

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 11,930 in 2014, or by 2.2 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 4.1 percent, and the number of people from 55 to 64 years of age increased by 2.1 percent. The white population increased by 1.0 percent, while the black population increased by 184.6 percent. The Hispanic population increased from 984 to 1,080 people between 2010 and 2014, or by 9.8 percent. These data are presented in Table II.2.1, below.

Table II.2.1						
Profile of Population Characteristics						
Wyoming vs. Big Horn County						
2010 Census and 2014 Current Census Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	11,668	11,930	2.2%	563,626	584,153	3.6%
Age						
Under 14 years	2,462	2,470	.3%	113,371	115,517	1.9%
15 to 24 years	1,368	1,459	6.7%	78,460	80,249	2.3%
25 to 44 years	2,418	2,517	4.1%	144,615	152,555	5.5%
45 to 54 years	1,630	1,480	-9.2%	83,577	73,372	-12.2%
55 to 64 years	1,682	1,717	2.1%	73,513	80,819	9.9%
65 and Over	2,108	2,287	8.5%	70,090	81,641	16.5%
Race						
White	11,330	11,443	1.0%	529,110	541,596	2.4%
Black	39	111	184.6%	5,135	9,112	77.4%
American Indian and Alaskan Native	135	157	16.3%	14,457	15,541	7.5%
Asian	39	53	35.9%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	2	3	50.0%	521	632	21.3%
Two or more races	123	163	32.5%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	984	1,080	9.8%	50,231	57,065	13.6%

Table II.2.2, on the following page, presents the population of Big Horn County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 6,004 persons, and accounted for 50.3 percent of the population, with the remaining 49.7 percent, or 5,926 persons, being female.

Table II.2.2							
Population by Age and Gender							
Big Horn County							
2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	1,220	1,242	2,462	1,214	1,256	2,470	.3%
15 to 24 years	747	621	1,368	765	694	1,459	6.7%
25 to 44 years	1,202	1,216	2,418	1,301	1,216	2,517	4.1%
45 to 54 years	847	783	1,630	745	735	1,480	-9.2%
55 to 64 years	837	845	1,682	858	859	1,717	2.1%
65 and Over	1,029	1,079	2,108	1,121	1,166	2,287	8.5%
Total	5,882	5,786	11,668	6,004	5,926	11,930	2.2%
% of Total	50.4%	49.6%	.	50.3%	49.7%	.	

At the time of the 2010 Census, there were 183 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 25.9 percent, as shown in Table II.2.3, below.

Table II.2.3			
Group Quarters Population			
Big Horn County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁸⁸	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
Total	218	181	-17.0%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	2	-93.1%
Total	29	2	-93.1%
Group Quarters Population	247	183	-25.9%

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

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

⁸⁸ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,951 family households, of which 2,524 housed married couple families and 427 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 167 families, or a female householder with no husband present, of which there were 260 families. There were also an estimated 1,412 “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 67.6 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Big Horn County, 85.5 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.2.4				
Household Type by Tenure				
Big Horn County 2010-2014 5-Year ACS Data				
Family Type	Big Horn County		State of Wyoming	
	Big Horn County	% of Total	State of Wyoming	% of Total
Family households	2,951	67.6%	147,321	65.3%
Married-couple family	2,524	85.5%	117,624	79.8%
Owner-occupied housing units	2,149	85.1%	97,837	83.2%
Renter-occupied housing units	375	14.9%	19,787	16.8%
Other family	427	14.5%	29,697	20.2%
Male householder, no wife present	167	39.1%	9,885	33.3%
Owner-occupied housing units	103	61.7%	5,955	60.2%
Renter-occupied housing units	64	38.3%	3,930	39.8%
Female householder, no husband present	260	60.9%	19,812	66.7%
Owner-occupied housing units	150	57.7%	9,942	50.2%
Renter-occupied housing units	110	42.3%	9,870	49.8%
Nonfamily households	1,412	32.4%	78,193	34.7%
Owner-occupied housing units	875	62.0%	42,555	54.4%
Renter-occupied housing units	537	38.0%	35,638	45.6%
Total	4,363	100.0%	225,514	100.0%

Table II.2.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,561 two-person family households, 522 three-person family households and 384 four-person family households. One-person non-family households made up 90.2 percent of all non-family households or an estimated 1,274 households. Big Horn County’s two persons households made up 38.8 percent of total housing units and four person households made up an additional 8.9 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.2.5 Household Type by Household Size				
Big Horn County 2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Big Horn County				
One Person	.	1,274	1,274	29.2%
Two Person	1,561	130	1,691	38.8%
Three Person	522	0	522	12.0%
Four Person	384	4	388	8.9%
Five Person	270	0	270	6.2%
Six Person	116	4	120	2.8%
Seven Person	98	0	98	2.2%
Total	2,951	1,412	4,363	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,691 two-person households, 1,472 were owner-occupied and 219 were renter-occupied. Of the 388 four-person households, 288 were owner-occupied and 100 were renter-occupied. Further household size data by tenure are presented in Table II.2.6, below.

Table II.2.6 Tenure by Household Size				
Big Horn County 2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Big Horn County				
One Person	764	510	1,274	29.2%
Two Person	1,472	219	1,691	38.8%
Three Person	396	126	522	12.0%
Four Person	288	100	388	8.9%
Five Person	184	86	270	6.2%
Six Person	83	37	120	2.8%
Seven Person or more	90	8	98	2.2%
Total	3,277	1,086	4,363	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.2.7, on the following page, Big Horn County had a total of 5,375 housing units of which 4,363 or 81.2 percent were occupied. Of these occupied units, 75.1 percent, or 3,277 units were owner occupied, which compares to a statewide rate of 69.3. A total of 1,012 units or 18.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.2.7 Housing Units by Tenure Big Horn County 2010-2014 5-Year ACS Data				
Tenure	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,363	81.2%	225,514	85.0
Owner-Occupied	3,277	75.1%	156,289	69.3
Renter-Occupied	1,086	24.9%	69,225	30.7
Vacant Housing Units	1,012	18.8%	39,681	15.0
Total Housing Units	5,375	100.0%	265,195	100.0

Table II.2.8, below, shows that of the 1,012 housing units in Big Horn County as reported in the 2014 ACS data, 117 or 11.6 percent were for rent and 69 or 6.8 percent were for sale. An estimated 299 units were for seasonal, recreational, or occasional use, and 473 or 46.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.2.8 Disposition of Vacant Housing Units Big Horn County 2010-2014 5-Year ACS Data				
Disposition	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	117	11.6%	5,921	14.9%
Rented, but not occupied	14	1.4%	1,577	4.0%
For sale only	69	6.8%	2,601	6.6%
Sold, but not occupied	40	4.0%	802	2.0%
For seasonal, recreational, or occasional use	299	29.5%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	473	46.7%	10,922	27.5%
Total	1,012	100.0%	39,681	100.0%

Table II.2.9, at right, presents different income statistics for Big Horn County. According to the 2014 ACS data averages, median family income for Big Horn County was \$61,753 compared to the statewide average of \$72,086. Per capita income for Big Horn County, which is calculated by dividing total income by population, was \$24,960, which compared to \$29,381 for the State of Wyoming.

Table II.2.9 Median and Per Capita Income Big Horn County 2010-2014 5-Year ACS Data		
Income Type	Big Horn County	Wyoming
Median Family Income	61,753	72,086
Median Household Income	52,432	58,252
Per Capita Income	24,960	29,381

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 505 households or 11.6 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 573 households that had incomes between \$35,000 and \$49,999, which accounted for 13.1 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.9 percent of total households and numbered 738 in Big Horn County.

Table II.2.10				
Households by Income				
Big Horn County 2010-2014 5-Year ACS Data				
Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	505	11.6%	21,756	9.6%
15,000 - 19,999	223	5.1%	10,739	4.8%
20,000 - 24,999	231	5.3%	11,332	5.0%
25,000 - 34,999	453	10.4%	22,763	10.1%
35,000 - 49,999	573	13.1%	30,423	13.5%
50,000 - 74,999	994	22.8%	43,643	19.4%
75,000 - 99,999	646	14.8%	31,799	14.1%
100,000 and above	738	16.9%	53,059	23.5%
Total	4,363	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 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 10.8 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Big Horn County had a poverty rate of 9.6 percent and the female population had a poverty rate of 12.1 percent. There were 60 males and 54 females in poverty under the age of 5. Overall, 9.1 percent of persons in poverty in Big Horn County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 184 individuals with incomes below the poverty level which represented 14.6 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.2.11				
Poverty by Age				
Big Horn County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Big Horn County				
5 and Below	60	54	114	9.1%
6 to 17	131	148	279	22.2%
18 to 64	295	386	681	54.1%
65 and Older	76	108	184	14.6%
Total	562	696	1,258	100.0%
Poverty Rate	9.6%	12.1%	10.8%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 2,782 owner-occupied single-family units compared to 683 single-family rental units. In Big Horn County, single-family units comprised 79.4 percent of all households compared with 71.7 percent statewide. Big Horn County had a total of 140 apartment rental units and total apartment units accounted for 3.6

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 599 mobile homes in Big Horn County, which comprised 13.7 percent of all occupied housing units and compared to 13.0 statewide.

Table II.2.12 Households by Unit Type Big Horn County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
Single-Family Unit	2,782	683	3,465	79.4%
Duplex	3	81	84	1.9%
Tri- or Four-Plex	8	42	50	1.1%
Apartments	18	140	158	3.6%
Mobile Homes	459	140	599	13.7%
Boat, RV, Van, Etc.	7	0	7	.2%
Total	3,277	1,086	4,363	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.2.13, below, shows the number of households by year of construction. As shown, 20.4 percent, or 890 units, were built in 1939 or earlier in the county, and another 491 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 447, which accounted for 10.2 percent of all households, and an additional 26 households, or .6 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.2.13 Households by Year Built Big Horn County 2010-2014 5-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	890	20.4%	24,514	10.9%
1940 to 1949	491	11.3%	10,454	4.6%
1950 to 1959	496	11.4%	22,142	9.8%
1960 to 1969	301	6.9%	18,728	8.3%
1970 to 1979	805	18.5%	49,663	22.0%
1980 to 1989	448	10.3%	32,994	14.6%
1990 to 1999	459	10.5%	26,751	11.9%
2000 to 2009	447	10.2%	35,858	15.9%
Built 2010 or Later	26	.6%	4,410	2.0%
Total	4,363	100.0%	225,514	100.0%

Table II.2.14, below, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn County varied between households. Households with one room accounted for only 1.5 percent of total housing units, while households with five and six rooms accounted for 20.5 and 15.3 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

Table II.2.14				
Housing Units by Number of Rooms				
Big Horn County 2010-2014 5-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	80	1.5%	4,521	1.7%
Two	63	1.2%	7,349	2.8%
Three	314	5.8%	20,368	7.7%
Four	990	18.4%	42,809	16.1%
Five	1,102	20.5%	53,147	20.0%
Six	825	15.3%	41,493	15.6%
Seven	680	12.7%	31,612	11.9%
Eight	609	11.3%	25,739	9.7%
Nine or more	712	13.2%	38,157	14.4%
Total	5,375	100.0%	265,195	100.0%
Median Rooms	6	.	6	.

Table II.2.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 6 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.4 percent of total households in Big Horn County, which compared to 24.4 percent statewide. In Big Horn County, the 1,690 households with three bedrooms accounted for 38.7 percent of all households, and there were only 342 five-bedroom or more households, which accounted for 7.8 percent of all households.

Table II.2.15				
Households by Number of Bedrooms				
Big Horn County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
None	4	6	10	.2%
One	92	183	275	6.3%
Two	743	497	1,240	28.4%
Three	1,384	306	1,690	38.7%
Four	735	71	806	18.5%
Five or more	319	23	342	7.8%
Total	3,277	1,086	4,363	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	100.0%

The age of a structure influences its value. As shown in Table II.2.16, at right, structures built in 1939 or earlier had a median value of \$106,500, while structures built between 1950 and 1959 had a median value of \$138,400 and those built between 1990 to 1999 had a median value of \$197,700. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$211,900 and \$225,000, respectively. The total average median value in Big Horn County was \$137,000, which compared to \$189,300 in the State of Wyoming.

Table II.2.16 Median Value by Year Structure Built Big Horn County 2010-2014 5-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or earlier	106,500	153,700
1940 to 1949	109,000	140,900
1950 to 1959	138,400	158,200
1960 to 1969	142,500	177,300
1970 to 1979	125,800	184,100
1980 to 1989	136,700	197,900
1990 to 1999	197,700	233,600
2000 to 2009	211,900	252,800
Built 2010 or Later	225,000	258,900
Total	137,000	189,300

Household mortgage status is reported in Table II.2.17, below. In Big Horn County, households with a mortgage accounted for 48.1 percent of all households or 1,577 housing units, and the remaining 51.9 percent or 1,700 units had no mortgage. Of those units with a mortgage, 169 had either a second mortgage or home equity loan, 5 had both a second mortgage and home equity loan, and 1,403 or 89.0 percent had no second mortgage or no home equity loan.

Table II.2.17 Mortgage Status Big Horn County 2010-2014 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	1,577	48.1%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	169	10.7%	12,104	13.1%
Second mortgage only	108	63.9%	5,864	48.4%
Home equity loan only	61	36.1%	6,240	51.6%
Both second mortgage and home equity loan	5	.3%	545	.6%
No second mortgage and no home equity loan	1,403	89.0%	80,039	86.4%
Housing units without a mortgage	1,700	51.9%	63,601	40.7%
Total	3,277	100.0%	156,289	100.00%

The median rent in Big Horn County was \$424 as compared to \$663 statewide, as seen in Table II.2.18, below.

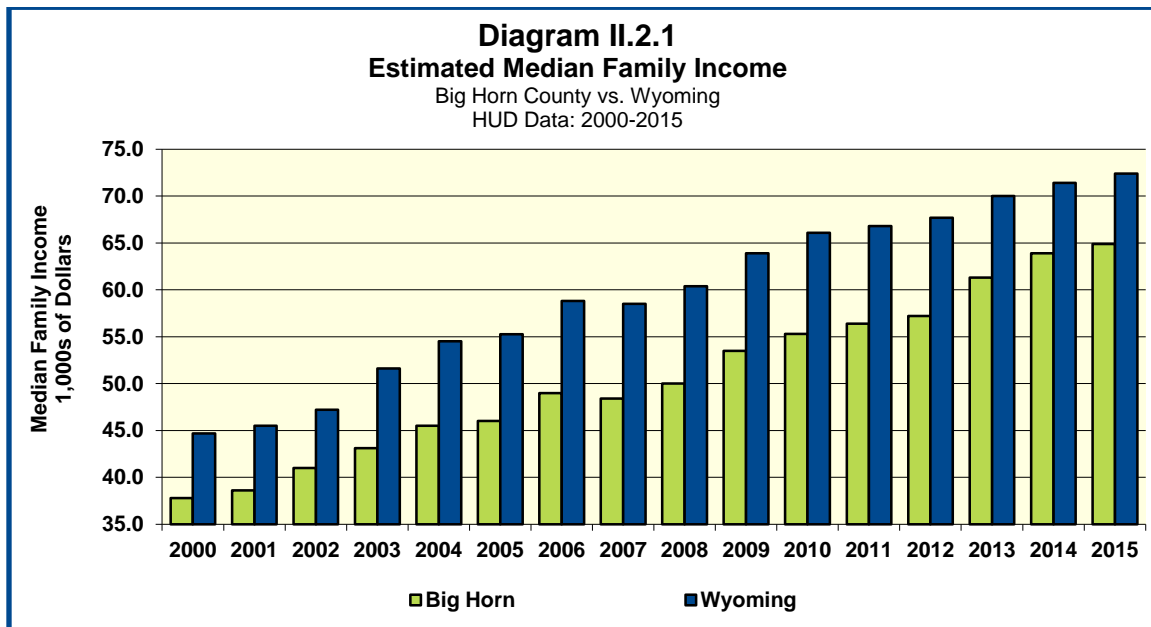
Table II.2.18 Median Rent Big Horn County 2010-2014 5-Year ACS Data	
Place	Rent
Big Horn County	\$424
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 45 persons during 2015. 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 1,015 persons over the time period.

Table II.2.19			
Driver’s Licenses Exchanged and Surrendered			
Big Horn County			
WYDOT Data, 2000 – 2015			
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
Total	4,169	3,154	1,015

Economics

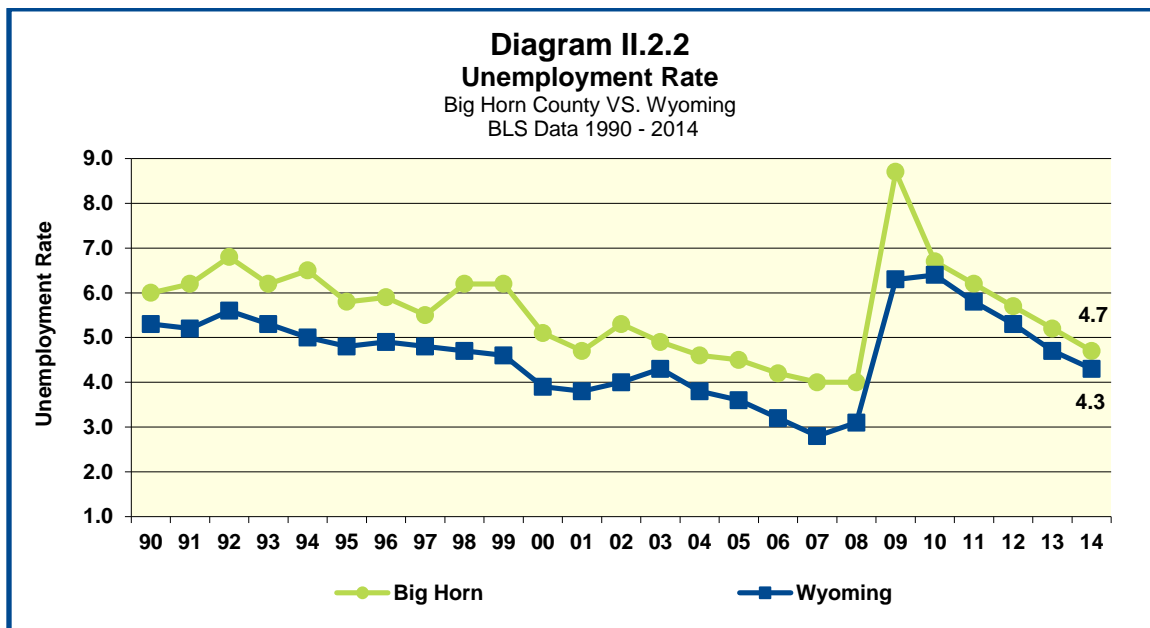
The HUD estimated MFI for Big Horn County was \$64,900 in 2015.⁸⁹ This compares to Wyoming’s MFI of \$72,400. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2015.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Big Horn County’s labor force, defined as the number of persons working or actively seeking work, increased by 61 persons, from 5,585 in 2013 to 5,646 in 2014. Employment increased by 88

⁸⁹ 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.

persons; unemployment decreased by 27 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2013 to 4.7 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.2.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 4,352 persons in 2014; this figure was higher than the 2013 average by 93 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 4,629 to 4,596 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	4,217	4,359	3,887	4,063	3,993	3,843	3,953	4,011	4,053	3,988	4,161
Feb	4,086	4,399	3,925	4,034	3,852	3,826	3,921	4,006	4,088	4,034	4,178
Mar	4,200	4,428	3,977	4,051	3,895	3,983	3,973	4,120	4,114	4,127	4,237
Apr	4,362	4,518	4,154	4,189	3,939	4,084	4,127	4,223	4,177	4,270	4,349
May	4,567	4,699	4,367	4,364	4,068	4,282	4,462	4,325	4,348	4,538	4,469
Jun	4,750	4,956	4,591	4,629	4,181	4,390	4,521	4,524	4,526	4,629	4,596
Jul	4,550	4,776	4,419	4,355	4,038	4,255	4,376	4,251	4,288	4,455	
Aug	4,569	4,802	4,401	4,431	4,233	4,249	4,425	4,282	4,361	4,461	
Sep	4,596	4,901	4,259	4,396	4,319	4,341	4,514	4,439	4,388	4,547	
Oct	4,605	4,748	4,396	4,429	4,264	4,334	4,518	4,260	4,358	4,509	
Nov	4,498	4,648	4,360	4,328	4,203	4,169	4,343	4,260	4,243	4,367	
Dec	4,469	4,603	4,209	4,220	4,008	4,108	4,172	4,272	4,163	4,297	
Annual	4,456	4,653	4,245	4,291	4,083	4,155	4,275	4,248	4,259	4,352	
% Change	2.13	4.42	-8.77	1.08	-4.85	1.76	2.89	-0.63	0.26	2.18	

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 \$737 in 2013. In 2014, average weekly wages saw an increase of 4.34 over the prior year, rising to \$769. These data are shown in Table II.2.21, below. Preliminary estimates show average weekly wages fell from \$782 to \$777 between the second quarter of 2014 and 2015.

Table II.2.21 Average Weekly Wages Big Horn County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	
2002	491	528	518	544	520	.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009	616	629	608	681	634	-.63
2010	618	670	650	732	668	5.36
2011	647	680	675	738	686	2.69
2012	687	728	679	765	715	4.23
2013	697	752	700	797	737	3.08
2014	737	782	737	817	769	4.34
2015(p)	687	777				

Total business establishments reported by the QCEW are displayed in Table II.2.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by 0.23 percent to 434 establishments. Preliminary estimates show the number of establishments rose from 430 to 438 between the second quarter of 2014 and 2015.

Table II.2.22 Number of Business Establishments Big Horn County BLS QCEW Data, 2001–2015(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	381	
2002	380	388	383	376	376	-.26
2003	374	384	382	381	381	-.52
2004	381	384	387	391	391	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	389	.50
2007	402	413	416	420	420	3.51
2008	420	422	419	418	418	1.69
2009	415	418	414	416	416	-.95
2010	416	421	421	419	419	.72
2011	425	420	431	425	425	1.43
2012	419	424	429	426	426	.00
2013	428	426	432	429	429	.94
2014	425	430	432	434	434	.23
2015(p)	441	438				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Big Horn County recorded 6,975 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 \$435,544,000, and real per capita income was \$36,508 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$41,429 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$459 in second quarter 2014 to \$467 in second quarter 2015, or by 1.9 percent. Detached single-family home rents increased by 13.8 percent, rents for mobile homes on a lot decreased by 4.1 percent, and rents for mobile home lots increased by 0.2 percent.

Big Horn County rental prices experienced average annualized increases of 1.2 percent for apartments, 1.7 percent for houses, and 1.0 percent for mobile home lots since second quarter 1998 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.2.23, above, presents the Big Horn County data for each rental type.

Table II.2.23 Semiannual Average Monthly Rental Prices Big Horn County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	379	117	491	.
Q4.98	419	163	470	366
Q2.99	425	107	395	351
Q4.99	399	106	498	421
Q2.00	426	123	436	340
Q4.00	397	131	458	397
Q2.01	419	127	472	389
Q4.01	451	117	491	380
Q2.02	396	126	427	364
Q4.02	394	128	404	391
Q2.03	392	135	416	413
Q4.03	404	144	416	385
Q2.04	373	143	422	382
Q4.04	395	145	427	393
Q2.05	394	154	436	399
Q4.05	456	158	437	369
Q2.06	442	153	405	382
Q4.06	457	149	458	364
Q2.07	498	153	462	365
Q4.07	535	142	491	369
Q2.08	526	154	462	369
Q4.08	568	161	466	376
Q2.09	515	178	434	423
Q4.09	469	178	490	392
Q2.10	435	176	447	397
Q4.10	435	246	444	425
Q2.11	420	202	492	452
Q4.11	416	192	476	472
Q2.12	444	184	467	471
Q4.12	443	179	507	474
Q2.13	427	180	508	478
Q4.13	420	175	594	528
Q2.14	459	172	583	454
Q4.14	454	172	581	502
Q2.15	467	172	663	436

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Big Horn County increased from 9 authorizations in 2013 to 13 in 2014.

The real value of single-family building permits decreased from \$250,689 in 2013 to \$151,154 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.2.24, below.

Table II.2.24 Building Permits and Valuation Big Horn County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	18	.	.	6	24	97.7	40.7
1981	14	2	16	.	32	81.3	.
1982	7	.	8	6	21	100.7	70.0
1983	8	.	.	.	8	91.5	.
1984	17	.	.	.	17	61.3	.
1985	5	.	.	.	5	83.1	.
1986	4	.	.	.	4	76.4	.
1987	2	.	.	.	2	100.7	.
1988	3	.	.	.	3	96.0	.
1989	4	.	.	.	4	108.3	.
1990	3	.	.	.	3	68.8	.
1991	6	.	.	.	6	119.4	.
1992	2	.	.	.	2	92.0	.
1993	7	.	.	.	7	125.2	.
1994	5	.	.	.	5	90.9	.
1995	8	.	.	.	8	104.7	.
1996	13	2	.	.	15	122.1	.
1997	7	2	.	.	9	119.7	.
1998	8	.	.	.	8	116.2	.
1999	11	.	.	.	11	125.9	.
2000	12	.	.	.	12	110.1	.
2001	7	.	.	.	7	131.8	.
2002	11	.	.	.	11	110.6	.
2003	6	.	.	.	6	155.0	.
2004	17	.	.	.	17	149.0	.
2005	8	.	.	.	8	109.6	.
2006	20	.	.	.	20	134.9	.
2007	23	.	.	.	23	173.7	.
2008	21	.	.	16	37	216.2	75.0
2009	16	.	.	.	16	174.1	.
2010	14	.	.	.	14	177.7	.
2011	12	.	.	.	12	150.1	.
2012	13	.	.	.	13	227.4	.
2013	9	2	.	.	11	250.7	.
2014	13	.	.	.	13	151.2	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Big Horn County was \$135,793. This represented an increase of 11.5 percent from the previous year. In contrast, Wyoming’s average sales price was \$263,432, which was a decrease of 6.4 percent from the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.2.25, on the following page.

Table II.2.25 Average Sales Prices Big Horn County vs. Wyoming DOR Data, 2000–2014				
Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	68,816	.	131,207	.
2001	76,263	10.82	128,771	-1.86
2002	72,670	-4.71	138,295	7.40
2003	73,526	1.18	148,276	7.22
2004	76,279	3.74	159,558	7.61
2005	80,607	5.67	178,183	11.67
2006	87,384	8.41	219,438	23.15
2007	107,966	23.55	265,044	20.78
2008	109,295	1.2	256,045	-3.40
2009	89,239	-18.3	241,622	-5.63
2010	124,608	39.63	250,958	3.86
2011	126,574	1.6	241,301	-3.85
2012	132,077	4.3	266,406	10.40
2013	121,780	-7.8	281,345	5.6
2014	135,793	11.5	263,432	-6.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015.⁹⁰ During December 2015, a total of 32 surveys were completed in Big Horn County, as shown in Table II.2.26, at right. Of the 238 rental units surveyed, 17 were vacant, indicating a vacancy rate of 7.1 percent. This compares to a 6.0 percent vacancy rate one year ago and a December 2015 statewide rate of 6.9 percent.

Table II.2.26 Total Units, Vacant Units, and Vacancy Rate Big Horn County RVS Data, June 2001–December 2015				
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%

⁹⁰ Those signified as a in the “year” column of Table II.2.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

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

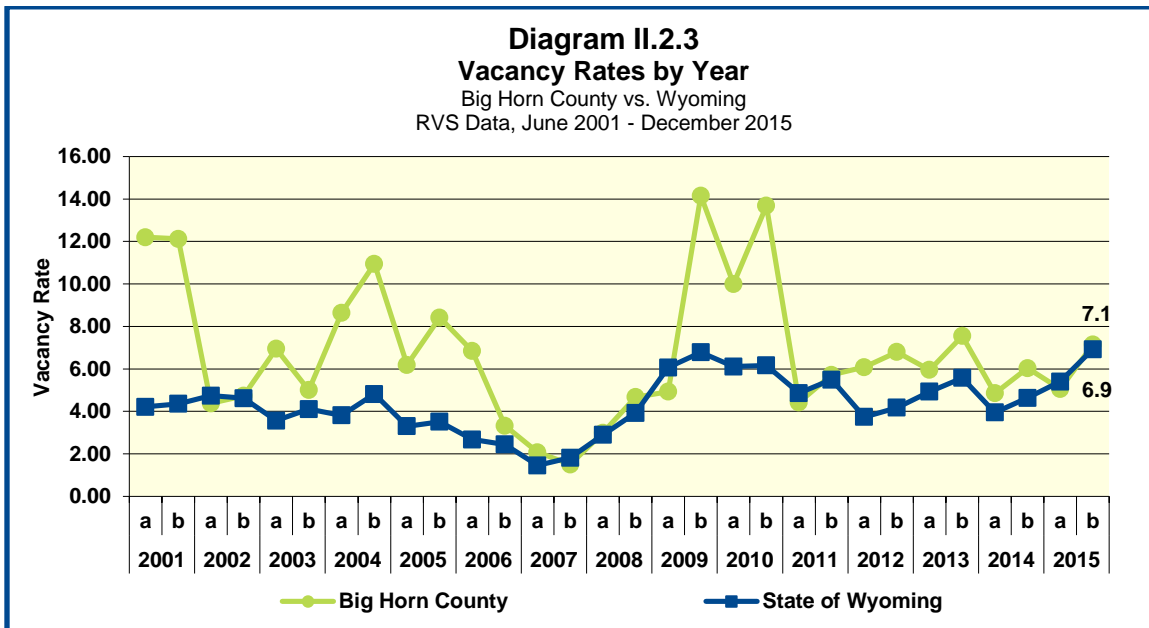


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the second half of 2015, rents for single-family units rose to \$593 and average rents for apartments rose, to \$522.

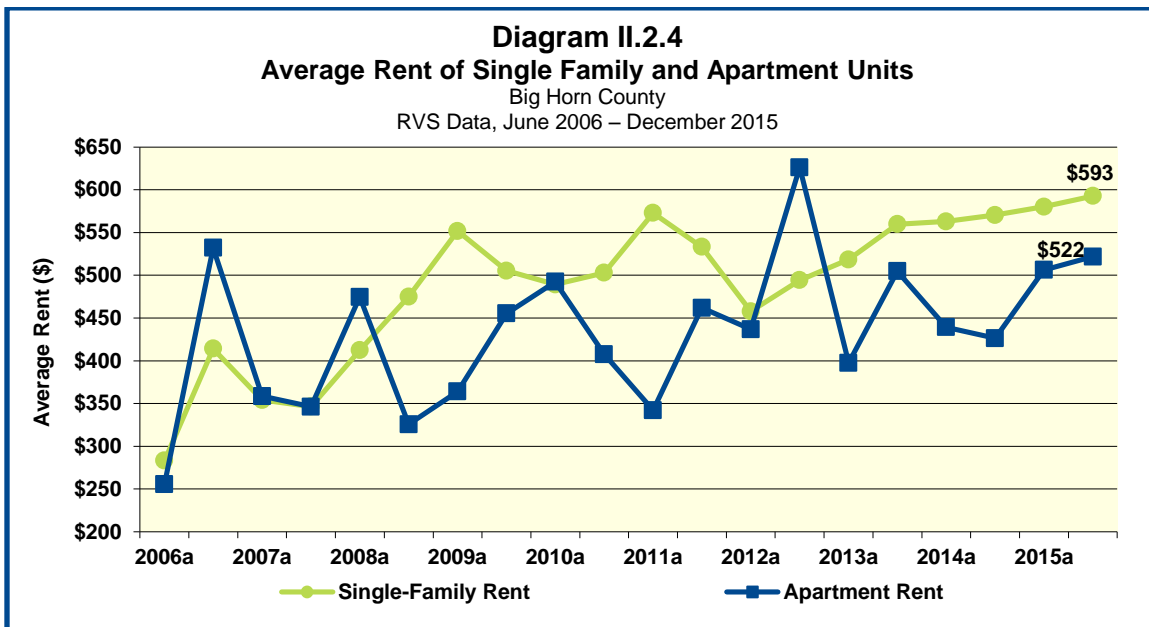


Table II.2.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 86 single family units in Big Horn County, with 6 of them available. This translates into a vacancy rate of 7.0 percent in Big Horn County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 115 apartment units reported in the survey, with 3 of them available, which resulted in a vacancy rate of 2.6 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.2.27			
Rental Vacancy Survey by Type			
Big Horn County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	86	6	7.0%
Duplex units	24	2	8.3%
Apartments	115	3	2.6%
Mobile Homes	13	2	15.4%
“Other” Units	0	0	%
Don’t Know	0	4	%
Total	238	17	7.1%

Table II.2.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 47 units. The most common apartment units were two bedroom units, with 67 units. Additional details of unit types by bedrooms are reported below.

Table II.2.28							
Rental Units by Bedroom Size							
Big Horn County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	2	0	0	0	0	.	2
One	15	2	39	0	0	.	56
Two	47	6	67	11	0	.	131
Three	18	4	9	1	0	.	32
Four	3	0	0	0	0	.	3
Five	0	0	0	0	0	.	0
Don’t Know	1	12	0	1	0	0	14
Total	86	24	115	13	0	0	238

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

Table II.2.29 Available Rental Units by Bedroom Size Big Horn County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	0	0	1	0	0	.	1
Two	2	2	2	1	0	.	7
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	0	1	0	4	9
Total	6	2	3	2	0	4	17

Table II.2.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 3.0 percent, with two bedroom single family units having the highest vacancy rate at 4.3 percent.

Table II.2.30 Vacancy Rates by Bedroom Size Big Horn County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	%	%	%		.0%
One	.0%	.0%	2.6%	%	%		1.8%
Two	4.3%	33.3%	3.0%	9.1%	%		5.3%
Three	.0%	.0%	.0%	.0%	%		.0%
Four	.0%	%	%	%	%		.0%
Five	%	%	%	%	%		%
Don’t Know	400.0%	.0%	%	100.0%	%	%	69.2%
Total	7.0%	8.3%	2.6%	15.4%	%	%	7.1%

Average market-rate rents by unit type are shown in Table II.2.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.2.31 Average Market Rate Rents by Bedroom Size Big Horn County RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$638	\$	\$	\$	\$	\$638
One	\$475		\$480	\$	\$	\$477
Two	\$550	\$568	\$558	\$551	\$	\$554
Three	\$725	\$	\$815	\$	\$	\$748
Four	\$850	\$	\$	\$	\$	\$850
Five	\$	\$	\$	\$	\$	\$
Total	\$593	\$568	\$522	\$551	\$	\$566

Table II.2.32 below, shows vacancy rates for single family units by average rental rates for Big Horn County. Single family units with the lowest vacancy rate had an average rent of less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.2.32 Single Family Market Rate Rents by Vacancy Status Big Horn County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	23	1	4.3%
\$500 to \$1,000	60	4	6.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	3	1	33.3%
Total	86	6	7.0%

The availability of apartment units by average rent is displayed in Table II.2.33 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

Table II.2.33 Apartment Market Rate Rents by Vacancy Status Big Horn County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	57	0	.0%
\$500 to \$1,000	58	3	5.2%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	115	3	2.6%

Table II.2.34, below, shows the condition of rental units by unit type for Big Horn County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.2.34 Condition by Unit Type Big Horn County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	1	0	0	1	0	.	2
Fair	14	4	44	0	0	.	62
Average	11	6	11	0	0	.	28
Good	42	12	44	12	0	.	110
Excellent	17	2	16	0	0	.	35
Don’t Know	1	0	0	0	0	0	1
Total	86	24	115	13	0	0	238

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

Table II.2.35			
Condition of Single Family Units by Vacancy Status			
Big Horn County			
RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	1	0	0.0%
Fair	14	0	0.0%
Average	11	2	18.2%
Good	42	2	4.8%
Excellent	17	2	11.8%
Don't Know	1	0	.0%
Total	86	6	7.0%

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

Table II.2.36			
Condition of Apartment Units by Vacancy Status			
Big Horn County			
RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair	44	2	4.5%
Average	11	0	.0%
Good	44	0	.0%
Excellent	16	1	6.3%
Don't Know	0	0	%
Total	115	3	2.6%

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, below, respondents in Big Horn County said they would prefer 28 more single family units, 20 more apartment units, and 2 units of all types. In total, respondents indicated they wished to own or manage an additional 50 units.

Table II.2.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Big Horn County	
RVS Data, December 2015	
Unit Type	More Units
Single family units	28
Duplex Units	
Apartments	20
Mobile homes	
Other	
Don't Know	
All types	2
Total	50

Table II.2.38 below, shows the most common answers from the 2015 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 25 respondents, with an average persons per household of 3.1 people. Of new residents to Big Horn County, 64.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 52.0 percent of respondents renting their residence. The average mortgage payment in Big Horn County was \$775 and the average rent was \$532. When asked if they were satisfied with their current housing, 76.0 percent said they were satisfied with thier current housing.

Table II.2.38 Most Replied Response Big Horn County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	25
Number of persons in household (Average)	3.1
Current age	25 to 34 years old (48.0%)
Marital status	Married (64.0%)
Primary reason for moving to Wyoming	Better quality of life (28.0%)
In which industry are you primarily employed	Retired (20.0%)
Highest education level completed	College Graduate (28.0%)
Total household income from all sources	\$40,000 to \$49,999 dollars (26.3%)
Current Housing Characteristics	
Current Residence	Single family home (64.0%)
Do you own or rent	Rent (52.0%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.6
Average mortgage payment	\$775
Average rental payment	\$532
Are you satisfied with your current housing	Satisfied with current housing (76.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (57.1%)
Are you seeking to change your housing situation	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	Buy an existing unit (66.7%)
Expected buying price	\$200,000 to \$249,999 dollars (100.0%)
Expected building price	\$50,000 to \$99,999 dollars (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 57.1 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 \$200,000 to \$249,999 dollars if they were buying an existing unit, and \$50,000 to \$99,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**.⁹¹

⁹¹ 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.

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 2014 5-year ACS data, 96 or 2.2 percent of households in Big Horn County were overcrowded and another 6 or .1 percent of units were severely overcrowded, as shown in Table II.2.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.2.39 Overcrowding and Severe Overcrowding Big Horn County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Big Horn County				
Owner				
Households	3,215	58	4	3,277
Percentage	98.1%	1.8%	.1%	100.0%
Renter				
Households	1,046	38	2	1,086
Percentage	96.3%	3.5%	.2%	100.0%
Total				
Households	4,261	96	6	4,363
Percentage	97.7%	2.2%	.1%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 356 units or 6.6 percent of all housing units in Big Horn County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.2.40, at right.

Table II.2.40 Housing Units with Incomplete Kitchen Facilities Big Horn County 2010-2014 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	5,019	258,329
Lacking Complete Kitchen Facilities	356	6,866
Total Housing Units	5,375	265,195
Percent Lacking	6.6%	2.6%

At the time of the 2014 ACS, a total of 367 units or 6.8 percent of all housing units in Big Horn County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.2.41, below.

Table II.2.41 Housing Units with Incomplete Plumbing Facilities Big Horn County 2010-2014 5-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,008	259,378
Lacking Complete Plumbing Facilities	367	5,817
Total Households	5,375	265,195
Percent Lacking	6.8%	2.2%

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

In Big Horn County, 10.5 percent of households had a cost burden and 7.9 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 15.5 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 10.8 percent experienced a severe cost burden, while 13.0 percent of renters had a cost burden and 13.1 percent had a severe cost burden, as seen in Table II.2.42, on the following page.

Table II.2.42 Cost Burden and Severe Cost Burden by Tenure Big Horn County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Big Horn County					
Owner With a Mortgage					
Households	1,162	244	171	0	1,577
Percent	73.7%	15.5%	10.8%	.0%	100.0%
Owner Without a Mortgage					
Households	1,583	72	33	12	1,700
Percent	93.1%	4.2%	1.9%	.7%	100.0%
Renter					
Households	572	141	142	231	1,086
Percent	52.7%	13.0%	13.1%	21.3%	100.0%
Total					
Households	3,317	457	346	243	4,363
Percent	76.0%	10.5%	7.9%	5.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 Housing Needs Forecast

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

The household forecast indicated a total increase of 834 households in Big Horn County, from 4,561 in 2010 to 5,395 in 2040. Homeowners are expected to increase from 3,414 households in 2010 to 4,035 by 2040. Renters are anticipated to increase from 1,147 households in 2010 to 1,359 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 49 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 57 households and by 79 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 55 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 34 households over the period. Table II.2.45, below, provides details of the household forecast by tenure and income.

Table II.2.45						
Household Forecast by Tenure and Income						
Big Horn County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	270	316	435	285	2,109	3,414
2015	258	302	416	272	2,016	3,263
2020	273	319	440	288	2,133	3,454
2025	287	336	463	303	2,244	3,632
2030	298	349	481	315	2,332	3,776
2035	308	361	497	326	2,410	3,901
2040	319	373	514	337	2,493	4,035
Renters by Percent of Median Household Income						
2010	298	184	217	70	378	1,147
2015	287	178	210	68	365	1,107
2020	304	188	222	72	386	1,172
2025	319	197	233	75	404	1,228
2030	331	204	241	78	420	1,274
2035	341	211	249	80	433	1,314
2040	353	218	258	83	448	1,359
Total Households by Percent of Median Household Income						
2010	567	500	652	355	2,487	4,561
2015	545	479	625	340	2,380	4,370
2020	577	507	662	360	2,519	4,625
2025	606	533	695	378	2,648	4,860
2030	629	553	722	393	2,752	5,050
2035	649	572	746	406	2,843	5,216
2040	672	591	772	420	2,940	5,395

Additional Comments

The Big Horn County's Economic Development Plan, released in January 2015 called for new business recruitment, entrepreneur development, existing business development and workforce development, along with other various factors.⁹² The report also noted the higher than average vacancy in housing in the County and the relatively low value of Big Horn County homes. The County will target industries such as mining, heavy and civil engineering and crop production, among others. Big Horn County has seen lower than average rental housing costs, with an average rental cost in the County at \$467, according to the Powell Tribune in October, 2015.⁹³

⁹² <http://www.bighorncountywy.gov/images/downloads/BHC-Economic.pdf>

⁹³ <http://www.powelltribune.com/news/item/14147-putting-a-price-on-living-in-wyoming>

