

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.⁶² 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.3.2, 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.

⁶² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.3.2							
Population by Age and Gender							
Campbell County							
2010 Census and 2012 Current Census Estimates							
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.

Table II.3.3			
Group Quarters Population			
Campbell County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶³	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 distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

⁶³ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.3.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 12,093 family households, of which 9,802 housed married couple families and 2,291 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 764 families, or a female householder with no husband present, of which there were 1,527 families. There were also an estimated 4,844 "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 71.4 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Campbell County, 81.1 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Campbell County		State of Wyoming	
	Campbell County	% of Total	State of Wyoming	% of Total
Family households	12,093	71.4%	145,992	65.9%
Married-couple family	9,802	81.1%	117,493	80.5%
Owner-occupied housing units	8,365	85.3%	98,110	83.5%
Renter-occupied housing units	1,437	14.7%	19,383	16.5%
Other family	2,291	18.9%	28,499	19.5%
Male householder, no wife present	764	6.3%	9,246	32.4%
Owner-occupied housing units	496	64.9%	5,485	59.3%
Renter-occupied housing units	268	35.1%	3,761	40.7%
Female householder, no husband present	1,527	12.6%	19,253	67.6%
Owner-occupied housing units	932	61.0%	10,177	52.9%
Renter-occupied housing units	595	39.0%	9,076	47.1%
Nonfamily households	4,844	28.6%	75,487	34.1%
Owner-occupied housing units	3,109	64.2%	41,887	55.5%
Renter-occupied housing units	1,735	35.8%	33,600	44.5%
Total	16,937	100.0%	221,479	100.0%

Table II.3.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 4,994 two-person family households, 2,711 three-person family households and 2,344 four-person family households. One-person non-family households made up 73.9 percent of all non-family households or an estimated 3,579 households. Campbell County's two persons households made up 36.0 percent of total housing units and four person households made up an additional 13.9 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.3.5				
Household Type by Household Size				
Campbell County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Campbell County				
One Person	.	3,579	3,579	21.1%
Two Person	4,994	1,099	6,093	36.0%
Three Person	2,711	158	2,869	16.9%
Four Person	2,344	8	2,352	13.9%
Five Person	1,164	0	1,164	6.9%
Six Person	658	0	658	3.9%
Seven Person	222	0	222	1.3%
Total	12,093	4,844	16,937	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 6,093 two-person households, 5,035 were owner-occupied and 1,058 were renter-occupied. Of the 2,352 four-person households, 1,836 were owner-occupied and 516 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				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Campbell County				
One Person	2,312	1,267	3,579	21.1%
Two Person	5,035	1,058	6,093	36.0%
Three Person	2,145	724	2,869	16.9%
Four Person	1,836	516	2,352	13.9%
Five Person	925	239	1,164	6.9%
Six Person	505	153	658	3.9%
Seven Person or more	144	78	222	1.3%
Total	12,902	4,035	16,937	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.3.7, on the following page, Campbell County had a total of 18,819 housing units of which 16,937 or 90.0 percent were occupied. Of these occupied units, 76.2 percent, or 12,902 units were owner occupied, which compares to a statewide rate of 70.3. A total of 1,882

units or 10.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.3.7				
Housing Units by Tenure				
Campbell County 2008-2012 5-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,937	90.0%	221,479	84.7
Owner-Occupied	12,902	76.2%	155,659	70.3
Renter-Occupied	4,035	23.8%	65,820	29.7
Vacant Housing Units	1,882	10.0%	39,951	15.3
Total Housing Units	18,819	100.0%	261,430	100.0

Table II.3.8, below, shows that of the 1,882 housing units in Campbell County as reported in the 2012 ACS data, 346 or 18.4 percent were for rent and 133 or 7.1 percent were for sale. An estimated 362 units were for seasonal, recreational, or occasional use, and 629 or 33.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.3.8				
Disposition of Vacant Housing Units				
Campbell County 2008-2012 5-Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	346	18.4%	5,825	14.6%
Rented, but not occupied	111	5.9%	1,811	4.5%
For sale only	133	7.1%	2,711	6.8%
Sold, but not occupied	14	.7%	799	2.0%
For seasonal, recreational, or occasional use	362	19.2%	18,027	45.1%
For migrant workers	287	15.2%	488	1.2%
Other vacant	629	33.4%	10,290	25.8%
Total	1,882	100.0%	39,951	100.0%

Table II.3.9, at right, presents different income statistics for Campbell County. According to the 2012 ACS data averages, median family income for Campbell County was \$85,213 compared to the statewide average of \$70,013. Per capita income for Campbell County, which is calculated by dividing total income by population, was \$33,557, which compared to \$28,858 for the State of Wyoming.

Table II.3.9		
Median and Per Capita Income		
Campbell County 2008-2012 5-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	85,213	70,013
Median Household Income	77,090	56,573
Per Capita Income	33,557	28,858

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 905 households or 5.3 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 2,002 households that had incomes between \$35,000 and \$49,999, which accounted for 11.8 percent of households and compared to 14.2 percent for the State of Wyoming. Households with

incomes of \$100,000 or more accounted for 33.4 percent of total households and numbered 5,650 in Campbell County.

Table II.3.10				
Households by Income				
Campbell County 2008-2012 5-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	905	5.3%	21,996	9.9%
15,000 - 19,999	489	2.9%	10,608	4.8%
20,000 - 24,999	252	1.5%	10,519	4.7%
25,000 - 34,999	996	5.9%	22,992	10.4%
35,000 - 49,999	2,002	11.8%	31,395	14.2%
50,000 - 74,999	3,526	20.8%	44,135	19.9%
75,000 - 99,999	3,117	18.4%	31,949	14.4%
100,000 and above	5,650	33.4%	47,885	21.6%
Total	16,937	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.3.11, below. In total, the poverty rate in Campbell County was 6.7 percent, which compared to a statewide poverty rate of 11.0 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 8.7 percent. There were 268 males and 183 females in poverty under the age of 5. Overall, 14.9 percent of persons in poverty in Campbell County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 110 individuals with incomes below the poverty level which represented 3.6 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.3.11				
Poverty by Age				
Campbell County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Campbell County				
5 and Below	268	183	451	14.9%
6 to 18	205	364	569	18.8%
18 to 64	644	1,249	1,893	62.6%
65 and Older	22	88	110	3.6%
Total	1,139	1,884	3,023	100.0%
Poverty Rate	4.9%	8.7%	6.7%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.3.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Campbell County saw an average of 9,111 owner-occupied

single-family units compared to 1,049 single-family rental units. In Campbell County, single-family units comprised 60.0 percent of all households compared with 71.5 percent statewide. Campbell County had a total of 1,601 apartment rental units and total apartment units accounted for 9.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 4,081 mobile homes in Campbell County, which comprised 24.1 percent of all occupied housing units and compared to 13.6 statewide.

Table II.3.12 Households by Unit Type Campbell County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
Single-Family Unit	9,111	1,049	10,160	60.0%
Duplex	76	158	234	1.4%
Tri- or Four-Plex	19	706	725	4.3%
Apartments	49	1,601	1,650	9.7%
Mobile Homes	3,560	521	4,081	24.1%
Boat, RV, Van, Etc.	87	0	87	.5%
Total	12,902	4,035	16,937	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.3.13, below, shows the number of households by year of construction. As shown, 2.5 percent, or 429 units, were built in 1939 or earlier in the county, and another 172 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 4,481, which accounted for 26.5 percent of all households, and an additional 63 households, or 0.4 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.3.13 Households by Year Built Campbell County 2008-2012 5-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	429	2.5%	24,899	11.2%
1940 to 1949	172	1.0%	10,352	4.7%
1950 to 1959	397	2.3%	22,395	10.1%
1960 to 1969	897	5.3%	19,254	8.7%
1970 to 1979	4,281	25.3%	50,875	23.0%
1980 to 1989	3,794	22.4%	34,715	15.7%
1990 to 1999	2,423	14.3%	26,905	12.1%
2000 to 2004	4,481	26.5%	30,814	13.9%
Built 2005 or Later	63	.4%	1,270	.6%
Total	16,937	100.0%	221,479	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 1.1 percent of total housing units, while households with five and six rooms accounted for 20.6 and 18.0 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 2008-2012 5-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	201	1.1%	4,323	1.7%
Two	212	1.1%	6,841	2.6%
Three	984	5.2%	19,299	7.4%
Four	2,794	14.8%	44,488	17.0%
Five	3,874	20.6%	51,437	19.7%
Six	3,379	18.0%	40,208	15.4%
Seven	2,579	13.7%	32,481	12.4%
Eight	2,013	10.7%	25,835	9.9%
Nine or more	2,783	14.8%	36,518	14.0%
Total	18,819	100.0%	261,430	100.0%
Median Rooms	6	.	6	.

Table II.3.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 150 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 17.9 percent of total households in Campbell County, which compared to 24.6 percent statewide. In Campbell County, the 7,962 households with three bedrooms accounted for 47.0 percent of all households, and there were only 1,376 five-bedroom or more households, which accounted for 8.1 percent of all households.

Table II.3.15				
Households by Number of Bedrooms				
Campbell County 2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
None	59	150	209	1.2%
One	138	577	715	4.2%
Two	1,467	1,571	3,038	17.9%
Three	6,661	1,301	7,962	47.0%
Four	3,329	308	3,637	21.5%
Five or more	1,248	128	1,376	8.1%
Total	12,902	4,035	16,937	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	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 \$195,500, while structures built between 1950 and 1959 had a median value of \$178,100 and those built between 1990 to 1999 had a median value of \$177,000. 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 \$217,300 and \$220,800, respectively. The total average median value in Campbell County was \$201,100, which compared to \$184,400 in the State of Wyoming.

Table II.3.16 Median Value by Year Structure Built Campbell County 2008-2012 5-Year ACS Data		
Year Built	Campbell County	State of Wyoming
1939 or earlier	195,500	153,500
1940 to 1949	164,500	136,800
1950 to 1959	178,100	156,600
1960 to 1969	200,900	173,700
1970 to 1979	200,200	181,700
1980 to 1989	196,900	196,100
1990 to 1999	177,000	228,400
2000 to 2004	217,300	248,900
Built 2005 or Later	220,800	221,600
Total	201,100	184,400

Household mortgage status is reported in Table II.3.17, below. In Campbell County, households with a mortgage accounted for 69.0 percent of all households or 8,899 housing units, and the remaining 31.0 percent or 4,003 units had no mortgage. Of those units with a mortgage, 1,111 had either a second mortgage or home equity loan, 26 had both a second mortgage and home equity loan, and 7,762 or 87.2 percent had no second mortgage or no home equity loan.

Table II.3.17 Mortgage Status Campbell County 2008-2012 5-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	8,899	69.0%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	1,111	12.5%	15,069	16.0%
Second mortgage only	606	54.5%	7,440	49.4%
Home equity loan only	505	45.5%	7,629	50.6%
Both second mortgage and home equity loan	26	.3%	645	.7%
No second mortgage and no home equity loan	7,762	87.2%	78,587	83.3%
Housing units without a mortgage	4,003	31.0%	61,358	39.4%
Total	12,902	100.0%	155,659	100.00%

The median rent in Campbell County was \$809 as compared to \$618 statewide, as seen in Table II.3.18, below.

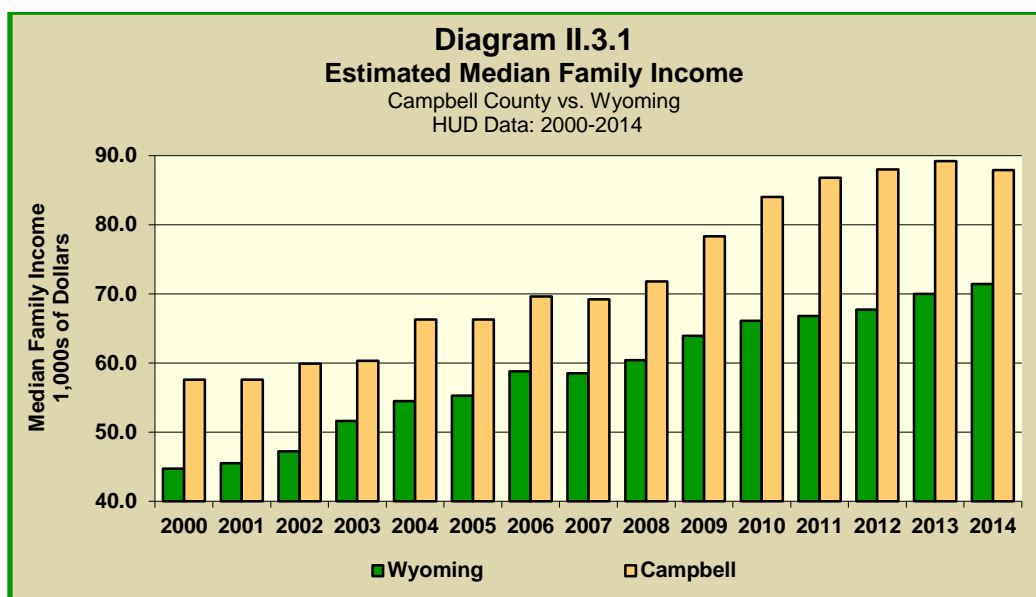
Table II.3.18 Median Rent Campbell County 2008-2012 5-Year ACS Data	
Place	Rent
Campbell County	\$809
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 17 persons during 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 7,143 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	1,229	1,246	-17
Total	19,994	12,851	7,143

Economics

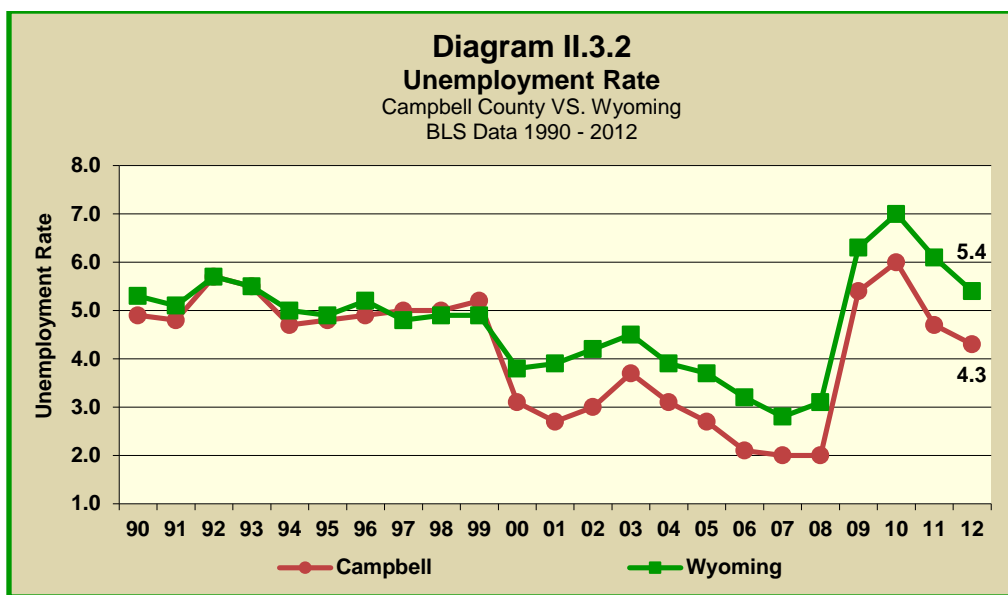
The HUD estimated MFI for Campbell County was \$87,900 in 2014.⁶⁴ This compares to Wyoming’s MFI of \$71,400. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2014.



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

⁶⁴ 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 27,739 workers. Preliminary estimates shows monthly employment decreased to 27,732 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	20,177	20,610	21,645	24,295	26,566	27,862	29,381	27,361	27,285	27,663	26,949
Feb	19,863	20,625	21,912	24,390	26,538	27,949	29,019	27,338	27,052	27,715	26,965
Mar	19,806	20,790	22,165	24,665	26,741	28,282	28,908	27,355	26,990	27,693	27,176
Apr	20,002	21,162	22,646	25,148	26,729	28,446	28,760	27,465	27,152	27,919	27,046
May	20,384	21,490	22,779	25,582	27,273	28,916	29,580	27,577	27,501	28,051	27,456
Jun	21,092	22,031	23,707	26,508	27,836	29,543	29,892	28,222	27,902	28,245	27,732
Jul	20,722	21,623	23,448	25,534	27,053	28,934	28,419	27,032	26,761	27,118	.
Aug	21,144	21,722	23,717	25,802	27,193	29,230	28,394	28,051	27,062	27,401	.
Sep	21,095	21,468	23,746	26,101	27,577	29,818	28,822	28,562	27,680	27,979	.
Oct	21,104	21,612	23,968	26,172	27,691	30,226	28,641	29,239	27,951	27,828	.
Nov	20,948	21,521	23,919	26,338	27,958	30,241	28,437	28,316	28,015	27,745	.
Dec	20,716	21,723	23,999	26,797	27,981	29,944	28,013	27,842	28,134	27,506	.
Annual	20,588	21,365	23,138	25,611	27,261	29,116	28,856	27,863	27,457	27,739	.
% Change	-1.67	3.77	8.30	10.69	6.44	6.80	-0.89	-3.44	-1.46	1.03	.

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. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$1,057.

Table II.3.21						
Average Weekly Wages						
Campbell County						
BLS QCEW Data, 2001–2013(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	1,106	1,033	1,028	1,112	1,070	0.47
2013(p)	1,087	1,057

Total business establishments reported by the QCEW are displayed below in Table II.3.22. Annual establishments decreased by 0.56 percent between 2012 and 2013, from a total of 1,781 to 1,771 establishments. Preliminary estimates indicate the total number of establishments decreased to 1,759 in June of 2013.

Table II.3.22						
Number of Establishments						
Campbell County						
BLS QCEW Data, 2001–2013(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
2012	1,773	1,784	1,766	1,762	1,771	-0.56
2013p	1,764	1,759

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 \$726 to \$686 from second quarter 2012 to second quarter 2013, or by 5.5 percent. During the same period, detached single-family home rents decreased by 3.3 percent, rents for mobile homes on a lot increased by 2.8 percent, and rents for mobile home lots increased by 1.8 percent.

Campbell County rental prices experienced average annualized increases of 3.1 percent for apartments, 3.5 percent for houses, 3.8 percent for mobile homes plus a lot, and 3.0 percent per year for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 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
Q2.13	686	405	1,082	845

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 13 years, with the most recent survey conducted in December 2013.⁶⁵ During December 2013, a total of 130 surveys were completed by property managers in Campbell County. Of the 3,615 rental units surveyed, 224 were vacant, indicating a vacancy rate of 6.20 percent, as shown in Table II.3.26, below. This compares to an 9.75 percent vacancy rate one year ago and a 2013 statewide vacancy rate of 5.57 percent.

Table II.3.26 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, June 2001– December 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%
2013b	130	3,615	224	6.20%

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

⁶⁵ 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, but fall to 6.20 percent in December 2013.

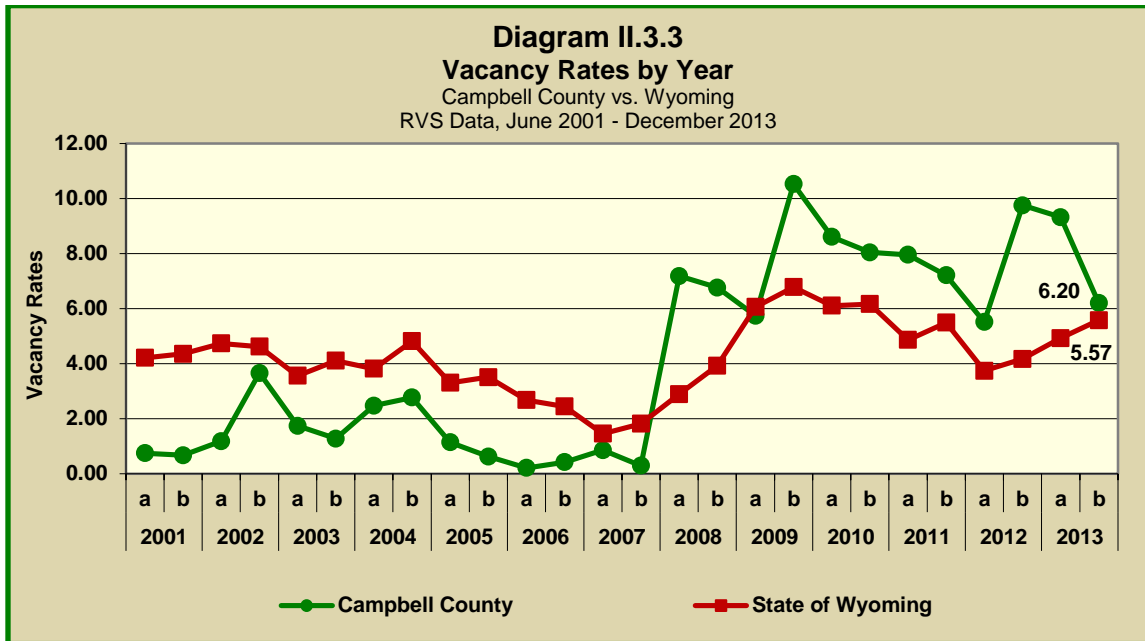


Diagram II.3.4 below, shows the average rent of single-family and apartment units in Campbell County. In the second half of 2013, rents for single-family units fell to \$1,060 and average rents for apartments rose, to \$780.

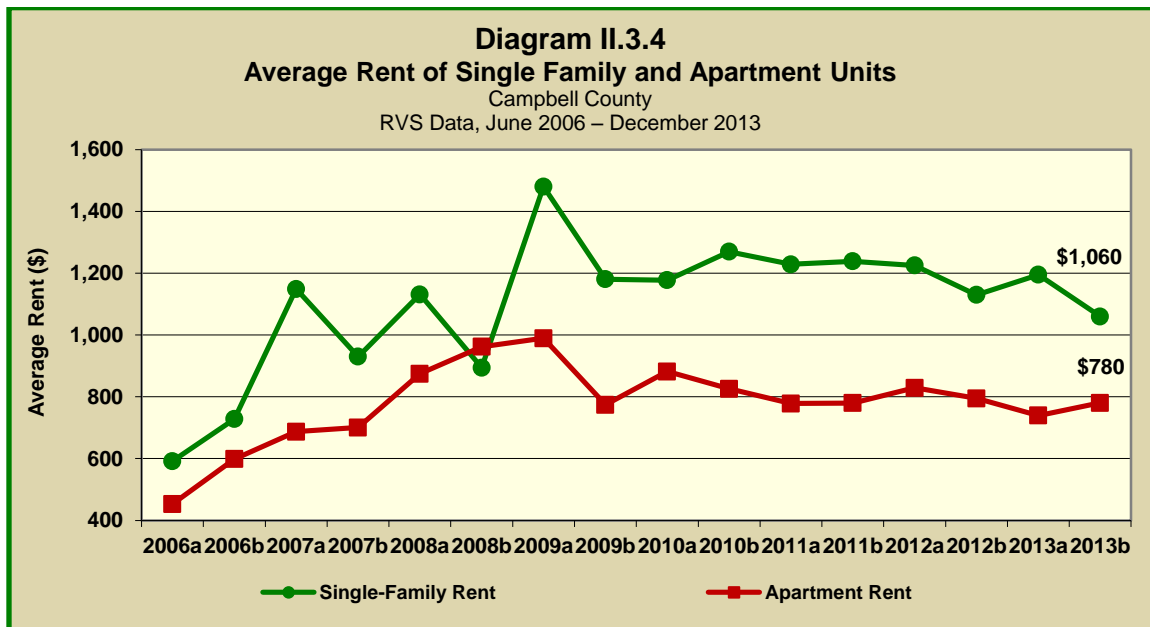


Table II.3.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 228 single family units in Campbell County, with 8 of them available. This translates into a vacancy rate of 3.5 percent in Campbell County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 2,635 apartment units reported in the survey, with 172 of them available, which resulted in a vacancy rate of 6.5 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.3.27			
Rental Vacancy Survey by Type			
Campbell County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	228	8	3.5%
Duplex units	93	2	2.2%
Apartments	2,635	172	6.5%
Mobile Homes	559	17	3.0%
“Other” Units	63	4	6.3%
Don't Know	37	21	56.8%
Total	3,615	224	6.2%

Table II.3.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 29 units. The most common apartment units were two bedroom units, with 504 units. Additional details for additional unit types are reported found below.

Table II.3.28							
Rental Units by Bedroom Size							
Campbell County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	1	0	0	.	1
One	2	2	124	2	1	.	131
Two	29	26	504	15	3	.	577
Three	27	7	257	84	7	.	382
Four	6	1	5	3	0	.	15
Five	3	0	0	2	0	.	5
Don't Know	161	57	1,744	453	52	37	2,504
Total	228	93	2,635	559	63	37	3,615

Average market-rate rents by unit type are shown in Table II.3.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.3.29						
Average Market Rate Rents by Bedroom Size						
Campbell County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$575	\$	\$	\$575
One	\$642	\$750	\$624	\$375	\$950	\$634
Two	\$808	\$788	\$730	\$784	\$925	\$761
Three	\$1,220	\$1,015	\$844	\$886	\$1,083	\$1,012
Four	\$1,408	\$	\$1,464	\$1,150	\$	\$1,376
Five	\$1,550	\$	\$	\$1,225	\$2,500	\$1,600
Total	\$1,060	\$878	\$780	\$842	\$1,157	\$901

Table II.3.30, below, 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 than apartment units.

Table II.3.30						
Average Assisted Rate Rents by Bedroom Size						
Campbell County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$550	\$	\$	\$550
Two	\$	\$	\$647	\$	\$	\$647
Three	\$	\$	\$642	\$	\$	\$642
Four	\$	\$	\$859	\$	\$	\$859
Five	\$	\$	\$	\$	\$	\$
Total	\$	\$	\$608	\$	\$	\$608

Table II.3.31, 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 above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.3.31			
Single Family Market Rate Rents by Vacancy Status			
Campbell County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	27	3	11.1%
\$1,000 to \$1,500	95	4	4.2%
Above \$1,500	98	0	.0%
Missing	5	1	20.0%
Total	228	8	3.5%

The average rent and availability of apartment units is displayed in Table II.3.32, below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 2.82 percent.

Table II.3.32			
Apartment Market Rate Rents by Vacancy Status			
Campbell County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	177	5	2.8%
\$500 to \$1,000	1,704	111	6.5%
\$1,000 to \$1,500	73	5	6.8%
Above \$1,500	1	1	100.0%
Missing	680	50	7.35%
Total	2,635	172	6.5%

Table II.3.33, 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 2.06 percent.

Table II.3.33			
Mobile Home Market Rate Rents by Vacancy Status			
Campbell County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	16	1	6.3%
\$500 to \$1,000	486	10	2.1%
\$1,000 to \$1,500	17	1	5.9%
Above \$1,500			%
Missing	40	5	12.5%
Total	559	17	3.0%

Table II.3.34, below, 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.3.34							
Condition by Unit Type							
Campbell County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	3	0	0	0	0	.	3
Average	42	6	148	84	3	.	283
Good	155	66	1,125	53	33	.	1,432
Excellent	21	13	1,238	395	5	.	1,672
Don’t Know	7	8	124	27	22	37	225
Total	228	93	2,635	559	63	37	3,615

The availability of single family units based on their condition is displayed in Table II.3.35, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of 0.0 percent.

Table II.3.35			
Condition of Single Family Units by Vacancy Status			
Campbell County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	3	0	.0%
Average	42	5	11.9%
Good	155	2	1.3%
Excellent	21	1	4.8%
Don't Know	7	0	%
Total	228	8	3.5%

Table II.3.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in good condition, and had a vacancy rate of 5.07 percent.

Table II.3.36			
Condition of Apartment Units by Vacancy Status			
Campbell County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	148	13	8.8%
Good	1,125	57	5.1%
Excellent	1,238	90	7.3%
Don't Know	124	0	.0%
Total	2,635	172	6.5%

Table II.3.37, 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 quality, with a vacancy rate of 5.07 percent.

Table II.3.37			
Condition of Mobile Home Units by Vacancy Status			
Campbell County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	84	3	3.6%
Good	53	8	15.1%
Excellent	395	5	1.3%
Don't Know	27	0	%
Total	559	17	3.0%

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.3.38, on the following page, respondents in Campbell County said they would prefer 70 more single family units, 118 more apartment units, and 27 units of all types. In total respondents indicated they wished to own or manage an additional 238 units.

Table II.3.38 If you had the opportunity to own/manage more units, how many would you prefer Campbell County RVS Data, December 2013	
Unit Type	More Units
Single family units	70
Duplex Units	1
Apartments	118
Mobile homes	10
Other	12
Don't Know	
All types	27
Total	238

The calendar 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 150 respondents in Campbell County. Of the incoming persons who were unsatisfied with their current housing, 57.9 percent said they sought to own a home and 42.1 percent wished to rent. Of those seeking to own a home, 90.9 percent wished to buy existing units, of which 20.0 percent sought homes for below \$100,000; 50.0 percent sought homes between \$100,000 and \$250,000, and 30.0 percent anticipated spending above \$250,000.

Of those persons currently renting or seeking to rent, 12.5 percent anticipated spending under \$474, 25.0 percent anticipated spending between \$475 to \$849, and 62.5 percent hoped to spend above \$850 per month. Additional survey data are presented 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 2012 5-year ACS data, 402 or 2.4 percent of households in Campbell County were overcrowded and another 98 or 0.6 percent of units were severely overcrowded, as shown in Table II.3.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.3.39				
Overcrowding and Severe Overcrowding				
Campbell County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Campbell County				
Owner				
Households	12,670	218	14	12,902
Percentage	98.2%	1.7%	.1%	100.0%
Renter				
Households	3,767	184	84	4,035
Percentage	93.4%	4.6%	2.1%	100.0%
Total				
Households	16,437	402	98	16,937
Percentage	97.0%	2.4%	.6%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 190 units or 1.0 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.3.40, at right.

Table II.3.40		
Housing Units with Incomplete Kitchen Facilities		
Campbell County 2008-2012 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	18,629	253,942
Lacking Complete Kitchen Facilities	190	7,488
Total Housing Units	18,819	261,430
Percent Lacking	1.0%	2.9%

At the time of the 2012 ACS, a total of 189 units or 1.0 percent of all housing units in Campbell County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.3.41, on the following page.

Table II.3.41		
Housing Units with Incomplete Plumbing Facilities		
Campbell County 2008-2012 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	18,630	255,465
Lacking Complete Plumbing Facilities	189	5,965
Total Households	18,819	261,430
Percent Lacking	1.0%	2.3%

The third type of housing problem reported in the 2012 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, 13.1 percent of households had a cost burden and 5.7 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 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 4.3 percent experienced a severe cost burden, while 18.7 percent of renters had a cost burden and 12.6 percent had a severe cost burden, as seen in Table II.3.42, on the following page.

Table II.3.42 Cost Burden and Severe Cost Burden by Tenure Campbell County 2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Campbell County					
Owner With a Mortgage					
Households	7,202	1,316	381	0	8,899
Percent	80.9%	14.8%	4.3%	.0%	100.0%
Owner Without a Mortgage					
Households	3,764	157	82	0	4,003
Percent	94.0%	3.9%	2.0%	.0%	100.0%
Renter					
Households	2,555	754	509	217	4,035
Percent	63.3%	18.7%	12.6%	5.4%	100.0%
Total					
Households	13,521	2,227	972	217	16,937
Percent	79.8%	13.1%	5.7%	1.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 12,186 households in Campbell County, from 17,172 in 2010 to 29,358 in 2040. Homeowners are expected to increase from 12,595 households in 2010 to 20,090 by 2040. Renters are anticipated to increase from 4,577 households in 2010 to 9,268 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 376 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 521 households and by 1,283 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 1,055 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 779 households over the period. Table II.3.43, below, provides details of the household forecast by tenure and income.

Table II.3.43						
Household Forecast by Tenure and Income						
Campbell County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	632	876	2,157	1,178	7,752	12,595
2015	650	900	2,216	1,210	7,965	12,941
2020	713	988	2,432	1,329	8,743	14,205
2025	781	1,082	2,664	1,455	9,576	15,559
2030	853	1,182	2,909	1,590	10,459	16,993
2035	929	1,287	3,168	1,731	11,388	18,503
2040	1,009	1,397	3,440	1,879	12,365	20,090
Renters by Percent of Median Household Income						
2010	1,029	760	1,092	487	1,209	4,577
2015	1,205	889	1,278	570	1,415	5,357
2020	1,357	1,001	1,439	642	1,594	6,032
2025	1,521	1,122	1,613	719	1,786	6,761
2030	1,696	1,252	1,799	802	1,992	7,542
2035	1,884	1,390	1,998	891	2,213	8,377
2040	2,084	1,538	2,211	986	2,448	9,268
Total Households by Percent of Median Household Income						
2010	1,662	1,636	3,248	1,665	8,961	17,172
2015	1,854	1,789	3,494	1,780	9,380	18,297
2020	2,070	1,989	3,871	1,970	10,337	20,238
2025	2,302	2,204	4,277	2,175	11,362	22,319
2030	2,549	2,434	4,709	2,392	12,451	24,535
2035	2,813	2,677	5,166	2,622	13,601	26,880
2040	3,093	2,936	5,651	2,865	14,813	29,358

