691	50.1%
Home equity loan only	93	38.3%	6,661	49.9%
Both second mortgage and home equity loan	5	.3%	598	.6%
No second mortgage and no home equity loan	1,513	85.9%	79,545	85.1%
Housing units without a mortgage	1,617	47.9%	62,707	40.1%
<b>Total</b>	<b>3,378</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Big Horn County was \$414 as compared to \$647 statewide, as seen in Table II.2.18, below.

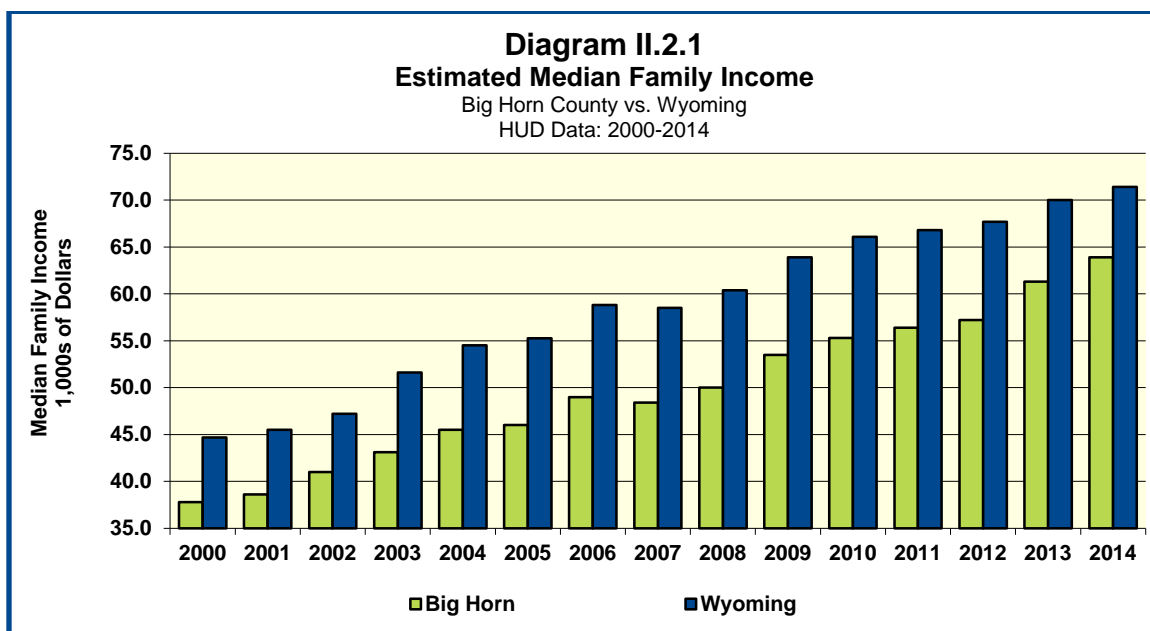
<b>Table II.2.18</b> <b>Median Rent</b> Big Horn County 2009-2013 5-Year ACS Data	
Place	Rent
Big Horn County	\$414
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 82 persons during 2014. 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 970 persons over the time period.

<b>Table II.2.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Big Horn County			
WYDOT Data, 2000–2014			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>3,931</b>	<b>2,961</b>	<b>970</b>

**Economics**

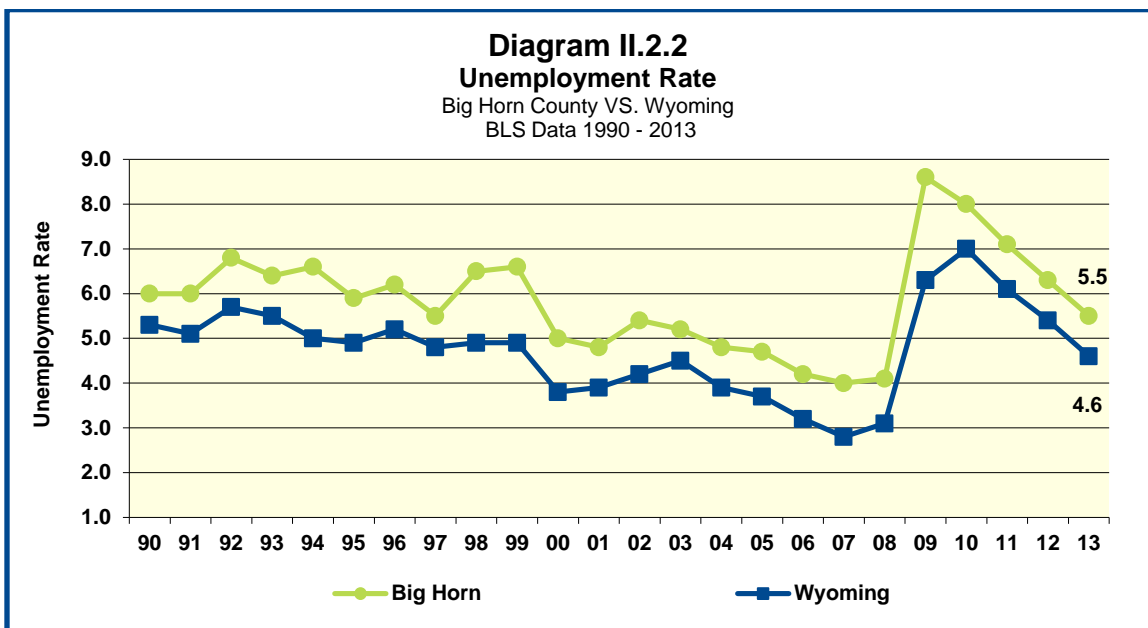
The HUD estimated MFI for Big Horn County was \$63,900 in 2014.<sup>68</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 19 persons, from 5,196 in 2012 to 5,177 in 2013. Employment increased by 22 persons; unemployment decreased by 41 persons; and the unemployment rate, or the number of

<sup>68</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2012 to 5.5 percent in 2013, as shown below in Diagram II.2.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.2.20, below, annual total monthly employment increased by 0.26 percent between 2012 and 2013, from a total of 4,248 to 4,259 workers. Preliminary estimates shows employment increased to 4,617 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	4,248	4,217	4,359	3,887	4,063	3,993	3,843	3,953	4,011	4,053	3,988
Feb	4,215	4,086	4,399	3,925	4,034	3,852	3,826	3,921	4,006	4,088	4,034
Mar	4,241	4,200	4,428	3,977	4,051	3,895	3,983	3,973	4,120	4,114	4,127
Apr	4,324	4,362	4,518	4,154	4,189	3,939	4,084	4,127	4,223	4,177	4,267
May	4,415	4,567	4,699	4,367	4,364	4,068	4,282	4,462	4,325	4,348	4,529
Jun	4,627	4,750	4,956	4,591	4,629	4,181	4,390	4,521	4,524	4,526	4,617
Jul	4,373	4,550	4,776	4,419	4,355	4,038	4,255	4,376	4,251	4,288	.
Aug	4,457	4,569	4,802	4,401	4,431	4,233	4,249	4,425	4,282	4,361	.
Sep	4,371	4,596	4,901	4,259	4,396	4,319	4,341	4,514	4,439	4,388	.
Oct	4,372	4,605	4,748	4,396	4,429	4,264	4,334	4,518	4,260	4,358	.
Nov	4,360	4,498	4,648	4,360	4,328	4,203	4,169	4,343	4,260	4,243	.
Dec	4,347	4,469	4,603	4,209	4,220	4,008	4,108	4,172	4,272	4,163	.
<b>Annual</b>	<b>4,363</b>	<b>4,456</b>	<b>4,653</b>	<b>4,245</b>	<b>4,291</b>	<b>4,083</b>	<b>4,155</b>	<b>4,275</b>	<b>4,248</b>	<b>4,259</b>	.
% Change	4.10	2.13	4.42	-8.77	1.08	-4.85	1.76	2.89	-0.63	0.26	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.2.21, below, annual average weekly wages increased by 3.08 percent between 2012 and 2013, from a total of \$715 to \$737. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$783.

<b>Table II.2.21</b>						
<b>Average Weekly Wages</b>						
Big Horn County						
BLS QCEW Data, 2001–2013(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	480	519	510	548	515	.
2002	491	528	518	544	520	0.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009	616	629	608	681	634	-0.63
2010	618	670	650	732	668	5.36
2011	647	680	675	738	686	2.69
2012	687	728	679	765	715	4.23
2013	697	752	700	797	737	3.08
2014(p)	737	783	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.2.22, below. Annual establishments remained unchanged between 2012 and 2013, remaining at 429 establishments. Preliminary estimates indicate the total number of establishments increased to 431 in the second quarter of 2014.

<b>Table II.2.22</b>						
<b>Number of Establishments</b>						
Big Horn County						
BLS QCEW Data, 2001–2013(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
2001	378	386	385	381	383	.
2002	380	388	383	376	382	-0.26
2003	374	384	382	381	380	-0.52
2004	381	384	387	391	386	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	399	0.50
2007	402	413	416	420	413	3.51
2008	420	422	419	418	420	1.69
2009	415	418	414	416	416	-0.95
2010	416	421	421	419	419	0.72
2011	425	420	431	425	425	1.43
2012	419	424	429	426	425	0.00
2013p	428	426	432	429	429	0.94
2014(p)	425	431	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Big Horn County recorded 6,904 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 \$449,800,000, and real per capita income was \$37,502 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$41,870 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

**Housing**

According to the Wyoming Cost of Living Index, average apartment rent in Big Horn County increased from \$416 in second quarter 2013 to \$454 in second quarter 2014, or by 9.1 percent. Detached single-family home rents increased by 16.6 percent, rents for mobile homes on a lot decreased by 3.4 percent, and rents for mobile home lots decreased by 2.9 percent.

Big Horn County rental prices experienced average annualized increases of 3.3 percent for apartments, 3.1 percent for houses, and 3.4 percent for mobile home lots since second quarter 1998 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.2.23, at right, presents the Big Horn County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Big Horn County decreased from 13 authorizations in 2012 to 9 in 2013.

The real value of single-family building permits increased from \$224,159 in 2012 to \$247,125 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$247,125 in 2012 to a low of \$107,884 in 2005. These figures compare to the state average

Table II.2.23 Semiannual Average Monthly Rental Prices Big Horn County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	272	84	353	.
Q4.98	301	117	338	263
Q2.99	310	78	288	256
Q4.99	291	77	363	307
Q2.00	318	92	325	254
Q4.00	296	98	342	296
Q2.01	320	97	360	297
Q4.01	344	89	375	290
Q2.02	307	98	331	282
Q4.02	305	99	313	303
Q2.03	310	107	329	326
Q4.03	319	114	329	304
Q2.04	303	116	343	310
Q4.04	321	118	347	319
Q2.05	330	129	365	334
Q4.05	382	132	366	309
Q2.06	382	132	350	330
Q4.06	395	129	396	314
Q2.07	442	136	410	324
Q4.07	474	126	435	327
Q2.08	476	139	418	334
Q4.08	514	146	421	340
Q2.09	469	162	395	385
Q4.09	427	162	446	357
Q2.10	401	162	412	366
Q4.10	401	227	409	392
Q2.11	395	190	463	425
Q4.11	392	181	448	444
Q2.12	426	176	448	451
Q4.12	425	172	486	454
Q2.13	416	175	495	466
Q4.13	409	170	579	514
Q2.14	454	170	577	450

high of \$289,650 in 2013 and a low of \$187,810 in 2003. Additional details are given in Table II.2.24, below.

<b>Table II.2.24</b> <b>Building Permits and Valuation</b> Big Horn County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1,000s or Real 2013 Dollars	
	Single-Family Units	Duplex Units	Single Family Units	Single Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	18	.	.	6	24	.	.	96.1	40.0
1981	14	2	16	.	32	.	.	80.0	.
1982	7	.	8	6	21	.	.	99.2	68.9
1983	8	.	.	.	8	.	.	90.1	.
1984	17	.	.	.	17	.	.	60.3	.
1985	5	.	.	.	5	.	.	81.8	.
1986	4	.	.	.	4	.	.	75.2	.
1987	2	.	.	.	2	.	.	99.1	.
1988	3	.	.	.	3	.	.	94.5	.
1989	4	.	.	.	4	.	.	106.6	.
1990	3	.	.	.	3	.	.	67.8	.
1991	6	.	.	.	6	.	.	117.5	.
1992	2	.	.	.	2	.	.	90.5	.
1993	7	.	.	.	7	.	.	123.2	.
1994	5	.	.	.	5	.	.	89.5	.
1995	8	.	.	.	8	.	.	103.0	.
1996	13	2	.	.	15	.	.	120.2	.
1997	7	2	.	.	9	.	.	117.8	.
1998	8	.	.	.	8	.	.	114.3	.
1999	11	.	.	.	11	.	.	123.9	.
2000	12	.	.	.	12	.	.	108.4	.
2001	7	.	.	.	7	.	.	129.7	.
2002	11	.	.	.	11	.	.	108.8	.
2003	6	.	.	.	6	.	.	152.5	.
2004	17	.	.	.	17	.	.	146.7	.
2005	8	.	.	.	8	.	.	107.9	.
2006	20	.	.	.	20	.	.	132.8	.
2007	23	.	.	.	23	.	.	171.0	.
2008	21	.	.	16	37	.	.	212.8	73.8
2009	16	.	.	.	16	.	.	171.4	.
2010	14	.	.	.	14	.	.	174.9	.
2011	12	.	.	.	12	.	.	147.9	.
2012	13	.	.	.	13	.	.	224.2	.
2013	9	2	0	0	11	.	.	247.1	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Big Horn County was \$121,780. This represented a decrease of 7.8 percent from the previous year. In contrast, Wyoming’s average sales price was \$281,345, which was an increase of 5.6 percent from the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.2.25, on the following page.

<b>Table II.2.25</b> <b>Average Sales Prices</b> Big Horn County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.<sup>69</sup> During December 2014, a total of 45 surveys were completed in Big Horn County, as shown in Table II.2.26, below. Of the 315 rental units surveyed, 19 were vacant, indicating a vacancy rate of 6.0 percent. This compares to a 7.6 percent vacancy rate one year ago and a December 2014 statewide rate of 4.6 percent.

<b>Table II.2.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Big Horn County RVS Data, June 2001–December 2014				
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%

<sup>69</sup> Those signified as a in the “year” column of Table II.2.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

Diagram II.2.3, 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 fourteen year period.

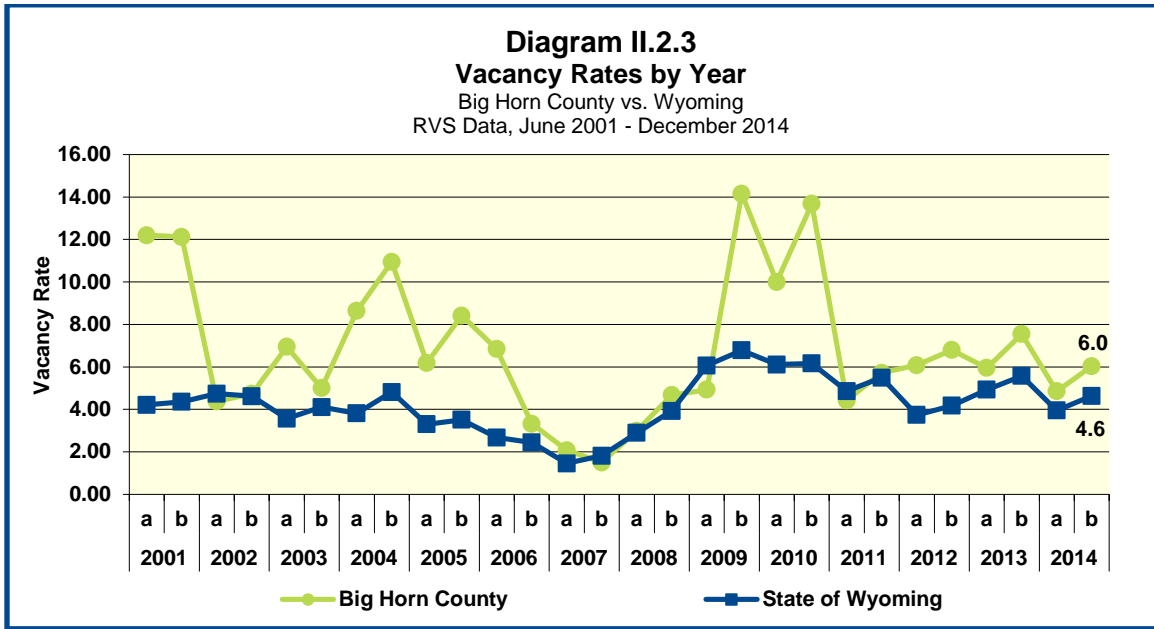


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the second half of 2014, rents for single-family units rose to \$570 and average rents for apartments fell, to \$426.

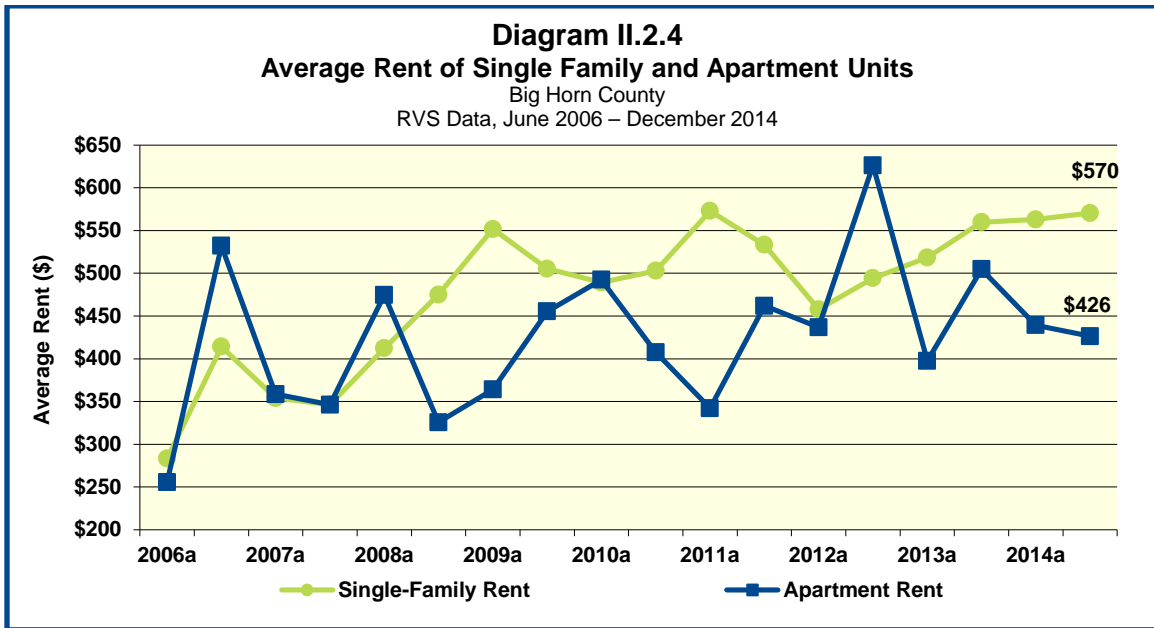




Table II.2.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 62 single family units in Big Horn County, with 2 of them available. This translates into a vacancy rate of 3.2 percent in Big Horn County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 192 apartment units reported in the survey, with 8 of them available, which resulted in a vacancy rate of 4.2 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

<b>Table II.2.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Big Horn County			
RVS Data, December 2014			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	62	2	3.2%
Duplex units	15	0	.0%
Apartments	192	8	4.2%
Mobile Homes	13	0	.0%
“Other” Units	1	1	100.0%
Don't Know	32	8	25.0%
<b>Total</b>	<b>315</b>	<b>19</b>	<b>6.0%</b>

Table II.2.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 26 units. The most common apartment units were one bedroom units, with 84 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.2.28</b>							
<b>Rental Units by Bedroom Size</b>							
Big Horn County							
RVS Data, December 2014							
<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	6	1	84	0	0	.	91
Two	26	7	62	8	0	.	103
Three	11	2	14	1	0	.	28
Four	1	0	0	0	0	.	1
Five	0	1	0	0	0	.	1
Don't Know	18	4	32	4	1	32	91
<b>Total</b>	<b>62</b>	<b>15</b>	<b>192</b>	<b>13</b>	<b>1</b>	<b>32</b>	<b>315</b>

Average market-rate rents by unit type are shown in Table II.2.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

<b>Table II.2.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Big Horn County						
RVS Data, December 2014						
<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	\$420	\$425	\$362	\$	\$	\$392
Two	\$517	\$469	\$470	\$475	\$	\$498
Three	\$663	\$600	\$	\$525	\$	\$643
Four	\$765	\$	\$	\$	\$	\$765
Five	\$	\$1,000	\$	\$	\$	\$1,000
<b>Total</b>	<b>\$570</b>	<b>\$527</b>	<b>\$426</b>	<b>\$500</b>	<b>\$</b>	<b>\$541</b>

Table II.2.30 below, shows vacancy rates for single family units by average rental rates for Big Horn County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.2.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Big Horn County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	20	0	.0%
\$500 to \$1,000	19	1	5.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	23	1	4.3%
<b>Total</b>	<b>62</b>	<b>2</b>	<b>3.2%</b>

The availability of apartment units by average rent is displayed in Table II.2.31 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 5.7 percent.

<b>Table II.2.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Big Horn County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	63	4	6.3%
\$500 to \$1,000	53	3	5.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	76	1	1.3%
<b>Total</b>	<b>192</b>	<b>8</b>	<b>4.2%</b>

Table II.2.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of .0 percent.

<b>Table II.2.32</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Big Horn County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	8	0	.0%
\$500 to \$1,000	1	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	4	0	.0%
<b>Total</b>	<b>13</b>	<b>0</b>	<b>.0%</b>

Table II.2.33, 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 excellent condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

<b>Table II.2.33</b> <b>Condition by Unit Type</b> Big Horn County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	4	0	6	0	0	.	10
Good	18	9	63	9	0	.	99
Excellent	19	2	91	0	0	.	112
Don’t Know	21	4	32	4	1	32	94
<b>Total</b>	<b>62</b>	<b>15</b>	<b>192</b>	<b>13</b>	<b>1</b>	<b>32</b>	<b>315</b>

The availability of single family units based on their condition is displayed in Table II.2.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

<b>Table II.2.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Big Horn County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	4	0	.0%
Good	18	1	5.6%
Excellent	19	1	5.3%
Don’t Know	21	0	.0%
<b>Total</b>	<b>62</b>	<b>2</b>	<b>3.2%</b>

Table II.2.35, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 3.3 percent.

<b>Table II.2.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Big Horn County			
RVS Data, December 2014			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	6	1	16.7%
Good	63	3	4.8%
Excellent	91	3	3.3%
Don't Know	32	1	3.1%
<b>Total</b>	<b>192</b>	<b>8</b>	<b>4.2%</b>

Table II.2.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 0.0 percent.

<b>Table II.2.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Big Horn County			
RVS Data, December 2014			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair			%
Average	0	0	%
Good	9	0	.0%
Excellent	0	0	%
Don't Know	4	0	.0%
<b>Total</b>	<b>13</b>	<b>0</b>	<b>.0%</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.2.37, on the following page, respondents in Big Horn County said they would prefer 12 more single family units, 26 more apartment units, and 14 units of all types. In total, respondents indicated they wished to own or manage an additional 62 units.

<b>Table II.2.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Big Horn County RVS Data, December 2014	
<b>Unit Type</b>	<b>More Units</b>
Single family units	12
Duplex Units	10
Apartments	26
Mobile homes	
Other	
Don't Know	
All types	14
<b>Total</b>	<b>62</b>

Table, II.2.38, on the following page shows the most common answers from the 2014 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Big Horn County had a total of 26 respondents, with an average persons per household of 3.1 people. Of new residents to Big Horn County, 52.0 percent were 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 50.0 percent of respondents renting their residence. The average mortgage payment in Big Horn County was \$1,050 and the average rent was \$373. When asked if they were satisfied with their current housing, 84.6 percent said they were satisfied with thier current housing.

<b>Table II.2.38</b> <b>Most Replied Response</b> Big Horn County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	26
Number of persons in household (Average)	3.1
Current age	25 to 34 years old (36.0%)
Marital status	Married (52.0%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (30.8%)
In which industry are you primarily employed	Other (23.1%)
Highest education level completed	High School Diploma/GED (42.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (27.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (61.5%)
Do you own or rent	Rent (50.0%)
How many bedrooms (Average)	3.0
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,050
Average rental payment	\$373
Are you satisfied with your current housing	Satisfied with current housing (84.6%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (100.0%)
Are you seeking to change your housing situation	Not seeking different housing (50.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (66.7%)
Expected buying price	\$100,000 to \$149,999 dollars (50.0%)
Expected building price	.
Expected rental price	.

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$100,000 to \$149,999 dollars if they were buying an existing unit. Additional survey data are presented in **Volume II. Technical Appendix**<sup>70</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 2013 5-year ACS data, 81 or 1.8 percent of households in Big Horn County were overcrowded and another 6 or 0.1 percent of units were severely overcrowded, as shown in Table II.2.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>70</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.2.39</b> <b>Overcrowding and Severe Overcrowding</b> Big Horn County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Big Horn County</b>				
<b>Owner</b>				
Households	3,312	62	4	3,378
Percentage	98.0%	1.8%	.1%	100.0%
<b>Renter</b>				
Households	1,063	19	2	1,084
Percentage	98.1%	1.8%	.2%	100.0%
<b>Total</b>				
Households	4,375	81	6	4,462
Percentage	98.1%	1.8%	.1%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 310 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.

<b>Table II.2.40</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Big Horn County 2009-2013 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	5,062	256,276
Lacking Complete Kitchen Facilities	310	6,764
<b>Total Housing Units</b>	<b>5,372</b>	<b>263,040</b>
Percent Lacking	5.8%	2.6%

At the time of the 2013 ACS, a total of 316 units or 5.9 percent of all housing units in Big Horn County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.2.41, below.

<b>Table II.2.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Big Horn County 2009-2013 5-Year ACS Data		
<b>Facilities</b>	<b>Big Horn County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	5,056	257,728
Lacking Complete Plumbing Facilities	316	5,312
<b>Total Households</b>	<b>5,372</b>	<b>263,040</b>
Percent Lacking	5.9%	2.0%

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

In Big Horn County, 11.9 percent of households had a cost burden and 6.9 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.3 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 10.4 percent experienced a severe cost burden, while 13.9 percent of renters had a cost burden and 10.0 percent had a severe cost burden, as seen in Table II.2.42, on the following page.



<b>Table II.2.42</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Big Horn County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Big Horn County</b>					
<b>Owner With a Mortgage</b>					
Households	1,274	304	183	0	1,761
Percent	72.3%	17.3%	10.4%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,509	76	18	14	1,617
Percent	93.3%	4.7%	1.1%	.9%	100.0%
<b>Renter</b>					
Households	565	151	108	260	1,084
Percent	52.1%	13.9%	10.0%	24.0%	100.0%
<b>Total</b>					
Households	3,348	531	309	274	4,462
Percent	75.0%	11.9%	6.9%	6.1%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

**2015 Housing Needs Forecast**

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2015 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 929 households in Big Horn County, from 4,561 in 2010 to 5,487 in 2040. Homeowners are expected to increase from 3,414 households in 2010 to 4,125 by 2040. Renters are anticipated to increase from 1,147 households in 2010 to 1,362 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 57 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 57 households and by 111 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 46 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 36 households over the period. Table II.2.43, below, provides details of the household forecast by tenure and income.

<b>Table II.2.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Big Horn County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	275	275	531	270	2,062	3,414
2015	279	278	538	274	2,088	3,457
2020	288	288	556	283	2,157	3,572
2025	301	300	580	295	2,249	3,725
2030	312	312	603	307	2,338	3,871
2035	323	322	623	317	2,417	4,003
2040	333	332	642	327	2,491	4,125
<b>Renters by Percent of Median Household Income</b>						
2010	245	194	252	69	387	1,147
2015	250	198	257	71	396	1,173
2020	256	203	263	72	405	1,198
2025	265	210	272	75	419	1,240
2030	274	217	282	77	434	1,285
2035	283	224	291	80	448	1,326
2040	291	230	299	82	460	1,362
<b>Total Households by Percent of Median Household Income</b>						
2010	520	469	783	340	2,449	4,561
2015	529	477	796	344	2,484	4,630
2020	544	490	819	355	2,562	4,770
2025	565	510	852	370	2,668	4,964
2030	587	529	885	384	2,772	5,156
2035	606	547	914	397	2,865	5,329
2040	624	563	941	409	2,951	5,487