

CAMPBELL COUNTY

Demographics

The Census Bureau's current census estimates indicate that Campbell County's population increased from 46,133 in 2010 to 49,220 in 2015, or by 6.7 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 9.3 percent, and the number of people from 55 to 64 years of age increased by 29.9 percent. The white population increased by 5.4 percent, while the black population increased by 114.4 percent. The Hispanic population increased from 3,611 to 4,242 people between 2010 and 2015 or by 17.5 percent. These data are presented in Table II.3.1, below.

Table II.3.1						
Profile of Population Characteristics						
Campbell County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Campbell County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	46,133	49,220	6.7%	563,626	586,107	4.0%
Age						
Under 14 years	11,027	11,680	5.9%	113,371	116,880	3.1%
15 to 24 years	6,473	6,419	-0.8%	78,460	78,529	0.1%
25 to 44 years	13,644	14,912	9.3%	144,615	153,641	6.2%
45 to 54 years	7,464	6,158	-17.5%	83,577	71,070	-15.0%
55 to 64 years	4,909	6,377	29.9%	73,513	81,288	10.6%
65 and Over	2,616	3,674	40.4%	70,090	84,699	20.8%
Race						
White	44,276	46,685	5.4%	529,110	543,292	2.7%
Black	174	373	114.4%	5,135	8,286	61.4%
American Indian and Alaskan Native	624	807	29.3%	14,457	15,757	9.0%
Asian	260	312	20.0%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	27	43	59.3%	521	676	29.8%
Two or more races	772	1,000	29.5%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	3,611	4,242	17.5%	50,231	58,207	15.9%

Table II.3.2, on the following page, presents the population of Campbell County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 25,558 persons, and accounted for 51.9 percent of the population, with the remaining 48.1 percent, or 23,662 persons being female.

Table II.3.2 Population by Age and Gender Campbell County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,693	5,334	11,027	5,950	5,730	11,680	5.9%
15 to 24 years	3,429	3,044	6,473	3,396	3,023	6,419	-.8%
25 to 44 years	7,333	6,311	13,644	7,876	7,036	14,912	9.3%
45 to 54 years	3,926	3,538	7,464	3,135	3,023	6,158	-17.5%
55 to 64 years	2,679	2,230	4,909	3,445	2,932	6,377	29.9%
65 and Over	1,198	1,418	2,616	1,756	1,918	3,674	40.4%
Total	24,258	21,875	46,133	25,558	23,662	49,220	6.7%
% of Total	52.6%	47.4%	.	51.9%	48.1%	.	

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 ⁸³	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

⁸³ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 12,193 family households, of which 9,833 housed married couple families and 2,360 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 945 families, or a female householder with no husband present, of which there were 1,415 families. There were also an estimated 5,317 “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 69.6 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Campbell County, 80.6 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.3.4				
Household Type by Tenure				
Campbell County				
2010-2015 5-Year ACS Data				
Family Type	Campbell County		State of Wyoming	
	Campbell County	% of Total	State of Wyoming	% of Total
Family households	12,193	69.6%	147,229	64.9%
Married-couple family	9,833	80.6%	117,355	79.7%
Owner-occupied housing units	8,520	86.6%	97,628	83.2%
Renter-occupied housing units	1,313	13.4%	19,727	16.8%
Other family	2,360	19.4%	29,874	20.3%
Male householder, no wife present	945	40.0%	10,771	36.1%
Owner-occupied housing units	588	62.2%	6,308	58.6%
Renter-occupied housing units	357	37.8%	4,463	41.4%
Female householder, no husband present	1,415	60.0%	19,103	63.9%
Owner-occupied housing units	609	43.0%	9,562	50.1%
Renter-occupied housing units	806	57.0%	9,541	49.9%
Nonfamily households	5,317	30.4%	79,636	35.1%
Owner-occupied housing units	2,934	55.2%	43,177	54.2%
Renter-occupied housing units	2,383	44.8%	36,459	45.8%
Total	17,510	100.0%	226,865	100.0%

Table II.3.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 4,907 two-person family households, 3,001 three-person family households and 2,480 four-person family households. One-person non-family households made up 76.9 percent of all non-family households or an estimated 4,091 households. Campbell County’s two persons households made up 34.2 percent of total housing units and four person households made up an additional 14.3 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.3.5				
Household Type by Household Size				
Campbell County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Campbell County				
One Person	.	4,091	4,091	23.4%
Two Person	4,907	1,079	5,986	34.2%
Three Person	3,001	115	3,116	17.8%
Four Person	2,480	32	2,512	14.3%
Five Person	1,112	0	1,112	6.4%
Six Person	446	0	446	2.5%
Seven Person	247	0	247	1.4%
Total	12,193	5,317	17,510	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,986 two-person households, 4,854 were owner-occupied and 1,132 were renter-occupied. Of the 2,512 four-person households, 1,827 were owner-occupied and 685 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Campbell County				
One Person	2,333	1,758	4,091	23.4%
Two Person	4,854	1,132	5,986	34.2%
Three Person	2,243	873	3,116	17.8%
Four Person	1,827	685	2,512	14.3%
Five Person	927	185	1,112	6.4%
Six Person	341	105	446	2.5%
Seven Person or more	126	121	247	1.4%
Total	12,651	4,859	17,510	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.3.7, on the following page, Campbell County had a total of 19,525 housing units of which 17,510 or 89.7 percent were occupied. Of these occupied units, 72.3 percent, or 12,651 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,015 units or 10.3 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.3.7 Housing Units by Tenure Campbell County 2010-2015 5-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,510	89.7%	226,865	85.1
Owner-Occupied	12,651	72.3%	156,675	69.1
Renter-Occupied	4,859	27.7%	70,190	30.9
Vacant Housing Units	2,015	10.3%	39,765	14.9
Total Housing Units	19,525	100.0%	266,630	100.0

Table II.3.8, below, shows that of the 2,015 housing units in Campbell County as reported in the 2014 ACS data, 351 or 17.4 percent were for rent and 279 or 13.8 percent were for sale. An estimated 460 units were for seasonal, recreational, or occasional use, and 728 or 36.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.3.8 Disposition of Vacant Housing Units Campbell County 2010-2015 5-Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	351	17.4%	6,460	16.2%
Rented, but not occupied	113	5.6%	1,371	3.4%
For sale only	279	13.8%	2,571	6.5%
Sold, but not occupied	66	3.3%	931	2.3%
For seasonal, recreational, or occasional use	460	22.8%	17,209	43.3%
For migrant workers	18	.9%	302	.8%
Other vacant	728	36.1%	10,921	27.5%
Total	2,015	100.0%	39,765	100.0%

Table II.3.9, at right, presents different income statistics for Campbell County. According to the 2014 ACS data averages, median family income for Campbell County was \$87,858 compared to the statewide average of \$73,194.

Table II.3.9 Median and Per Capita Income Campbell County 2010-2015 5-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	87,858	73,194
Median Household Income	80,060	58,840

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 963 households or 5.5 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,776 households that had incomes between \$35,000 and \$49,999, which accounted for 10.1 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 36.7 percent of total households and numbered 6,421 in Campbell County.

Table II.3.10 Households by Income Campbell County 2010-2015 5-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	963	5.5%	21,426	9.4%
15,000 - 19,999	280	1.6%	10,358	4.6%
20,000 - 24,999	721	4.1%	11,900	5.2%
25,000 - 34,999	1,325	7.6%	22,435	9.9%
35,000 - 49,999	1,776	10.1%	30,775	13.6%
50,000 - 74,999	3,157	18.0%	43,104	19.0%
75,000 - 99,999	2,867	16.4%	32,540	14.3%
100,000 and above	6,421	36.7%	54,327	23.9%
Total	17,510	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.3.11, below. In total, the poverty rate in Campbell County was 7 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Campbell County had a poverty rate of 6 percent and the female population had a poverty rate of 9 percent. There were 380 males and 285 females in poverty under the age of 5. Overall, 19.5 percent of persons in poverty in Campbell County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 154 individuals with incomes below the poverty level which represented 4.5 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.3.11 Poverty by Age Campbell County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Campbell County				
5 and Below	380	285	665	19.5%
6 to 17	190	270	460	13.5%
18 to 64	782	1,351	2,133	62.5%
65 and Older	28	126	154	4.5%
Total	1,380	2,032	3,412	100.0%
Poverty Rate	6%	9%	7%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.3.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Campbell County saw an average of 9,993 owner-occupied single-family units compared to 1,242 single-family rental units. In Campbell County, single-family units comprised 64.2 percent of all households compared with 71.8 percent statewide. Campbell County had a total of 1,964 apartment rental units and total apartment units accounted for 11.2

percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 3,231 mobile homes in Campbell County, which comprised 18.5 percent of all occupied housing units and compared to 12.9 statewide.

Table II.3.12 Households by Unit Type Campbell County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
Single-Family Unit	9,993	1,242	11,235	64.2%
Duplex	25	226	251	1.4%
Tri- or Four-Plex	7	639	646	3.7%
Apartments	0	1,964	1,964	11.2%
Mobile Homes	2,585	646	3,231	18.5%
Boat, RV, Van, Etc.	41	142	183	1.0%
Total	12,651	4,859	17,510	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.3.13, below, shows the number of households by year of construction. As shown, 1.4 percent, or 239 units, were built in 1939 or earlier in the county, and another 242 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,572, which accounted for 31.8 percent of all households, and an additional 737 households, or 4.2 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.3.13 Households by Year Built Campbell County 2010-2015 5-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	239	1.4%	24,616	10.9%
1940 to 1949	242	1.4%	10,203	4.5%
1950 to 1959	489	2.8%	21,453	9.5%
1960 to 1969	531	3.0%	18,653	8.2%
1970 to 1979	3,315	18.9%	48,616	21.4%
1980 to 1989	3,677	21.0%	33,033	14.6%
1990 to 1999	2,708	15.5%	26,955	11.9%
2000 to 2009	5,572	31.8%	36,947	16.3%
Built 2010 or Later	737	4.2%	6,389	2.8%
Total	17,510	100.0%	226,865	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 accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 19.4 and 21.1 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 2010-2015 5-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	232	1.2%	4,535	1.7%
Two	300	1.5%	7,317	2.7%
Three	880	4.5%	20,228	7.6%
Four	2,851	14.6%	41,849	15.7%
Five	3,789	19.4%	54,574	20.5%
Six	4,117	21.1%	42,082	15.8%
Seven	2,814	14.4%	31,471	11.8%
Eight	1,882	9.6%	25,750	9.7%
Nine or more	2,660	13.6%	38,824	14.6%
Total	19,525	100.0%	266,630	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 227 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 17.6 percent of total households in Campbell County, which compared to 24.3 percent statewide. In Campbell County, the 8,256 households with three bedrooms accounted for 47.2 percent of all households, and there were only 1,143 five-bedroom or more households, which accounted for 6.5 percent of all households.

Table II.3.15				
Households by Number of Bedrooms				
Campbell County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
None	41	227	268	1.5%
One	101	645	746	4.3%
Two	1,286	1,790	3,076	17.6%
Three	6,536	1,720	8,256	47.2%
Four	3,648	373	4,021	23.0%
Five or more	1,039	104	1,143	6.5%
Total	12,651	4,859	17,510	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$171,200, while structures built between 1950 and 1959 had a median value of \$179,000 and those built between 1990 to 1999 had a median value of \$207,900. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$280,800. The total average median value in Campbell County was \$212,200, which compared to \$194,800 in the State of Wyoming.

Table II.3.16 Median Value by Year Structure Built Campbell County 2010-2015 5-Year ACS Data		
Year Built	Campbell County	State of Wyoming
1939 or earlier	171,200	156,400
1940 to 1949	173,200	145,000
1950 to 1959	179,000	159,900
1960 to 1969	212,500	182,000
1970 to 1979	205,100	188,100
1980 to 1989	212,100	205,600
1990 to 1999	207,900	236,200
2000 to 2009	220,500	253,100
2010 to 2013	280,800	272,200
2014 to Later	.	284,800
Total	212,200	194,800

Household mortgage status is reported in Table II.3.17, below. In Campbell County, households with a mortgage accounted for 70.4 percent of all households or 8,912 housing units, and the remaining 29.6 percent or 3,739 units had no mortgage. Of those units with a mortgage, 554 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 8,358 or 93.8 percent had no second mortgage or no home equity loan.

Table II.3.17 Mortgage Status Campbell County 2010-2015 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	8,912	70.4%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	554	6.2%	10,910	11.8%
Second mortgage only	340	61.4%	5,021	46.0%
Home equity loan only	214	38.6%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	8,358	93.8%	81,121	87.7%
Housing units without a mortgage	3,739	29.6%	64,130	40.9%
Total	12,651	100.0%	156,675	100.00%

The median rent in Campbell County was \$831 as compared to \$674 statewide, as seen in Table II.3.18, below.

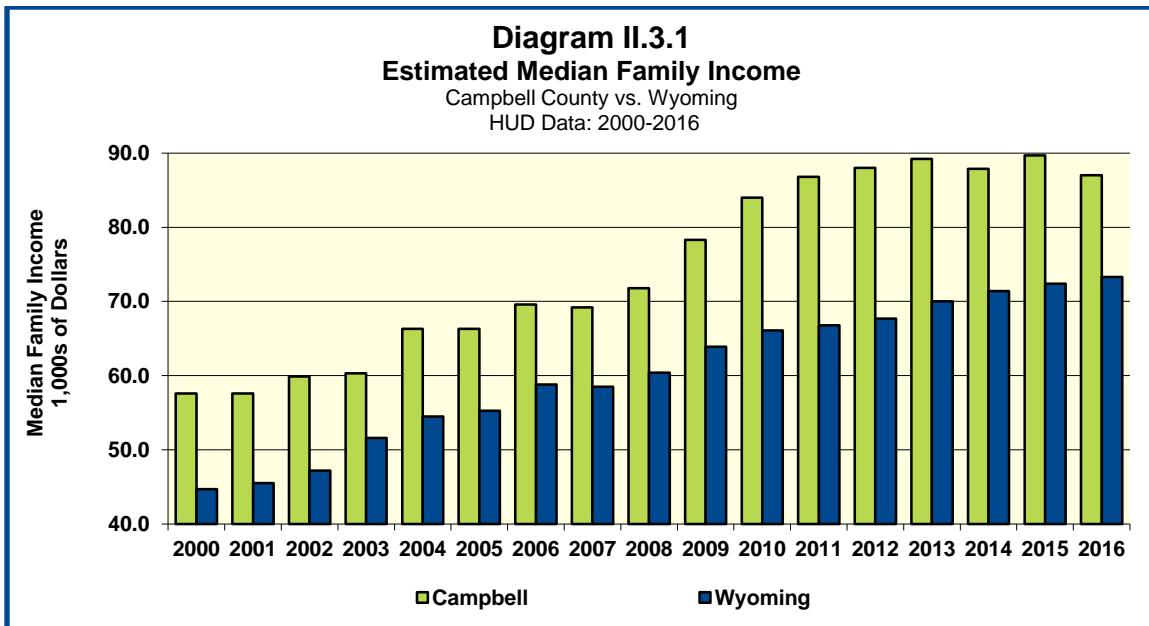
Table II.3.18 Median Rent Campbell County 2010-2015 5-Year ACS Data	
Place	Rent
Campbell County	\$831
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 96 persons during 2016. 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 7,289 persons over the time period.

Table II.3.19			
Driver’s Licenses Exchanged and Surrendered			
Campbell County			
WYDOT Data, 2000 – First Half of 2016			
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	1,229	1,246	-17
2014	1,366	1,275	91
2015	1,412	1,261	151
2016 – First Half	548	644	-96
Total	23,320	16,031	7,289

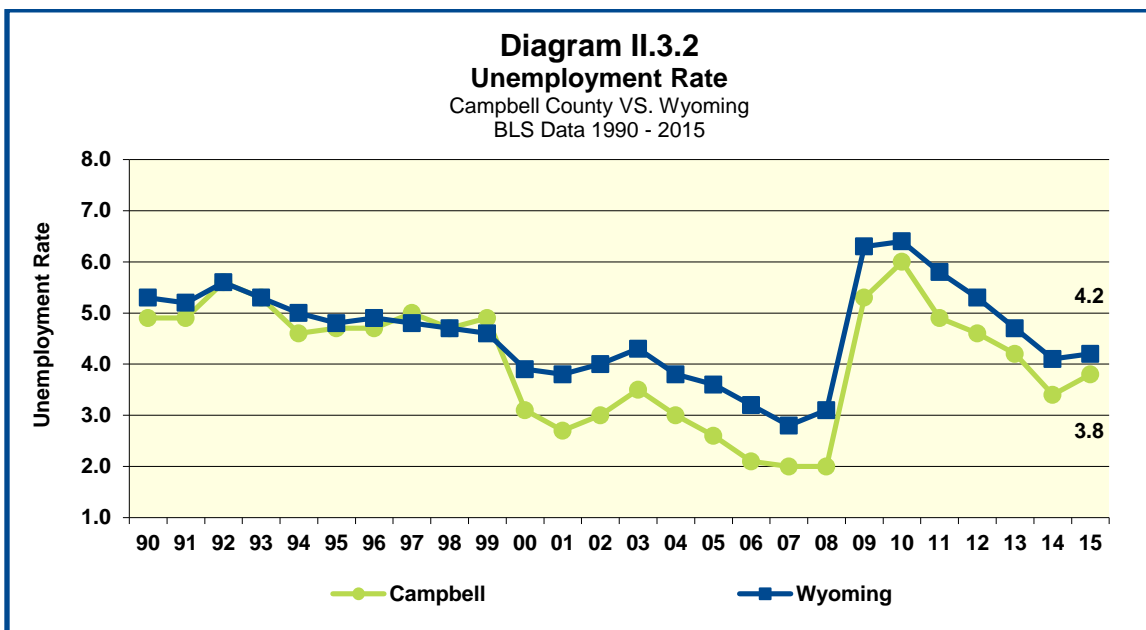
Economics

The HUD estimated MFI for Campbell County was \$87,000 in 2016.⁸⁴ This compares to Wyoming’s MFI of \$73,300. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2016.



⁸⁴ 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.

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, decreased by 375 persons, from 26,305 in 2014 to 25,930 in 2015. Employment decreased by 480 persons; unemployment increased by 105 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, increased from 3.4 percent in 2014 to 3.8 percent in 2015, as shown below in Diagram II.3.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.3.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 27,899 persons in 2015; this figure was lower than the 2014 average by 603 jobs. In June total preliminary monthly employment was estimated to be 24,843 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	21,645	24,295	26,566	27,862	29,381	27,361	27,285	27,663	26,932	27,386	28,326	26,508
Feb	21,912	24,390	26,538	27,949	29,019	27,338	27,052	27,715	26,941	27,574	28,144	26,037
Mar	22,165	24,665	26,741	28,282	28,908	27,355	26,990	27,693	27,157	27,626	28,024	25,794
Apr	22,646	25,148	26,729	28,446	28,760	27,465	27,152	27,919	27,032	27,978	27,940	25,449
May	22,779	25,582	27,273	28,916	29,580	27,577	27,501	28,051	27,437	28,687	28,083	25,083
Jun	23,707	26,508	27,836	29,543	29,892	28,222	27,902	28,245	27,708	29,236	28,116	24,843
Jul	23,448	25,534	27,053	28,934	28,419	27,032	26,761	27,118	26,765	28,841	27,929	.
Aug	23,717	25,802	27,193	29,230	28,394	28,051	27,062	27,401	26,991	29,160	28,129	.
Sep	23,746	26,101	27,577	29,818	28,822	28,562	27,680	27,979	27,711	29,113	27,770	.
Oct	23,968	26,172	27,691	30,226	28,641	29,239	27,951	27,828	27,705	28,905	27,810	.
Nov	23,919	26,338	27,958	30,241	28,437	28,316	28,015	27,745	27,798	28,753	27,342	.
Dec	23,999	26,797	27,981	29,944	28,013	27,842	28,134	27,506	27,829	28,762	27,170	.
Annual	23,138	25,611	27,261	29,116	28,856	27,863	27,457	27,739	27,334	28,502	27,899	.
% Change	8.30%	10.69%	6.44%	6.80%	-0.89%	-3.44%	-1.46%	1.03%	-1.46%	4.27%	-2.12%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$1,108 in 2014. In 2015, average weekly wages saw a decrease of 0.36 over the prior year, rising to \$1,104. The most recent preliminary estimates show average weekly wages were 1,010 in the second quarter on 2016. These data are shown in Table II.3.21, below.

Table II.3.21 Average Weekly Wages Campbell County BLS QCEW Data, 2001–2016(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	.95%
2012	1,106	1,033	1,028	1,112	1,070	.47%
2013	1,088	1,057	1,053	1,123	1,080	.93%
2014	1,102	1,063	1,096	1,172	1,108	2.59%
2015	1,129	1,050	1,075	1,163	1,104	-.36%
2016(p)	1,043	1,010				

Total business establishments reported by the QCEW are displayed in II.3.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 3.75 percent to 1,800 establishments. The most recent preliminary estimates show the number of business establishments were 1,786 in the second quarter on 2016.

Table II.3.22 Number of Business Establishments Campbell County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,294	1,334	1,369	1,360	1,360	
2002	1,378	1,396	1,402	1,399	1,399	4.11%
2003	1,402	1,411	1,444	1,450	1,450	2.37%
2004	1,467	1,480	1,474	1,472	1,472	3.22%
2005	1,486	1,507	1,513	1,508	1,508	2.10%
2006	1,563	1,607	1,627	1,626	1,626	6.78%
2007	1,663	1,685	1,695	1,727	1,727	5.42%
2008	1,738	1,750	1,773	1,780	1,780	3.96%
2009	1,784	1,805	1,803	1,799	1,799	2.16%
2010	1,810	1,814	1,812	1,818	1,818	.89%
2011	1,790	1,785	1,782	1,768	1,768	-1.82%
2012	1,773	1,784	1,766	1,762	1,762	-.56%
2013	1,763	1,755	1,749	1,735	1,735	-1.13%
2014	1,713	1,731	1,737	1,746	1,746	-1.09%
2015	1,780	1,801	1,808	1,800	1,800	3.75%
2016	1,784	1,786				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Campbell County recorded 37,491 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 \$2,690,020,000, and real per capita income was \$54,653 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$71,220 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Campbell County decreased from \$798 to \$700 from second quarter 2015 to second quarter 2016, or by 12.3 percent. During the same period, detached single-family home rents decreased by 12.4 percent, rents for mobile homes on a lot decreased by 9.9 percent, and rents for mobile home lots increased by 2.6 percent.

Campbell County rental prices experienced average annualized increases of 0.8 percent for apartments, 1.2 percent for houses, 1.2 percent for mobile homes plus a lot, and 1.0 percent per year for mobile home lots since second quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.3.23, above, presents the Campbell County data for each rental type.

Table II.3.23 Semiannual Average Monthly Rental Prices Campbell County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	553	334	792	564
Q2.87	480	326	786	532
Q4.87	515	326	786	583
Q2.88	464	299	775	533
Q4.88	468	306	699	525
Q2.89	441	281	704	480
Q4.89	438	306	723	540
Q2.90	429	275	681	494
Q4.90	456	275	716	532
Q2.91	451	267	690	548
Q4.91	489	247	751	483
Q2.92	499	265	726	692
Q4.92	483	254	692	526
Q2.93	483	259	734	458
Q4.93	449	255	745	626
Q2.94	477	261	687	461
Q4.94	501	276	758	591
Q2.95	500	244	735	559
Q4.95	502	256	763	525
Q2.96	478	237	808	634
Q4.96	493	232	780	602
Q2.97	486	227	691	629
Q4.97	506	246	723	570
Q2.98	483	244	759	558
Q4.98	497	249	745	595
Q2.99	500	220	729	526
Q4.99	489	220	747	626
Q2.00	591	250	885	680
Q4.00	588	268	860	657
Q2.01	636	279	814	742
Q4.01	715	303	869	765
Q2.02	742	288	836	752
Q4.02	681	296	959	761
Q2.03	721	287	830	740
Q4.03	723	293	908	758
Q2.04	697	289	987	727
Q4.04	693	290	992	787
Q2.05	708	291	884	746
Q4.05	740	311	1,002	860
Q2.06	763	313	1,019	924
Q4.06	819	333	1,146	891
Q2.07	791	334	1,290	950
Q4.07	811	353	1,357	697
Q2.08	805	357	1,476	1,109
Q4.08	852	385	1,510	1,159
Q2.09	849	387	1,478	1,012
Q4.09	863	403	1,350	1,043
Q2.10	792	400	1,301	929
Q4.10	789	415	1,345	947
Q2.11	786	407	1,206	976
Q4.11	779	424	1,288	914
Q2.12	769	422	1,185	871
Q4.12	712	439	1,176	883
Q2.13	715	422	1,128	881
Q4.13	737	448	1,220	937
Q2.14	764	435	1,182	871
Q4.14	797	448	1,192	912
Q2.15	798	441	1,308	915
Q4.15	763	455	1,176	917
Q2.16	700	452	1,146	824

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 163 authorizations in 2014 to 109 in 2015.

The real value of single-family building permits decreased from \$411,521 in 2014 to \$391,331 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.3.24, below.

Table II.3.24 Building Permits and Valuation Campbell County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	123	60	92	95	370	123.9	52.4
1981	198	164	50	182	594	108.8	46.9
1982	24	18	16	.	58	176.0	.
1983	115	8	.	60	183	142.9	47.2
1984	100	2	.	.	102	106.9	.
1985	101	.	4	48	153	121.8	49.7
1986	32	.	.	.	32	141.0	.
1987	15	.	.	.	15	187.0	.
1988	11	.	.	.	11	161.2	.
1989	9	.	.	.	9	229.9	.
1990	15	.	.	.	15	188.5	.
1991	20	.	.	.	20	192.3	.
1992	82	.	.	.	82	146.8	.
1993	41	.	.	.	41	210.1	.
1994	48	.	.	.	48	203.1	.
1995	53	.	.	.	53	176.0	.
1996	68	.	.	.	68	175.1	.
1997	38	.	.	.	38	197.0	.
1998	50	.	.	.	50	173.9	.
1999	40	.	.	.	40	186.0	.
2000	61	.	.	.	61	170.7	.
2001	105	.	.	.	105	170.0	.
2002	144	.	.	.	144	179.6	.
2003	159	.	.	.	159	180.4	.
2004	129	.	.	.	129	192.2	.
2005	200	.	.	73	273	248.3	75.2
2006	161	.	.	61	222	228.6	73.0
2007	398	.	.	604	1,002	251.2	42.1
2008	277	.	.	72	349	220.2	10.3
2009	249	.	100	.	349	298.9	.
2010	269	.	.	48	317	360.6	150.9
2011	201	.	.	.	201	398.7	.
2012	179	.	.	.	179	428.9	.
2013	122	.	.	.	122	454.4	.
2014	163	.	.	.	163	411.5	.
2015	109	.	.	.	109	391.3	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Campbell County was \$250,407. This represented a increase of 0.6 percent from the previous year. In contrast, Wyoming’s average was \$275,611 which was an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.3.25, on the following page.

Table II.3.25 Average Sales Prices Campbell County vs. Wyoming DOR Data, 2000–2015				
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
2013	238,489	0.6	281,345	5.6
2014	248,826	4.3	263,432	-6.4
2015	250,407	0.6	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 16 years, with the most recent survey conducted in December 2016.⁸⁵ During December 2016, a total of 121 surveys were completed by property managers in Campbell County. Of the 2,769 rental units surveyed, 582 were vacant, indicating a vacancy rate of 21.0 percent, as shown in Table II.3.26, at right. This compares to a 10.5 percent vacancy rate one year ago and a December 2016 statewide vacancy rate of 11.1 percent.

Table II.3.26 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, June 2001–December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.7%
2001b	10	749	5	0.7%
2002a	13	848	10	1.2%
2002b	18	1,395	51	3.7%
2003a	15	921	16	1.7%
2003b	17	1,257	16	1.3%
2004a	20	1,456	36	2.5%
2004b	25	1,373	38	2.8%
2005a	24	1,318	15	1.1%
2005b	25	1,288	8	0.6%
2006a	29	1,450	3	0.2%
2006b	29	1,437	6	0.4%
2007a	33	1,769	15	0.9%
2007b	34	1,394	4	0.3%
2008a	42	1,713	123	7.2%
2008b	52	1,966	133	6.8%
2009a	58	2,788	160	5.7%
2009b	69	2,318	244	10.5%
2010a	87	3,358	289	8.6%
2010b	87	3,370	271	8.0%
2011a	103	3,218	256	8.0%
2011b	111	3,633	262	7.2%
2012a	123	4,190	231	5.5%
2012b	121	3,722	363	9.8%
2013a	120	3,991	372	9.3%
2013b	130	3,615	224	6.2%
2014a	139	3,693	120	3.2%
2014b	129	4,170	73	1.8%
2015a	134	3,743	136	3.6%
2015b	108	3,567	373	10.5%
2016a	121	3,209	447	13.9%
2016b	121	2,769	582	21.0%

⁸⁵ 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.

Diagram II.3.3, below, 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 for the first half of the decade, but jumped up above the statewide rate in 2007 and has been higher until the 2014 surveys, when it fell to 1.8 percent in December 2014. However, the decrease in oil prices and production has driven the vacancy rate up to 21.0 percent in the most recent 2016 survey.

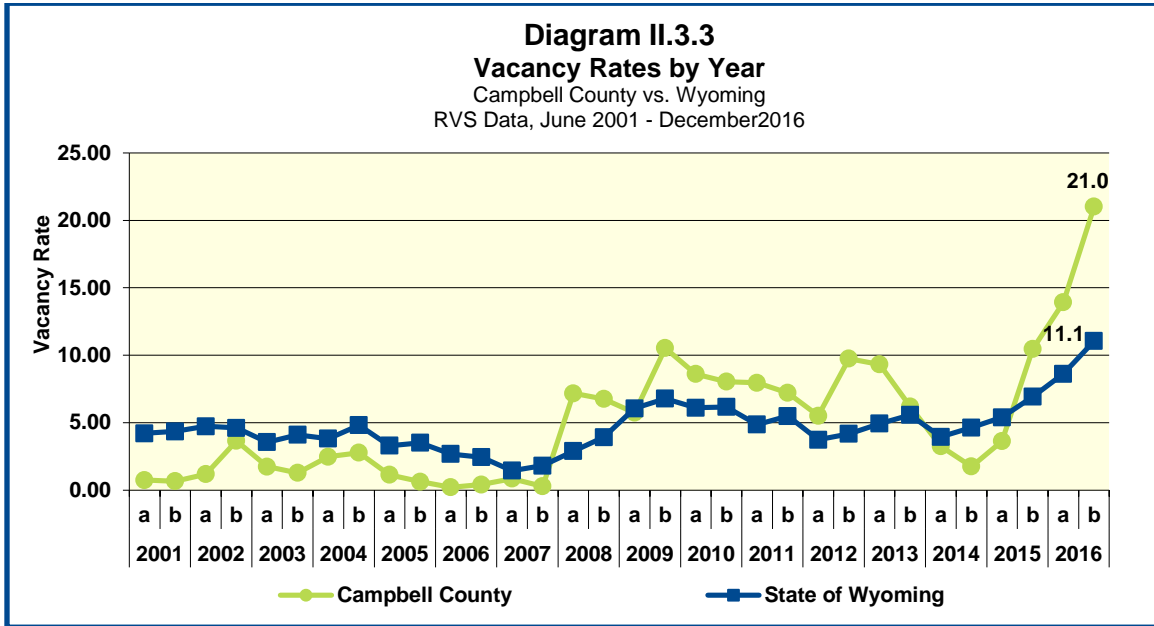


Diagram II.3.4, below, shows the average rent of single-family and apartment units in Campbell County. In the second half of 2016, rents for single-family units fell to \$1,029 and average rents for apartments fell to \$695.

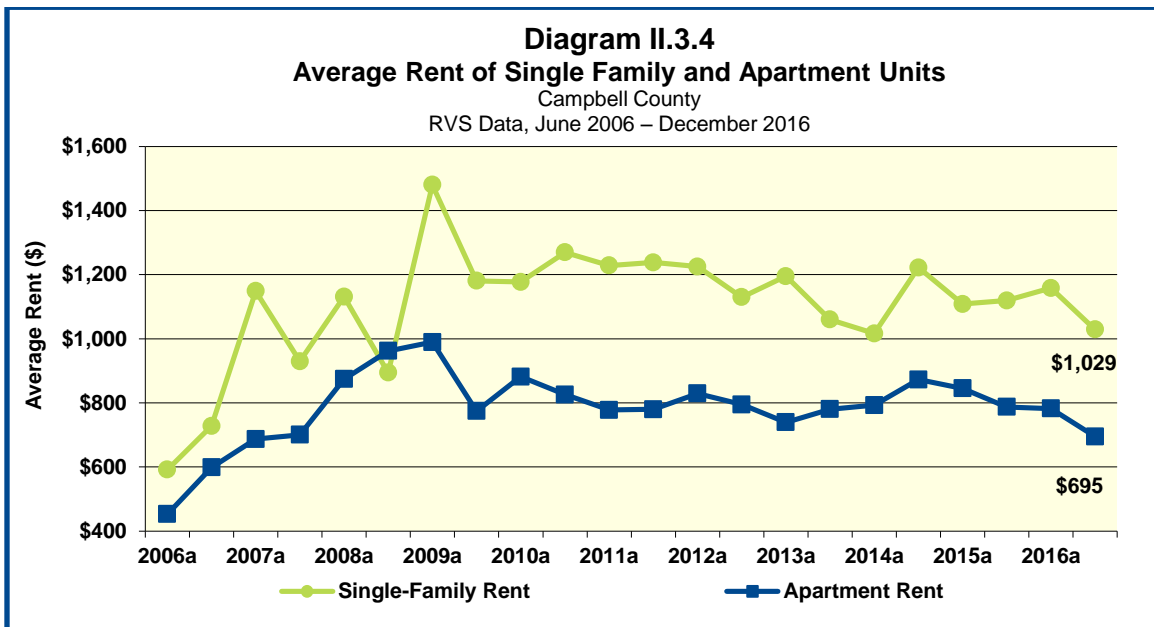


Table II.3.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 307 single family units in Campbell County, with 25 of them available. This translates into a vacancy rate of 8.1 percent in Campbell County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 1,798 apartment units reported in the survey, with 434 of them available, which resulted in a vacancy rate of 24.1 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.3.27			
Rental Vacancy Survey by Type			
Campbell County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	307	25	8.1%
Duplex units	60	19	31.7%
Apartments	1,798	434	24.1%
Mobile Homes	84	24	28.6%
“Other” Units	106	13	12.3%
Don't Know	414	67	16.2%
Total	2,769	582	21.0%

Table II.3.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 88 units. The most common apartment units were two bedroom units, with 834 units. Additional details of unit types by bedrooms are reported below.

Table II.3.28							
Rental Units by Number of Bedrooms							
Campbell County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	4	0	0	.	4
One	5	0	230	3	0	.	238
Two	22	38	834	29	49	.	972
Three	88	21	363	41	3	.	516
Four	7	1	4	4	0	.	16
Five	3	0	0	3	0	.	6
Don't Know	182	0	363	4	54	414	1,017
Total	307	60	1,798	84	106	414	2,769

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.3.29, on the following page, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.3.29							
Available Rental Units by Number of Bedrooms							
Campbell County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	59	2	0	.	62
Two	4	11	203	6	10	.	234
Three	13	6	77	11	0	.	107
Four	0	1	0	3	0	.	4
Five	0	0	0	2	0	.	2
Don't Know	7	1	95	0	3	67	173
Total	25	19	434	24	13	67	582

Table II.3.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 25.7 percent, with one bedroom single family units having the highest vacancy rate at 20.0 percent.

Table II.3.30							
Vacancy Rates by Number of Bedrooms							
Campbell County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	20.0%	%	25.7%	66.7%	%		26.1%
Two	18.2%	28.9%	24.3%	20.7%	20.4%		24.1%
Three	14.8%	28.6%	21.2%	26.8%	.0%		20.7%
Four	.0%	100.0%	.0%	75.0%	%		25.0%
Five	.0%	%	%	66.7%	%		33.3%
Don't Know	3.8%	%	26.2%	.0%	5.6%	16.2%	17.0%
Total	8.1%	31.7%	24.1%	28.6%	12.3%	16.2%	21.0%

Average market-rate rents by unit type are shown in Table II.3.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.3.31						
Average Market Rate Rents by Number of Bedrooms						
Campbell County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$517	\$	\$	\$517
One	\$555	\$	\$615	\$700	\$	\$610
Two	\$852	\$658	\$679	\$731	\$741	\$708
Three	\$1,070	\$961	\$772	\$804	\$984	\$901
Four	\$1,667	\$	\$805	\$800	\$	\$1,173
Five	\$1,425	\$	\$	\$1,150	\$	\$1,260
Total	\$1,029	\$796	\$695	\$796	\$855	\$822

Table II.3.32, 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 less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.3.32 Single Family Market Rate Rents by Vacancy Status Campbell County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	28	10	35.7%
\$1,000 to \$1,500	138	12	8.7%
Above \$1,500	6	1	16.7%
Missing	132	2	1.5%
Total	307	25	8.1%

The availability of apartment units by average rent is displayed in Table II.3.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 24.0 percent.

Table II.3.33 Apartment Market Rate Rents by Vacancy Status Campbell County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	6	60.0%
\$500 to \$1,000	1,642	394	24.0%
\$1,000 to \$1,500	32	8	25.0%
Above \$1,500			%
Missing	114	26	22.8%
Total	1,798	434	24.1%

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 did not wish to comment on the condition of their units. As reported below, most single family units were in average condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.3.34 Condition by Unit Type Campbell County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	0	0	0	1	0	.	1
Fair						.	
Average	140	17	264	5	45	.	471
Good	96	19	978	52	13	.	1,158
Excellent	63	18	483	25	48	.	637
Don’t Know	8	6	73	1	0	414	502
Total	307	60	1,798	84	106	414	2,769

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 average 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 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	140	0	.0%
Good	96	17	17.7%
Excellent	63	6	9.5%
Don't Know	8	2	25.0%
Total	307	25	8.1%

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 excellent condition, and had a vacancy rate of 11.6 percent.

Table II.3.36			
Condition of Apartment Units by Vacancy Status			
Campbell County			
RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	0	0	%
Fair			%
Average	264	98	37.1%
Good	978	261	26.7%
Excellent	483	56	11.6%
Don't Know	73	19	26.0%
Total	1,798	434	24.1%

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, 16 respondents said they would prefer more single family units, 15 respondents wanted more apartment units, and 9 respondents indicated they would prefer more units of any type.

Table II.3.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Campbell County	
RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	16
Duplex Units	6
Apartments	15
Mobile homes	4
Other	0
All types	9
Total	50

Table, II.3.38, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Campbell

County had a total of 15 respondents, with an average persons per household of 2.7 people. Of new residents to Campbell County, 53.3 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 66.7 percent of respondents renting their residence. The average mortgage payment in Campbell County was \$550 and the average rent was \$724. When asked if they were satisfied with their current housing, 86.7 percent said they were satisfied with thier current housing.

Table II.3.38 Most Replied Response Campbell County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	15
Number of persons in household (Average)	2.7
Current age	55 to 64 years old (33.3%)
Marital status	Married (53.3%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (60.0%)
In which industry are you primarily employed	Other (33.3%)
Highest education level completed	High School Diploma/GED (46.7%)
Total household income from all sources	\$20,000 to \$29,999 dollars (28.6%)
Current Housing Characteristics	
Current Residence	Single family home (40.0%)
Do you own or rent	Rent (66.7%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.6
Average mortgage payment	\$550
Average rental payment	\$724
Are you satisfied with your current housing	Satisfied with current housing (86.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Other (.0%)
Type of tenure seeking	Seeking to rent (100.0%)
Expected rental price	\$601 to \$700 dollars (100.0%)

For residents who are unsatisfied with their current housing, 100.0 percent were unsatisfied because the rent or mortgage is too high. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**⁸⁶

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 2015 5-year ACS data, 369 or 2.1 percent of households in Campbell County were overcrowded and another 97 or

⁸⁶ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

.6 percent of units were severely overcrowded, as shown in Table II.3.39, below. 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				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Campbell County				
Owner				
Households	12,471	168	12	12,651
Percentage	98.6%	1.3%	.1%	100.0%
Renter				
Households	4,573	201	85	4,859
Percentage	94.1%	4.1%	1.7%	100.0%
Total				
Households	17,044	369	97	17,510
Percentage	97.3%	2.1%	.6%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 213 units or 1.1 percent of all housing units in Campbell County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.3.40, at right.

Table II.3.40 Housing Units with Incomplete Kitchen Facilities Campbell County 2010-2015 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	19,312	259,728
Lacking Complete Kitchen Facilities	213	6,902
Total Housing Units	19,525	266,630
Percent Lacking	1.1%	2.6%

At the time of the 2014 ACS, a total of 176 units or .9 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.3.41, below.

Table II.3.41 Housing Units with Incomplete Plumbing Facilities Campbell County 2010-2015 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	19,349	260,327
Lacking Complete Plumbing Facilities	176	6,303
Total Households	19,525	266,630
Percent Lacking	.9%	2.4%

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

In Campbell County, 14.4 percent of households had a cost burden and 6.5 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 12.5 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 5.2 percent experienced a severe cost burden, while 25.2 percent of renters had a cost burden and 12.8 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					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Campbell County					
Owner With a Mortgage					
Households	7,319	1,117	462	14	8,912
Percent	82.1%	12.5%	5.2%	.2%	100.0%
Owner Without a Mortgage					
Households	3,492	186	51	10	3,739
Percent	93.4%	5.0%	1.4%	.3%	100.0%
Renter					
Households	2,755	1,226	623	255	4,859
Percent	56.7%	25.2%	12.8%	5.2%	100.0%
Total					
Households	13,566	2,529	1,136	279	17,510
Percent	77.5%	14.4%	6.5%	1.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

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

The household forecast indicated a total increase of 6,453 households in Campbell County, from 17,172 in 2010 to 23,625 in 2040. Homeowners are expected to increase from 12,595 households in 2010 to 17,076 by 2040. Renters are anticipated to increase from 4,577 households in 2010 to 6,549 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 245 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 389 households and by 667 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 463 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 390 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	690	1,093	1,874	1,027	7,911	12,595
2015	693	1,098	1,882	1,031	7,946	12,651
2020	763	1,208	2,071	1,135	8,744	13,921
2025	807	1,278	2,192	1,201	9,251	14,728
2030	852	1,350	2,314	1,268	9,768	15,552
2035	895	1,418	2,431	1,332	10,260	16,335
2040	935	1,482	2,541	1,392	10,725	17,076
Renters by Percent of Median Household Income						
2010	1,075	905	1,008	444	1,145	4,577
2015	1,141	961	1,070	471	1,216	4,859
2020	1,268	1,067	1,189	523	1,350	5,397
2025	1,338	1,126	1,255	552	1,425	5,696
2030	1,409	1,187	1,322	582	1,501	6,001
2035	1,476	1,243	1,385	610	1,573	6,287
2040	1,538	1,295	1,442	635	1,638	6,549
Total Households by Percent of Median Household Income						
2010	1,765	1,998	2,882	1,471	9,056	17,172
2015	1,834	2,059	2,953	1,503	9,162	17,510
2020	2,030	2,275	3,260	1,658	10,094	19,318
2025	2,145	2,404	3,446	1,753	10,676	20,424
2030	2,261	2,536	3,636	1,850	11,270	21,553
2035	2,371	2,661	3,815	1,941	11,833	22,621
2040	2,473	2,777	3,983	2,027	12,364	23,625

