

CAMPBELL COUNTY

Demographics

The Census Bureau's current census estimates indicate that Campbell County's population increased from 46,133 in 2010 to 48,176 in 2013, or by 4.4 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 5.7 percent, and the number of people from 55 to 64 years of age increased by 20.5 percent. The white population increased by 3.3 percent, while the black population increased by 197.7 percent. The Hispanic population increased from 3,611 to 3,967 people between 2010 and 2013 or by 9.9 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-13		2010 Census	Jul-13	
Population	46,133	48,176	4.4%	563,626	582,658	3.4%
Age						
Under 14 years	11,027	11,448	3.8%	113,371	115,337	1.7%
15 to 24 years	6,473	6,542	1.1%	78,460	80,908	3.1%
25 to 44 years	13,644	14,415	5.7%	144,615	151,055	4.5%
45 to 54 years	7,464	6,617	-11.3%	83,577	76,258	-8.8%
55 to 64 years	4,909	5,914	20.5%	73,513	80,411	9.4%
65 and Over	2,616	3,240	23.9%	70,090	78,689	12.3%
Race						
White	44,276	45,728	3.3%	529,110	539,936	2.0%
Black	174	518	197.7%	5,135	10,186	98.4%
American Indian and Alaskan Native	624	736	17.9%	14,457	15,258	5.5%
Asian	260	263	1.2%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	27	31	14.8%	521	630	20.9%
Two or more races	772	900	16.6%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	3,611	3,967	9.9%	50,231	56,363	12.2%

Table II.3.2, on the following page, presents the population of Campbell County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 25,066 persons, but only accounted for 52.0 percent of the population, with the remaining 48.0 percent, or 23,110 persons being female.

Table II.3.2							
Population by Age and Gender							
Campbell County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13 Male
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,693	5,334	11,027	5,825	5,623	11,448	3.8%
15 to 24 years	3,429	3,044	6,473	3,402	3,140	6,542	1.1%
25 to 44 years	7,333	6,311	13,644	7,710	6,705	14,415	5.7%
45 to 54 years	3,926	3,538	7,464	3,417	3,200	6,617	-11.3%
55 to 64 years	2,679	2,230	4,909	3,188	2,726	5,914	20.5%
65 and Over	1,198	1,418	2,616	1,524	1,716	3,240	23.9%
Total	24,258	21,875	46,133	25,066	23,110	48,176	4.4%
% of Total	52.6%	47.4%	.	52.0%	48.0%	.	.

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 ⁷¹	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

⁷¹ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 12,141 family households, of which 9,821 housed married couple families and 2,320 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 828 families, or a female householder with no husband present, of which there were 1,492 families. There were also an estimated 4,967 “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 71.0 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Campbell County, 80.9 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Family Type	Campbell County		State of Wyoming	
	Campbell County	% of Total	State of Wyoming	% of Total
Family households	12,141	71.0%	147,018	66.0%
Married-couple family	9,821	80.9%	118,096	80.3%
Owner-occupied housing units	8,425	85.8%	98,615	83.5%
Renter-occupied housing units	1,396	14.2%	19,481	16.5%
Other family	2,320	19.1%	28,922	19.7%
Male householder, no wife present	828	6.8%	9,489	32.8%
Owner-occupied housing units	556	67.1%	5,628	59.3%
Renter-occupied housing units	272	32.9%	3,861	40.7%
Female householder, no husband present	1,492	12.3%	19,433	67.2%
Owner-occupied housing units	758	50.8%	9,887	50.9%
Renter-occupied housing units	734	49.2%	9,546	49.1%
Nonfamily households	4,967	29.0%	75,828	34.0%
Owner-occupied housing units	3,073	61.9%	42,072	55.5%
Renter-occupied housing units	1,894	38.1%	33,756	44.5%
Total	17,108	100.0%	222,846	100.0%

Table II.3.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 4,977 two-person family households, 2,761 three-person family households and 2,557 four-person family households. One-person non-family households made up 72.3 percent of all non-family households or an estimated 3,590 households. Campbell County’s two persons households made up 36.0 percent of total housing units and four person households made up an additional 15.1 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.3.5				
Household Type by Household Size				
Campbell County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Campbell County				
One Person	.	3,590	3,590	21.0%
Two Person	4,977	1,190	6,167	36.0%
Three Person	2,761	162	2,923	17.1%
Four Person	2,557	25	2,582	15.1%
Five Person	1,124	0	1,124	6.6%
Six Person	537	0	537	3.1%
Seven Person	185	0	185	1.1%
Total	12,141	4,967	17,108	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 6,167 two-person households, 5,081 were owner-occupied and 1,086 were renter-occupied. Of the 2,582 four-person households, 1,923 were owner-occupied and 659 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Campbell County				
One Person	2,258	1,332	3,590	21.0%
Two Person	5,081	1,086	6,167	36.0%
Three Person	2,138	785	2,923	17.1%
Four Person	1,923	659	2,582	15.1%
Five Person	862	262	1,124	6.6%
Six Person	427	110	537	3.1%
Seven Person or more	123	62	185	1.1%
Total	12,812	4,296	17,108	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.3.7, on the following page, Campbell County had a total of 19,096 housing units of which 17,108 or 89.6 percent were occupied. Of these occupied units, 74.9 percent, or 12,812 units were owner occupied, which compares to a statewide rate of 70.1. A total of 1,988 units or 10.4 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 2009-2013 5-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,108	89.6%	222,846	84.7
Owner-Occupied	12,812	74.9%	156,202	70.1
Renter-Occupied	4,296	25.1%	66,644	29.9
Vacant Housing Units	1,988	10.4%	40,194	15.3
Total Housing Units	19,096	100.0%	263,040	100.0

Table II.3.8, below, shows that of the 1,988 housing units in Campbell County as reported in the 2013 ACS data, 365 or 18.4 percent were for rent and 234 or 11.8 percent were for sale. An estimated 357 units were for seasonal, recreational, or occasional use, and 686 or 34.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.3.8 Disposition of Vacant Housing Units Campbell County 2009-2013 5-Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	365	18.4%	5,920	14.7%
Rented, but not occupied	135	6.8%	1,757	4.4%
For sale only	234	11.8%	2,733	6.8%
Sold, but not occupied	14	.7%	774	1.9%
For seasonal, recreational, or occasional use	357	18.0%	17,878	44.5%
For migrant workers	197	9.9%	448	1.1%
Other vacant	686	34.5%	10,684	26.6%
Total	1,988	100.0%	40,194	100.0%

Table II.3.9, at right, presents different income statistics for Campbell County. According to the 2013 ACS data averages, median family income for Campbell County was \$84,746 compared to the statewide average of \$70,868. Per capita income for Campbell County, which is calculated by dividing total income by population, was \$33,850, which compared to \$28,902 for the State of Wyoming.

Table II.3.9 Median and Per Capita Income Campbell County 2009-2013 5-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	84,746	70,868
Median Household Income	79,488	57,406
Per Capita Income	33,850	28,902

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 1,058 households or 6.2 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 1,871 households that had incomes between \$35,000 and \$49,999, which accounted for 10.9 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 34.4 percent of total households and numbered 5,885 in Campbell County.

Table II.3.10				
Households by Income				
Campbell County 2009-2013 5-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,058	6.2%	21,737	9.8%
15,000 - 19,999	334	2.0%	10,770	4.8%
20,000 - 24,999	448	2.6%	10,936	4.9%
25,000 - 34,999	874	5.1%	22,748	10.2%
35,000 - 49,999	1,871	10.9%	30,917	13.9%
50,000 - 74,999	3,454	20.2%	43,782	19.6%
75,000 - 99,999	3,184	18.6%	32,050	14.4%
100,000 and above	5,885	34.4%	49,906	22.4%
Total	17,108	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.3.11, below. In total, the poverty rate in Campbell County was 7.7 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Campbell County had a poverty rate of 5.4 percent and the female population had a poverty rate of 10.3 percent. There were 435 males and 262 females in poverty under the age of 5. Overall, 19.4 percent of persons in poverty in Campbell County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 164 individuals with incomes below the poverty level which represented 4.6 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Campbell County				
5 and Below	435	262	697	19.4%
6 to 18	192	461	653	18.2%
18 to 64	651	1,425	2,076	57.8%
65 and Older	30	134	164	4.6%
Total	1,308	2,282	3,590	100.0%
Poverty Rate	5.4%	10.3%	7.7%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.3.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Campbell County saw an average of 9,504 owner-occupied single-family units compared to 1,183 single-family rental units. In Campbell County, single-family units comprised 62.5 percent of all households compared with 71.8 percent statewide. Campbell County had a total of 1,803 apartment rental units and total apartment units accounted for 10.6

percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 3,676 mobile homes in Campbell County, which comprised 21.5 percent of all occupied housing units and compared to 13.4 statewide.

Table II.3.12 Households by Unit Type Campbell County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
Single-Family Unit	9,504	1,183	10,687	62.5%
Duplex	49	192	241	1.4%
Tri- or Four-Plex	10	604	614	3.6%
Apartments	11	1,803	1,814	10.6%
Mobile Homes	3,162	514	3,676	21.5%
Boat, RV, Van, Etc.	76	0	76	.4%
Total	12,812	4,296	17,108	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.3.13, below, shows the number of households by year of construction. As shown, 2.1 percent, or 367 units, were built in 1939 or earlier in the county, and another 313 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 4,922, which accounted for 28.8 percent of all households, and an additional 288 households, or 1.7 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.3.13 Households by Year Built Campbell County 2009-2013 5-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	367	2.1%	24,806	11.1%
1940 to 1949	313	1.8%	10,660	4.8%
1950 to 1959	396	2.3%	22,003	9.9%
1960 to 1969	809	4.7%	18,965	8.5%
1970 to 1979	4,048	23.7%	50,045	22.5%
1980 to 1989	3,397	19.9%	33,947	15.2%
1990 to 1999	2,568	15.0%	26,271	11.8%
2000 to 2004	4,922	28.8%	33,516	15.0%
Built 2005 or Later	288	1.7%	2,633	1.2%
Total	17,108	100.0%	222,846	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 1.4 percent of total housing units, while households with five and six rooms accounted for 19.5 and 18.3 percent, respectively. The median number of rooms in Campbell County was 6 rooms, which compared to 6 statewide.

Table II.3.14				
Housing Units by Number of Rooms				
Campbell County 2009-2013 5-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	258	1.4%	4,380	1.7%
Two	224	1.2%	6,986	2.7%
Three	979	5.1%	19,468	7.4%
Four	3,115	16.3%	43,545	16.6%
Five	3,715	19.5%	52,356	19.9%
Six	3,498	18.3%	40,659	15.5%
Seven	2,391	12.5%	32,683	12.4%
Eight	2,031	10.6%	25,669	9.8%
Nine or more	2,885	15.1%	37,294	14.2%
Total	19,096	100.0%	263,040	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 209 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 19.1 percent of total households in Campbell County, which compared to 24.2 percent statewide. In Campbell County, the 7,952 households with three bedrooms accounted for 46.5 percent of all households, and there were only 1,375 five-bedroom or more households, which accounted for 8.0 percent of all households.

Table II.3.15				
Households by Number of Bedrooms				
Campbell County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
None	40	209	249	1.5%
One	155	461	616	3.6%
Two	1,503	1,769	3,272	19.1%
Three	6,548	1,404	7,952	46.5%
Four	3,333	311	3,644	21.3%
Five or more	1,233	142	1,375	8.0%
Total	12,812	4,296	17,108	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$173,300, while structures built between 1950 and 1959 had a median value of \$188,300 and those built between 1990 to 1999 had a median value of \$188,000. 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 \$215,900 and \$325,000, respectively. The total average median value in Campbell County was \$201,900, which compared to \$185,900 in the State of Wyoming.

Table II.3.16 Median Value by Year Structure Built Campbell County 2009-2013 5-Year ACS Data		
Year Built	Campbell County	State of Wyoming
1939 or earlier	173,300	154,300
1940 to 1949	175,000	136,700
1950 to 1959	188,300	156,800
1960 to 1969	202,900	176,000
1970 to 1979	202,600	182,000
1980 to 1989	193,800	196,100
1990 to 1999	188,000	225,600
2000 to 2004	215,900	253,100
Built 2005 or Later	325,000	239,800
Total	201,900	185,900

Household mortgage status is reported in Table II.3.17, below. In Campbell County, households with a mortgage accounted for 69.6 percent of all households or 8,923 housing units, and the remaining 30.4 percent or 3,889 units had no mortgage. Of those units with a mortgage, 910 had either a second mortgage or home equity loan, 14 had both a second mortgage and home equity loan, and 7,999 or 89.6 percent had no second mortgage or no home equity loan.

Table II.3.17 Mortgage Status Campbell County 2009-2013 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	8,923	69.6%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	910	10.2%	13,352	14.3%
Second mortgage only	551	60.5%	6,691	50.1%
Home equity loan only	359	39.5%	6,661	49.9%
Both second mortgage and home equity loan	14	.2%	598	.6%
No second mortgage and no home equity loan	7,999	89.6%	79,545	85.1%
Housing units without a mortgage	3,889	30.4%	62,707	40.1%
Total	12,812	100.0%	156,202	100.00%

The median rent in Campbell County was \$824 as compared to \$647 statewide, as seen in Table II.3.18, below.

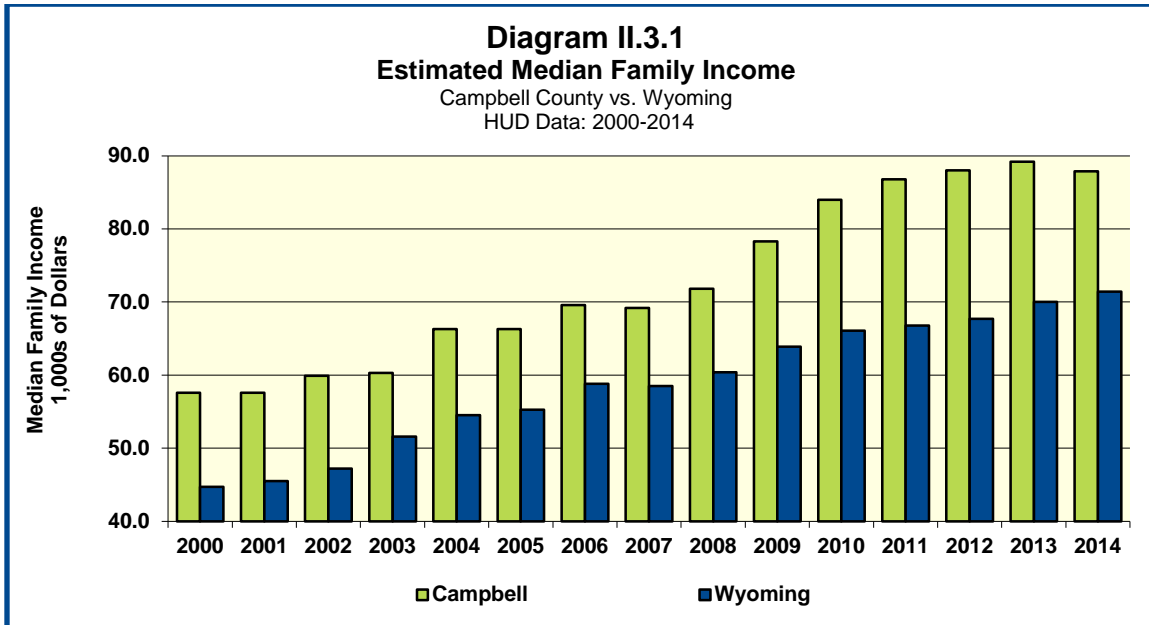
Table II.3.18 Median Rent Campbell County 2009-2013 5-Year ACS Data	
Place	Rent
Campbell County	\$824
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 91 persons during 2014. 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 7,234 persons over the time period.

Table II.3.19			
Driver’s Licenses Exchanged and Surrendered			
Campbell County			
WYDOT Data, 2000 – 2014			
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
Total	21,360	14,126	7,234

Economics

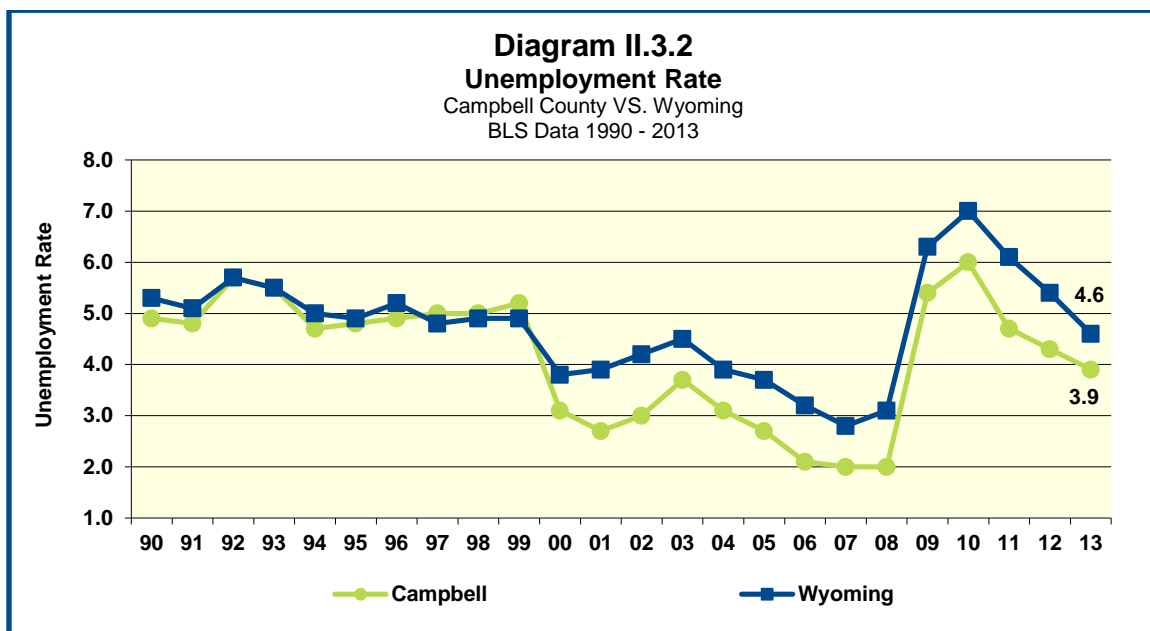
The HUD estimated MFI for Campbell County was \$87,900 in 2014.⁷² This compares to Wyoming’s MFI of \$71,400. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 249 persons, from 28,034 in 2012 to 27,785 in 2013. Employment decreased by 106

⁷² Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

persons; unemployment decreased by 143 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.3 percent in 2012 to 3.9 percent in 2013, 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 decreased by 1.46 percent between 2012 and 2013, from a total of 27,739 to 27,334 workers. Preliminary estimates shows employment increased to 29,172 persons in June 2014.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	20,610	21,645	24,295	26,566	27,862	29,381	27,361	27,285	27,663	26,932	27,386
Feb	20,625	21,912	24,390	26,538	27,949	29,019	27,338	27,052	27,715	26,941	27,574
Mar	20,790	22,165	24,665	26,741	28,282	28,908	27,355	26,990	27,693	27,157	27,626
Apr	21,162	22,646	25,148	26,729	28,446	28,760	27,465	27,152	27,919	27,032	27,955
May	21,490	22,779	25,582	27,273	28,916	29,580	27,577	27,501	28,051	27,437	28,666
Jun	22,031	23,707	26,508	27,836	29,543	29,892	28,222	27,902	28,245	27,708	29,172
Jul	21,623	23,448	25,534	27,053	28,934	28,419	27,032	26,761	27,118	26,765	.
Aug	21,722	23,717	25,802	27,193	29,230	28,394	28,051	27,062	27,401	26,991	.
Sep	21,468	23,746	26,101	27,577	29,818	28,822	28,562	27,680	27,979	27,711	.
Oct	21,612	23,968	26,172	27,691	30,226	28,641	29,239	27,951	27,828	27,705	.
Nov	21,521	23,919	26,338	27,958	30,241	28,437	28,316	28,015	27,745	27,798	.
Dec	21,723	23,999	26,797	27,981	29,944	28,013	27,842	28,134	27,506	27,829	.
Annual	21,365	23,138	25,611	27,261	29,116	28,856	27,863	27,457	27,739	27,334	.
% Change	3.77	8.30	10.69	6.44	6.80	-0.89	-3.44	-1.46	1.03	-1.46	.

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 0.93 percent between 2012 and

2013, from a total of \$1,070 to \$1,080. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$1,063.

Table II.3.21 Average Weekly Wages Campbell County BLS QCEW Data, 2001–2014(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	1,088	1,057	1,053	1,123	1,080	0.93
2014(p)	1,102	1,063

Total business establishments reported by the QCEW are displayed below in Table II.3.22. Annual establishments decreased by 1.13 percent between 2012 and 2013, from a total of 1,771 to 1,751 establishments. Preliminary estimates indicate the total number of establishments increased to 1,729 in the second quarter of 2014.

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
2013	1,763	1,755	1,749	1,735	1,751	-1.13
2014(p)	1,713	1,729

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Campbell County recorded 32,234 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 \$2,455,481,000, and real per capita income was \$50,969 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job

in the county was \$69,886 in 2013, while Wyoming average earnings per job was \$52,420. 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 increased from \$686 to \$746 from second quarter 2013 to second quarter 2014, or by 8.7 percent. During the same period, detached single-family home rents increased by 6.7 percent, rents for mobile homes on a lot increased by 0.7 percent, and rents for mobile home lots increased by 4.9 percent.

Campbell County rental prices experienced average annualized increases of 3.4 percent for apartments, 3.7 percent for houses, 3.9 percent for mobile homes plus a lot, and 3.2 percent per year for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 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 179 authorizations in 2012 to 122 in 2013. Total residential units decreased from 179 to 122 units between 2012 and 2013.

Table II.3.23				
Semiannual Average Monthly Rental Prices				
Campbell County				
EAD Data, Fourth Quarter 1986– Fourth Quarter 2014				
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
Q4.13	707	430	1,170	899
Q2.14	746	425	1,154	851

The real value of single-family building permits increased from \$417,205 in 2012 to \$442,696 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$442,696 in 2012 to a low of \$186,622 in 2001. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.3.24, below.

Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1,000s or Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	123	60	92	95	370	.	.	120.1	50.8
1981	198	164	50	182	594	.	.	105.5	45.5
1982	24	18	16	.	58	.	.	170.7	.
1983	115	8	.	60	183	.	.	138.6	45.8
1984	100	2	.	.	102	.	.	103.7	.
1985	101	.	4	48	153	.	.	118.1	48.2
1986	32	.	.	.	32	.	.	136.8	.
1987	15	.	.	.	15	.	.	181.3	.
1988	11	.	.	.	11	.	.	156.3	.
1989	9	.	.	.	9	.	.	222.9	.
1990	15	.	.	.	15	.	.	182.8	.
1991	20	.	.	.	20	.	.	186.5	.
1992	82	.	.	.	82	.	.	142.4	.
1993	41	.	.	.	41	.	.	203.8	.
1994	48	.	.	.	48	.	.	197.0	.
1995	53	.	.	.	53	.	.	170.7	.
1996	68	.	.	.	68	.	.	169.8	.
1997	38	.	.	.	38	.	.	191.1	.
1998	50	.	.	.	50	.	11	168.7	.
1999	40	.	.	.	40	20	6	180.6	.
2000	61	.	.	.	61	.	.	165.7	.
2001	105	.	.	.	105	.	.	165.0	.
2002	144	.	.	.	144	.	.	174.4	.
2003	159	.	.	.	159	134	20	175.2	.
2004	129	.	.	.	129	53	15	186.6	.
2005	200	.	.	73	273	.	.	241.1	73.0
2006	161	.	.	61	222	51	.	221.9	70.8
2007	398	.	.	604	1,002	93	4	243.9	40.8
2008	277	.	.	72	349	100	11	213.8	10.0
2009	249	.	100	.	349	.	.	290.2	.
2010	269	.	.	48	317	.	.	350.1	146.5
2011	201	.	.	.	201	47	8	387.5	.
2012	179	.	.	.	179	.	11	417.2	.
2013	122	.	.	.	122	.	.	442.7	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Campbell County was \$238,489. This represented a increase of 0.6 percent from the previous year. In contrast, Wyoming’s average was \$281,345 which was an increase of 5.6 percent over the previous year. A comparison of average sales prices between 1999 and 2013 is displayed in Table II.3.25, on the following page.

Table II.3.25 Average Sales Prices Campbell County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 14 years, with the most recent survey conducted in December 2014.⁷³ During December 2014, a total of 129 surveys were completed by property managers in Campbell County. Of the 4,170 rental units surveyed, 73 were vacant, indicating a vacancy rate of 1.8 percent, as shown in Table II.3.26, below. This compares to a 6.2 percent vacancy rate one year ago and a December 2014 statewide vacancy rate of 4.6 percent.

Table II.3.26 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, June 2001–December 2014				
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%

⁷³ 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 most recent 2014 surveys, when it fell to 1.8 percent in December 2014.

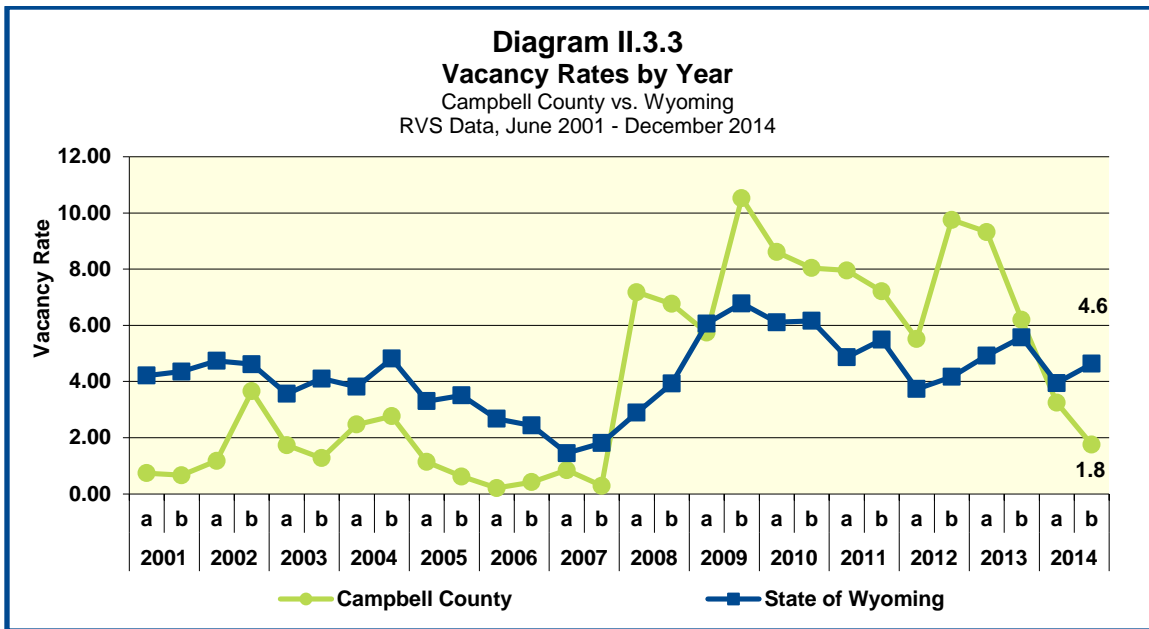


Diagram II.3.4, below, shows the average rent of single-family and apartment units in Campbell County. In the second half of 2014, rents for single-family units rose to \$1,222 and average rents for apartments rose to \$873.

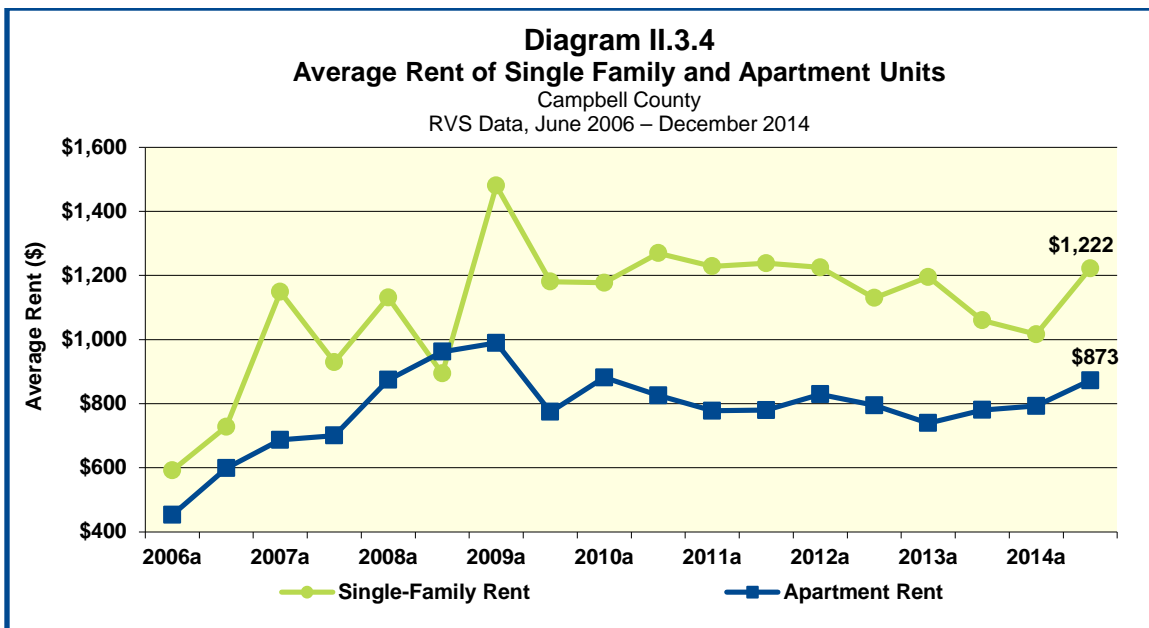


Table II.3.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 197 single family units in Campbell County, with 2 of them available. This translates into a vacancy rate of 1.0 percent in Campbell County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 2,701 apartment units reported in the survey, with 33 of them available, which resulted in a vacancy rate of 1.2 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.3.27			
Rental Vacancy Survey by Type			
Campbell County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	197	2	1.0%
Duplex units	114	2	1.8%
Apartments	2,701	33	1.2%
Mobile Homes	260	10	3.8%
“Other” Units	133	3	2.3%
Don’t Know	765	23	3.0%
Total	4,170	73	1.8%

Table II.3.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 115 units. The most common apartment units were two bedroom units, with 928 units. Additional details of unit types by bedrooms are reported below.

Table II.3.28							
Rental Units by Bedroom Size							
Campbell County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	2	4	0	0	.	6
One	5	1	400	5	0	.	411
Two	13	17	928	8	68	.	1,034
Three	115	90	237	83	58	.	583
Four	9	0	25	1	1	.	36
Five	4	0	0	1	0	.	5
Don’t Know	51	4	1,107	162	6	765	2,095
Total	197	114	2,701	260	133	765	4,170

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 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$650	\$594	\$	\$	\$605
One	\$520	\$700	\$705	\$533	\$	\$665
Two	\$883	\$723	\$809	\$800	\$703	\$808
Three	\$1,200	\$1,040	\$1,091	\$931	\$1,048	\$1,094
Four	\$1,490	\$	\$1,067	\$1,250	\$1,500	\$1,310
Five	\$1,400	\$	\$	\$1,700	\$	\$1,500
Total	\$1,222	\$850	\$873	\$907	\$1,038	\$962

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

Table II.3.30			
Single Family Market Rate Rents by Vacancy Status			
Campbell County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	26	0	.0%
\$1,000 to \$1,500	52	0	.0%
Above \$1,500	101	1	1.0%
Missing	17	1	5.9%
Total	197	2	1.0%

The availability of apartment units by average rent is displayed in Table II.3.31 below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of .0 percent.

Table II.3.31			
Apartment Market Rate Rents by Vacancy Status			
Campbell County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	1,327	17	1.3%
\$1,000 to \$1,500	627	6	1.0%
Above \$1,500	4	0	.0%
Missing	743	10	1.3%
Total	2,701	33	1.2%

Table II.3.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for above 1,500, with a vacancy rate of .0 percent.

Table II.3.32 Mobile Home Market Rate Rents by Vacancy Status Campbell County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	81	3	3.7%
\$1,000 to \$1,500	110	1	.9%
Above \$1,500	1	0	.0%
Missing	64	6	9.4%
Total	260	10	3.8%

Table II.3.33, 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 good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.3.33 Condition by Unit Type Campbell County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	4	0	0	.	4
Average	45	4	170	10	0	.	229
Good	123	102	1,459	164	57	.	1,905
Excellent	21	6	904	56	76	.	1,063
Don’t Know	8	2	164	30	0	765	969
Total	197	114	2,701	260	133	765	4,170

The availability of single family units based on their condition is displayed in Table II.3.34, below. As can be seen the single family units with the lowest vacancy rates were in good condition, with a vacancy rate of 0.0 percent.

Table II.3.34 Condition of Single Family Units by Vacancy Status Campbell County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	45	0	.0%
Good	123	0	.0%
Excellent	21	2	9.5%
Don’t Know	8	0	.0%
Total	197	2	1.0%

Table II.3.35, 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 fair condition, and had a vacancy rate of .0 percent.

Table II.3.35 Condition of Apartment Units by Vacancy Status Campbell County RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	4	0	.0%
Average	170	7	4.1%
Good	1,459	14	1.0%
Excellent	904	8	.9%
Don't Know	164	4	2.4%
Total	2,701	33	1.2%

Table II.3.36, below, 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 average condition, with a vacancy rate of 0.0 percent.

Table II.3.36 Condition of Mobile Home Units by Vacancy Status Campbell County RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	0	0	.0%
Average	10	0	.0%
Good	164	2	1.2%
Excellent	56	3	5.4%
Don't Know	30	5	16.7%
Total	260	10	3.8%

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, on the following page, respondents in Campbell County said they would prefer 46 more single family units, 401 more apartment units, and 370 units of all types. In total, respondents indicated they wished to own or manage an additional 1,291 units.

Table II.3.37 If you had the opportunity to own/manage more units, how many would you prefer Campbell County RVS Data, December 2014	
Unit Type	More Units
Single family units	46
Duplex Units	16
Apartments	401
Mobile homes	189
Other	269
Don't Know	
All types	370
Total	1,291

Table, II.3.38, on the following page shows the most common answers from the 2014 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 108 respondents, with an average persons per household of 2.9 people. Of new residents to Campbell County, 56.6 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 64.8 percent of respondents renting their residence. The average mortgage payment in Campbell County was \$956 and the average rent was \$950. When asked if they were satisfied with their current housing, 78.7 percent said they were satisfied with thier current housing.

Table II.3.38 Most Replied Response Campbell County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	108
Number of persons in household (Average)	2.9
Current age	25 to 34 years old (30.6%)
Marital status	Married (56.6%)
Primary reason for moving to Wyoming	New job (28.7%)
In which industry are you primarily employed	Other (27.8%)
Highest education level completed	Some College (29.6%)
Total household income from all sources	\$30,000 to \$39,999 dollars (17.6%)
Current Housing Characteristics	
Current Residence	Single family home (41.7%)
Do you own or rent	Rent (64.8%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.8
Average mortgage payment	\$956
Average rental payment	\$950
Are you satisfied with your current housing	Satisfied with current housing (78.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (63.6%)
Are you seeking to change your housing situation	Seeking different housing (50.0%)
What type of unit are you seeking	Single family home (92.9%)
Type of tenure seeking	Seeking to buy (71.4%)
If own, do you plan on building or buying	Buy an existing unit (58.3%)
Expected buying price	\$200,000 to \$249,999 dollars (25.0%)
Expected building price	\$150,000 to \$199,999 dollars (60.0%)
Expected rental price	\$701 to \$800 dollars (100.0%)

For residents who are unsatisfied with their current housing, 63.6 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 92.9 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 71.4 percent wanted to buy and 14.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if they were buying an existing unit, and \$150,000 to \$199,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$701 to \$800 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.⁷⁴

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 2013 5-year ACS data, 365 or 2.1 percent of households in Campbell County were overcrowded and another 91 or .5 percent of units were severely overcrowded, as shown in Table II.3.39, on the following page.

⁷⁴ 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.

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				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Campbell County				
Owner				
Households	12,604	197	11	12,812
Percentage	98.4%	1.5%	.1%	100.0%
Renter				
Households	4,048	168	80	4,296
Percentage	94.2%	3.9%	1.9%	100.0%
Total				
Households	16,652	365	91	17,108
Percentage	97.3%	2.1%	.5%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 183 units or 1.0 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		
2009-2013 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	18,913	256,276
Lacking Complete Kitchen Facilities	183	6,764
Total Housing Units	19,096	263,040
Percent Lacking	1.0%	2.6%

At the time of the 2013 ACS, a total of 131 units or .7 percent of all housing units in Campbell County were lacking complete plumbing facilities. This compared to 2.0 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 2009-2013 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	18,965	257,728
Lacking Complete Plumbing Facilities	131	5,312
Total Households	19,096	263,040
Percent Lacking	.7%	2.0%

The third type of housing problem reported in the 2013 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 5.9 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.5 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 5.0 percent experienced a severe cost burden, while 21.5 percent of renters had a cost burden and 11.1 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					
2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Campbell County					
Owner With a Mortgage					
Households	7,084	1,386	442	11	8,923
Percent	79.4%	15.5%	5.0%	.1%	100.0%
Owner Without a Mortgage					
Households	3,657	144	88	0	3,889
Percent	94.0%	3.7%	2.3%	.0%	100.0%
Renter					
Households	2,666	925	478	227	4,296
Percent	62.1%	21.5%	11.1%	5.3%	100.0%
Total					
Households	13,407	2,455	1,008	238	17,108
Percent	78.4%	14.4%	5.9%	1.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 11,569 households in Campbell County, from 17,172 in 2010 to 28,741 in 2040. Homeowners are expected to increase from 12,595 households in 2010 to 20,265 by 2040. Renters are anticipated to increase from 4,577 households in 2010 to 8,475 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 419 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 559 households and by 1,287 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 945 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 579 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	688	917	2,113	1,173	7,703	12,595
2015	705	940	2,166	1,202	7,896	12,909
2020	776	1,034	2,382	1,322	8,685	14,199
2025	853	1,137	2,618	1,453	9,546	15,607
2030	933	1,244	2,866	1,591	10,447	17,080
2035	1,018	1,357	3,126	1,735	11,394	18,630
2040	1,107	1,476	3,400	1,887	12,395	20,265
Renters by Percent of Median Household Income						
2010	1,109	680	1,082	474	1,232	4,577
2015	1,240	760	1,209	529	1,377	5,116
2020	1,378	844	1,343	588	1,530	5,683
2025	1,526	935	1,488	651	1,694	6,294
2030	1,690	1,035	1,648	721	1,877	6,971
2035	1,866	1,144	1,820	797	2,073	7,700
2040	2,054	1,259	2,003	877	2,282	8,475
Total Households by Percent of Median Household Income						
2010	1,798	1,597	3,195	1,646	8,936	17,172
2015	1,946	1,700	3,375	1,732	9,273	18,025
2020	2,153	1,878	3,726	1,910	10,215	19,882
2025	2,379	2,072	4,106	2,105	11,240	21,901
2030	2,623	2,280	4,514	2,312	12,323	24,052
2035	2,885	2,501	4,946	2,532	13,467	26,330
2040	3,162	2,735	5,403	2,764	14,676	28,741