

ALBANY COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 36,299 in 2010 to 36,889 in 2011, or by 1.6 percent. This compares to a statewide population growth of 0.8 percent over the period.⁵⁶ The number of people from 15 to 24 years of age increased by 7.3 percent, and the number of people from 55 to 64 years of age increased by 2.6 percent. The white population increased by 0.8 percent, while the black population increased by 25.5 percent. The Hispanic population increased from 3,202 to 3,284 people between 2010 and 2011 or by 2.6 percent. These data are presented in Table II.1.1, below.

Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	36,299	36,889	1.6%	563,626	568,158	0.8%
Age						
Under 14 years	5,083	5,008	-1.5%	113,371	113,462	0.1%
15 to 24 years	11,434	12,268	7.3%	78,460	78,704	0.3%
25 to 44 years	9,300	9,104	-2.1%	144,615	145,669	0.7%
45 to 54 years	3,718	3,492	-6.1%	83,577	80,936	-3.2%
55 to 64 years	3,598	3,692	2.6%	73,513	77,120	4.9%
65 and Over	3,166	3,325	5.0%	70,090	72,267	3.1%
Race						
White	33,708	33,987	0.8%	529,110	531,484	0.4%
Black	443	556	25.5%	5,135	6,024	17.3%
American Indian and Alaskan Native	296	373	26.0%	14,457	14,774	2.2%
Asian	1,045	1,102	5.5%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	30	35	16.7%	521	551	5.8%
Two or more races	777	836	7.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	3,202	3,284	2.6%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Albany County's population increased from 32,014 persons in 2000 to 36,299 in 2010, or by 13.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 11.9 percent, while the black population increased by 19.2 percent. The Hispanic population increased from 2,397 to 3,202 persons between 2000 and 2010, or by 33.6 percent. These data are presented in Table II.1.2, on the following page.

⁵⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.1.2					
Population by Race and Ethnicity					
Albany County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	29,235	91.3%	32,720	90.1%	11.9%
Black	354	1.1%	422	1.2%	19.2%
American Indian	305	1.0%	259	0.7%	-15.1%
Asian	545	1.7%	1,021	2.8%	87.3%
Native Hawaiian/Pacific Islander	18	0.1%	21	0.1%	16.7%
Other	847	2.6%	885	2.4%	4.5%
Two or More Races	710	2.2%	971	2.7%	36.8%
Total	32,014	100.0%	36,299	100.0%	13.4%
Hispanic (Ethnicity)	2,397	7.5%	3,202	8.8%	33.6%

Table II.1.3, below, presents the population of Albany County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 13.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,432 persons, or by 66.1 percent. In 2010, the largest age group in Albany County was the group aged 20 to 24, which accounted for 21.2 percent of the entire population. The 2010 census count showed a total of 18,897 males, who accounted for 52.1 percent of the population, and the remaining 47.9 percent, or 17,402 persons, were female.

Table II.1.3							
Population by Age and Gender							
Albany County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	862	768	1,630	1,057	983	2,040	25.2%
5 to 19	3,607	3,216	6,823	3,448	3,317	6,765	-.9%
20 to 24	3,466	2,997	6,463	4,183	3,529	7,712	19.3%
25 to 34	2,513	2,080	4,593	3,334	2,637	5,971	30.0%
35 to 54	3,778	3,915	7,693	3,584	3,463	7,047	-8.4%
55 to 64	1,151	1,015	2,166	1,807	1,791	3,598	66.1%
65 and Over	1,152	1,494	2,646	1,484	1,682	3,166	19.7%
Total	16,529	15,485	32,014	18,897	17,402	36,299	13.4%

At the time of the 2010 Census, there were 2,248 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 decreased by 6.8 percent, as shown in Table II.1.4, on the following page.

Table II.1.4			
Group Quarters Population			
Albany County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁵⁷	32	.	-100.0%
Juvenile Facilities	.	80	.
Nursing Homes	101	70	-30.7%
Other Institutions	.	.	.
Total	133	150	12.8%
Noninstitutionalized			
College Dormitories	2,157	1,986	-7.9%
Military Quarters	.	.	.
Other Noninstitutions	121	112	-7.4%
Total	2,278	2,098	-7.9%
Group Quarters Population	2,411	2,248	-6.8%

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 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.1.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 7,204 family households, of which 5,818 housed married couple families and 1,386 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 552 families, or a female householder with no husband present, of which there were 834 families. There were also an estimated 7,479 "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 Albany County was 49.1 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Albany County, 80.8 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁵⁷ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.1.5				
Household Type by Tenure				
Albany County 2007-2011 Five-Year ACS Data				
Family Type	Albany County		State of Wyoming	
	Albany County	% of Total	State of Wyoming	% of Total
Family households	7,204	49.1%	145,279	66.1%
Married-couple family	5,818	80.8%	116,920	80.5%
Owner-occupied housing units	4,485	77.1%	97,958	83.8%
Renter-occupied housing units	1,333	22.9%	18,962	16.2%
Other family	1,386	19.2%	28,359	19.5%
Male householder, no wife present	552	7.7%	9,289	32.8%
Owner-occupied housing units	341	61.8%	5,532	59.6%
Renter-occupied housing units	211	38.2%	3,757	40.4%
Female householder, no husband present	834	11.6%	19,070	67.2%
Owner-occupied housing units	341	40.9%	10,181	53.4%
Renter-occupied housing units	493	59.1%	8,889	46.6%
Nonfamily households	7,479	50.9%	74,349	33.9%
Owner-occupied housing units	2,719	36.4%	41,217	55.4%
Renter-occupied housing units	4,760	63.6%	33,132	44.6%
Total	14,683	100.0%	219,628	100.0%

Table II.1.6, below, displays the 2011 Five-Year ACS census data for household type by household size. In 2011, there were 3,911 two-person family households and 1,301 four-person family households. One-person non-family households made up 65.2 percent of all non-family households or an estimated 4,876 households. Albany County's two persons households made up 38.3 percent of total housing units and four person households made up an additional 10.8 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.1.6				
Household Type by Household Size				
Albany County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Albany County				
One Person	.	4,876	4,876	33.2%
Two Person	3,911	1,715	5,626	38.3%
Three Person	1,374	550	1,924	13.1%
Four Person	1,301	286	1,587	10.8%
Five Person	478	46	524	3.6%
Six Person	78	6	84	.6%
Seven Person	62	0	62	.4%
Total	7,204	7,479	14,683	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 5,626 two-person households, 3,298 were owner-occupied and 2,328 were renter-occupied. Of the 1,587 four-person households, 972 were owner-occupied and 615 were renter-occupied, as shown in Table II.1.7, below.

Table II.1.7 Tenure by Household Size				
Albany County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Albany County				
One Person	2,188	2,688	4,876	33.2%
Two Person	3,298	2,328	5,626	38.3%
Three Person	976	948	1,924	13.1%
Four Person	972	615	1,587	10.8%
Five Person	356	168	524	3.6%
Six Person	71	13	84	.6%
Seven Person or more	25	37	62	.4%
Total	7,886	6,797	14,683	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.1.8, below, Albany County had a total of 17,809 housing units of which 14,683 or 82.4 percent were occupied. Of these occupied units, 53.7 percent, or 7,886 units were owner occupied, which compares to a statewide rate of 70.5. A total of 3,126 units or 17.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.1.8 Housing Units by Tenure				
Albany County 2007-2011 Five-Year ACS Data				
Tenure	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	14,683	82.4%	219,628	84.8%
Owner-Occupied	7,886	53.7%	154,888	70.5%
Renter-Occupied	6,797	46.3%	64,740	29.5%
Vacant Housing Units	3,126	17.6%	39,362	15.2%
Total Housing Units	17,809	100.0%	258,990	100.0%

Table II.1.9, on the following page, shows that of the 3,126 housing units in Albany County as reported in the 2011 ACS data, 552 or 17.7 percent were for rent and 169 or 5.4 percent were for sale. An estimated 1,297 units were for seasonal, recreational, or occasional use, and 790 or 25.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.1.9				
Disposition of Vacant Housing Units				
Albany County 2007-2011 Five Year ACS Data				
Disposition	Albany County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	552	17.7%	5,138	13.1%
Rented, but not occupied	271	8.7%	2,072	5.3%
For sale only	169	5.4%	2,921	7.4%
Sold, but not occupied	47	1.5%	983	2.5%
For seasonal, recreational, or occasional use	1,297	41.5%	17,501	44.5%
For migrant workers	0	.0%	498	1.3%
Other vacant	790	25.3%	10,249	26.0%
Total	3,126	100.0%	39,362	100.0%

Table II.1.10, at right, presents different income statistics for Albany County. According to the 2011 ACS data averages, median family income for Albany County was \$70,897 compared to the statewide average of \$69,058. Per capita income for Albany County, which is calculated by dividing total income by population, was \$25,928, which compared to \$28,952 for the State of Wyoming.

Table II.1.10		
Median and Per Capita Income		
Albany County 2007-2011 Five-Year ACS Data		
Income Type	Albany County	Wyoming
Median Family Income	70,897	69,058
Median Household Income	45,760	56,380
Per Capita Income	25,928	28,952

Table II.1.11, below, shows households by income for Albany County and the State of Wyoming. In Albany County, there were a total of 2,726 households or 18.6 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,899 households that had incomes between \$35,000 and \$49,999, which accounted for 12.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.6 percent of total households and numbered 2,434 in Albany County.

Table II.1.11				
Households by Income				
Albany County 2007-2011 Five-Year ACS Data				
Income	Albany County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,726	18.6%	21,222	9.7%
15,000 - 19,999	800	5.4%	10,180	4.6%
20,000 - 24,999	882	6.0%	10,638	4.8%
25,000 - 34,999	1,653	11.3%	23,696	10.8%
35,000 - 49,999	1,899	12.9%	31,275	14.2%
50,000 - 74,999	2,518	17.1%	44,469	20.2%
75,000 - 99,999	1,771	12.1%	31,675	14.4%
100,000 and above	2,434	16.6%	46,473	21.2%
Total	14,683	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.1.12, below. In total, the poverty rate in Albany County was 23.3 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Albany County had a poverty rate of 21.0 percent and the female population had a poverty rate of 25.8 percent. There were 213 males and 271 females in poverty under the age of 5. Overall, 6.3 percent of persons in poverty in Albany County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 204 individuals with incomes below the poverty level which represented 2.7 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.1.12				
Poverty by Age				
Albany County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Albany County				
5 and Below	213	271	484	6.3%
6 to 18	364	186	550	7.2%
18 to 64	2,914	3,513	6,427	83.8%
65 and Older	91	113	204	2.7%
Total	3,582	4,083	7,665	100.0%
Poverty Rate	21.0%	25.8%	23.3%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.1.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Albany County saw an average of 6,565 owner-occupied single-family units compared to 2,052 single-family rental units. In Albany County, single-family units comprised 58.7 percent of all households compared with 71.7 percent statewide. Albany County had a total of 2,388 apartment rental units and total apartment units accounted for 16.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,391 mobile homes in Albany County, which comprised 9.5 percent of all occupied housing units and compared to 13.8 statewide.

Table II.1.13				
Households by Unit Type				
Albany County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Albany County				
Single-Family Unit	6,565	2,052	8,617	58.7%
Duplex	148	758	906	6.2%
Tri- or Four-Plex	69	1,270	1,339	9.1%
Apartments	29	2,388	2,417	16.5%
Mobile Homes	1,062	329	1,391	9.5%
Boat, RV, Van, Etc.	13	0	13	.1%
Total	7,886	6,797	14,683	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	.1%
Total	154,888	64,740	219,628	100.0%

Table II. 1.14, below, shows the number of households by year of construction. As shown, 14.9 percent, or 2,188 units, were built in 1939 or earlier in the county, and another 552 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 943, which accounted for 6.4 percent of all households, and an additional 978 households, or 6.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.1.14				
Households by Year Built				
Albany County 2007-2011 Five-Year ACS Data				
Year Built	Albany County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,188	14.9%	25,099	11.4%
1940 to 1949	552	3.8%	10,841	4.9%
1950 to 1959	1,693	11.5%	22,067	10.0%
1960 to 1969	1,588	10.8%	19,430	8.8%
1970 to 1979	3,012	20.5%	52,134	23.7%
1980 to 1989	2,027	13.8%	34,742	15.8%
1990 to 1999	1,702	11.6%	26,856	12.2%
2000 to 2004	943	6.4%	14,190	6.5%
Built 2005 or Later	978	6.7%	14,269	6.5%
Total	14,683	100.0%	219,628	100.0%

Table II.1.15, below, displays housing units for Albany County and the State of Wyoming. The number of rooms in Albany County varied between households. Households with one room accounting for only 2.9 percent of total housing units, while households with five and six rooms accounted for 17.3 and 10.8 percent, respectively. The median number of rooms in Albany County was 5 rooms, which compared to 6 statewide.

Table II.1.15				
Housing Units by Number of Rooms				
Albany County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Albany County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	516	2.9%	4,252	1.6%
Two	722	4.1%	6,593	2.5%
Three	1,996	11.2%	19,112	7.4%
Four	4,163	23.4%	44,741	17.3%
Five	3,087	17.3%	52,369	20.2%
Six	1,915	10.8%	40,122	15.5%
Seven	1,736	9.7%	31,810	12.3%
Eight	1,546	8.7%	25,589	9.9%
Nine or more	2,128	11.9%	34,402	13.3%
Total	17,809	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.1.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 247 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 28.3 percent of total households in Albany County, which compared to 24.8 percent statewide. In Albany County, the 4,893 households with three bedrooms accounted for 33.3 percent of all households, and there were only 867 five-bedroom or more households, which accounted for 5.9 percent of all households.

Table II.1.16				
Households by Number of Bedrooms				
Albany County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Albany County				
None	10	247	257	1.8%
One	253	1,598	1,851	12.6%
Two	1,428	2,725	4,153	28.3%
Three	3,417	1,476	4,893	33.3%
Four	2,037	625	2,662	18.1%
Five or more	741	126	867	5.9%
Total	7,886	6,797	14,683	100.0%
State of Wyoming				
None	343	1,715	2,058	.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.1.17, at right, structures built in 1939 or earlier had a median value of \$156,600, while structures built between 1950 and 1959 had a median value of \$187,400 and those built between 1990 to 1999 had a median value of \$261,000. 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 \$327,600 and \$251,600, respectively. The total average median value in Albany County was \$194,900, which compared to \$181,900 in the State of Wyoming.

Table II.1.17 Median Value by Year Structure Built Albany County 2007-2011 Five-Year ACS Data		
Year Built	Albany County	State of Wyoming
1939 or earlier	156,600	148,000
1940 to 1949	152,600	130,200
1950 to 1959	187,400	155,800
1960 to 1969	202,600	171,100
1970 to 1979	197,200	180,100
1980 to 1989	183,000	194,300
1990 to 1999	261,000	224,800
2000 to 2004	327,600	247,900
Built 2005 or Later	251,600	245,700
Total	194,900	181,900

Household mortgage status is reported in Table II.1.18, below. In Albany County, households with a mortgage accounted for 61.9 percent of all households or 4,883 housing units, and the remaining 38.1 percent or 3,003 units had no mortgage. Of those units with a mortgage, 1,018 had either a second mortgage or home equity loan, 21 had both a second mortgage and home equity loan, and 3,844 or 78.7 percent had no second mortgage or no home equity loan.

Table II.1.18 Mortgage Status Albany County 2007-2011 Five-Year ACS Data				
Mortgage Status	Albany County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,883	61.9%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	1,018	20.8%	16,846	17.7%
Second mortgage only	480	47.2%	8,326	49.4%
Home equity loan only	538	52.8%	8,520	50.6%
Both second mortgage and home equity loan	21	.4%	733	.8%
No second mortgage and no home equity loan	3,844	78.7%	77,715	81.6%
Housing units without a mortgage	3,003	38.1%	59,594	38.5%
Total	7,886	100.0%	154,888	100.00%

The median rent in Albany County was \$629 as compared to \$591 statewide, as shown in Table II.1.19, below.

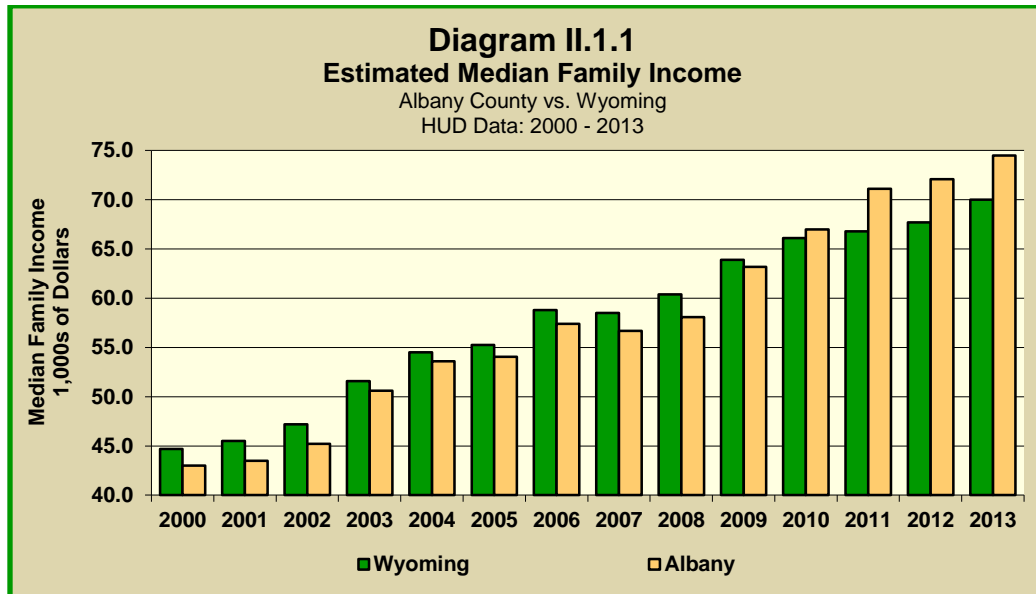
Table II.1.19 Median Rent Albany County 2007-2011 Five-Year ACS Data	
Place	Rent
Albany County	\$629
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 50 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Albany County are presented in Table II.1.20, below, and showed a net increase of 1,511 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	1,205	1,461	-256
2001	1,239	1,254	-15
2002	1,282	1,122	160
2003	1,111	896	215
2004	1,146	1,183	-37
2005	1,101	1,117	-16
2006	1,123	1,054	69
2007	1,092	1,031	61
2008	1,267	1,006	261
2009	1,278	852	426
2010	1,206	756	450
2011	1,132	989	143
2012- First Half	522	472	50
Total	14,704	13,193	1,511

Economics

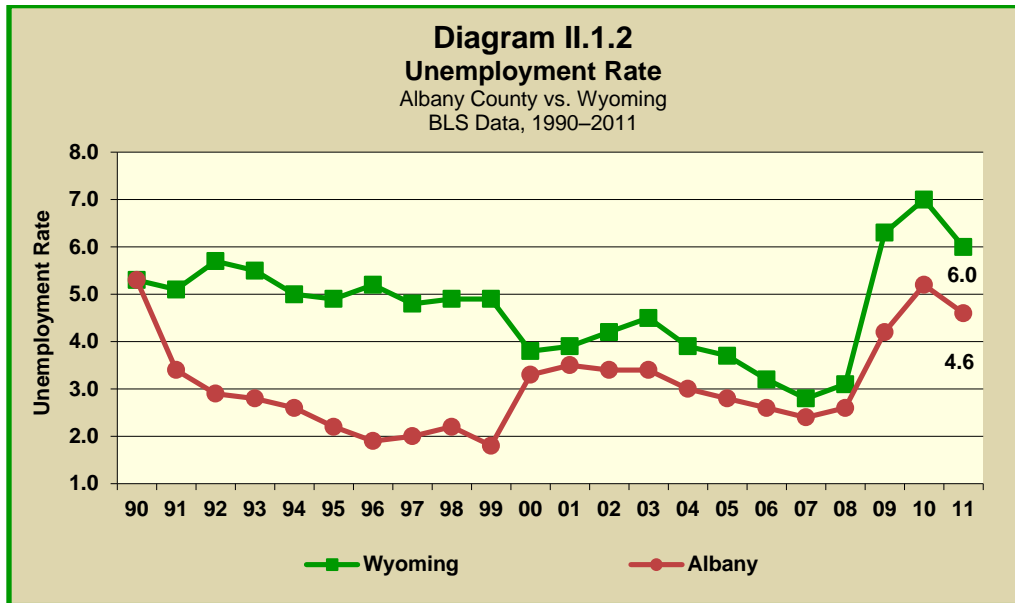
The HUD estimated MFI for Albany County was \$74,500 in 2013.⁵⁸ This compared to Wyoming’s MFI of \$70,000. Diagram II.1.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Albany County’s labor force, defined as the number of persons working or actively seeking work, decreased by 317 persons, from 19,932 in 2010 to 20,249 in 2011. Employment increased by 425 persons; unemployment decreased by 108 persons; and the unemployment rate, or the number of

⁵⁸ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 5.2 percent in 2010 to 4.6 percent in 2011, as shown below in Diagram II.1.2.



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.1.21, below, annual total monthly employment increased by 1.15 percent between 2010 and 2011, from a total of 15,168 to 15,343 workers. Preliminary estimates shows employment increased to 15,893 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	14,336	14,560	16,483	14,867	14,895	14,993	14,992	15,475	14,999	14,917	15,087
Feb	14,510	14,808	16,543	15,173	15,112	15,270	15,484	15,574	15,028	15,043	15,145
Mar	14,505	14,794	16,605	15,274	15,106	15,403	15,611	15,615	15,058	15,097	15,162
Apr	14,668	14,893	16,927	15,428	15,340	15,464	15,707	15,507	15,074	15,274	15,177
May	14,612	14,831	16,798	15,492	15,417	15,625	15,750	15,582	15,096	15,309	15,350
Jun	14,694	15,038	17,004	15,206	15,505	15,678	15,847	16,114	15,595	15,774	15,893
Jul	13,994	14,526	16,538	14,863	14,685	14,910	15,128	15,362	14,852	15,028	.
Aug	14,039	14,439	16,546	15,025	14,620	14,911	15,112	15,322	14,792	15,220	.
Sep	14,443	15,131	16,907	15,601	15,324	15,561	15,954	16,193	15,400	15,716	.
Oct	14,915	15,391	17,184	15,575	15,336	15,656	16,033	16,143	15,484	15,715	.
Nov	14,910	15,403	16,919	15,639	15,341	15,518	15,878	16,016	15,338	15,621	.
Dec	14,906	15,370	16,980	15,485	15,397	15,528	15,742	15,295	15,294	15,397	.
Annual	14,544	14,932	16,786	15,302	15,173	15,376	15,603	15,683	15,168	15,343	.
% Change	1.55	2.67	12.42	-8.84	-0.84	1.34	1.48	0.51	-3.28	1.15	.

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.1.22, on the following page, annual average weekly wages increased by 3.03 percent in Albany County

between 2010 and 2011, from a total of \$694 to \$715. Preliminary estimates show average weekly wages increased to \$722 in the second quarter 2012.

Table II.1.22						
Average Weekly Wages						
Albany County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	475	484	489	474	.
2002	485	491	537	521	508	7.17
2003	494	524	526	545	522	2.76
2004	480	518	519	500	504	-3.45
2005	531	562	573	572	559	10.91
2006	551	584	593	614	586	4.83
2007	581	628	630	647	622	6.14
2008	621	648	666	672	652	4.82
2009	639	674	682	699	674	3.37
2010	658	712	702	705	694	2.97
2011	676	713	720	751	715	3.03
2012(p)	685	722

Total business establishments reported by the QCEW are displayed in Table II.1.23, below. Annual establishments increased between 2010 and 2011 by 0.41 percent, or from 1,224 to 1,229 establishments. Preliminary estimate show business establishments increased to 25,462 in the second quarter of 2012.

Table II.1.23						
Number of Establishments						
Albany County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,054	1,083	1,086	1,085	1,077	.
2002	1,089	1,094	1,115	1,117	1,104	2.51
2003	1,116	1,133	1,137	1,132	1,130	2.36
2004	1,121	1,138	1,144	1,151	1,139	0.80
2005	1,151	1,181	1,188	1,178	1,175	3.16
2006	1,173	1,194	1,196	1,183	1,187	1.02
2007	1,177	1,189	1,189	1,193	1,187	0.00
2008	1,204	1,213	1,231	1,232	1,220	2.78
2009	1,237	1,222	1,240	1,231	1,233	1.07
2010	1,230	1,228	1,226	1,213	1,224	-0.73
2011	1,225	1,235	1,228	1,226	1,229	0.41
2012(p)	1,222	1,222

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Albany County recorded 21,621 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 \$1,359,879,000, and real per capita income was \$36,864 in 2011. This compares to a statewide average real per capita income of \$47,898. The average earnings per job in the county was \$40,411 in 2011, while Wyoming average earnings per job was \$48,820. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming cost of living index, average apartment rent in Albany County increased by 4.1 percent from second quarter 2011 to second quarter 2012, from \$658 to \$685. During that same period, detached single-family home rents increased by 6.3 percent, rents for mobile homes on lots increased by 3.4 percent, and rents for mobile home lots increased by 18.6 percent.

Albany County rental prices experienced average annualized increases of 3.2 percent for apartments, 4.1 percent for houses, 3.7 percent for mobile homes plus a lot, and 3.8 percent for mobile home lots since fourth quarter 1986 through the second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over that same period. Table II.1.24, at right, presents the Albany 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 Albany County increased from 140 authorizations in 2010 to 145 in 2011. Total residential units authorized increased from 172 units in 2010 to 463 in 2011.

The real value of single-family building permits decreased from \$165,300 in 2010 to \$138,700 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$180,800 in 2008 to a low of \$141,300 in 2001. Additional details of permit activity and per unit valuations are given in Table II.1.25, on the following page.

Table II.1.24 Semiannual Average Monthly Rental Prices Albany County EAD Data, Fourth Quarter 1986–Second Quarter 2012				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	306	128	360	263
Q2.87	305	130	380	264
Q4.87	333	131	379	281
Q2.88	306	134	394	253
Q4.88	305	129	378	259
Q2.89	323	138	385	292
Q4.89	336	132	401	269
Q2.90	323	140	406	313
Q4.90	336	138	439	272
Q2.91	333	138	425	306
Q4.91	381	139	485	308
Q2.92	359	139	471	342
Q4.92	400	139	416	363
Q2.93	385	143	448	417
Q4.93	415	152	510	409
Q2.94	404	154	489	446
Q4.94	427	160	544	435
Q2.95	417	161	520	435
Q4.95	430	161	531	431
Q2.96	433	166	584	422
Q4.96	455	164	566	443
Q2.97	443	166	606	467
Q4.97	445	169	594	459
Q2.98	429	177	559	417
Q4.98	439	180	589	472
Q2.99	447	207	611	531
Q4.99	449	195	608	466
Q2.00	454	197	603	491
Q4.00	460	198	609	462
Q2.01	459	204	604	507
Q4.01	488	205	718	486
Q2.02	489	221	642	481
Q4.02	498	221	694	518
Q2.03	504	226	728	545
Q4.03	533	229	809	578
Q2.04	529	229	839	576
Q4.04	594	229	849	541
Q2.05	576	241	860	517
Q4.05	603	245	805	549
Q2.06	605	252	896	523
Q4.06	602	252	834	550
Q2.07	587	252	859	503
Q4.07	568	258	837	523
Q2.08	603	261	874	528
Q4.08	597	261	870	599
Q2.09	602	276	902	580
Q4.09	627	284	873	608
Q2.10	636	284	924	628
Q4.10	620	283	926	578
Q2.11	658	285	962	647
Q4.11	684	286	977	681
Q2.12	685	338	1,023	669

Table II.1.25 Building Permits and Valuation Albany County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	128	4	4	6	142	.	.	78.5
1981	121	8	19	80	228	.	.	74.2
1982	93	8	28	134	263	.	.	65.4
1983	138	2	103	47	290	.	.	65.0
1984	55	.	47	78	180	.	.	75.7
1985	29	2	.	76	107	.	.	106.6
1986	13	.	.	.	13	.	.	73.3
1987	14	.	.	8	22	.	.	86.1
1988	11	2	.	.	13	.	.	170.5
1989	15	.	.	.	15	.	.	150.8
1990	12	.	4	8	24	.	.	136.1
1991	31	.	.	16	47	.	.	121.8
1992	56	.	16	.	72	.	.	139.0
1993	69	.	4	.	73	.	.	142.2
1994	106	.	39	69	214	.	10	144.9
1995	102	4	20	48	174	.	20	151.4
1996	109	2	12	12	135	.	.	142.0
1997	98	4	52	.	154	.	10	167.2
1998	97	4	4	34	139	.	.	130.1
1999	101	.	12	92	205	48	9	157.5
2000	105	2	.	.	107	.	.	147.8
2001	135	.	4	144	283	.	.	141.3
2002	153	2	8	.	163	.	.	152.2
2003	193	2	28	48	271	.	.	146.6
2004	210	2	16	182	410	35	12	162.7
2005	192	.	110	292	594	27	.	153.9
2006	156	6	92	75	329	.	.	162.3
2007	192	.	24	48	264	.	.	167.4
2008	142	.	18	12	172	47	21	180.8
2009	103	.	4	25	132	.	.	166.6
2010	140	.	.	32	172	.	.	165.3
2011	145	.	.	318	463	.	.	138.7

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Albany County was \$213,452. This represented a decrease of 5.5 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, an increase of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.1.26, on the following page.

Table II.1.26				
Average Sales Prices				
Albany County vs. Wyoming				
DOR Data, 1999–2011				
Year	Albany County Average Price (\$)	Albany County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	109,849	5.91	101,517	4.76
2000	118,196	7.60	111,437	9.77
2001	126,183	6.76	116,469	4.52
2002	125,820	-0.29	121,140	4.01
2003	150,751	19.81	132,708	9.55
2004	175,320	16.30	142,501	7.38
2005	182,000	3.81	159,776	12.12
2006	184,159	1.19	187,869	17.58
2007	212,313	15.29	265,044	41.1
2008	222,151	4.6	256,045	-3.4
2009	215,069	-3.2	241,622	-5.6
2010	225,991	5.08	250,958	3.9
2011	213,452	-5.5	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.⁵⁹ During December 2012, a total of 157 surveys were completed by property managers in Albany County. Of the 2,759 rental units surveyed, 115 were vacant, indicating a vacancy rate of 4.17 percent. This compares to a 4.17 percent vacancy rate one year ago, as shown in Table II.1.27, below, and a 2012 statewide vacancy rate of 4.17 percent.

Table II.1.27				
Total Units, Vacant Units, and Vacancy Rate				
Albany County				
RVS Data, 2001–Second Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	8	528	33	6.25%
2001b	11	779	9	1.16%
2002a	13	664	38	5.72%
2002b	18	1,210	24	1.98%
2003a	17	1,077	48	4.46%
2003b	23	1,243	30	2.41%
2004a	25	1,064	40	3.76%
2004b	26	1,326	24	1.81%
2005a	39	1,374	39	2.84%
2005b	37	2,095	131	6.25%
2006a	43	2,076	142	6.84%
2006b	43	2,056	98	4.77%
2007a	50	2,003	52	2.60%
2007b	61	2,442	75	3.07%
2008a	78	2,958	126	4.26%
2008b	101	2,376	103	4.34%
2009a	100	3,006	314	10.45%
2009b	105	2,408	63	2.62%
2010a	119	2,049	106	5.17%
2010b	114	2,160	59	2.73%
2011a	107	1,917	94	4.90%
2011b	110	2,228	48	2.15%
2012a	147	2,274	87	3.83%
2012b	157	2,759	115	4.17%

Diagram II.1.3, on the following page, shows the historical vacancy rate from Albany County and Wyoming. As can be seen, the vacancy rate in Albany County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over the eleven year period.

⁵⁹ Those signified as a in the "year" column of Table II.1.10 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.

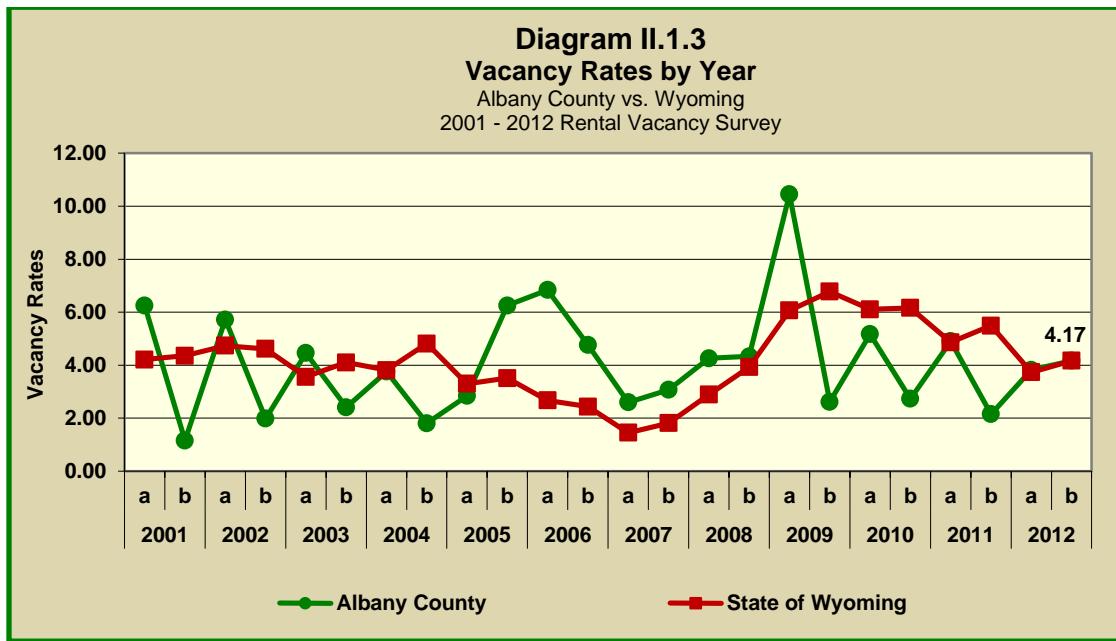
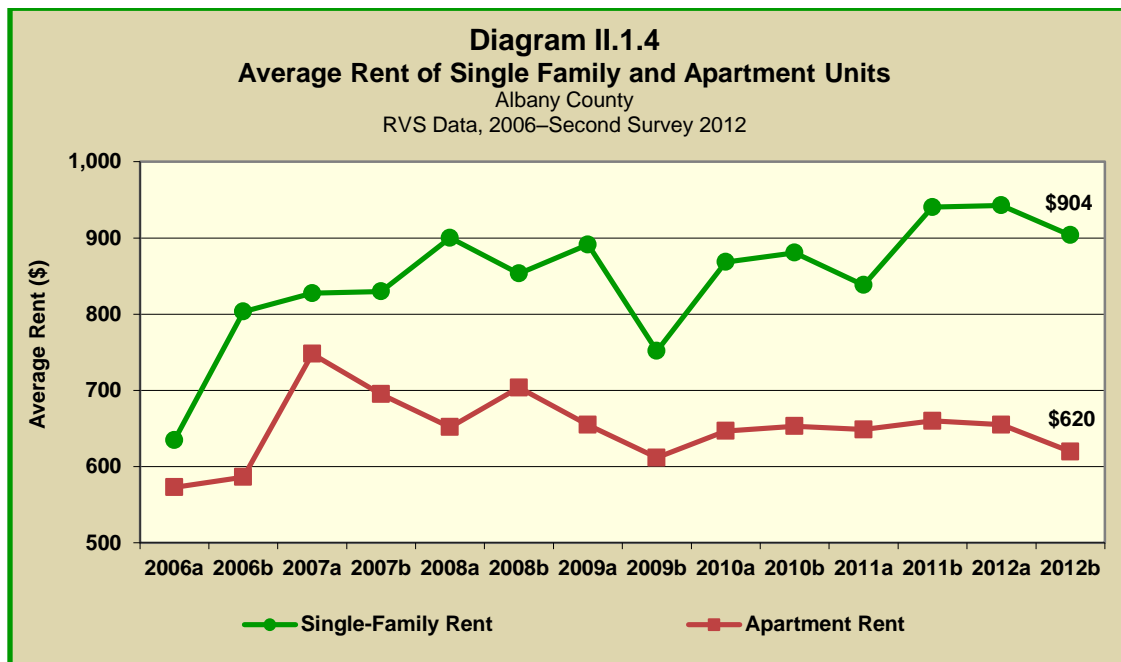


Diagram II.1.4, below, shows the average rent of single-family and apartment units in Albany County. In the second half of 2012, rents for single-family units fell to \$904 and average rent for apartments decreased to \$620.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 66 respondents in Albany County. Of the incoming persons who were unsatisfied with their current housing, 71.4 percent said they sought to own a home and 28.6 percent sought to rent. Of those seeking to own a home, 25.0 percent wished to buy existing units, of which 100.0 percent anticipated spending above \$250,000. Of those seeking to build, 66.7 percent wished to build for between \$100,000 and \$249,999 and 33.3 percent wished to build for above \$250,000.

Of those currently renting or seeking to rent, 100.0 percent hoped to spend between \$474 and \$849 per month. Additional survey data are presented in **Volume II. Technical Appendix**.

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 103 or 0.7 percent of households in Albany County were overcrowded and another 52 or 0.4 percent of units were severely overcrowded, as shown in Table II.1.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.1.28				
Overcrowding and Severe Overcrowding				
Albany County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Albany County				
Owner				
Households	7,811	75	0	7,886
Percentage	99.0%	1.0%	0.0%	100.0%
Renter				
Households	6,717	28	52	6,797
Percentage	98.8%	0.4%	0.8%	100.0%
Total				
Households	14,528	103	52	14,683
Percentage	98.9%	0.7%	0.4%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2011 five-year ACS, a total of 268 units or 1.5 percent of all housing units in Albany County were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.1.29, at right.

Table II.1.29 Housing Units with Incomplete Kitchen Facilities Albany County 2007-2011 Five-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Kitchen Facilities	17,541	251,420
Lacking Complete Kitchen Facilities	268	7,570
Total Housing Units	17,809	258,990
Percent Lacking	1.5%	2.9%

At the time of the 2011 ACS, a total of 219 units or 1.2 percent of all housing units in Albany County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.1.30, at right.

Table II.1.30 Housing Units with Incomplete Plumbing Facilities Albany County 2007-2011 Five-Year ACS Data		
Facilities	Albany County	State of Wyoming
Complete Plumbing Facilities	17,590	252,719
Lacking Complete Plumbing Facilities	219	6,271
Total Households	17,809	258,990
Percent Lacking	1.2%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Albany County, 15.1 percent of households had a cost burden and 20.2 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 17.2 percent of homeowners with a mortgage in Albany County experienced a cost burden and 14.1 percent experienced a severe cost burden, while 17.6 percent of renters had a cost burden and 32.2 percent had a severe cost burden, as shown in Table II.1.31, on the following page.

Table II.1.31					
Cost Burden and Severe Cost Burden by Tenure					
Albany County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Albany County					
Owner With a Mortgage					
Households	3,357	838	688	0	4,883
Percent	68.7%	17.2%	14.1%	0.0%	100.0%
Owner Without a Mortgage					
Households	2,714	184	97	8	3,003
Percent	90.4%	6.1%	3.2%	0.3%	100.0%
Renter					
Households	2,862	1,193	2,188	554	6,797
Percent	42.1%	17.6%	32.2%	8.2%	100.0%
Total					
Households	8,933	2,215	2,973	562	14,683
Percent	60.8%	15.1%	20.2%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 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 2012 *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 4,911 households in Albany County, from 15,691 in 2010 to 20,602 in 2040. Homeowners are expected to increase from 7,834 households in 2010 to 10,924 by 2040. Renters are anticipated to increase from 7,857 households in 2010 to 9,678 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 167 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 173 households and by 338 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 559 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 290 households over the period. Table II.1.32, on the following page, provides details of the household forecast by tenure and income.

Table II.1.32						
Household Forecast by Tenure and Income						
Albany County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	423	438	857	470	5,646	7,834
2015	468	485	948	520	6,247	8,667
2020	488	507	990	543	6,526	9,055
2025	513	532	1,040	570	6,855	9,510
2030	538	558	1,091	598	7,189	9,975
2035	563	584	1,143	626	7,529	10,446
2040	589	611	1,195	655	7,874	10,924
Renters by Percent of Median Household Income						
2010	2,414	1,252	1,591	449	2,152	7,857
2015	2,388	1,238	1,574	444	2,129	7,773
2020	2,483	1,288	1,636	461	2,214	8,083
2025	2,604	1,351	1,716	484	2,322	8,477
2030	2,726	1,414	1,797	507	2,431	8,874
2035	2,849	1,478	1,878	530	2,541	9,275
2040	2,973	1,542	1,959	553	2,651	9,678
Total Households by Percent of Median Household Income						
2010	2,836	1,690	2,448	918	7,799	15,691
2015	2,855	1,723	2,522	963	8,376	16,440
2020	2,971	1,794	2,627	1,004	8,741	17,138
2025	3,117	1,883	2,756	1,054	9,177	17,987
2030	3,264	1,972	2,888	1,105	9,620	18,849
2035	3,413	2,062	3,020	1,156	10,070	19,721
2040	3,562	2,153	3,154	1,208	10,525	20,602

