

## BIG HORN COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,759 in 2011, or by 0.8 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>57</sup> The number of people from 15 to 24 years of age increased by 3.6 percent, and the number of people from 55 to 64 years of age increased by 4.1 percent. The white population increased by 0.3 percent, while the black population increased by 33.3 percent. The Hispanic population increased from 984 to 1,042 people between 2010 and 2011 or by 5.9 percent. These data are presented in Table II.2.1, below.

Subject	Big Horn County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>11,668</b>	<b>11,759</b>	<b>0.8%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	2,462	2,438	-1.0%	113,371	113,462	0.1%
15 to 24 years	1,368	1,417	3.6%	78,460	78,704	0.3%
25 to 44 years	2,418	2,433	0.6%	144,615	145,669	0.7%
45 to 54 years	1,630	1,585	-2.8%	83,577	80,936	-3.2%
55 to 64 years	1,682	1,751	4.1%	73,513	77,120	4.9%
65 and Over	2,108	2,135	1.3%	70,090	72,267	3.1%
<b>Race</b>						
White	11,330	11,363	0.3%	529,110	531,484	0.4%
Black	39	52	33.3%	5,135	6,024	17.3%
American Indian and Alaskan Native	135	155	14.8%	14,457	14,774	2.2%
Asian	39	42	7.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	551	5.8%
Two or more races	123	145	17.9%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	984	1,042	5.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Big Horn County's population increased from 11,461 persons in 2000 to 11,668 in 2010, or by 1.8 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 2.2 percent, while the black population increased by 100 percent. The Hispanic population increased from 707 to 984 persons between 2000 and 2010, or by 39.2 percent. These data are presented in Table II.2.2, on the following page.

<sup>57</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.2.2</b>					
<b>Population by Race and Ethnicity</b>					
Big Horn County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	10,777	94.0%	11,009	94.4%	2.2%
Black	13	0.1%	26	0.2%	100.0%
American Indian	86	0.8%	100	0.9%	16.3%
Asian	24	0.2%	39	0.3%	62.5%
Native Hawaiian/Pacific Islander	8	0.1%	2	0.0%	-75.0%
Other	386	3.4%	350	3.0%	-9.3%
Two or More Races	167	1.5%	142	1.2%	-15.0%
<b>Total</b>	<b>11,461</b>	<b>100.0%</b>	<b>11,668</b>	<b>100.0%</b>	<b>1.8%</b>
Hispanic (Ethnicity)	707	6.2%	984	8.4%	39.2%

Table II.2.3, below, presents the population of Big Horn County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 1.8 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 456 persons, or by 37.2 percent. In 2010, the largest age group in Big Horn County was the group aged 35 to 54, which accounted for 24.6 percent of the entire population. 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.

<b>Table II.2.3</b>							
<b>Population by Age and Gender</b>							
Big Horn County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	387	394	781	396	391	787	0.8%
5 to 19	1,505	1,338	2,843	1,267	1,231	2,498	-12.1%
20 to 24	273	222	495	304	241	545	10.1%
25 to 34	541	561	1,102	585	588	1,173	6.4%
35 to 54	1,552	1,537	3,089	1,464	1,411	2,875	-6.9%
55 to 64	617	609	1,226	837	845	1,682	37.2%
65 and Over	860	1,065	1,925	1,029	1,079	2,108	9.5%
<b>Total</b>	<b>5,735</b>	<b>5,726</b>	<b>11,461</b>	<b>5,882</b>	<b>5,786</b>	<b>11,668</b>	<b>1.8%</b>

At the time of the 2010 Census, there were 183 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 25.9 percent, as shown in Table II.2.4, on the following page.

<b>Table II.2.4</b>			
<b>Group Quarters Population</b>			
Big Horn County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>58</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>

Table II.2.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 3,179 family households, 2,654 of which housed married couple families and 525 that housed other families. “Other family” is defined as either a male householder with no wife present, of which there were 178 families, or a female householder with no husband present, of which there were 347 families. There were also an estimated 1,382 “non-family households,” which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 3 percent and the number of married couple families increased by 0.9 percent. The number of male households with no wife present increased by 7.9 percent, the number of female households with no husband present increased by 18.8 percent, and non-family households increased by 12.8 percent.

<b>Table II.2.5</b>			
<b>Household Type by Tenure</b>			
Big Horn County			
2000 SF1 and 2010 Census Data			
<b>Family Type</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Family households	3,087	3,179	3.0%
Married couple family	2,630	2,654	0.9%
Owner-occupied housing units	2,184	2,240	2.6%
Renter-occupied housing units	446	414	-7.2%
Other family	457	525	14.9%
Male householder, no wife present	165	178	7.9%
Owner-occupied housing units	111	121	9.0%
Renter-occupied housing units	54	57	5.6%
Female householder, no husband present	292	347	18.8%
Owner-occupied housing units	165	200	21.2%
Renter-occupied housing units	127	147	15.7%
Non-family households	1,225	1,382	12.8%
Owner-occupied housing units	759	853	12.4%
Renter-occupied housing units	466	529	13.5%
<b>Total</b>	<b>4,312</b>	<b>4,561</b>	<b>5.8%</b>

<sup>58</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.2.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,587 two-person family households, 589 three-person family households, and 473 four-person family households. One-person non-family households made up 86.4 percent of all non-family households, or an estimated 1,194 households. Between 2000 and 2010, the number of four-person households decreased by 14.6 percent, or from 556 to 475 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	1,080	1,080	.	1,194	1,194	10.6%
Two Person	1,473	121	1,594	1,587	170	1,757	10.2%
Three Person	538	16	554	589	14	603	8.8%
Four Person	551	5	556	473	2	475	-14.6%
Five Person	285	1	286	307	1	308	7.7%
Six Person	139	2	141	123	1	124	-12.1%
Seven Person	101	0	101	100	.	100	-1.0%
<b>Total</b>	<b>3,087</b>	<b>1,225</b>	<b>4,312</b>	<b>3,179</b>	<b>1,382</b>	<b>4,561</b>	<b>5.8%</b>

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,757 two-person households, 1,476 were owner-occupied and 281 were renter-occupied. Of the 475 four-person households, 363 were owner-occupied and 112 were renter-occupied. Further household size data by tenure are presented in Table II.2.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	674	406	1,080	739	455	1,194	10.6%
Two Person	1,321	273	1,594	1,476	281	1,757	10.2%
Three Person	414	140	554	443	160	603	8.8%
Four Person	418	138	556	363	112	475	-14.6%
Five Person	217	69	286	212	96	308	7.7%
Six Person	98	43	141	97	27	124	-12.1%
Seven Person or More	77	24	101	84	16	100	-1.0%
<b>Total</b>	<b>3,219</b>	<b>1,093</b>	<b>4,312</b>	<b>3,414</b>	<b>1,147</b>	<b>4,561</b>	<b>5.8%</b>

<sup>59</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.2.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 6.1 percent, or from 3,219 to 3,414 households. The number of renter units increased from 1,093 to 1,147 households, or by 4.9 percent. In 2010, Big Horn County had a total of 5,379 housing units, of which 4,561, or 84.8 percent, were occupied. A total of 818 units, or 15.2 percent of all units, were vacant, which was an increase of 3.2 percent from the 2000 Census.

Tenure	2000	2010	% Change 00-10
Occupied Housing Units	4,312	4,561	5.8%
Owner-Occupied	3,219	3,414	6.1%
Renter-Occupied	1,093	1,147	4.9%
Vacant Housing Units	793	818	3.2%
<b>Total Housing Units</b>	<b>5,105</b>	<b>5,379</b>	<b>5.4%</b>
Homeownership Rate	74.7%	74.9%	.

Table II.2.9, below, shows that, of the 818 vacant housing units in Big Horn County at the time of the 2010 Census, 103 units, or 12.6 percent, were for rent and 72 units, or 8.8 percent, were for sale. An estimated 316 units were for seasonal, recreational, or occasional use, and 287, or 35.1 percent of all vacant units, were listed as "other vacant." Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 45 to 26 units, or by 42.2 percent, and units listed as "other vacant" increased from 174 to 287 units, or by 64.9 percent.

Disposition	2000	2010	% Change 00-10
For rent	156	103	-34.0%
For sale only	118	72	-39.0%
Rented or sold but not occupied	45	26	-42.2%
For seasonal, recreational, or occasional use	265	316	19.2%
For migrant workers	35	14	-60.0%
Other vacant	174	287	64.9%
<b>Total</b>	<b>793</b>	<b>818</b>	<b>3.2%</b>

### 2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.2.10, below, presents different income statistics for Big Horn County. According to the 2010 ACS data averages, Median Family Income (MFI) for Big Horn County was \$57,705 compared to the statewide average of \$65,964. Per capita income for Big Horn County, which is calculated by dividing total income by population, was \$24,486, which compared to \$27,860 for the State of Wyoming.

<b>Table II.2.10</b>		
<b>Median and Per Capita Income</b>		
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data		
<b>Income Type</b>	<b>Big Horn County</b>	<b>Wyoming</b>
Median Family Income	57,705	65,964
Median Household Income	48,270	53,802
Per Capita Income	24,486	27,860

Table II.2.11, below, shows households by income for Big Horn County and the State of Wyoming in 2010. In Big Horn County, there were a total of 482 households, or 10.6 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 701 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 15.4 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.3 percent of total households and numbered 649 in Big Horn County.

<b>Table II.2.11</b>				
<b>Households by Income</b>				
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
<b>Income</b>	<b>Big Horn County</b>		<b>State of Wyoming</b>	
	<b>Total</b>	<b>% of Total</b>	<b>Total</b>	<b>% of Total</b>
Under \$15,000	482	10.6%	21,963	10.1%
\$15,000–\$19,999	239	5.3%	10,477	4.8%
\$20,000–\$24,999	228	5.0%	11,850	5.4%
\$25,000–\$34,999	710	15.6%	23,902	11.0%
\$35,000–\$49,999	701	15.4%	32,677	15.0%
\$50,000–\$74,999	884	19.4%	44,279	20.3%
\$75,000–\$99,999	654	14.4%	30,595	14.1%
\$100,000 and Above	649	14.3%	41,945	19.3%
<b>Total</b>	<b>4,547</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.2.12, on the following page. In total, the poverty rate in Big Horn County was 8.9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Big Horn County had a poverty rate of 7.5 percent, and the female population had a poverty rate of

10.3 percent. There were 51 males and 17 females in poverty aged 5 and under. Overall, 6.8 percent of persons in poverty in Big Horn County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 142 persons, which represented 14.1 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.2.12</b>				
<b>Poverty by Age</b>				
Big Horn County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Big Horn County</b>				
5 and Under	51	17	68	6.8%
6 to 17	108	150	258	25.6%
18 to 64	226	313	539	53.5%
65 and Older	45	97	142	14.1%
<b>Total</b>	<b>430</b>	<b>577</b>	<b>1,007</b>	<b>100.0%</b>
Poverty Rate	7.5%	10.3%	8.9%	.
<b>State of Wyoming</b>				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
<b>Total</b>	<b>22,792</b>	<b>29,505</b>	<b>52,297</b>	<b>100.0%</b>
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.2.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Big Horn County saw an average of 3,049 owner-occupied single-family units compared to 664 single-family rental units. In Big Horn County, single-family units represented 81.7 percent of all households compared to 70.8 percent statewide. Big Horn County had a total of 103 apartment rental units, and total apartment units accounted for 2.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 582 mobile homes in Big Horn County, which made up 12.8 percent of all occupied housing units and compared to 14.3 percent statewide.

<b>Table II.2.13</b>				
<b>Households by Unit Type</b>				
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
Single-Family Unit	3,049	664	3,713	81.7%
Duplex	.	69	69	1.5%
Tri- or Four-Plex	6	64	70	1.5%
Apartment	10	103	113	2.5%
Mobile Home	453	129	582	12.8%
Boat, RV, Van, Etc.	.	.	.	.
<b>Total</b>	<b>3,518</b>	<b>1,029</b>	<b>4,547</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

Table II.2.14, below, shows the number of households by year of construction. As shown, 21.6 percent, or 982 units, were built in 1939 or earlier in the county and another 10.4 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 178, which accounted for 3.9 percent of all households, and an additional 86 households, or 1.9 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

<b>Table II.2.14</b>				
<b>Households by Year Built</b>				
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	982	21.6%	25,116	11.5%
1940 to 1949	473	10.4%	11,481	5.3%
1950 to 1959	517	11.4%	21,920	10.1%
1960 to 1969	346	7.6%	19,433	8.9%
1970 to 1979	923	20.3%	53,519	24.6%
1980 to 1989	509	11.2%	34,949	16.1%
1990 to 1999	533	11.7%	26,791	12.3%
2000 to 2004	178	3.9%	14,090	6.5%
2005 or Later	86	1.9%	10,389	4.8%
<b>Total</b>	<b>4,547</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Table II.2.15, on the following page, 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 0.4 percent of total housing units, while households with five and six rooms accounted for 21.1 and 19.4 percent, respectively, in the county. The median number of rooms in Big Horn County was six rooms, the same as the statewide median number of rooms.



<b>Table II.2.15</b>				
<b>Housing Units by Number of Rooms</b>				
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	23	0.4%	3,804	1.5%
Two	7	0.1%	6,391	2.5%
Three	204	3.8%	18,634	7.3%
Four	924	17.3%	45,335	17.8%
Five	1,124	21.1%	52,421	20.5%
Six	1,031	19.4%	39,475	15.5%
Seven	840	15.8%	31,509	12.4%
Eight	518	9.7%	25,135	9.9%
Nine or More	655	12.3%	32,392	12.7%
<b>Total</b>	<b>5,326</b>	<b>100.0%</b>	<b>255,096</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.2.16, below, shows households in the county by number of bedrooms and tenure. There were eight rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.4 percent of total households in Big Horn County, which compared to 25.5 percent statewide. In Big Horn County, the 1,976 households with three bedrooms accounted for 43.5 percent of all households, and there were only 318 five-bedroom or more households, which accounted for 7 percent of all households.

<b>Table II.2.16</b>				
<b>Households by Number of Bedrooms</b>				
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Big Horn County</b>				
None	.	8	8	0.2%
One	74	128	202	4.4%
Two	794	452	1,246	27.4%
Three	1,628	348	1,976	43.5%
Four	738	59	797	17.5%
Five or More	284	34	318	7.0%
<b>Total</b>	<b>3,518</b>	<b>1,029</b>	<b>4,547</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.2.17, at right, structures built in 1939 or earlier had a median value of \$87,500, while structures built between 1950 and 1959 had a median value of \$88,000 and those built between 1990 and 1999 had a median value of \$172,800. 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 \$200,000 and \$193,300, respectively. The median value in Big Horn County was \$116,100, which compared to \$174,000 in the State of Wyoming.

<b>Table II.2.17</b> <b>Median Value by Year Structure Built</b> Big Horn County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or Earlier	87,500	141,200
1940 to 1949	102,100	129,500
1950 to 1959	88,000	151,800
1960 to 1969	102,200	166,500
1970 to 1979	119,400	169,900
1980 to 1989	130,400	187,000
1990 to 1999	172,800	224,000
2000 to 2004	200,000	243,500
2005 or Later	193,300	244,600
<b>Median Value</b>	<b>116,100</b>	<b>174,000</b>

Household mortgage status is reported in Table II.2.18, below. In Big Horn County, households with a mortgage accounted for 51.3 percent of all households, or 1,805 housing units, and the remaining 48.7 percent, or 1,713 units, had no mortgage. Of those units with a mortgage, 267 had either a second mortgage or home equity loan, no units had both a second mortgage and home equity loan, and 1,538, or 85.2 percent of units with a mortgage, had no second mortgage and no home equity loan.

<b>Table II.2.18</b> <b>Mortgage Status</b> Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Big Horn County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,805	51.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	267	14.8%	17,932	19.1%
Second mortgage only	151	56.6%	8,629	48.1%
Home equity loan only	116	43.4%	9,303	51.9%
Both second mortgage and home equity loan	.	.	741	0.8%
No second mortgage and no home equity loan	1,538	85.2%	75,088	80.1%
Housing units without a mortgage	1,713	48.7%	59,045	38.6%
<b>Total</b>	<b>3,518</b>	<b>100.0%</b>	<b>152,806</b>	<b>100.0%</b>

The median rent in Big Horn County was \$381 compared to \$552 statewide, as shown in Table II.2.19, below. These figures show that rents in Big Horn County were significantly lower than rents in the State of Wyoming.

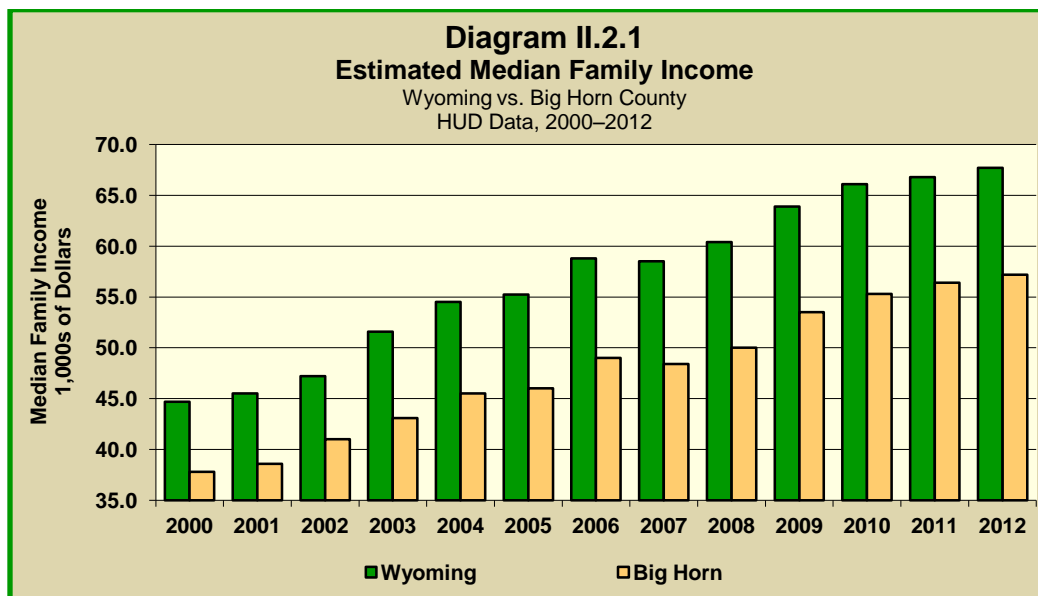
<b>Table II.2.19</b> <b>Median Rent</b> Big Horn County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Big Horn County	\$381
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 61 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Big Horn County are presented in Table II.2.20, below, and indicate a net increase of 827 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	289	221	68
2001	258	211	47
2002	269	194	75
2003	239	168	71
2004	250	252	-2
2005	260	212	48
2006	256	185	71
2007	303	232	71
2008	305	222	83
2009	244	174	70
2010	257	132	125
2011	239	200	39
2012 – First Half	144	83	61
<b>Total</b>	<b>3,313</b>	<b>2,486</b>	<b>827</b>

**Economics**

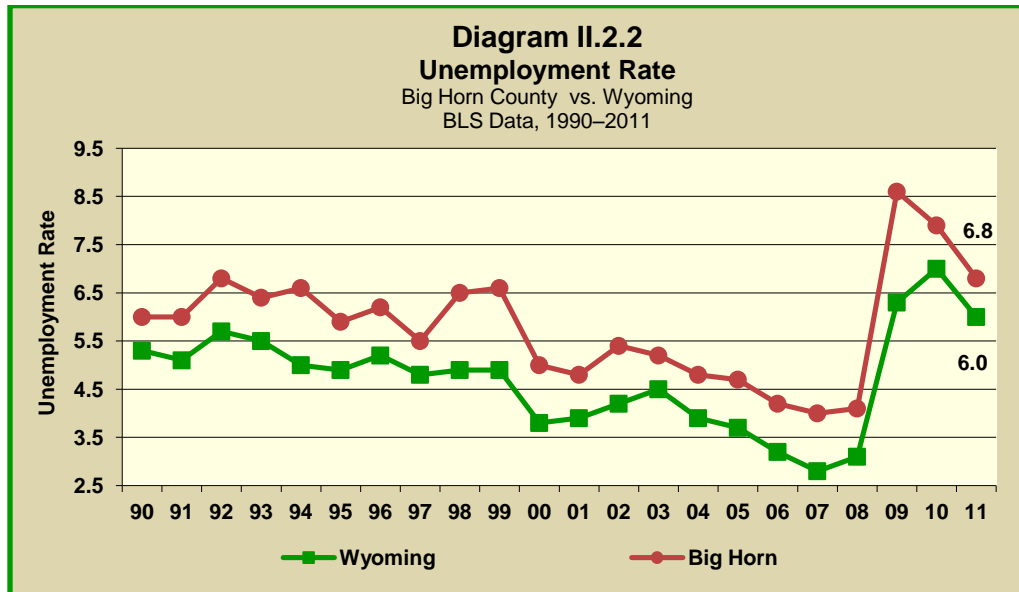
The HUD estimated MFI for Big Horn County was \$57,200 in 2011.<sup>60</sup> This compares to Wyoming’s MFI of \$67,700. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2012.



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 105 persons, from 5,142 in 2010 to 5,247 in 2011. Employment increased by 154 persons; unemployment decreased by 49 persons; and the unemployment rate, or the number of

<sup>60</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 7.9 percent in 2010 to 6.8 percent in 2011, 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.2.21, below, with 2011 information considered preliminary (p), with 2011 information considered preliminary (p), annual total monthly employment increased by 2.89 percent between 2010 and 2011, from a total of 4,155 to 4,275 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	3,984	4,106	3,975	4,248	4,217	4,359	3,887	4,063	3,993	3,843	3,953
Feb	3,999	3,990	3,967	4,215	4,086	4,399	3,925	4,034	3,852	3,826	3,921
Mar	4,078	4,044	4,041	4,241	4,200	4,428	3,977	4,051	3,895	3,983	3,973
Apr	4,128	4,142	4,154	4,324	4,362	4,518	4,154	4,189	3,939	4,084	4,127
May	4,263	4,213	4,267	4,415	4,567	4,699	4,367	4,364	4,068	4,282	4,462
Jun	4,386	4,211	4,448	4,627	4,750	4,956	4,591	4,629	4,181	4,390	4,521
Jul	4,131	4,055	4,126	4,373	4,550	4,776	4,419	4,355	4,038	4,255	4,376
Aug	4,137	4,056	4,182	4,457	4,569	4,802	4,401	4,431	4,233	4,249	4,425
Sep	4,205	4,216	4,227	4,371	4,596	4,901	4,259	4,396	4,319	4,341	4,514
Oct	4,364	4,282	4,382	4,372	4,605	4,748	4,396	4,429	4,264	4,334	4,517
Nov	4,133	4,156	4,288	4,360	4,498	4,648	4,360	4,328	4,203	4,169	4,342
Dec	4,111	4,085	4,235	4,347	4,469	4,603	4,209	4,220	4,008	4,108	4,165
<b>Annual</b>	<b>4,160</b>	<b>4,130</b>	<b>4,191</b>	<b>4,363</b>	<b>4,456</b>	<b>4,653</b>	<b>4,245</b>	<b>4,291</b>	<b>4,083</b>	<b>4,155</b>	<b>4,275</b>
% Change	.	-0.72	1.48	4.10	2.13	4.42	-8.77	1.08	-4.85	1.76	2.89

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.2.22,

below, annual average weekly wages increased by 2.69 percent between 2010 and 2011, from a total of \$668 to \$686.

<b>Table II.2.22</b>						
<b>Average Weekly Wages</b>						
Big Horn County						
BLS QCEW Data, 2001–2011(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(p)	647	680	675	739	686	2.69

Total business establishments reported by the QCEW are displayed in Table II.2.23, below. Annual establishments increased by 1.67 percent between 2010 and 2011, from a total of 419 to 426 establishments.

<b>Table II.2.23</b>						
<b>Number of Establishments</b>						
Big Horn County						
BLS QCEW Data, 2001–2011(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(p)	425	420	431	429	426	1.67

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which county data are available, Big Horn County recorded 6,756 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 \$371,186,000, and real per capita income was \$31,736 in 2010. The average earnings per job in the county was \$36,833 in 2010. 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 decreased from \$401 in fourth quarter 2010 to \$392 in fourth quarter 2011, or by 2.2 percent. Detached single-family home rents increased by 9.5 percent, rents for mobile homes on a lot decreased by 13.3 percent, and rents for mobile home lots decreased by 20.3 percent.

Big Horn County rental prices experienced average annualized increases of 2.1 percent for apartments, 2.2 percent for houses, 4.1 percent for mobile homes plus a lot, and 3.4 percent for mobile home lots since second quarter 1998 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.2.24, at right, presents the Big Horn County data for each rental type.<sup>61</sup>

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 14 authorizations in 2010 to 12 in 2011.

The real value of single-family building permits decreased from \$169,700 in 2010 to \$143,200 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$201,890 in 2008 to a low of \$103,050 in 2005. These figures compare to the state average high of \$264,700 in 2000 and a low of \$179,780 in 2003. Additional details are given in Table II.2.25, on the following page.

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

<sup>61</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.2.25</b> <b>Building Permits and Valuation</b> Big Horn County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	18	.	.	6	24	.	.	95.1
1981	14	2	16	.	32	.	.	79.1
1982	7	.	8	6	21	.	.	98.1
1983	8	.	.	.	8	.	.	89.1
1984	17	.	.	.	17	.	.	59.5
1985	5	.	.	.	5	.	.	80.9
1986	4	.	.	.	4	.	.	74.2
1987	2	.	.	.	2	.	.	97.5
1988	3	.	.	.	3	.	.	93.0
1989	4	.	.	.	4	.	.	105.1
1990	3	.	.	.	3	.	.	66.7
1991	6	.	.	.	6	.	.	115.4
1992	2	.	.	.	2	.	.	88.8
1993	7	.	.	.	7	.	.	121.1
1994	5	.	.	.	5	.	.	87.9
1995	8	.	.	.	8	.	.	101.3
1996	13	2	.	.	15	.	.	118.1
1997	7	2	.	.	9	.	.	115.6
1998	8	.	.	.	8	.	.	112.2
1999	11	.	.	.	11	.	.	121.5
2000	12	.	.	.	12	.	.	106.4
2001	7	.	.	.	7	.	.	127.4
2002	11	.	.	.	11	.	.	106.8
2003	6	.	.	.	6	.	.	149.5
2004	17	.	.	.	17	.	.	143.7
2005	8	.	.	.	8	.	.	105.6
2006	20	.	.	.	20	.	.	129.8
2007	23	.	.	.	23	.	.	166.6
2008	21	.	.	16	37	.	.	206.9
2009	16	.	.	.	16	.	.	166.1
2010	14	.	.	.	14	.	.	169.7
2011	12	.	.	.	12	.	.	143.2

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Big Horn County was \$126,574. This represented an increase of 1.6 percent from the previous year. In contrast, Wyoming’s weighted average sales price was \$241,301, which was a decrease of 3.8 percent from the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.2.26, on the following page.

<b>Table II.2.26</b> <b>Average Sales Prices</b> Big Horn County vs. Wyoming DOR Data, 1999–2011				
Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	61,022	-0.11	101,517	4.76
2000	68,816	12.77	111,437	9.77
2001	76,263	10.82	116,469	4.52
2002	72,670	-4.71	121,140	4.01
2003	73,526	1.18	132,708	9.55
2004	76,279	3.74	142,501	7.38
2005	80,607	5.67	159,776	12.12
2006	87,384	8.41	187,869	17.58
2007	107,966	23.55	265,044	41.08
2008	109,295	1.2	256,045	-3.4
2009	89,239	-18.3	241,622	-5.6
2010	124,608	39.63	250,958	3.9
2011	126,574	1.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.<sup>62</sup> During June 2012, a total of 40 surveys were completed in Big Horn County, as shown in Table II.2.27, below. Of the 329 rental units surveyed, 20 were vacant, indicating a vacancy rate of 6.08 percent. This compares to a 4.42 percent vacancy rate one year ago and a 2012 statewide rate of 3.74 percent.

<b>Table II.2.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Big Horn County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	164	20	12.20
2001b	11	99	12	12.12
2002a	14	160	7	4.38
2002b	14	169	8	4.73
2003a	7	72	5	6.94
2003b	10	120	6	5.00
2004a	18	220	19	8.64
2004b	16	137	15	10.95
2005a	23	194	12	6.19
2005b	22	202	17	8.42
2006a	23	190	13	6.84
2006b	26	241	8	3.32
2007a	20	241	5	2.07
2007b	17	198	3	1.50
2008a	18	234	7	2.99
2008b	24	257	12	4.67
2009a	26	203	10	4.93
2009b	26	226	32	14.16
2010a	28	190	19	10.00
2010b	29	190	26	13.68
2011a	30	249	11	4.42
2011b	35	245	14	5.71
2012a	40	329	20	6.08

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

<sup>62</sup> Those signified as a in the “year” column of Table II.2.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



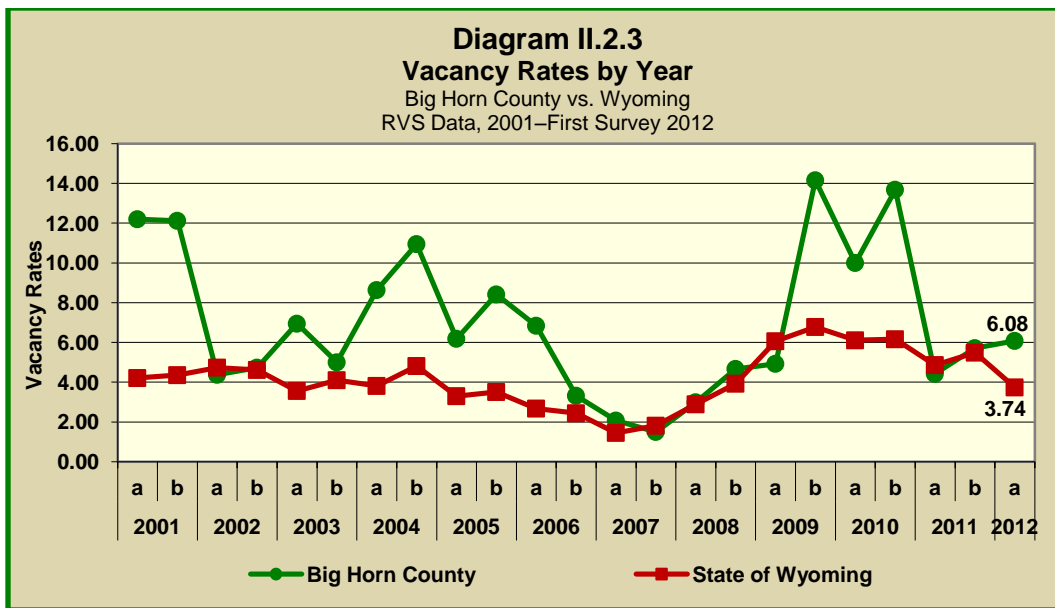
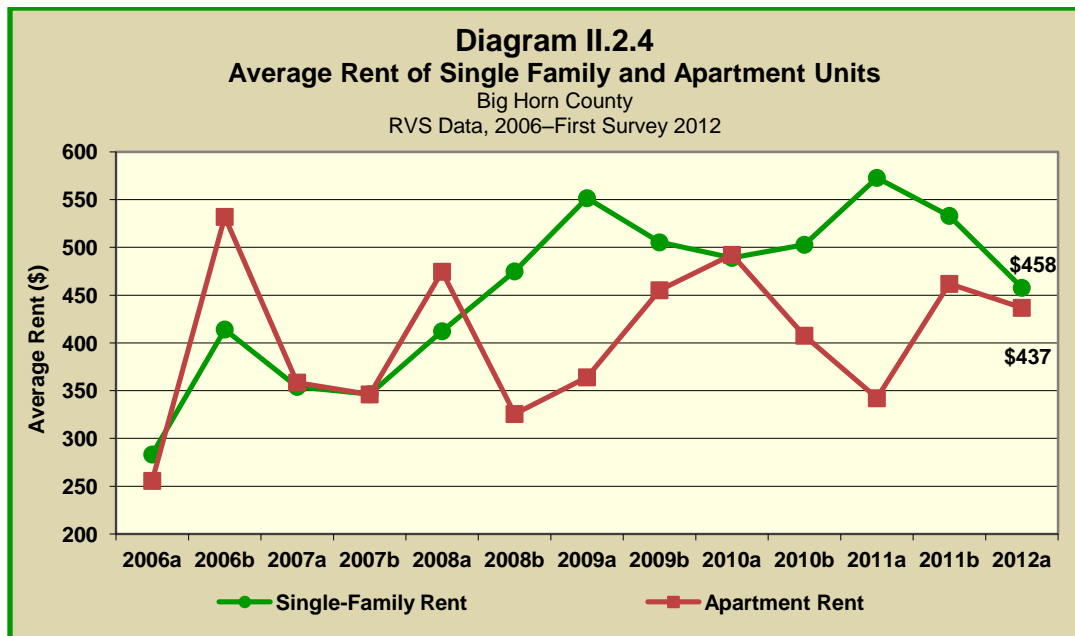


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the first half of 2012, rents for single-family units fell to \$458 and average rents for apartments decreased slightly, to \$437.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 97 respondents in Big Horn County. Of the incoming persons who were unsatisfied with their current housing, 70 percent said they sought to own a home and 30 percent wished to rent. Of those seeking to own a home, 53.8 percent wished to buy existing units, of which 85.7 percent sought homes for below \$100,000; and 14.3 percent sought homes between \$100,000 and \$250,000. The remainder of those seeking to own a home, 46.2 percent, wished to build, of which 25 percent expected to build for less than \$99,999, 50 percent for between \$100,000 and \$249,999 and 25 percent anticipated spending above \$250,000.

Of those persons currently renting or seeking to rent, 33.3 percent anticipated spending under \$474, 33.3 percent anticipated spending between \$475 to \$849, and 33.3 percent hoped to spend above \$850 per month. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 817 loans purchased in Big Horn County between 1979 and 2012, with 12 occurring in fiscal 2012. The average home size over the period was 1,357 square feet and 1,323 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1970. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$46,896. The average purchase price in fiscal 2012 was \$108,979. In fiscal 2012, 25 percent of loans purchased were for new construction, and 8.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

### *Housing Problems*

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 72, or 1.6 percent of households in Big Horn County, were overcrowded and another 13, or 0.3 percent of units, were severely overcrowded, as shown on the following page in Table II.2.28. This housing problem was far more prevalent in renter households compared to owner households.

<b>Table II.2.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Big Horn County</b>				
<b>Owner</b>				
Households	3,452	66	.	3,518
Percentage	98.1%	1.9%	.	100.0%
<b>Renter</b>				
Households	1,010	6	13	1,029
Percentage	98.2%	.6%	1.3%	100.0%
<b>Total</b>				
Households	4,462	72	13	4,547
Percentage	98.1%	1.6%	0.3%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
<b>Renter</b>				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
<b>Total</b>				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2010 ACS, a total of 301 units, or 5.7 percent of all housing units in Big Horn County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.2.29, below.

<b>Table II.2.29</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Big Horn County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	5,025	247,608
Lacking Complete Kitchen Facilities	301	7,488
<b>Total Housing Units</b>	<b>5,326</b>	<b>255,096</b>
Percent Lacking	5.7%	2.9%

At the time of the 2010 ACS, a total of 240 units, or 4.5 percent of all housing units in Big Horn County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.2.30, on the following page.

<b>Table II.2.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Big Horn County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,086	249,046
Lacking Complete Plumbing Facilities	240	6,050
<b>Total Households</b>	<b>5,326</b>	<b>255,096</b>
Percent Lacking	4.5%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 13 percent of households had a cost burden and 4.5 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 17.1 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 6.1 percent experienced a severe cost burden, while 14.5 percent of renters had a cost burden and 8.2 percent had a severe cost burden, as shown in Table II.2.31, below.

<b>Table II.2.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Big Horn County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
<b>Big Horn County</b>					
<b>Owner with a Mortgage</b>					
Households	1,386	309	110	.	1,805
Percent	76.8%	17.1%	6.1%	.	100.0%
<b>Owner without a Mortgage</b>					
Households	1,567	135	9	2	1,713
Percent	91.5%	7.9%	.5%	.1%	100.0%
<b>Renter</b>					
Households	540	149	84	256	1,029
Percent	52.5%	14.5%	8.2%	24.9%	100.0%
<b>Total</b>					
Households	3,493	593	203	258	4,547
Percent	76.8%	13.0%	4.5%	5.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner with a Mortgage</b>					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	.5%	100.0%
<b>Renter</b>					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
<b>Total</b>					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%