

CAMPBELL COUNTY

Demographics

The Census Bureau's current census estimates indicate that Campbell County's population increased from 46,133 in 2010 to 47,874 in 2012, or by 3.8 percent. This compares to a statewide population growth of 2.3 percent over the period.⁵⁹ The number of people from 25 to 44 years of age increased by 4.8 percent, and the number of people from 55 to 64 years of age increased by 15.4 percent. The white population increased by 3.0 percent, while the black population increased by 142.0 percent. The Hispanic population increased from 3,611 to 3,818 people between 2011 and 2012 or by 5.7 percent. These data are presented in Table II.3.1, below.

| Table II.3.1 | | | | | | |
|---|-----------------|---------------|-------------|----------------|----------------|-------------|
| Profile of Population Characteristics | | | | | | |
| Wyoming vs. Campbell County | | | | | | |
| 2010 Census and 2012 Current Census Estimates | | | | | | |
| Subject | Campbell County | | | Wyoming | | |
| | 2010 Census | Jul-12 | % Change | 2010 Census | Jul-12 | % Change |
| Population | 46,133 | 47,874 | 3.8% | 563,626 | 576,412 | 2.3% |
| Age | | | | | | |
| Under 14 years | 11,027 | 11,392 | 3.3% | 113,371 | 113,773 | 0.4% |
| 15 to 24 years | 6,473 | 6,481 | 0.1% | 78,460 | 79,861 | 1.8% |
| 25 to 44 years | 13,644 | 14,295 | 4.8% | 144,615 | 149,367 | 3.3% |
| 45 to 54 years | 7,464 | 7,052 | -5.5% | 83,577 | 78,964 | -5.5% |
| 55 to 64 years | 4,909 | 5,663 | 15.4% | 73,513 | 78,939 | 7.4% |
| 65 and Over | 2,616 | 2,991 | 14.3% | 70,090 | 75,508 | 7.7% |
| Race | | | | | | |
| White | 44,276 | 45,620 | 3.0% | 529,110 | 536,450 | 1.4% |
| Black | 174 | 421 | 142.0% | 5,135 | 8,555 | 66.6% |
| American Indian and Alaskan Native | 624 | 697 | 11.7% | 14,457 | 15,003 | 3.8% |
| Asian | 260 | 274 | 5.4% | 4,649 | 5,183 | 11.5% |
| Native Hawaiian or Pacific Islander | 27 | 29 | 7.4% | 521 | 575 | 10.4% |
| Two or more races | 772 | 833 | 7.9% | 9,754 | 10,646 | 9.1% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 3,611 | 3,818 | 5.7% | 50,231 | 54,770 | 9.0% |

Table II.3.3, on the following page, presents the population of Campbell County by age and gender from the 2010 and 2012 census counts. The 2010 census count showed a total of 24,258 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 21,875 persons, were female. In 2012 the percentage of females increased to 47.9 percent of the population, rising to 22,924 persons, while the remaining 52.1 percent, or 24,950 persons were male.

⁵⁹ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

| Age | 2010 Census | | | 2012 Current Census Estimates | | | % Change 10-12 |
|-------------------|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 5,693 | 5,334 | 11,027 | 5,824 | 5,568 | 11,392 | 3.3% |
| 15 to 24 years | 3,429 | 3,044 | 6,473 | 3,395 | 3,086 | 6,481 | 0.1% |
| 25 to 44 years | 7,333 | 6,311 | 13,644 | 7,639 | 6,656 | 14,295 | 4.8% |
| 45 to 54 years | 3,926 | 3,538 | 7,464 | 3,662 | 3,390 | 7,052 | -5.5% |
| 55 to 64 years | 2,679 | 2,230 | 4,909 | 3,048 | 2,615 | 5,663 | 15.4% |
| 65 and Over | 1,198 | 1,418 | 2,616 | 1,382 | 1,609 | 2,991 | 14.3% |
| Total | 24,258 | 21,875 | 46,133 | 24,950 | 22,924 | 47,874 | 3.8% |
| % of Total | 52.6% | 47.4% | . | 52.1% | 47.9% | . | . |

At the time of the 2010 Census, there were 422 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 increased by 31.5 percent, as shown in Table II.3.3, below.

| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
|---|-------------|-------------|----------------|
| Institutionalized | | | |
| Correctional Institutions ⁶⁰ | 112 | 107 | -4.5% |
| Juvenile Facilities | . | 25 | . |
| Nursing Homes | 6 | 123 | 1,950.0% |
| Other Institutions | . | 5 | . |
| Total | 118 | 260 | 120.3% |
| Noninstitutionalized | | | |
| College Dormitories | . | 78 | . |
| Military Quarters | . | . | . |
| Other No institutions | 203 | 84 | -58.6% |
| Total | 203 | 162 | -20.2% |
| Group Quarters Population | 321 | 422 | 31.5% |

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 conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

⁶⁰ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.3.4, below, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 11,969 family households, of which 9,506 housed married couple families and 2,463 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 802 families, or a female householder with no husband present, of which there were 1,661 families. There were also an estimated 4,503 “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 Campbell County was 72.7 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Campbell County, 79.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

| Table II.3.4 | | | | |
|--|-----------------|---------------|------------------|---------------|
| Household Type by Tenure | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Family Type | Campbell County | | State of Wyoming | |
| | Campbell County | % of Total | State of Wyoming | % of Total |
| Family households | 11,969 | 72.7% | 145,279 | 66.1% |
| Married-couple family | 9,506 | 79.4% | 116,920 | 80.5% |
| Owner-occupied housing units | 8,089 | 85.1% | 97,958 | 83.8% |
| Renter-occupied housing units | 1,417 | 14.9% | 18,962 | 16.2% |
| Other family | 2,463 | 20.6% | 28,359 | 19.5% |
| Male householder, no wife present | 802 | 32.7% | 9,289 | 32.8% |
| Owner-occupied housing units | 569 | 70.9% | 5,532 | 59.6% |
| Renter-occupied housing units | 233 | 29.1% | 3,757 | 40.4% |
| Female householder, no husband present | 1,661 | 67.3% | 19,070 | 67.2% |
| Owner-occupied housing units | 1,015 | 61.1% | 10,181 | 53.4% |
| Renter-occupied housing units | 646 | 38.9% | 8,889 | 46.6% |
| Nonfamily households | 4,503 | 27.3% | 74,349 | 33.9% |
| Owner-occupied housing units | 2,918 | 64.8% | 41,217 | 55.4% |
| Renter-occupied housing units | 1,585 | 35.2% | 33,132 | 44.6% |
| Total | 16,472 | 100.0% | 219,628 | 100.0% |

Table II.3.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 4,911 two-person family households, 2,726 three-person family households and 2,338 four-person family households. One-person non-family households made up 73.8 percent of all non-family households or an estimated 3,324 households. Campbell County’s two persons households made up 35.7 percent of total housing units and four person households made up an additional 14.4 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

| Table II.3.5 | | | | |
|---|--------------------------|------------------------------|----------------|-------------------|
| Household Type by Household Size | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household Size | Family Households | Non-Family Households | Total | % of Total |
| Campbell County | | | | |
| One Person | . | 3,324 | 3,324 | 20.2% |
| Two Person | 4,911 | 971 | 5,882 | 35.7% |
| Three Person | 2,726 | 171 | 2,897 | 17.6% |
| Four Person | 2,338 | 37 | 2,375 | 14.4% |
| Five Person | 1,127 | 0 | 1,127 | 6.8% |
| Six Person | 577 | 0 | 577 | 3.5% |
| Seven Person | 290 | 0 | 290 | 1.8% |
| Total | 11,969 | 4,503 | 16,472 | 100.0% |
| State of Wyoming | | | | |
| One Person | . | 60,205 | 60,205 | 27.4% |
| Two Person | 71,688 | 11,947 | 83,635 | 38.1% |
| Three Person | 29,300 | 1,506 | 30,806 | 14.0% |
| Four Person | 26,107 | 549 | 26,656 | 12.1% |
| Five Person | 11,231 | 96 | 11,327 | 5.2% |
| Six Person | 4,464 | 46 | 4,510 | 2.1% |
| Seven Person | 2,489 | 0 | 2,489 | 1.1% |
| Total | 145,279 | 74,349 | 219,628 | 100.0% |

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 5,882 two-person households, 4,814 were owner-occupied and 1,068 were renter-occupied. Of the 2,375 four-person households, 1,979 were owner-occupied and 396 were renter-occupied. Further household size data by tenure are presented in Table II.3.6, below.

| Table II.3.6 | | | | |
|---------------------------------|----------------|---------------|----------------|-------------------|
| Tenure by Household Size | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Campbell County | | | | |
| One Person | 2,182 | 1,142 | 3,324 | 20.2% |
| Two Person | 4,814 | 1,068 | 5,882 | 35.7% |
| Three Person | 2,225 | 672 | 2,897 | 17.6% |
| Four Person | 1,979 | 396 | 2,375 | 14.4% |
| Five Person | 875 | 252 | 1,127 | 6.8% |
| Six Person | 376 | 201 | 577 | 3.5% |
| Seven Person or more | 140 | 150 | 290 | 1.8% |
| Total | 12,591 | 3,881 | 16,472 | 100.0% |
| State of Wyoming | | | | |
| One Person | 34,603 | 25,602 | 60,205 | 27.4% |
| Two Person | 65,587 | 18,048 | 83,635 | 38.1% |
| Three Person | 21,990 | 8,816 | 30,806 | 14.0% |
| Four Person | 19,817 | 6,839 | 26,656 | 12.1% |
| Five Person | 8,013 | 3,314 | 11,327 | 5.2% |
| Six Person | 3,314 | 1,196 | 4,510 | 2.1% |
| Seven Person or more | 1,564 | 925 | 2,489 | 1.1% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

As shown in Table II.3.7, on the following page, Campbell County had a total of 18,338 housing units of which 16,472 or 89.8 percent were occupied. Of these occupied units, 76.4 percent, or 12,591 units were owner occupied, which compares to a statewide rate of 70.5. A total of 1,866

units or 10.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

| Table II.3.7 Housing Units by Tenure Campbell County 2007-2011 Five-Year ACS Data | | | | |
|--|------------------------|-------------------|-------------------------|-------------------|
| Tenure | Campbell County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 16,472 | 89.8% | 219,628 | 84.8% |
| Owner-Occupied | 12,591 | 76.4% | 154,888 | 70.5% |
| Renter-Occupied | 3,881 | 23.6% | 64,740 | 29.5% |
| Vacant Housing Units | 1,866 | 10.2% | 39,362 | 15.2% |
| Total Housing Units | 18,338 | 100.0% | 258,990 | 100.0% |

Table II.3.8, below, shows that of the 1,866 housing units in Campbell County as reported in the 2011 ACS data, 391 or 21.0 percent were for rent and 180 or 9.6 percent were for sale. An estimated 338 units were for seasonal, recreational, or occasional use, and 540 or 28.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

| Table II.3.8 Disposition of Vacant Housing Units Campbell County 2007-2011 Five Year ACS Data | | | | |
|--|------------------------|-------------------|-------------------------|-------------------|
| Disposition | Campbell County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| For rent | 391 | 21.0% | 5,138 | 13.1% |
| Rented, but not occupied | 64 | 3.4% | 2,072 | 5.3% |
| For sale only | 180 | 9.6% | 2,921 | 7.4% |
| Sold, but not occupied | 13 | 0.7% | 983 | 2.5% |
| For seasonal, recreational, or occasional use | 338 | 18.1% | 17,501 | 44.5% |
| For migrant workers | 340 | 18.2% | 498 | 1.3% |
| Other vacant | 540 | 28.9% | 10,249 | 26.0% |
| Total | 1,866 | 100.0% | 39,362 | 100.0% |

Table II.3.10, at right, presents different income statistics for Campbell County. According to the 2011 ACS data averages, median family income for Campbell County was \$84,549 compared to the statewide average of \$69,058. Per capita income for Campbell County, which is calculated by dividing total income by population, was \$33,092, which compared to \$28,952 for the State of Wyoming.

| Table II.3.9 Median and Per Capita Income Campbell County 2007-2011 Five-Year ACS Data | | |
|---|------------------------|----------------|
| Income Type | Campbell County | Wyoming |
| Median Family Income | 84,549 | 69,058 |
| Median Household Income | 78,356 | 56,380 |
| Per Capita Income | 33,092 | 28,952 |

Table II.3.10, on the following page, shows households by income for Campbell County and the State of Wyoming. In Campbell County, there were a total of 874 households or 5.3 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,685 households that had incomes between \$35,000 and \$49,999, which accounted for 10.2 percent of households and compared to 14.2 percent for the State of Wyoming. Households with

incomes of \$100,000 or more accounted for 33.5 percent of total households and numbered 5,522 in Campbell County.

| Table II.3.10 | | | | |
|------------------------------|-----------------|---------------|------------------|---------------|
| Households by Income | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Income | Campbell County | | State of Wyoming | |
| | Total | % of Total | Total | % of Total |
| Under 15,000 | 874 | 5.3% | 21,222 | 9.7% |
| 15,000 - 19,999 | 379 | 2.3% | 10,180 | 4.6% |
| 20,000 - 24,999 | 377 | 2.3% | 10,638 | 4.8% |
| 25,000 - 34,999 | 1,044 | 6.3% | 23,696 | 10.8% |
| 35,000 - 49,999 | 1,685 | 10.2% | 31,275 | 14.2% |
| 50,000 - 74,999 | 3,445 | 20.9% | 44,469 | 20.2% |
| 75,000 - 99,999 | 3,146 | 19.1% | 31,675 | 14.4% |
| 100,000 and above | 5,522 | 33.5% | 46,473 | 21.2% |
| Total | 16,472 | 100.0% | 219,628 | 100.0% |

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.3.11, below. In total, the poverty rate in Campbell County was 6.3 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Campbell County had a poverty rate of 4.9 percent and the female population had a poverty rate of 7.9 percent. There were 282 males and 181 females in poverty under the age of 5. Overall, 16.6 percent of persons in poverty in Campbell County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 120 individuals with incomes below the poverty level which represented 4.3 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

| Table II.3.11 | | | | |
|------------------------------|---------------|---------------|---------------|---------------|
| Poverty by Age | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Age | Male | Female | Total | % of Total |
| Campbell County | | | | |
| 5 and Below | 282 | 181 | 463 | 16.6% |
| 6 to 18 | 279 | 295 | 574 | 20.6% |
| 18 to 64 | 528 | 1,099 | 1,627 | 58.4% |
| 65 and Older | 21 | 99 | 120 | 4.3% |
| Total | 1,110 | 1,674 | 2,784 | 100.0% |
| Poverty Rate | 4.9% | 7.9% | 6.3% | . |
| State of Wyoming | | | | |
| 5 and Below | 3,930 | 3,291 | 7,221 | 13.2% |
| 6 to 18 | 5,508 | 4,781 | 10,289 | 18.7% |
| 18 to 64 | 13,586 | 19,675 | 33,261 | 60.6% |
| 65 and Older | 1,311 | 2,818 | 4,129 | 7.5% |
| Total | 24,335 | 30,565 | 54,900 | 100.0% |
| Poverty Rate | 9.0% | 11.0% | 10.1% | . |

Table II.3.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2007 and 2011, Campbell County saw an average of 8,699 owner-occupied

single-family units compared to 741 single-family rental units. In Campbell County, single-family units comprised 57.3 percent of all households compared with 71.7 percent statewide. Campbell County had a total of 1,703 apartment rental units and total apartment units accounted for 10.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 4,218 mobile homes in Campbell County, which comprised 25.6 percent of all occupied housing units and compared to 13.8 statewide.

| Table II.3.12 | | | | |
|--------------------------------|----------------|---------------|----------------|---------------|
| Households by Unit Type | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Campbell County | | | | |
| Single-Family Unit | 8,699 | 741 | 9,440 | 57.3% |
| Duplex | 99 | 195 | 294 | 1.8% |
| Tri- or Four-Plex | 19 | 620 | 639 | 3.9% |
| Apartments | 88 | 1,703 | 1,791 | 10.9% |
| Mobile Homes | 3,596 | 622 | 4,218 | 25.6% |
| Boat, RV, Van, Etc. | 90 | 0 | 90 | 0.5% |
| Total | 12,591 | 3,881 | 16,472 | 100.0% |
| State of Wyoming | | | | |
| Single-Family Unit | 129,946 | 27,445 | 157,391 | 71.7% |
| Duplex | 837 | 4,691 | 5,528 | 2.5% |
| Tri- or Four-Plex | 397 | 8,950 | 9,347 | 4.3% |
| Apartments | 843 | 16,020 | 16,863 | 7.7% |
| Mobile Homes | 22,616 | 7,604 | 30,220 | 13.8% |
| Boat, RV, Van, Etc. | 249 | 30 | 279 | 0.1% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

Table II.3.13, below, shows the number of households by year of construction. As shown, 2.7 percent, or 446 units, were built in 1939 or earlier in the county, and another 153 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,722, which accounted for 10.5 percent of all households, and an additional 2,310 households, or 14.0 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

| Table II.3.13 | | | | |
|---------------------------------|-----------------|---------------|------------------|---------------|
| Households by Year Built | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Year Built | Campbell County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or earlier | 446 | 2.7% | 25,099 | 11.4% |
| 1940 to 1949 | 153 | 0.9% | 10,841 | 4.9% |
| 1950 to 1959 | 344 | 2.1% | 22,067 | 10.0% |
| 1960 to 1969 | 862 | 5.2% | 19,430 | 8.8% |
| 1970 to 1979 | 4,453 | 27.0% | 52,134 | 23.7% |
| 1980 to 1989 | 3,905 | 23.7% | 34,742 | 15.8% |
| 1990 to 1999 | 2,277 | 13.8% | 26,856 | 12.2% |
| 2000 to 2004 | 1,722 | 10.5% | 14,190 | 6.5% |
| Built 2005 or Later | 2,310 | 14.0% | 14,269 | 6.5% |
| Total | 16,472 | 100.0% | 219,628 | 100.0% |

Table II.3.14, below, displays housing units for Campbell County and the State of Wyoming. The number of rooms in Campbell County varied between households. Households with one room accounting for only 0.8 percent of total housing units, while households with five and six rooms accounted for 20.7 and 19.3 percent, respectively. The median number of rooms in Campbell County was 6 rooms, which compared to 6 statewide.

| Table II.3.14 | | | | |
|---|-----------------|---------------|------------------|---------------|
| Housing Units by Number of Rooms | | | | |
| Campbell County 2007-2011 Five-Year ACS Data | | | | |
| Number of Rooms | Campbell County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 155 | 0.8% | 4,252 | 1.6% |
| Two | 205 | 1.1% | 6,593 | 2.5% |
| Three | 1,119 | 6.1% | 19,112 | 7.4% |
| Four | 2,865 | 15.6% | 44,741 | 17.3% |
| Five | 3,798 | 20.7% | 52,369 | 20.2% |
| Six | 3,538 | 19.3% | 40,122 | 15.5% |
| Seven | 2,279 | 12.4% | 31,810 | 12.3% |
| Eight | 1,912 | 10.4% | 25,589 | 9.9% |
| Nine or more | 2,467 | 13.5% | 34,402 | 13.3% |
| Total | 18,338 | 100.0% | 258,990 | 100.0% |
| Median Rooms | 6 | . | 6 | . |

Table II.3.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 107 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 18.1 percent of total households in Campbell County, which compared to 24.8 percent statewide. In Campbell County, the 7,770 households with three bedrooms accounted for 47.2 percent of all households, and there were only 1,466 five-bedroom or more households, which accounted for 8.9 percent of all households.

| Table II.3.15 | | | | |
|---|----------------|---------------|----------------|---------------|
| Households by Number of Bedrooms | | | | |
| Campbell County 2007-2011 Five-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Campbell County | | | | |
| None | 49 | 107 | 156 | 0.9% |
| One | 236 | 580 | 816 | 5.0% |
| Two | 1,461 | 1,523 | 2,984 | 18.1% |
| Three | 6,461 | 1,309 | 7,770 | 47.2% |
| Four | 3,024 | 256 | 3,280 | 19.9% |
| Five or more | 1,360 | 106 | 1,466 | 8.9% |
| Total | 12,591 | 3,881 | 16,472 | 100.0% |
| State of Wyoming | | | | |
| None | 343 | 1,715 | 2,058 | 0.9% |
| One | 4,009 | 12,897 | 16,906 | 7.7% |
| Two | 28,633 | 25,922 | 54,555 | 24.8% |
| Three | 71,265 | 17,440 | 88,705 | 40.4% |
| Four | 35,828 | 4,818 | 40,646 | 18.5% |
| Five or more | 14,810 | 1,948 | 16,758 | 7.6% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

The age of a structure influences its value. As shown in Table II.3.16, at right, structures built in 1939 or earlier had a median value of \$183,100, while structures built between 1950 and 1959 had a median value of \$153,300 and those built between 1990 to 1999 had a median value of \$200,200. 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 \$208,200 and \$226,000, respectively. The total average median value in Campbell County was \$199,800, which compared to \$181,900 in the State of Wyoming.

| Table II.3.16 Median Value by Year Structure Built Campbell County 2007-2011 Five-Year ACS Data | | |
|--|-----------------|------------------|
| Year Built | Campbell County | State of Wyoming |
| 1939 or earlier | 183,100 | 148,000 |
| 1940 to 1949 | 157,600 | 130,200 |
| 1950 to 1959 | 153,300 | 155,800 |
| 1960 to 1969 | 174,700 | 171,100 |
| 1970 to 1979 | 196,400 | 180,100 |
| 1980 to 1989 | 185,500 | 194,300 |
| 1990 to 1999 | 200,200 | 224,800 |
| 2000 to 2004 | 208,200 | 247,900 |
| Built 2005 or Later | 226,000 | 245,700 |
| Total | 199,800 | 181,900 |

Household mortgage status is reported in Table II.3.17, below. In Campbell County, households with a mortgage accounted for 71.1 percent of all households or 8,954 housing units, and the remaining 28.9 percent or 3,637 units had no mortgage. Of those units with a mortgage, 1,322 had either a second mortgage or home equity loan, 42 had both a second mortgage and home equity loan, and 7,590 or 84.8 percent had no second mortgage or no home equity loan.

| Table II.3.17 Mortgage Status Campbell County 2007-2011 Five-Year ACS Data | | | | |
|---|-----------------|-----------------|------------------|-----------------|
| Mortgage Status | Campbell County | | State of Wyoming | |
| | Households | % of Households | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 8,954 | 71.1% | 95,294 | 61.5% |
| With either a second mortgage or home equity loan, but not both | 1,322 | 14.8% | 16,846 | 17.7% |
| Second mortgage only | 659 | 49.8% | 8,326 | 49.4% |
| Home equity loan only | 663 | 50.2% | 8,520 | 50.6% |
| Both second mortgage and home equity loan | 42 | 0.5% | 733 | 0.8% |
| No second mortgage and no home equity loan | 7,590 | 84.8% | 77,715 | 81.6% |
| Housing units without a mortgage | 3,637 | 28.9% | 59,594 | 38.5% |
| Total | 12,591 | 100.0% | 154,888 | 100.00% |

The median rent in Campbell County was \$777 as compared to \$591 statewide, as shown in Table II.3.18, below.

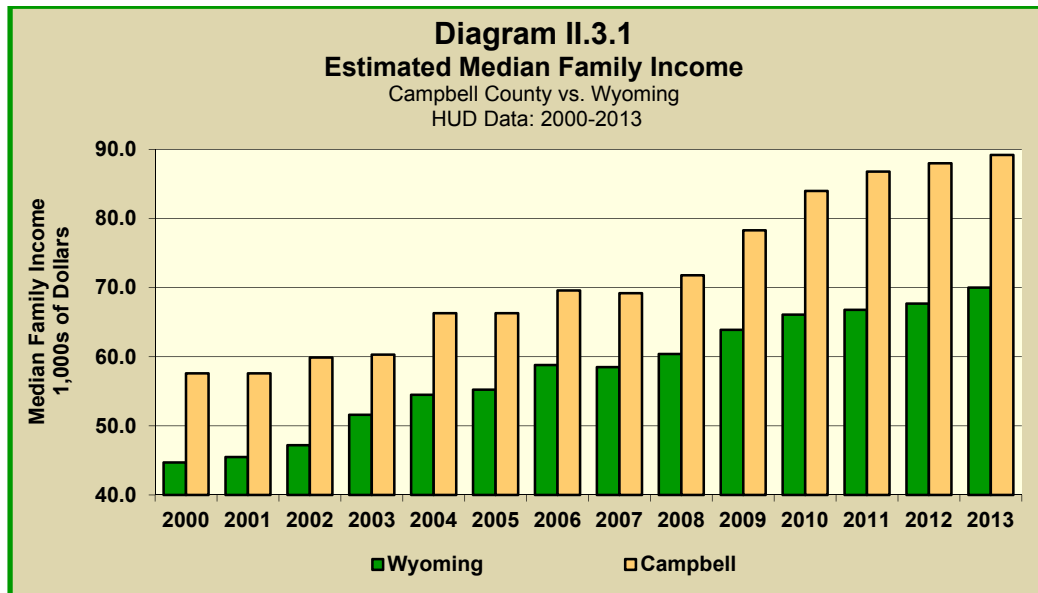
| Table II.3.18 Median Rent Campbell County 2007-2011 Five-Year ACS Data | |
|---|-------|
| Place | Rent |
| Campbell County | \$777 |
| State of Wyoming | \$591 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 198 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Campbell County are presented in Table II.3.19, below, and indicate a net increase of 7,358 persons over the time period.

| Table II.3.19 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Campbell County | | | |
| WYDOT Data, 2000–Second Quarter 2013 | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| 2000 | 1,189 | 856 | 333 |
| 2001 | 1,425 | 860 | 565 |
| 2002 | 1,204 | 756 | 448 |
| 2003 | 914 | 678 | 236 |
| 2004 | 1,025 | 895 | 130 |
| 2005 | 1,191 | 850 | 341 |
| 2006 | 1,573 | 778 | 795 |
| 2007 | 1,687 | 950 | 737 |
| 2008 | 1,983 | 985 | 998 |
| 2009 | 1,946 | 822 | 1,124 |
| 2010 | 1,704 | 890 | 814 |
| 2011 | 1,419 | 1,083 | 336 |
| 2012 | 1,505 | 1,202 | 303 |
| 2013 – First Half | 628 | 430 | 198 |
| Total | 19,393 | 12,035 | 7,358 |

Economics

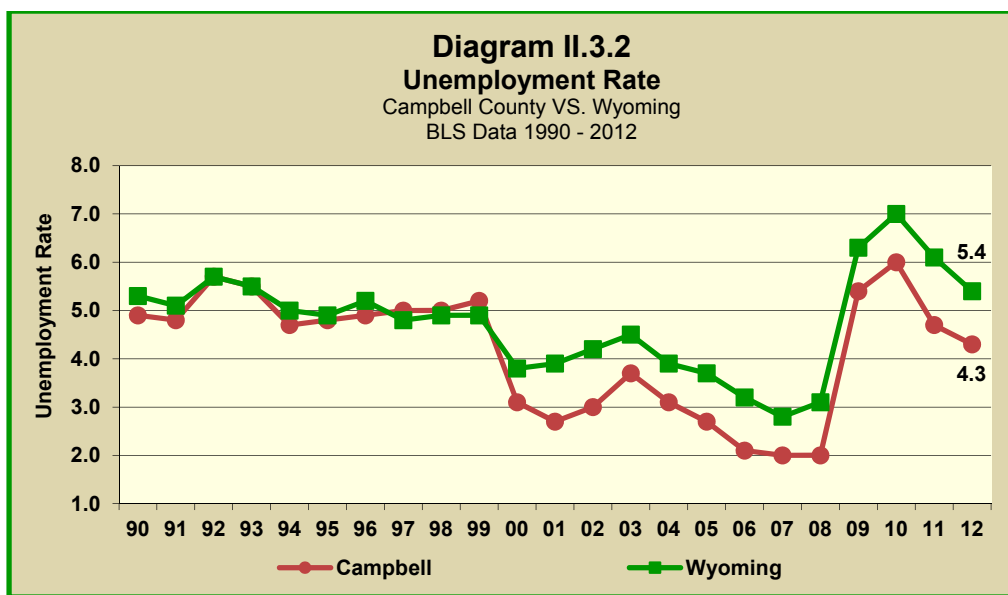
The HUD estimated MFI for Campbell County was \$89,200 in 2013.⁶¹ This compares to Wyoming’s MFI of \$70,000. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Campbell County’s labor force, defined as the number of persons working or actively seeking work, increased by 284 persons, from 27,723 in 2011 to 28,007 in 2012. Employment increased by 382 persons; unemployment decreased by 98 persons; and the unemployment rate, or the number of

⁶¹ 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 4.7 percent in 2011 to 4.3 percent in 2012, as shown below in Diagram II.3.2.



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.3.20, below, annual total monthly employment increased by 1.04 percent between 2011 and 2012, from a total of 27,457 to 27,743 workers.

| Year | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012(p) |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Jan | 20,629 | 20,177 | 20,610 | 21,645 | 24,295 | 26,566 | 27,862 | 29,381 | 27,361 | 27,285 | 27,663 |
| Feb | 20,617 | 19,863 | 20,625 | 21,912 | 24,390 | 26,538 | 27,949 | 29,019 | 27,338 | 27,052 | 27,715 |
| Mar | 20,750 | 19,806 | 20,790 | 22,165 | 24,665 | 26,741 | 28,282 | 28,908 | 27,355 | 26,990 | 27,693 |
| Apr | 20,627 | 20,002 | 21,162 | 22,646 | 25,148 | 26,729 | 28,446 | 28,760 | 27,465 | 27,152 | 27,919 |
| May | 21,073 | 20,384 | 21,490 | 22,779 | 25,582 | 27,273 | 28,916 | 29,580 | 27,577 | 27,501 | 28,051 |
| Jun | 21,677 | 21,092 | 22,031 | 23,707 | 26,508 | 27,836 | 29,543 | 29,892 | 28,222 | 27,902 | 28,245 |
| Jul | 21,380 | 20,722 | 21,623 | 23,448 | 25,534 | 27,053 | 28,934 | 28,419 | 27,032 | 26,761 | 27,118 |
| Aug | 21,449 | 21,144 | 21,722 | 23,717 | 25,802 | 27,193 | 29,230 | 28,394 | 28,051 | 27,062 | 27,401 |
| Sep | 21,043 | 21,095 | 21,468 | 23,746 | 26,101 | 27,577 | 29,818 | 28,822 | 28,562 | 27,680 | 27,979 |
| Oct | 20,886 | 21,104 | 21,612 | 23,968 | 26,172 | 27,691 | 30,226 | 28,641 | 29,239 | 27,951 | 27,851 |
| Nov | 20,671 | 20,948 | 21,521 | 23,919 | 26,338 | 27,958 | 30,241 | 28,437 | 28,316 | 28,015 | 27,756 |
| Dec | 20,456 | 20,716 | 21,723 | 23,999 | 26,797 | 27,981 | 29,944 | 28,013 | 27,842 | 28,134 | 27,525 |
| Annual | 20,938 | 20,588 | 21,365 | 23,138 | 25,611 | 27,261 | 29,116 | 28,856 | 27,863 | 27,457 | 27,743 |
| % Change | 4.85 | -1.67 | 3.77 | 8.30 | 10.69 | 6.44 | 6.80 | -0.89 | -3.44 | -1.46 | 1.04 |

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.3.21, on the following page, annual average weekly wages increased by 0.47 percent between 2011 and 2012, from a total of \$1,065 to \$1,070.

| Table II.3.21 | | | | | | |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Average Weekly Wages | | | | | | |
| Campbell County | | | | | | |
| BLS QCEW Data, 2001–2012(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 651 | 677 | 716 | 727 | 694 | . |
| 2002 | 714 | 691 | 717 | 757 | 720 | 3.75 |
| 2003 | 714 | 711 | 733 | 787 | 737 | 2.36 |
| 2004 | 758 | 744 | 798 | 841 | 786 | 6.65 |
| 2005 | 789 | 768 | 831 | 898 | 823 | 4.71 |
| 2006 | 867 | 904 | 906 | 996 | 919 | 11.66 |
| 2007 | 940 | 935 | 930 | 1,044 | 963 | 4.79 |
| 2008 | 1,004 | 998 | 988 | 1,081 | 1,018 | 5.71 |
| 2009 | 997 | 982 | 992 | 1,047 | 1,004 | -1.38 |
| 2010 | 1,046 | 996 | 1,037 | 1,140 | 1,055 | 5.08 |
| 2011 | 1,074 | 1,033 | 1,064 | 1,091 | 1,065 | 0.95 |
| 2012(p) | 1,106 | 1,033 | 1,028 | 1,111 | 1,070 | 0.47 |

Total business establishments reported by the QCEW are displayed below in Table II.3.22. Annual establishments decreased by 0.34 percent between 2011 and 2012, from a total of 1,781 to 1,775 establishments.

| Table II.3.22 | | | | | | |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Number of Establishments | | | | | | |
| Campbell County | | | | | | |
| BLS QCEW Data, 2001–2012(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 1,294 | 1,334 | 1,369 | 1,360 | 1,339 | . |
| 2002 | 1,378 | 1,396 | 1,402 | 1,399 | 1,394 | 4.11 |
| 2003 | 1,402 | 1,411 | 1,444 | 1,450 | 1,427 | 2.37 |
| 2004 | 1,467 | 1,480 | 1,474 | 1,472 | 1,473 | 3.22 |
| 2005 | 1,486 | 1,507 | 1,513 | 1,508 | 1,504 | 2.10 |
| 2006 | 1,563 | 1,607 | 1,627 | 1,626 | 1,606 | 6.78 |
| 2007 | 1,663 | 1,685 | 1,695 | 1,727 | 1,693 | 5.42 |
| 2008 | 1,738 | 1,750 | 1,773 | 1,780 | 1,760 | 3.96 |
| 2009 | 1,784 | 1,805 | 1,803 | 1,799 | 1,798 | 2.16 |
| 2010 | 1,810 | 1,814 | 1,812 | 1,818 | 1,814 | 0.89 |
| 2011 | 1,790 | 1,785 | 1,782 | 1,768 | 1,781 | -1.82 |
| 2012p | 1,773 | 1,784 | 1,766 | 1,775 | 1,775 | -0.34 |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Campbell County recorded 32,446 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 \$2,257,4458,000, and real per capita income was \$48,424 in 2011. The average earnings per job in the county was \$66,320 in 2011. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Campbell County decreased from \$722 to \$672 from fourth quarter 2011 to fourth quarter 2012, or by 6.9 percent. During the same period, detached single-family home rents decreased by 7.0 percent, rents for mobile homes on a lot decreased by 1.5 percent, and rents for mobile home lots increased by 5.3 percent.

Campbell County rental prices experienced average annualized increases of 3.2 percent for apartments, 3.7 percent for houses, 3.9 percent for mobile homes plus a lot, and 3.2 percent per year for mobile home lots since fourth quarter 1986 through fourth quarter 2012. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots over the same period. Table II.3.23, at right, presents the Campbell County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Campbell County decreased from 201 authorizations in 2011 to 179 in 2012. Total residential units decreased from 201 to 179 units between 2011 and 2012.

The real value of single-family building permits increased from \$381,890 in 2011 to \$411,066 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$411,066 in 2012 to a low of \$164,931 in 2001. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.3.24, on the following page.

| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
|--------------|------------|-----------------|-------|-------------|
| Q4.86 | 290 | 175 | 415 | 295 |
| Q2.87 | 258 | 175 | 422 | 286 |
| Q4.87 | 277 | 175 | 423 | 313 |
| Q2.88 | 258 | 166 | 431 | 296 |
| Q4.88 | 260 | 170 | 389 | 292 |
| Q2.89 | 255 | 163 | 407 | 278 |
| Q4.89 | 253 | 177 | 418 | 312 |
| Q2.90 | 257 | 165 | 408 | 296 |
| Q4.90 | 273 | 165 | 429 | 319 |
| Q2.91 | 279 | 165 | 427 | 339 |
| Q4.91 | 303 | 153 | 465 | 299 |
| Q2.92 | 316 | 168 | 460 | 438 |
| Q4.92 | 306 | 161 | 438 | 333 |
| Q2.93 | 313 | 168 | 476 | 297 |
| Q4.93 | 291 | 165 | 483 | 406 |
| Q2.94 | 316 | 173 | 455 | 305 |
| Q4.94 | 332 | 183 | 502 | 391 |
| Q2.95 | 338 | 165 | 497 | 378 |
| Q4.95 | 339 | 173 | 516 | 355 |
| Q2.96 | 329 | 163 | 556 | 436 |
| Q4.96 | 339 | 160 | 537 | 414 |
| Q2.97 | 340 | 159 | 484 | 440 |
| Q4.97 | 354 | 172 | 506 | 399 |
| Q2.98 | 342 | 173 | 537 | 395 |
| Q4.98 | 352 | 176 | 527 | 421 |
| Q2.99 | 359 | 158 | 524 | 378 |
| Q4.99 | 351 | 158 | 537 | 450 |
| Q2.00 | 434 | 184 | 650 | 500 |
| Q4.00 | 432 | 197 | 632 | 483 |
| Q2.01 | 478 | 210 | 612 | 558 |
| Q4.01 | 537 | 228 | 653 | 575 |
| Q2.02 | 566 | 220 | 638 | 574 |
| Q4.02 | 520 | 226 | 732 | 581 |
| Q2.03 | 561 | 223 | 646 | 576 |
| Q4.03 | 563 | 228 | 707 | 590 |
| Q2.04 | 557 | 231 | 789 | 581 |
| Q4.04 | 554 | 232 | 793 | 629 |
| Q2.05 | 584 | 240 | 730 | 616 |
| Q4.05 | 611 | 257 | 827 | 710 |
| Q2.06 | 649 | 266 | 867 | 786 |
| Q4.06 | 697 | 283 | 975 | 758 |
| Q2.07 | 691 | 292 | 1,127 | 830 |
| Q4.07 | 708 | 308 | 1,185 | 609 |
| Q2.08 | 717 | 318 | 1,314 | 988 |
| Q4.08 | 759 | 343 | 1,345 | 1,032 |
| Q2.09 | 762 | 347 | 1,326 | 908 |
| Q4.09 | 774 | 362 | 1,211 | 936 |
| Q2.10 | 719 | 363 | 1,182 | 844 |
| Q4.10 | 717 | 377 | 1,222 | 860 |
| Q2.11 | 729 | 377 | 1,118 | 905 |
| Q4.11 | 722 | 393 | 1,194 | 847 |
| Q2.12 | 726 | 398 | 1,119 | 822 |
| Q4.12 | 672 | 414 | 1,110 | 834 |

| Table II.3.24 Building Permits and Valuation Campbell County Census Bureau Data, 1980–2012 | | | | | | | | |
|---|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|
| Year | Authorized Construction in Permit Issuing Areas | | | | | WCDA | | Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars |
| | Single-Family Units | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Tax Credit Projects | HOME Projects | |
| 1980 | 123 | 60 | 92 | 95 | 370 | . | . | 120.9 |
| 1981 | 198 | 164 | 50 | 182 | 594 | . | . | 106.2 |
| 1982 | 24 | 18 | 16 | . | 58 | . | . | 171.8 |
| 1983 | 115 | 8 | . | 60 | 183 | . | . | 139.5 |
| 1984 | 100 | 2 | . | . | 102 | . | . | 104.2 |
| 1985 | 101 | . | 4 | 48 | 153 | . | . | 118.8 |
| 1986 | 32 | . | . | . | 32 | . | . | 137.4 |
| 1987 | 15 | . | . | . | 15 | . | . | 181.5 |
| 1988 | 11 | . | . | . | 11 | . | . | 156.6 |
| 1989 | 9 | . | . | . | 9 | . | . | 223.6 |
| 1990 | 15 | . | . | . | 15 | . | . | 183.1 |
| 1991 | 20 | . | . | . | 20 | . | . | 186.3 |
| 1992 | 82 | . | . | . | 82 | . | . | 142.2 |
| 1993 | 41 | . | . | . | 41 | . | . | 203.8 |
| 1994 | 48 | . | . | . | 48 | . | . | 197.1 |
| 1995 | 53 | . | . | . | 53 | . | . | 170.7 |
| 1996 | 68 | . | . | . | 68 | . | . | 169.8 |
| 1997 | 38 | . | . | . | 38 | . | . | 190.9 |
| 1998 | 50 | . | . | . | 50 | . | 11 | 168.4 |
| 1999 | 40 | . | . | . | 40 | 20 | 6 | 180.3 |
| 2000 | 61 | . | . | . | 61 | . | . | 165.6 |
| 2001 | 105 | . | . | . | 105 | . | . | 164.9 |
| 2002 | 144 | . | . | . | 144 | . | . | 174.1 |
| 2003 | 159 | . | . | . | 159 | 134 | 20 | 174.7 |
| 2004 | 129 | . | . | . | 129 | 53 | 15 | 186.0 |
| 2005 | 200 | . | . | 73 | 273 | . | . | 240.1 |
| 2006 | 161 | . | . | 61 | 222 | 51 | . | 220.6 |
| 2007 | 398 | . | . | 604 | 1,002 | 93 | 4 | 241.9 |
| 2008 | 277 | . | . | 72 | 349 | 100 | 11 | 211.5 |
| 2009 | 249 | . | 100 | . | 349 | . | . | 286.8 |
| 2010 | 269 | . | . | 48 | 317 | . | . | 345.6 |
| 2011 | 201 | . | . | . | 201 | 47 | 8 | 381.9 |
| 2012 | 179 | . | . | . | 179 | . | 11 | 411.1 |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Campbell County was \$236,978. This represented a increase of 1.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 which was an increase of 10.4 percent over the previous year. A comparison of average sales prices between 1999 and 2012 is displayed in Table II.3.25, on the following page.

| Table II.3.25 Average Sales Prices Campbell County vs. Wyoming DOR Data, 2000–2012 | | | | |
|---|---------------------------------------|------------------------------------|--------------------------|----------------------------|
| Year | Campbell County Average Price (\$) | Campbell County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 2000 | 151,615 | . | 131,207 | . |
| 2001 | 130,981 | -13.61 | 128,771 | -1.86 |
| 2002 | 133,582 | 1.99 | 138,295 | 7.40 |
| 2003 | 170,218 | 27.43 | 148,276 | 7.22 |
| 2004 | 173,420 | 1.88 | 159,558 | 7.61 |
| 2005 | 185,874 | 7.18 | 178,183 | 11.67 |
| 2006 | 199,945 | 7.57 | 219,438 | 23.15 |
| 2007 | 247,150 | 23.61 | 265,044 | 20.78 |
| 2008 | 242,341 | -1.9 | 256,045 | -3.40 |
| 2009 | 249,507 | 3.0 | 241,622 | -5.63 |
| 2010 | 238,208 | -4.53 | 250,958 | 3.86 |
| 2011 | 233,900 | -1.8 | 241,301 | -3.85 |
| 2012 | 236,978 | 1.3 | 266,406 | 10.40 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in June 2013.⁶² During June 2013, a total of 120 surveys were completed by property managers in Campbell County. Of the 3,991 rental units surveyed, 372 were vacant, indicating a vacancy rate of 9.32 percent, as shown in Table II.3.26, below. This compares to an 5.51 percent vacancy rate one year ago and a 2013 statewide vacancy rate of 5.37 percent.

| Table II.3.26 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, 2001–First Survey 2013 | | | | |
|---|--------|----------------|-----------------|-----------------|
| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
| 2001a | 13 | 816 | 6 | 0.74% |
| 2001b | 10 | 749 | 5 | 0.67% |
| 2002a | 13 | 848 | 10 | 1.18% |
| 2002b | 18 | 1,395 | 51 | 3.66% |
| 2003a | 15 | 921 | 16 | 1.74% |
| 2003b | 17 | 1,257 | 16 | 1.27% |
| 2004a | 20 | 1,456 | 36 | 2.47% |
| 2004b | 25 | 1,373 | 38 | 2.77% |
| 2005a | 24 | 1,318 | 15 | 1.14% |
| 2005b | 25 | 1,288 | 8 | 0.62% |
| 2006a | 29 | 1,450 | 3 | 0.21% |
| 2006b | 29 | 1,437 | 6 | 0.42% |
| 2007a | 33 | 1,769 | 15 | 0.85% |
| 2007b | 34 | 1,394 | 4 | 0.29% |
| 2008a | 42 | 1,713 | 123 | 7.18% |
| 2008b | 52 | 1,966 | 133 | 6.77% |
| 2009a | 58 | 2,788 | 160 | 5.74% |
| 2009b | 69 | 2,318 | 244 | 10.53% |
| 2010a | 87 | 3,358 | 289 | 8.61% |
| 2010b | 87 | 3,370 | 271 | 8.04% |
| 2011a | 103 | 3,218 | 256 | 7.96% |
| 2011b | 111 | 3,633 | 262 | 7.21% |
| 2012a | 123 | 4,190 | 231 | 5.51% |
| 2012b | 121 | 3,722 | 363 | 9.75% |
| 2013a | 120 | 3,991 | 372 | 9.32% |

Diagram II.3.3, on the following page, shows the historical vacancy rate for Campbell County and Wyoming. As can be seen, the vacancy rate in Campbell County was lower than the statewide rate

⁶² Those signified as a in the “year” column of Table II.3.10 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.

for the first half of the decade, but jumped up above the statewide rate in 2007, and has been higher since, falling slightly to 9.32 percent.

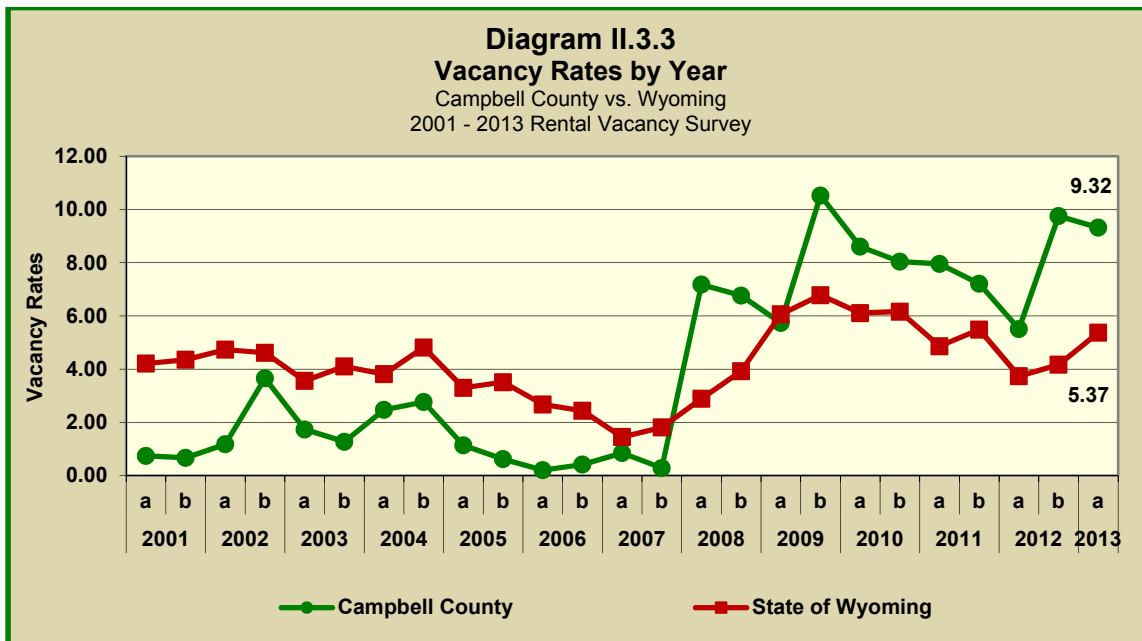


Diagram II.3.4 below, shows the average rent of single-family and apartment units in Campbell County. In the first half of 2013, rents for single-family units fell to \$1,195 and average rents for apartments fell, to \$739.

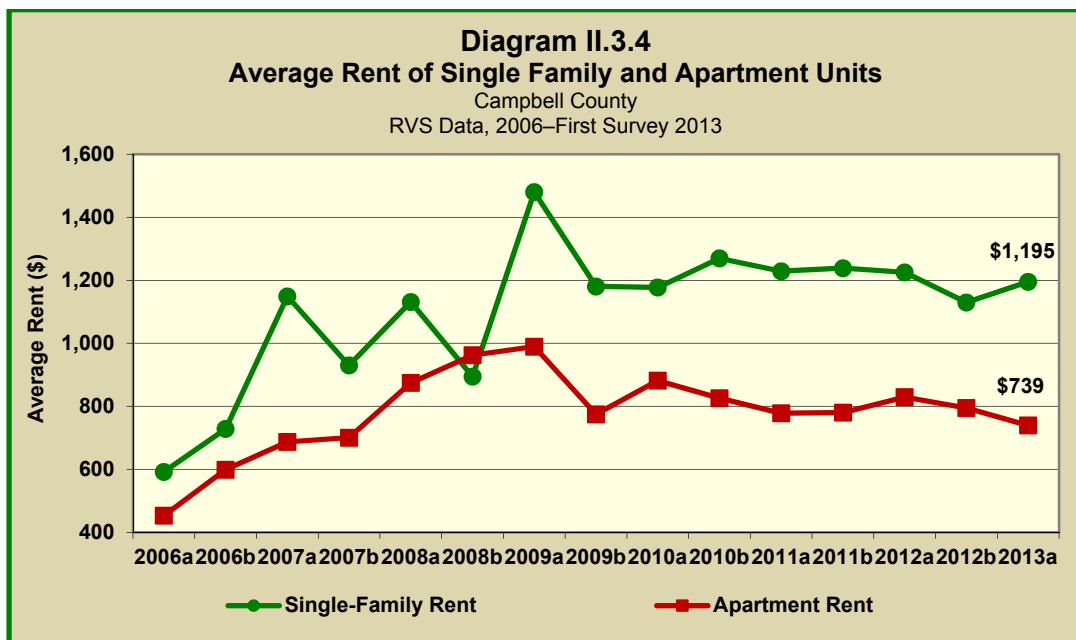


Table II.3.27, on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 92 single family units in Campbell County, with 8 of them available. This translates into a vacancy rate of 8.7%, which compares to a single family vacancy rate of 4.04% for the State of Wyoming. There were 2,889 apartment units reported in the survey, with 264 of them available, which resulted in a vacancy rate of 9.1%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.

| Table II.3.27 | | | |
|--------------------------------------|--------------------|---------------------|---------------------|
| Rental Vacancy Survey by Type | | | |
| Campbell County | | | |
| RVS Data, First Survey 2013 | | | |
| Place | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 92 | 8 | 8.7% |
| Duplex units | 61 | 11 | 18.0% |
| Apartments | 2,889 | 264 | 9.1% |
| Mobile Homes | 269 | 28 | 10.4% |
| “Other” Units | 187 | 7 | 3.7% |
| Don't Know | 493 | 54 | 11.0% |
| Total | 3,991 | 372 | 9.3% |

Table II.3.28, below reports units by bedroom size. Three 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 482 units. Additional details for additional unit types are reported found below.

| Table II.3.28 | | | | | | | |
|-------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| Rental Units by Bedroom Size | | | | | | | |
| Campbell County | | | | | | | |
| RVS Data, First Survey 2013 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 2 | 0 | 1 | 0 | 0 | . | 3 |
| One | 2 | 0 | 181 | 2 | 0 | . | 185 |
| Two | 20 | 17 | 482 | 11 | 5 | . | 535 |
| Three | 47 | 18 | 131 | 125 | 104 | . | 425 |
| Four | 11 | 3 | 4 | 3 | 0 | . | 21 |
| Five | 2 | 1 | 1 | 0 | 0 | . | 4 |
| Don't Know | 8 | 22 | 2,089 | 128 | 78 | 493 | 2,818 |
| Total | 92 | 61 | 2,889 | 269 | 187 | 493 | 3,991 |

Average market-rate rents by unit type are shown in Table II.3.29, below. Generally, those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

| Table II.3.29 | | | | | | |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| Average Market Rate Rents by Bedroom Size | | | | | | |
| Campbell County | | | | | | |
| RVS Data, First Survey 2013 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$550 | . | \$620 | . | . | \$597 |
| One | \$750 | \$525 | \$629 | . | . | \$632 |
| Two | \$892 | \$742 | \$729 | \$814 | \$1,039 | \$784 |
| Three | \$1,214 | \$1,050 | \$849 | \$936 | \$1,140 | \$1,019 |
| Four | \$1,205 | \$1,117 | \$930 | \$1,067 | \$891 | \$1,140 |
| Five | \$1,750 | \$1,200 | \$1,200 | . | . | \$1,567 |
| Total | \$1,195 | \$861 | \$739 | \$870 | \$1,064 | \$901 |

Table II.3.30 on the following page shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more that apartment units.

Table II.3.30, below, shows vacancy rates for single family units by average rental rates for Campbell County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

| Table II.3.30 | | | |
|--|----------------------------|--------------------------------------|---------------------|
| Single Family Market Rate Rents by Vacancy Status | | | |
| Campbell County | | | |
| RVS Data, First Survey 2013 | | | |
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | . | . | . |
| \$500 to \$1,000 | 32 | 1 | 3.1% |
| \$1,000 to \$1,500 | 46 | 3 | 6.5% |
| Above \$1,500 | . | . | . |
| Missing | 14 | 4 | 28.6% |
| Total | 92 | 8 | 8.7% |

The average rent and availability of apartment units is displayed in Table II.3.31, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 2.6 percent.

| Table II.3.31 | | | |
|--|------------------------|----------------------------------|---------------------|
| Apartment Market Rate Rents by Vacancy Status | | | |
| Campbell County | | | |
| RVS Data, First Survey 2013 | | | |
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 117 | 3 | 2.6% |
| \$500 to \$1,000 | 2,083 | 201 | 9.6% |
| \$1,000 to \$1,500 | 337 | 24 | 7.1% |
| Above \$1,500 | . | . | . |
| Missing | 352 | 36 | 10.23% |
| Total | 2,889 | 264 | 9.1% |

Table II.3.32, below shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 7.2 percent.

| Table II.3.32 | | | |
|--|--------------------------|------------------------------------|---------------------|
| Mobile Home Market Rate Rents by Vacancy Status | | | |
| Campbell County | | | |
| RVS Data, First Survey 2013 | | | |
| Average Rents | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500 | 5 | 3 | 60.0% |
| \$500 to \$1,000 | 194 | 14 | 7.2% |
| \$1,000 to \$1,500 | 37 | 7 | 18.9% |
| Above \$1,500 | . | . | . |
| Missing | 33 | 4 | 12.1% |
| Total | 269 | 28 | 10.4% |

Table II.3.33, on the following page shows the condition of rental units by unit type for Campbell County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported

below, most single family units were in good condition, with most apartments being in excellent condition. Details on the conditions of additional unit types are displayed below.

| Table II.3.33 | | | | | | | |
|-------------------------------|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Condition by Unit Type | | | | | | | |
| Campbell County | | | | | | | |
| RVS Data, First Survey 2013 | | | | | | | |
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Poor | . | . | . | . | . | . | . |
| Fair | . | . | . | . | . | . | . |
| Average | 11 | 0 | 113 | 13 | 5 | . | 142 |
| Good | 44 | 50 | 1,237 | 191 | 102 | . | 1,624 |
| Excellent | 37 | 11 | 1,529 | 36 | 80 | . | 1,693 |
| Don't Know | 0 | 0 | 10 | 29 | 0 | 493 | 532 |
| Total | 92 | 61 | 2,889 | 269 | 187 | 493 | 3,991 |

The availability of single family units based on their condition is displayed in Table II.3.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 8.1 percent.

| Table II.3.34 | | | |
|---|---------------------|-------------------------------|--------------|
| Condition of Single Family Units by Vacancy Status | | | |
| Campbell County | | | |
| RVS Data, First Survey 2013 | | | |
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | . | . | . |
| Fair | . | . | . |
| Average | 11 | 1 | 9.1% |
| Good | 44 | 4 | 9.1% |
| Excellent | 37 | 3 | 8.1% |
| Don't Know | 0 | 0 | 0.0% |
| Total | 92 | 8 | 8.7% |

Table II.3.35, at right, 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 8.2 percent.

| Table II.3.35 | | | |
|---|-----------------|---------------------------|--------------|
| Condition of Apartment Units by Vacancy Status | | | |
| Campbell County | | | |
| RVS Data, First Survey 2013 | | | |
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | . | . | . |
| Fair | . | . | . |
| Average | 113 | 16 | 14.2% |
| Good | 1,237 | 102 | 8.2% |
| Excellent | 1,529 | 144 | 9.4% |
| Don't Know | 10 | 2 | 20.0% |
| Total | 2,889 | 264 | 9.1% |

Table II.3.36, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good condition, with a vacancy rate of 7.3 percent.

| Condition | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
|--------------|-------------------|-----------------------------|--------------|
| Poor | . | . | . |
| Fair | . | . | . |
| Average | 13 | 3 | 23.1% |
| Good | 191 | 14 | 7.3% |
| Excellent | 36 | 7 | 19.4% |
| Don't Know | 29 | 4 | 13.8% |
| Total | 269 | 28 | 10.4% |

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.3.37 below, respondents in Campbell County said they would prefer 57 more single family units, 662 more apartment units, and 5 units of all types. In total respondents indicated they wished to own or manage an additional 807 units.

| Unit Type | More Units |
|---------------------|------------|
| Single family units | 57 |
| Duplex Units | 3 |
| Apartments | 662 |
| Mobile homes | 53 |
| Other | 27 |
| Don't Know | . |
| All types | 5 |
| Total | 807 |

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 143 respondents in Campbell County. Of the incoming persons who were unsatisfied with their current housing, 68.0 percent said they sought to own a home and 32.0 percent wished to rent. Of those seeking to own a home, 66.7 percent wished to buy existing units, of which 10.0 percent sought homes for below \$100,000; 80.0 percent sought homes between \$100,000 and \$250,000, and 10.0 percent anticipated spending above \$250,000. The remainder of those seeking to own a home, 33.3 percent, wished to build, of which 20.0 percent for between \$100,000 and \$249,999 and 80.0 percent for above \$250,000.

Of those persons currently renting or seeking to rent, 12.5 percent anticipated spending under \$474, 37.5 percent anticipated spending between \$475 to \$849, and 50.0 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 5,817 loans purchased in Campbell County between 1979 and 2013, with 84 occurring in fiscal 2013. The average home size over the period was 1,311 square feet and 1,642 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1999. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$58,710. The average purchase price in fiscal 2013 was \$158,697. In fiscal 2013, 4.8 percent of loans purchased were for new construction, and 20.2 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 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 2011 five-year ACS data, 415 or 2.5 percent of households in Campbell County were overcrowded and another 118 or .7 percent of households were severely overcrowded, as shown in Table II.3.38, below.

| Table II.3.38 | | | | |
|---|------------------------|---------------------|----------------------------|--------------|
| Overcrowding and Severe Overcrowding | | | | |
| Campbell County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Campbell County | | | | |
| Owner | | | | |
| Households | 12,359 | 194 | 38 | 12,591 |
| Percentage | 98.2% | 1.5% | 0.3% | 100.0% |
| Renter | | | | |
| Households | 3,580 | 221 | 80 | 3,881 |
| Percentage | 92.2% | 5.7% | 2.1% | 100.0% |
| Total | | | | |
| Households | 15,939 | 415 | 118 | 16,472 |
| Percentage | 96.8% | 2.5% | 0.7% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 152,816 | 1,630 | 442 | 154,888 |
| Percentage | 98.7% | 1.1% | 0.3% | 100.0% |
| Renter | | | | |
| Households | 62,434 | 1,856 | 450 | 64,740 |
| Percentage | 96.4% | 2.9% | 0.7% | 100.0% |
| Total | | | | |
| Households | 215,250 | 3,486 | 892 | 219,628 |
| 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 2011 five-year ACS, a total of 211 units or 1.2 percent of all housing units in Campbell 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.3.39, at right.

| Table II.3.39 | | |
|---|------------------------|-------------------------|
| Housing Units with Incomplete Kitchen Facilities | | |
| Campbell County | | |
| 2007-2011 Five-Year ACS Data | | |
| Facilities | Campbell County | State of Wyoming |
| Complete Kitchen Facilities | 18,127 | 251,420 |
| Lacking Complete Kitchen Facilities | 211 | 7,570 |
| Total Housing Units | 18,338 | 258,990 |
| Percent Lacking | 1.2% | 2.9% |

At the time of the 2011 ACS, a total of 215 units or 1.2 percent of all housing units in Campbell 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.3.40, at right.

| Table II.3.40 Housing Units with Incomplete Plumbing Facilities Campbell County 2007-2011 Five-Year ACS Data | | |
|---|------------------------|-------------------------|
| Facilities | Campbell County | State of Wyoming |
| Complete Plumbing Facilities | 18,123 | 252,719 |
| Lacking Complete Plumbing Facilities | 215 | 6,271 |
| Total Households | 18,338 | 258,990 |
| Percent Lacking | 1.2% | 2.4% |

The third type of housing problem reported in the 2011 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 Campbell County, 13.0 percent of households had a cost burden and 4.7 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 14.8 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 4.0 percent experienced a severe cost burden, while 18.1 percent of renters had a cost burden and 8.6 percent had a severe cost burden, as shown in Table II.3.42, on the following page.

| Table II.3.41 | | | | | |
|---|------------------------|------------------|------------------|---------------------|--------------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | |
| Campbell County | | | | | |
| 2007-2011 Five-Year ACS Data | | | | | |
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Campbell County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 7,271 | 1,321 | 362 | 0 | 8,954 |
| Percent | 81.2% | 14.8% | 4.0% | 0.0% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 3,430 | 123 | 84 | 0 | 3,637 |
| Percent | 94.3% | 3.4% | 2.3% | 0.0% | 100.0% |
| Renter | | | | | |
| Households | 2,553 | 702 | 333 | 293 | 3,881 |
| Percent | 65.8% | 18.1% | 8.6% | 7.5% | 100.0% |
| Total | | | | | |
| Households | 13,254 | 2,146 | 779 | 293 | 16,472 |
| Percent | 80.5% | 13.0% | 4.7% | 1.8% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,978 | 16,599 | 8,551 | 166 | 95,294 |
| Percent | 73.4% | 17.4% | 9.0% | 0.2% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 53,907 | 3,140 | 2,176 | 371 | 59,594 |
| Percent | 90.5% | 5.3% | 3.7% | 0.6% | 100.0% |
| Renter | | | | | |
| Households | 36,244 | 10,740 | 10,064 | 7,692 | 64,740 |
| Percent | 56.0% | 16.6% | 15.5% | 11.9% | 100.0% |
| Total | | | | | |
| Households | 160,129 | 30,479 | 20,791 | 8,229 | 219,628 |
| Percent | 72.9% | 13.9% | 9.5% | 3.7% | 100.0% |

