

CAMPBELL COUNTY

Demographics

The Census Bureau's current census estimates indicate that Campbell County's population increased from 46,133 in 2010 to 48,320 in 2014, or by 4.7 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 6.4 percent, and the number of people from 55 to 64 years of age increased by 26.4 percent. The white population increased by 3.6 percent, while the black population increased by 139.1 percent. The Hispanic population increased from 3,611 to 3,955 people between 2010 and 2014, or by 9.5 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 2014 Current Census Estimates						
Subject	Campbell County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	46,133	48,320	4.7%	563,626	584,153	3.6%
Age						
Under 14 years	11,027	11,451	3.8%	113,371	115,517	1.9%
15 to 24 years	6,473	6,381	-1.4%	78,460	80,249	2.3%
25 to 44 years	13,644	14,519	6.4%	144,615	152,555	5.5%
45 to 54 years	7,464	6,330	-15.2%	83,577	73,372	-12.2%
55 to 64 years	4,909	6,205	26.4%	73,513	80,819	9.9%
65 and Over	2,616	3,434	31.3%	70,090	81,641	16.5%
Race						
White	44,276	45,885	3.6%	529,110	541,596	2.4%
Black	174	416	139.1%	5,135	9,112	77.4%
American Indian and Alaskan Native	624	747	19.7%	14,457	15,541	7.5%
Asian	260	295	13.5%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	27	36	33.3%	521	632	21.3%
Two or more races	772	941	21.9%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	3,611	3,955	9.5%	50,231	57,065	13.6%

Table II.3.2, on the following page, presents the population of Campbell County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 25,139 persons, and accounted for 52.0 percent of the population, with the remaining 48.0 percent, or 23,181 persons, being female.

Table II.3.2							
Population by Age and Gender							
Campbell County							
2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	5,693	5,334	11,027	5,832	5,619	11,451	3.8%
15 to 24 years	3,429	3,044	6,473	3,337	3,044	6,381	-1.4%
25 to 44 years	7,333	6,311	13,644	7,752	6,767	14,519	6.4%
45 to 54 years	3,926	3,538	7,464	3,233	3,097	6,330	-15.2%
55 to 64 years	2,679	2,230	4,909	3,344	2,861	6,205	26.4%
65 and Over	1,198	1,418	2,616	1,641	1,793	3,434	31.3%
Total	24,258	21,875	46,133	25,139	23,181	48,320	4.7%
% 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 ⁹⁴	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

⁹⁴ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 12,242 family households, of which 9,838 housed married couple families and 2,404 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 897 families, or a female householder with no husband present, of which there were 1,507 families. There were also an estimated 5,074 “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 70.7 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Campbell County, 80.4 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.3.4				
Household Type by Tenure				
Campbell County				
2010-2014 5-Year ACS Data				
Family Type	Campbell County		State of Wyoming	
	Campbell County	% of Total	State of Wyoming	% of Total
Family households	12,242	70.7%	147,321	65.3%
Married-couple family	9,838	80.4%	117,624	79.8%
Owner-occupied housing units	8,613	87.5%	97,837	83.2%
Renter-occupied housing units	1,225	12.5%	19,787	16.8%
Other family	2,404	19.6%	29,697	20.2%
Male householder, no wife present	897	37.3%	9,885	33.3%
Owner-occupied housing units	587	65.4%	5,955	60.2%
Renter-occupied housing units	310	34.6%	3,930	39.8%
Female householder, no husband present	1,507	62.7%	19,812	66.7%
Owner-occupied housing units	700	46.4%	9,942	50.2%
Renter-occupied housing units	807	53.6%	9,870	49.8%
Nonfamily households	5,074	29.3%	78,193	34.7%
Owner-occupied housing units	2,937	57.9%	42,555	54.4%
Renter-occupied housing units	2,137	42.1%	35,638	45.6%
Total	17,316	100.0%	225,514	100.0%

Table II.3.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 5,122 two-person family households, 2,721 three-person family households and 2,528 four-person family households. One-person non-family households made up 73.9 percent of all non-family households or an estimated 3,751 households. Campbell County’s two persons households made up 36.5 percent of total housing units and four person households made up an additional 14.7 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.3.5				
Household Type by Household Size				
Campbell County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Campbell County				
One Person	.	3,751	3,751	21.7%
Two Person	5,122	1,199	6,321	36.5%
Three Person	2,721	98	2,819	16.3%
Four Person	2,528	26	2,554	14.7%
Five Person	1,159	0	1,159	6.7%
Six Person	512	0	512	3.0%
Seven Person	200	0	200	1.2%
Total	12,242	5,074	17,316	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 6,321 two-person households, 5,067 were owner-occupied and 1,254 were renter-occupied. Of the 2,554 four-person households, 1,926 were owner-occupied and 628 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Campbell County				
One Person	2,244	1,507	3,751	21.7%
Two Person	5,067	1,254	6,321	36.5%
Three Person	2,088	731	2,819	16.3%
Four Person	1,926	628	2,554	14.7%
Five Person	957	202	1,159	6.7%
Six Person	398	114	512	3.0%
Seven Person or more	157	43	200	1.2%
Total	12,837	4,479	17,316	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.3.7, on the following page, Campbell County had a total of 19,386 housing units of which 17,316 or 89.3 percent were occupied. Of these occupied units, 74.1 percent, or 12,837 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,070 units or 10.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.3.7 Housing Units by Tenure Campbell County 2010-2014 5-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	17,316	89.3%	225,514	85.0
Owner-Occupied	12,837	74.1%	156,289	69.3
Renter-Occupied	4,479	25.9%	69,225	30.7
Vacant Housing Units	2,070	10.7%	39,681	15.0
Total Housing Units	19,386	100.0%	265,195	100.0

Table II.3.8, below, shows that of the 2,070 housing units in Campbell County as reported in the 2014 ACS data, 286 or 13.8 percent were for rent and 291 or 14.1 percent were for sale. An estimated 396 units were for seasonal, recreational, or occasional use, and 807 or 39.0 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 2010-2014 5-Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	286	13.8%	5,921	14.9%
Rented, but not occupied	148	7.1%	1,577	4.0%
For sale only	291	14.1%	2,601	6.6%
Sold, but not occupied	12	.6%	802	2.0%
For seasonal, recreational, or occasional use	396	19.1%	17,496	44.1%
For migrant workers	130	6.3%	362	.9%
Other vacant	807	39.0%	10,922	27.5%
Total	2,070	100.0%	39,681	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 \$87,634 compared to the statewide average of \$72,086. Per capita income for Campbell County, which is calculated by dividing total income by population, was \$34,342, which compared to \$29,381 for the State of Wyoming.

Table II.3.9 Median and Per Capita Income Campbell County 2010-2014 5-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	87,634	72,086
Median Household Income	78,609	58,252
Per Capita Income	34,342	29,381

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 1,020 households or 5.9 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,886 households that had incomes between \$35,000 and \$49,999, which accounted for 10.9 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 35.7 percent of total households and numbered 6,188 in Campbell County.

Table II.3.10 Households by Income Campbell County 2010-2014 5-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,020	5.9%	21,756	9.6%
15,000 - 19,999	350	2.0%	10,739	4.8%
20,000 - 24,999	595	3.4%	11,332	5.0%
25,000 - 34,999	1,039	6.0%	22,763	10.1%
35,000 - 49,999	1,886	10.9%	30,423	13.5%
50,000 - 74,999	3,410	19.7%	43,643	19.4%
75,000 - 99,999	2,828	16.3%	31,799	14.1%
100,000 and above	6,188	35.7%	53,059	23.5%
Total	17,316	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.3.11, below. In total, the poverty rate in Campbell County was 6.8 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Campbell County had a poverty rate of 4.9 percent and the female population had a poverty rate of 8.8 percent. There were 353 males and 176 females in poverty under the age of 5. Overall, 16.6 percent of persons in poverty in Campbell County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 135 individuals with incomes below the poverty level which represented 4.2 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Campbell County				
5 and Below	353	176	529	16.6%
6 to 17	159	351	510	16.0%
18 to 64	674	1,343	2,017	63.2%
65 and Older	14	121	135	4.2%
Total	1,200	1,991	3,191	100.0%
Poverty Rate	4.9%	8.8%	6.8%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 9,791 owner-occupied single-family units compared to 1,087 single-family rental units. In Campbell County, single-family units comprised 62.8 percent of all households compared with 71.7 percent statewide. Campbell County had a total of 1,967 apartment rental units and total apartment units accounted for 11.4

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 3,461 mobile homes in Campbell County, which comprised 20.0 percent of all occupied housing units and compared to 13.0 statewide.

Table II.3.12 Households by Unit Type Campbell County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
Single-Family Unit	9,791	1,087	10,878	62.8%
Duplex	53	169	222	1.3%
Tri- or Four-Plex	8	648	656	3.8%
Apartments	7	1,967	1,974	11.4%
Mobile Homes	2,930	531	3,461	20.0%
Boat, RV, Van, Etc.	48	77	125	.7%
Total	12,837	4,479	17,316	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.3.13, below, shows the number of households by year of construction. As shown, 1.7 percent, or 299 units, were built in 1939 or earlier in the county, and another 261 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 5,516, which accounted for 31.9 percent of all households, and an additional 544 households, or 3.1 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.3.13 Households by Year Built Campbell County 2010-2014 5-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	299	1.7%	24,514	10.9%
1940 to 1949	261	1.5%	10,454	4.6%
1950 to 1959	422	2.4%	22,142	9.8%
1960 to 1969	698	4.0%	18,728	8.3%
1970 to 1979	3,559	20.6%	49,663	22.0%
1980 to 1989	3,521	20.3%	32,994	14.6%
1990 to 1999	2,496	14.4%	26,751	11.9%
2000 to 2009	5,516	31.9%	35,858	15.9%
Built 2010 or Later	544	3.1%	4,410	2.0%
Total	17,316	100.0%	225,514	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 1.1 percent of total housing units, while households with five and six rooms accounted for 18.9 and 20.7 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 2010-2014 5-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	206	1.1%	4,521	1.7%
Two	348	1.8%	7,349	2.8%
Three	1,058	5.5%	20,368	7.7%
Four	3,004	15.5%	42,809	16.1%
Five	3,658	18.9%	53,147	20.0%
Six	4,005	20.7%	41,493	15.6%
Seven	2,636	13.6%	31,612	11.9%
Eight	1,808	9.3%	25,739	9.7%
Nine or more	2,663	13.7%	38,157	14.4%
Total	19,386	100.0%	265,195	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 222 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 18.6 percent of total households in Campbell County, which compared to 24.4 percent statewide. In Campbell County, the 7,950 households with three bedrooms accounted for 45.9 percent of all households, and there were only 1,263 five-bedroom or more households, which accounted for 7.3 percent of all households.

Table II.3.15				
Households by Number of Bedrooms				
Campbell County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
None	39	222	261	1.5%
One	104	638	742	4.3%
Two	1,414	1,801	3,215	18.6%
Three	6,550	1,400	7,950	45.9%
Four	3,578	307	3,885	22.4%
Five or more	1,152	111	1,263	7.3%
Total	12,837	4,479	17,316	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$187,500, while structures built between 1950 and 1959 had a median value of \$184,900 and those built between 1990 to 1999 had a median value of \$203,300. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$216,700 and \$285,400, respectively. The total average median value in Campbell County was \$206,500, which compared to \$189,300 in the State of Wyoming.

Table II.3.16 Median Value by Year Structure Built Campbell County 2010-2014 5-Year ACS Data		
Year Built	Campbell County	State of Wyoming
1939 or earlier	187,500	153,700
1940 to 1949	168,900	140,900
1950 to 1959	184,900	158,200
1960 to 1969	209,200	177,300
1970 to 1979	204,300	184,100
1980 to 1989	199,600	197,900
1990 to 1999	203,300	233,600
2000 to 2009	216,700	252,800
Built 2010 or Later	285,400	258,900
Total	206,500	189,300

Household mortgage status is reported in Table II.3.17, below. In Campbell County, households with a mortgage accounted for 69.5 percent of all households or 8,918 housing units, and the remaining 30.5 percent or 3,919 units had no mortgage. Of those units with a mortgage, 636 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 8,282 or 92.9 percent had no second mortgage or no home equity loan.

Table II.3.17 Mortgage Status Campbell County 2010-2014 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	8,918	69.5%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	636	7.1%	12,104	13.1%
Second mortgage only	433	68.1%	5,864	48.4%
Home equity loan only	203	31.9%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	8,282	92.9%	80,039	86.4%
Housing units without a mortgage	3,919	30.5%	63,601	40.7%
Total	12,837	100.0%	156,289	100.00%

The median rent in Campbell County was \$823 as compared to \$663 statewide, as seen in Table II.3.18, below.

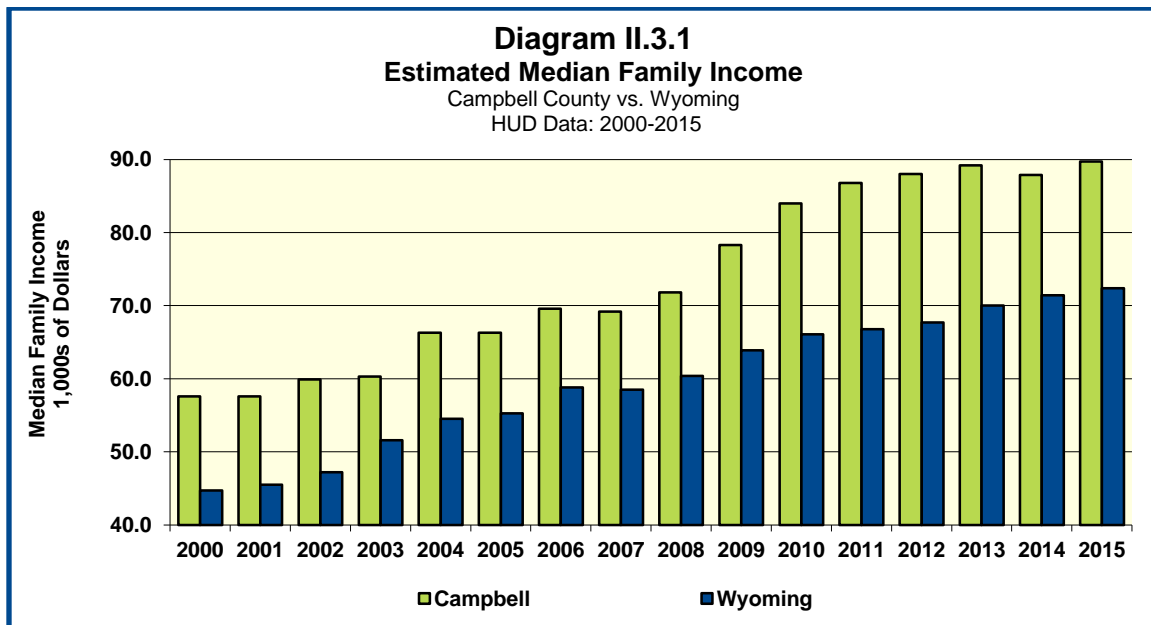
Table II.3.18 Median Rent Campbell County 2010-2014 5-Year ACS Data	
Place	Rent
Campbell County	\$823
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 151 persons during 2015. 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 7,385 persons over the time period.

Table II.3.19			
Driver’s Licenses Exchanged and Surrendered			
Campbell County			
WYDOT Data, 2000 – 2015			
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
Total	22,772	15,387	7,385

Economics

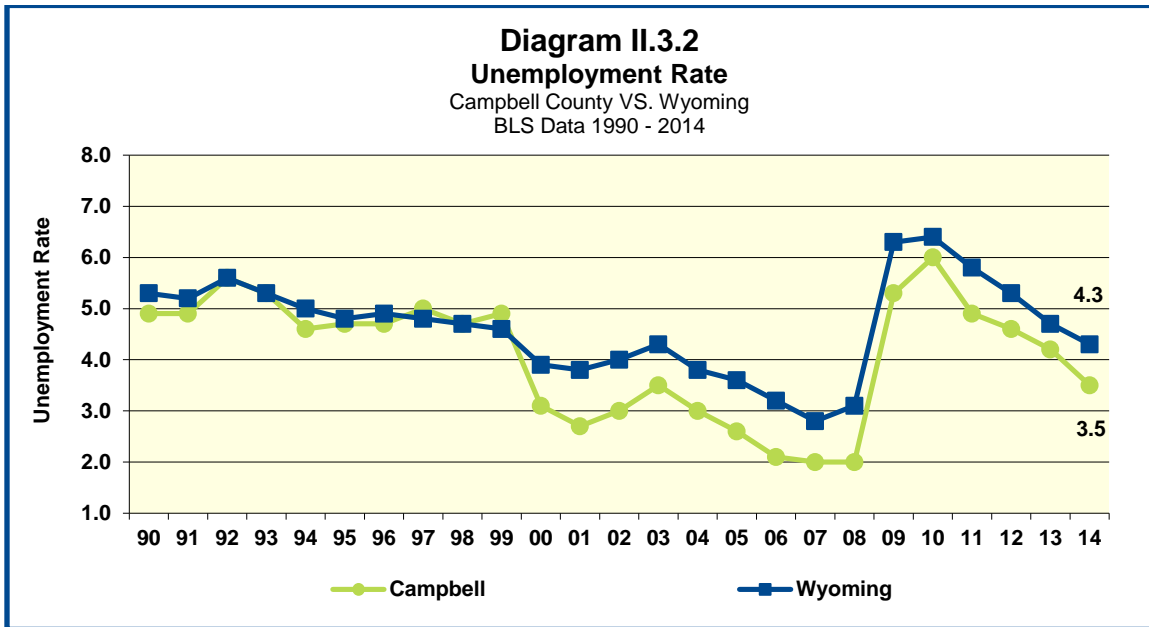
The HUD estimated MFI for Campbell County was \$89,700 in 2015.⁹⁵ This compares to Wyoming’s MFI of \$72,400. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2015.



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,

⁹⁵ 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.

decreased by 618 persons, from 25,710 in 2013 to 26,328 in 2014. Employment increased by 794 persons; unemployment decreased by 176 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 4.2 percent in 2013 to 3.5 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.3.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 28,502 persons in 2014; this figure was higher than the 2013 average by 1,168 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 29,236 to 28,066 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	21,645	24,295	26,566	27,862	29,381	27,361	27,285	27,663	26,932	27,386	28,318
Feb	21,912	24,390	26,538	27,949	29,019	27,338	27,052	27,715	26,941	27,574	28,134
Mar	22,165	24,665	26,741	28,282	28,908	27,355	26,990	27,693	27,157	27,626	28,013
Apr	22,646	25,148	26,729	28,446	28,760	27,465	27,152	27,919	27,032	27,978	27,922
May	22,779	25,582	27,273	28,916	29,580	27,577	27,501	28,051	27,437	28,687	28,059
Jun	23,707	26,508	27,836	29,543	29,892	28,222	27,902	28,245	27,708	29,236	28,066
Jul	23,448	25,534	27,053	28,934	28,419	27,032	26,761	27,118	26,765	28,841	
Aug	23,717	25,802	27,193	29,230	28,394	28,051	27,062	27,401	26,991	29,160	
Sep	23,746	26,101	27,577	29,818	28,822	28,562	27,680	27,979	27,711	29,113	
Oct	23,968	26,172	27,691	30,226	28,641	29,239	27,951	27,828	27,705	28,905	
Nov	23,919	26,338	27,958	30,241	28,437	28,316	28,015	27,745	27,798	28,753	
Dec	23,999	26,797	27,981	29,944	28,013	27,842	28,134	27,506	27,829	28,762	
Annual	23,138	25,611	27,261	29,116	28,856	27,863	27,457	27,739	27,334	28,502	
% Change	8.30	10.69	6.44	6.80	-0.89	-3.44	-1.46	1.03	-1.46	4.27	

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 \$1,080 in 2013. In 2014, average weekly wages saw an increase of 2.59 over the prior year, rising to \$1,108. These data are shown in Table II.3.21, below. Preliminary estimates show average weekly wages fell from \$1,063 to \$1,051 between the second quarter of 2014 and 2015.

Table II.3.21 Average Weekly Wages Campbell County BLS QCEW Data, 2001–2015(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(p)	1,106	1,051				

Total business establishments reported by the QCEW are displayed in Table II.3.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by - 1.09 percent to 1,746 establishments. Preliminary estimates show the number of establishments rose from 1,731 to 1,794 between the second quarter of 2014 and 2015.

Table II.3.22 Number of Business Establishments Campbell County BLS QCEW Data, 2001–2015(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(p)	1,779	1,794				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Campbell County recorded 33,741 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 \$2,352,749,000, and real per capita income was \$48,691 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$71,112 in 2014, while Wyoming average earnings per job was \$53,171. 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 increased from \$753 to \$788 from second quarter 2014 to second quarter 2015, or by 4.6 percent. During the same period, detached single-family home rents increased by 10.8 percent, rents for mobile homes on a lot increased by 5.1 percent, and rents for mobile home lots increased by 1.3 percent.

Campbell County rental prices experienced average annualized increases of 1.2 percent for apartments, 1.7 percent for houses, 1.6 percent for mobile homes plus a lot, and 0.9 percent per year for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 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 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	545	329	780	555
Q2.87	473	321	774	524
Q4.87	507	321	775	574
Q2.88	457	294	763	525
Q4.88	461	301	688	517
Q2.89	435	277	693	473
Q4.89	431	302	713	532
Q2.90	422	271	671	487
Q4.90	449	271	705	524
Q2.91	444	263	679	539
Q4.91	482	243	740	476
Q2.92	492	261	716	681
Q4.92	476	250	681	518
Q2.93	476	255	723	451
Q4.93	442	251	734	617
Q2.94	470	257	677	454
Q4.94	494	272	747	582
Q2.95	493	240	724	551
Q4.95	494	252	752	517
Q2.96	471	233	796	624
Q4.96	485	229	769	592
Q2.97	478	224	681	619
Q4.97	498	242	712	561
Q2.98	476	241	747	550
Q4.98	490	245	734	586
Q2.99	492	217	718	518
Q4.99	481	217	736	617
Q2.00	582	247	871	670
Q4.00	579	264	847	647
Q2.01	626	275	802	731
Q4.01	704	299	856	754
Q2.02	731	284	824	741
Q4.02	671	292	945	750
Q2.03	710	282	818	729
Q4.03	713	289	895	747
Q2.04	686	285	972	716
Q4.04	682	286	977	775
Q2.05	697	286	871	735
Q4.05	729	307	987	847
Q2.06	751	308	1,004	910
Q4.06	807	328	1,129	878
Q2.07	779	329	1,271	936
Q4.07	798	347	1,336	687
Q2.08	793	352	1,453	1,093
Q4.08	839	379	1,488	1,141
Q2.09	836	381	1,456	997
Q4.09	850	397	1,329	1,027
Q2.10	780	394	1,282	915
Q4.10	778	409	1,325	933
Q2.11	775	401	1,188	962
Q4.11	767	418	1,269	900
Q2.12	757	415	1,167	858
Q4.12	701	432	1,158	870
Q2.13	704	416	1,111	867
Q4.13	726	441	1,201	923
Q2.14	753	429	1,165	859
Q4.14	786	441	1,176	900
Q2.15	788	435	1,291	903

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 increased from 122 authorizations in 2013 to 163 in 2014.

The real value of single-family building permits decreased from \$449,079 in 2013 to \$407,468 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.3.24, below.

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	122.1	51.6
1981	198	164	50	182	594	107.2	46.2
1982	24	18	16	.	58	173.4	.
1983	115	8	.	60	183	140.8	46.5
1984	100	2	.	.	102	105.3	.
1985	101	.	4	48	153	120.0	49.0
1986	32	.	.	.	32	139.0	.
1987	15	.	.	.	15	184.2	.
1988	11	.	.	.	11	158.8	.
1989	9	.	.	.	9	226.5	.
1990	15	.	.	.	15	185.7	.
1991	20	.	.	.	20	189.5	.
1992	82	.	.	.	82	144.7	.
1993	41	.	.	.	41	207.0	.
1994	48	.	.	.	48	200.2	.
1995	53	.	.	.	53	173.4	.
1996	68	.	.	.	68	172.6	.
1997	38	.	.	.	38	194.2	.
1998	50	.	.	.	50	171.4	.
1999	40	.	.	.	40	183.5	.
2000	61	.	.	.	61	168.4	.
2001	105	.	.	.	105	167.7	.
2002	144	.	.	.	144	177.2	.
2003	159	.	.	.	159	177.9	.
2004	129	.	.	.	129	189.6	.
2005	200	.	.	73	273	244.9	74.2
2006	161	.	.	61	222	225.5	72.0
2007	398	.	.	604	1,002	247.7	41.5
2008	277	.	.	72	349	217.2	10.2
2009	249	.	100	.	349	294.8	.
2010	269	.	.	48	317	355.7	148.9
2011	201	.	.	.	201	393.3	.
2012	179	.	.	.	179	423.2	.
2013	122	.	.	.	122	449.1	.
2014	163	.	.	.	163	407.5	.

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 \$248,826. This represented a increase of 4.3 percent from the previous year. In contrast, Wyoming’s average was \$263,432 which was a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 1999 and 2014 is displayed in Table II.3.25, on the following page.

Table II.3.25 Average Sales Prices Campbell County vs. Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 15 years, with the most recent survey conducted in December 2015.⁹⁶ During December 2015, a total of 108 surveys were completed by property managers in Campbell County. Of the 3,567 rental units surveyed, 373 were vacant, indicating a vacancy rate of 10.5 percent, as shown in Table II.3.26, at right. This compares to a 1.8 percent vacancy rate one year ago and a December 2015 statewide vacancy rate of 6.9 percent.

Table II.3.26 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, June 2001–December 2015				
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%

⁹⁶ 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 10.5 percent in the most recent 2015 survey.

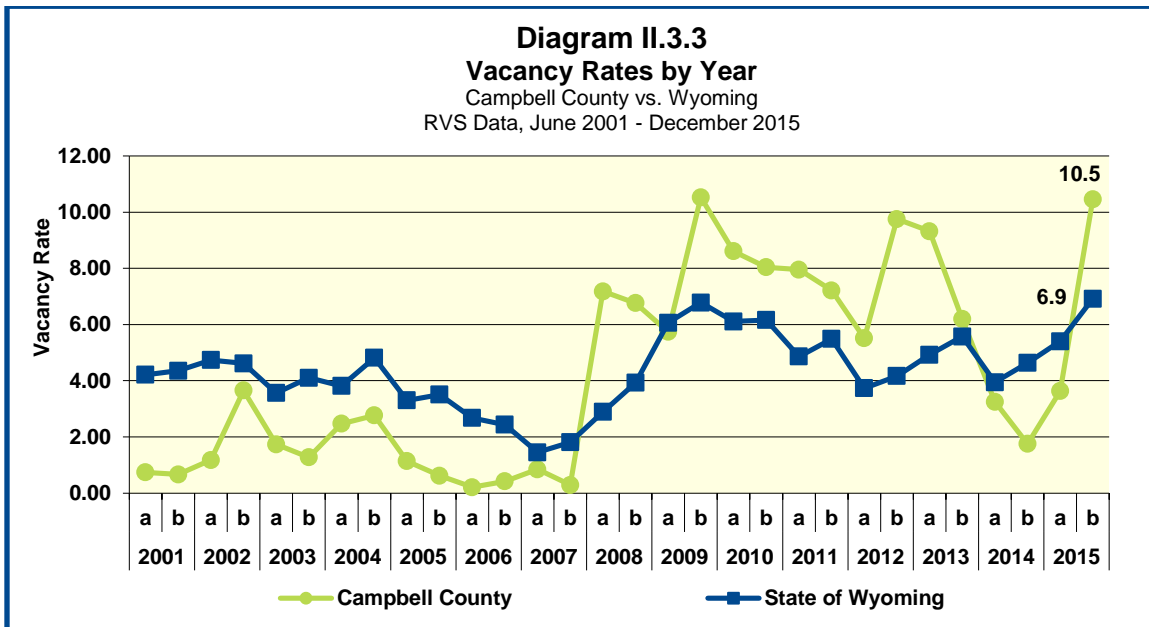


Diagram II.3.4, below, shows the average rent of single-family and apartment units in Campbell County. In the second half of 2015, rents for single-family units rose to \$1,119 and average rents for apartments fell to \$787.

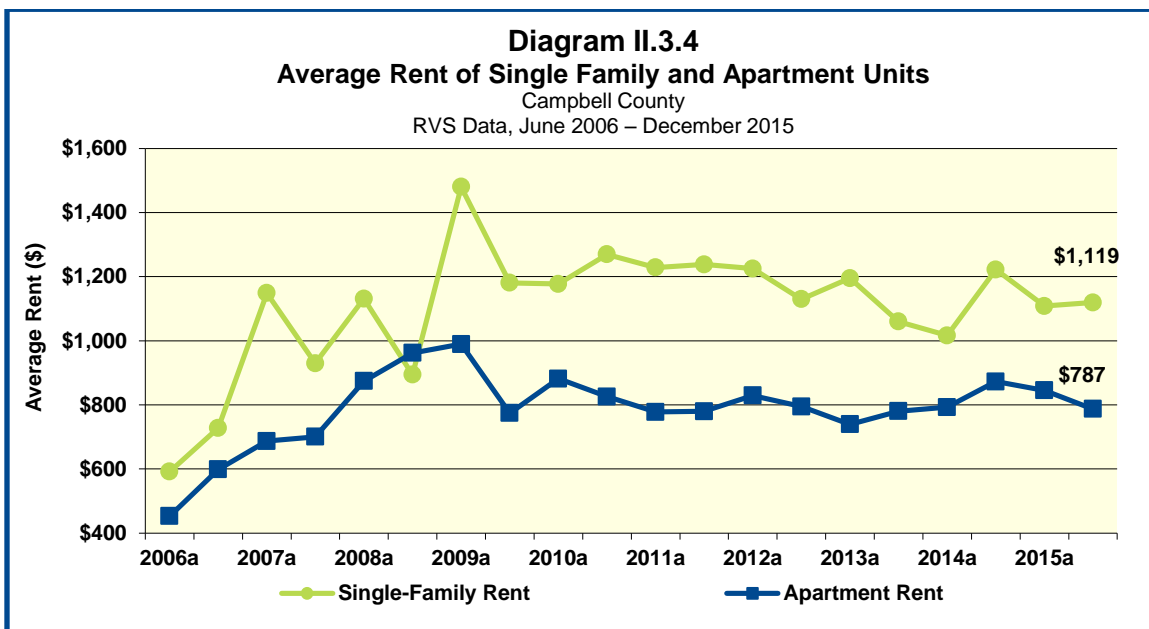


Table II.3.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 206 single family units in Campbell County, with 9 of them available. This translates into a vacancy rate of 4.4 percent in Campbell County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 2,756 apartment units reported in the survey, with 312 of them available, which resulted in a vacancy rate of 11.3 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	206	9	4.4%
Duplex units	109	9	8.3%
Apartments	2,756	312	11.3%
Mobile Homes	83	7	8.4%
"Other" Units	113	3	2.7%
Don't Know	300	33	11.0%
Total	3,567	373	10.5%

Table II.3.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 23 units. The most common apartment units were two bedroom units, with 865 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	2	6	0	0	.	8
One	1	2	431	2	0	.	436
Two	18	27	865	5	26	.	941
Three	23	7	256	31	29	.	346
Four	5	2	3	0	0	.	10
Five	1	1	0	1	0	.	3
Don't Know	158	68	1,195	44	58	300	1,823
Total	206	109	2,756	83	113	300	3,567

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 Bedroom Size							
Campbell County							
RVS Data, December 2015							
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	0	0	9	2	0	.	11
Two	0	1	34	0	1	.	36
Three	5	0	10	3	0	.	18
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	4	8	259	2	2	33	308
Total	9	9	312	7	3	33	373

Table II.3.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 3.9 percent, with three bedroom single family units having the highest vacancy rate at 21.7 percent.

Table II.3.30							
Vacancy Rates by Bedroom Size							
Campbell County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	.0%	.0%	%	%		.0%
One	.0%	.0%	2.1%	100.0%	%		2.5%
Two	.0%	3.7%	3.9%	.0%	3.8%		3.8%
Three	21.7%	.0%	3.9%	9.7%	.0%		5.2%
Four	.0%	.0%	.0%	%	%		.0%
Five	.0%	.0%	%	.0%	%		.0%
Don't Know	2.5%	11.8%	21.7%	4.5%	3.4%	11.0%	17.0%
Total	4.4%	8.3%	11.3%	8.4%	2.7%	11.0%	10.5%

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 Bedroom Size						
Campbell County						
RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$500	\$575	\$	\$	\$538
One	\$450	\$715	\$659	\$	\$	\$650
Two	\$910	\$847	\$752	\$	\$610	\$785
Three	\$1,274	\$1,133	\$917	\$950	\$848	\$1,026
Four	\$1,367	\$900	\$851	\$	\$	\$1,117
Five	\$1,400	\$1,200	\$	\$	\$	\$1,300
Total	\$1,119	\$913	\$787	\$900	\$943	\$889

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 above 1,500 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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	20	4	20.0%
\$1,000 to \$1,500	139	5	3.6%
Above \$1,500	5	0	.0%
Missing	42	0	.0%
Total	206	9	4.4%

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 less than 500 dollars, with a vacancy rate of .0 percent.

Table II.3.33 Apartment Market Rate Rents by Vacancy Status Campbell County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	1,979	204	10.3%
\$1,000 to \$1,500	438	75	17.1%
Above \$1,500	0	0	%
Missing	337	33	9.8%
Total	2,756	312	11.3%

Table II.3.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 10.2 percent.

Table II.3.34 Mobile Home Market Rate Rents by Vacancy Status Campbell County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	49	5	10.2%
\$1,000 to \$1,500	9	1	11.1%
Above \$1,500			%
Missing	25	1	4.0%
Total	83	7	8.4%

Table II.3.35, on the following page, shows the condition of rental units by unit type for Campbell County. Respondents could rate their units from poor to excellent, however many respondents did not know, or did not wish to comment on the condition of their units. As reported, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed on the following page.

Table II.3.35 Condition by Unit Type Campbell County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	3	0	1	12	0	.	16
Average	2	16	88	4	9	.	119
Good	131	82	1,450	49	16	.	1,728
Excellent	68	11	1,213	18	88	.	1,398
Don’t Know	2	0	4	0	0	300	306
Total	206	109	2,756	83	113	300	3,567

The availability of single family units based on their condition is displayed in Table II.3.36, 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.3.36 Condition of Single Family Units by Vacancy Status Campbell County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			.0%
Fair	3	0	.0%
Average	2	0	.0%
Good	131	4	3.1%
Excellent	68	5	7.4%
Don’t Know	2	0	.0%
Total	206	9	4.4%

Table II.3.37, 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.3.37 Condition of Apartment Units by Vacancy Status Campbell County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	88	6	6.8%
Good	1,450	149	10.3%
Excellent	1,213	157	12.9%
Don’t Know	4	0	.0%
Total	2,756	312	11.3%

Table II.3.38, on the following page, 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.3.38 Condition of Mobile Home Units by Vacancy Status Campbell County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	12	0	.0%
Average	4	0	.0%
Good	49	1	2.0%
Excellent	18	6	33.3%
Don't Know	0	0	%
Total	83	7	8.4%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.3.39, below, respondents in Campbell County said they would prefer 68 more single family units, 205 more apartment units, and 150 units of all types. In total, respondents indicated they wished to own or manage an additional 433 units.

Table II.3.39 If you had the opportunity to own/manage more units, how many would you prefer Campbell County RVS Data, December 2015	
Unit Type	More Units
Single family units	68
Duplex Units	4
Apartments	205
Mobile homes	5
Other	
Don't Know	1
All types	150
Total	433

Table II.3.40, on the following page, shows the most common answers from the 2015 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 92 respondents, with an average persons per household of 2.8 people. Of new residents to Campbell County, 52.3 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 58.7 percent of respondents renting their residence. The average mortgage payment in Campbell County was \$1,469 and the average rent was \$1,050. When asked if they were satisfied with their current housing, 82.6 percent said they were satisfied with thier current housing.

Table II.3.40 Most Replied Response Campbell County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	92
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (32.6%)
Marital status	Married (52.3%)
Primary reason for moving to Wyoming	New job (26.1%)
In which industry are you primarily employed	Other (35.9%)
Highest education level completed	High School Diploma/GED (29.3%)
Total household income from all sources	\$50,000 to \$74,999 dollars (20.3%)
Current Housing Characteristics	
Current Residence	Single family home (52.2%)
Do you own or rent	Rent (58.7%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,469
Average rental payment	\$1,050
Are you satisfied with your current housing	Satisfied with current housing (82.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (41.7%)
Are you seeking to change your housing situation	Seeking different housing (84.6%)
What type of unit are you seeking	Single family home (80.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	\$150,000 to \$199,999 dollars (66.7%)
Expected rental price	\$901 to \$1,000 dollars (100.0%)

For residents who are unsatisfied with their current housing, 41.7 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 80.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 60.0 percent wanted to buy and 40.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending between \$150,000 to \$199,999 dollars if they anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.⁹⁷

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 2014 5-year ACS data, 437 or 2.5 percent of households in Campbell County were overcrowded and another 100 or .6 percent of units were severely overcrowded, as shown in Table II.3.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

⁹⁷ 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.

Table II.3.41				
Overcrowding and Severe Overcrowding				
Campbell County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Campbell County				
Owner				
Households	12,558	263	16	12,837
Percentage	97.8%	2.0%	.1%	100.0%
Renter				
Households	4,221	174	84	4,479
Percentage	94.2%	3.9%	1.9%	100.0%
Total				
Households	16,779	437	100	17,316
Percentage	96.9%	2.5%	.6%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 203 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.3.42, at right.

Table II.3.42		
Housing Units with Incomplete Kitchen Facilities		
Campbell County 2010-2014 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	19,183	258,329
Lacking Complete Kitchen Facilities	203	6,866
Total Housing Units	19,386	265,195
Percent Lacking	1.0%	2.6%

At the time of the 2014 ACS, a total of 164 units or .8 percent of all housing units in Campbell County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.3.43, below.

Table II.3.43 Housing Units with Incomplete Plumbing Facilities Campbell County 2010-2014 5-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	19,222	259,378
Lacking Complete Plumbing Facilities	164	5,817
Total Households	19,386	265,195
Percent Lacking	.8%	2.2%

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, 14.7 percent of households had a cost burden and 6.4 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 14.9 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 4.9 percent experienced a severe cost burden, while 22.5 percent of renters had a cost burden and 13.4 percent had a severe cost burden, as seen in Table II.3.44, on the following page.

Table II.3.44 Cost Burden and Severe Cost Burden by Tenure Campbell County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Campbell County					
Owner With a Mortgage					
Households	7,135	1,333	438	12	8,918
Percent	80.0%	14.9%	4.9%	.1%	100.0%
Owner Without a Mortgage					
Households	3,643	200	66	10	3,919
Percent	93.0%	5.1%	1.7%	.3%	100.0%
Renter					
Households	2,701	1,010	600	168	4,479
Percent	60.3%	22.5%	13.4%	3.8%	100.0%
Total					
Households	13,479	2,543	1,104	190	17,316
Percent	77.8%	14.7%	6.4%	1.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 7,188 households in Campbell County, from 17,172 in 2010 to 24,360 in 2040. Homeowners are expected to increase from 12,595 households in 2010 to 17,507 by 2040. Renters are anticipated to increase from 4,577 households in 2010 to 6,853 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 269 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 393 households and by 730 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 562 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 365 households over the period. Table II.3.45, below, provides details of the household forecast by tenure and income.

Table II.3.45						
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	1,008	1,871	1,195	7,831	12,595
2015	707	1,033	1,915	1,224	8,018	12,896
2020	743	1,086	2,014	1,287	8,431	13,561
2025	792	1,157	2,147	1,372	8,987	14,456
2030	845	1,234	2,289	1,462	9,583	15,413
2035	900	1,315	2,439	1,558	10,210	16,423
2040	960	1,402	2,600	1,661	10,885	17,507
Renters by Percent of Median Household Income						
2010	1,131	735	1,086	539	1,085	4,577
2015	1,253	814	1,203	598	1,203	5,071
2020	1,306	848	1,254	623	1,253	5,285
2025	1,386	900	1,331	661	1,330	5,608
2030	1,480	962	1,421	706	1,420	5,989
2035	1,582	1,028	1,520	755	1,519	6,404
2040	1,693	1,100	1,626	808	1,625	6,853
Total Households by Percent of Median Household Income						
2010	1,821	1,743	2,957	1,735	8,916	17,172
2015	1,960	1,847	3,119	1,821	9,220	17,966
2020	2,049	1,934	3,268	1,910	9,684	18,845
2025	2,178	2,058	3,478	2,033	10,317	20,063
2030	2,325	2,196	3,711	2,168	11,003	21,402
2035	2,482	2,343	3,959	2,313	11,729	22,826
2040	2,653	2,502	4,227	2,469	12,510	24,360

Additional Comments

Campbell County has seen an increase in the number of students enrolled in the district, coming in at the third largest district in the state.⁹⁸ This may be a result of the increase in energy jobs and an influx of people perusing those opportunities. However, as of June, Campbell County saw a slight increase in unemployment.⁹⁹ This is attributed mainly to the downfall of some areas in the energy-fueled economy. The continued growth in the area or decline will depend, partially, on this industry’s success in the upcoming year. Campbell County has the highest rates to rent a mobile home lot at \$435, compared to the statewide average of \$316.¹⁰⁰

⁹⁸ <http://county10.com/2015/02/09/wyoming-school-enrollment-passes-93000-students-over-6600-locally/>

⁹⁹ <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/>

¹⁰⁰ <http://www.powelltribune.com/news/item/14147-putting-a-price-on-living-in-wyoming>