

BIG HORN COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Big Horn County's population increased from 11,668 in 2010 to 11,759 in 2011, or by 0.8 percent. This compares to a statewide population growth of 0.8 percent over the period.⁶⁰ The number of people from 15 to 24 years of age increased by 3.6 percent, and the number of people from 55 to 64 years of age increased by 4.1 percent. The white population increased by 0.3 percent, while the black population increased by 33.3 percent. The Hispanic population increased from 984 to 1,042 people between 2010 and 2011 or by 5.9 percent. These data are presented in Table II.2.1, below.

Table II.2.1						
Profile of Population Characteristics						
Wyoming vs. Big Horn County						
2010 Census and 2011 Intercensal Estimates						
Subject	Big Horn County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	11,668	11,759	0.8%	563,626	568,158	0.8%
Age						
Under 14 years	2,462	2,438	-1.0%	113,371	113,462	0.1%
15 to 24 years	1,368	1,417	3.6%	78,460	78,704	0.3%
25 to 44 years	2,418	2,433	0.6%	144,615	145,669	0.7%
45 to 54 years	1,630	1,585	-2.8%	83,577	80,936	-3.2%
55 to 64 years	1,682	1,751	4.1%	73,513	77,120	4.9%
65 and Over	2,108	2,135	1.3%	70,090	72,267	3.1%
Race						
White	11,330	11,363	0.3%	529,110	531,484	0.4%
Black	39	52	33.3%	5,135	6,024	17.3%
American Indian and Alaskan Native	135	155	14.8%	14,457	14,774	2.2%
Asian	39	42	7.7%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	2	2	0.0%	521	551	5.8%
Two or more races	123	145	17.9%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	984	1,042	5.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Big Horn County's population increased from 11,461 persons in 2000 to 11,668 in 2010, or by 1.8 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 2.2 percent, while the black population increased by 100 percent. The Hispanic population increased from 707 to 984 persons between 2000 and 2010, or by 39.2 percent. These data are presented in Table II.2.2, on the following page.

⁶⁰ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.2.2					
Population by Race and Ethnicity					
Big Horn County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	10,777	94.0%	11,009	94.4%	2.2%
Black	13	0.1%	26	0.2%	100.0%
American Indian	86	0.8%	100	0.9%	16.3%
Asian	24	0.2%	39	0.3%	62.5%
Native Hawaiian/Pacific Islander	8	0.1%	2	0.0%	-75.0%
Other	386	3.4%	350	3.0%	-9.3%
Two or More Races	167	1.5%	142	1.2%	-15.0%
Total	11,461	100.0%	11,668	100.0%	1.8%
Hispanic (Ethnicity)	707	6.2%	984	8.4%	39.2%

Table II.2.3, below, presents the population of Big Horn County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 1.8 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 456 persons, or by 37.2 percent. In 2010, the largest age group in Big Horn County was the group aged 35 to 54, which accounted for 24.6 percent of the entire population. The 2010 census count showed a total of 5,882 males, who accounted for 50.4 percent of the population, and the remaining 49.6 percent, or 5,786 persons, were female.

Table II.2.3							
Population by Age and Gender							
Big Horn County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	387	394	781	396	391	787	0.8%
5 to 19	1,505	1,338	2,843	1,267	1,231	2,498	-12.1%
20 to 24	273	222	495	304	241	545	10.1%
25 to 34	541	561	1,102	585	588	1,173	6.4%
35 to 54	1,552	1,537	3,089	1,464	1,411	2,875	-6.9%
55 to 64	617	609	1,226	837	845	1,682	37.2%
65 and Over	860	1,065	1,925	1,029	1,079	2,108	9.5%
Total	5,735	5,726	11,461	5,882	5,786	11,668	1.8%

At the time of the 2010 Census, there were 183 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 25.9 percent, as shown in Table II.2.4, on the following page.

Table II.2.4			
Group Quarters Population			
Big Horn County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶¹	.	45	.
Juvenile Facilities	.	7	.
Nursing Homes	218	129	-40.8%
Other Institutions	.	.	.
Total	218	181	-17.0%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	29	2	-93.1%
Total	29	2	-93.1%
Group Quarters Population	247	183	-25.9%

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.2.5, 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 3,308 family households, of which 2,891 housed married couple families and 417 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 155 families, or a female householder with no husband present, of which there were 262 families. There were also an estimated 1,304 "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 Big Horn County was 71.7 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Big Horn County, 87.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁶¹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.2.5				
Household Type by Tenure				
Big Horn County 2007-2011 Five-Year ACS Data				
Family Type	Big Horn County		State of Wyoming	
	Big Horn County	% of Total	State of Wyoming	% of Total
Family households	3,308	71.7%	145,279	66.1%
Married-couple family	2,891	87.4%	116,920	80.5%
Owner-occupied housing units	2,465	85.3%	97,958	83.8%
Renter-occupied housing units	426	14.7%	18,962	16.2%
Other family	417	12.6%	28,359	19.5%
Male householder, no wife present	155	4.7%	9,289	32.8%
Owner-occupied housing units	113	72.9%	5,532	59.6%
Renter-occupied housing units	42	27.1%	3,757	40.4%
Female householder, no husband present	262	7.9%	19,070	67.2%
Owner-occupied housing units	177	67.6%	10,181	53.4%
Renter-occupied housing units	85	32.4%	8,889	46.6%
Nonfamily households	1,304	28.3%	74,349	33.9%
Owner-occupied housing units	751	57.6%	41,217	55.4%
Renter-occupied housing units	553	42.4%	33,132	44.6%
Total	4,612	100.0%	219,628	100.0%

Table II.2.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,641 two-person family households, 538 three-person family households and 534 four-person family households. One-person non-family households made up 87.0 percent of all non-family households or an estimated 1,135 households. Big Horn County's two persons households made up 37.9 percent of total housing units and four person households made up an additional 11.8 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.2.6				
Household Type by Household Size				
Big Horn County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Big Horn County				
One Person	.	1,135	1,135	24.6%
Two Person	1,641	107	1,748	37.9%
Three Person	538	51	589	12.8%
Four Person	534	11	545	11.8%
Five Person	385	0	385	8.3%
Six Person	106	0	106	2.3%
Seven Person	104	0	104	2.3%
Total	3,308	1,304	4,612	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 1,748 two-person households, 1,522 were owner-occupied and 226 were renter-occupied. Of the 545 four-person households, 430 were owner-occupied and 115 were renter-occupied. Further household size data by tenure are presented in Table II.2.7, below.

Table II.2.7				
Tenure by Household Size				
Big Horn County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Big Horn County				
One Person	687	448	1,135	24.6%
Two Person	1,522	226	1,748	37.9%
Three Person	459	130	589	12.8%
Four Person	430	115	545	11.8%
Five Person	270	115	385	8.3%
Six Person	61	45	106	2.3%
Seven Person or more	77	27	104	2.3%
Total	3,506	1,106	4,612	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.2.8, below, Big Horn County had a total of 5,360 housing units of which 4,612 or 86.0 percent were occupied. Of these occupied units, 76.0 percent, or 3,506 units were owner occupied, which compares to a statewide rate of 70.5. A total of 748 units or 14.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.2.8				
Housing Units by Tenure				
Big Horn County				
2007-2011 Five-Year ACS Data				
Tenure	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	4,612	86.0%	219,628	84.8%
Owner-Occupied	3,506	76.0%	154,888	70.5%
Renter-Occupied	1,106	24.0%	64,740	29.5%
Vacant Housing Units	748	14.0%	39,362	15.2%
Total Housing Units	5,360	100.0%	258,990	100.0%

Table II.2.9, on the following page, shows that of the 748 housing units in Big Horn County as reported in the 2011 ACS data, 58 or 7.8 percent were for rent and 108 or 14.4 percent were for sale. An estimated 169 units were for seasonal, recreational, or occasional use, and 335 or 44.8 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.2.9				
Disposition of Vacant Housing Units				
Big Horn County 2007-2011 Five Year ACS Data				
Disposition	Big Horn County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	58	7.8%	5,138	13.1%
Rented, but not occupied	49	6.6%	2,072	5.3%
For sale only	108	14.4%	2,921	7.4%
Sold, but not occupied	29	3.9%	983	2.5%
For seasonal, recreational, or occasional use	169	22.6%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	335	44.8%	10,249	26.0%
Total	748	100.0%	39,362	100.0%

Table II.2.10, at right, presents different income statistics for Big Horn County. According to the 2011 ACS data averages, median family income for Big Horn County was \$61,462 compared to the statewide average of \$69,058. Per capita income for Big Horn County, which is calculated by dividing total income by population, was \$25,452, which compared to \$28,952 for the State of Wyoming.

Table II.2.10		
Median and Per Capita Income		
Big Horn County 2007-2011 Five-Year ACS Data		
Income Type	Big Horn County	Wyoming
Median Family Income	61,462	69,058
Median Household Income	52,597	56,380
Per Capita Income	25,452	28,952

Table II.2.11, below, shows households by income for Big Horn County and the State of Wyoming. In Big Horn County, there were a total of 427 households or 9.3 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 698 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.0 percent of total households and numbered 736 in Big Horn County.

Table II.2.11				
Households by Income				
Big Horn County 2007-2011 Five-Year ACS Data				
Income	Big Horn County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	427	9.3%	21,222	9.7%
15,000 - 19,999	237	5.1%	10,180	4.6%
20,000 - 24,999	230	5.0%	10,638	4.8%
25,000 - 34,999	595	12.9%	23,696	10.8%
35,000 - 49,999	698	15.1%	31,275	14.2%
50,000 - 74,999	918	19.9%	44,469	20.2%
75,000 - 99,999	771	16.7%	31,675	14.4%
100,000 and above	736	16.0%	46,473	21.2%
Total	4,612	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.2.12, below. In total, the poverty rate in Big Horn County was 9.2 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Big Horn County had a poverty rate of 7.4 percent and the female population had a poverty rate of 11.0 percent. There were 36 males and 36 females in poverty under the age of 5. Overall, 6.9 percent of persons in poverty in Big Horn 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 118 individuals with incomes below the poverty level which represented 11.3 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.2.12				
Poverty by Age				
Big Horn County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Big Horn County				
5 and Below	36	36	72	6.9%
6 to 18	121	174	295	28.4%
18 to 64	222	333	555	53.4%
65 and Older	43	75	118	11.3%
Total	422	618	1,040	100.0%
Poverty Rate	7.4%	11.0%	9.2%	.
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.2.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Big Horn County saw an average of 3,005 owner-occupied single-family units compared to 706 single-family rental units. In Big Horn County, single-family units comprised 80.5 percent of all households compared with 71.7 percent statewide. Big Horn County had a total of 92 apartment rental units and total apartment units accounted for 2.2 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 641 mobile homes in Big Horn County, which comprised 13.9 percent of all occupied housing units and compared to 13.8 statewide.

Table II.2.13				
Households by Unit Type				
Big Horn County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
Single-Family Unit	3,005	706	3,711	80.5%
Duplex	2	77	79	1.7%
Tri- or Four-Plex	6	74	80	1.7%
Apartments	9	92	101	2.2%
Mobile Homes	484	157	641	13.9%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	3,506	1,106	4,612	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	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.2.14, below, shows the number of households by year of construction. As shown, 21.7 percent, or 999 units, were built in 1939 or earlier in the county, and another 489 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 188, which accounted for 4.1 percent of all households, and an additional 155 households, or 3.4 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.2.14				
Households by Year Built				
Big Horn County 2007-2011 Five-Year ACS Data				
Year Built	Big Horn County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	999	21.7%	25,099	11.4%
1940 to 1949	489	10.6%	10,841	4.9%
1950 to 1959	489	10.6%	22,067	10.0%
1960 to 1969	292	6.3%	19,430	8.8%
1970 to 1979	979	21.2%	52,134	23.7%
1980 to 1989	538	11.7%	34,742	15.8%
1990 to 1999	483	10.5%	26,856	12.2%
2000 to 2004	188	4.1%	14,190	6.5%
Built 2005 or Later	155	3.4%	14,269	6.5%
Total	4,612	100.0%	219,628	100.0%

Table II.2.15, below, displays housing units for Big Horn County and the State of Wyoming. The number of rooms in Big Horn County varied between households. Households with one room accounting for only 0.9 percent of total housing units, while households with five and six rooms accounted for 22.8 and 17.5 percent, respectively. The median number of rooms in Big Horn County was 6 rooms, which compared to 6 statewide.

Table II.2.15				
Housing Units by Number of Rooms				
Big Horn County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Big Horn County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	48	0.9%	4,252	1.6%
Two	16	0.3%	6,593	2.5%
Three	265	4.9%	19,112	7.4%
Four	822	15.3%	44,741	17.3%
Five	1,220	22.8%	52,369	20.2%
Six	938	17.5%	40,122	15.5%
Seven	791	14.8%	31,810	12.3%
Eight	561	10.5%	25,589	9.9%
Nine or more	699	13.0%	34,402	13.3%
Total	5,360	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.2.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 7 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.1 percent of total households in Big Horn County, which compared to 24.8 percent statewide. In Big Horn County, the 1,985 households with three bedrooms accounted for 43.0 percent of all households, and there were only 366 five-bedroom or more households, which accounted for 7.9 percent of all households.

Table II.2.16				
Households by Number of Bedrooms				
Big Horn County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Big Horn County				
None	0	7	7	0.2%
One	90	145	235	5.1%
Two	755	496	1,251	27.1%
Three	1,608	377	1,985	43.0%
Four	712	56	768	16.7%
Five or more	341	25	366	7.9%
Total	3,506	1,106	4,612	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
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.2.17, at right, structures built in 1939 or earlier had a median value of \$94,700, while structures built between 1950 and 1959 had a median value of \$100,500 and those built between 1990 to 1999 had a median value of \$171,300. 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 \$183,800 and \$225,000, respectively. The total average median value in Big Horn County was \$120,400, which compared to \$181,900 in the State of Wyoming.

Table II.2.17 Median Value by Year Structure Built Big Horn County 2007-2011 Five-Year ACS Data		
Year Built	Big Horn County	State of Wyoming
1939 or earlier	94,700	148,000
1940 to 1949	96,900	130,200
1950 to 1959	100,500	155,800
1960 to 1969	112,900	171,100
1970 to 1979	120,700	180,100
1980 to 1989	137,700	194,300
1990 to 1999	171,300	224,800
2000 to 2004	183,800	247,900
Built 2005 or Later	225,000	245,700
Total	120,400	181,900

Household mortgage status is reported in Table II.2.18, below. In Big Horn County, households with a mortgage accounted for 51.5 percent of all households or 1,807 housing units, and the remaining 48.5 percent or 1,699 units had no mortgage. Of those units with a mortgage, 291 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 1,516 or 83.9 percent had no second mortgage or no home equity loan.

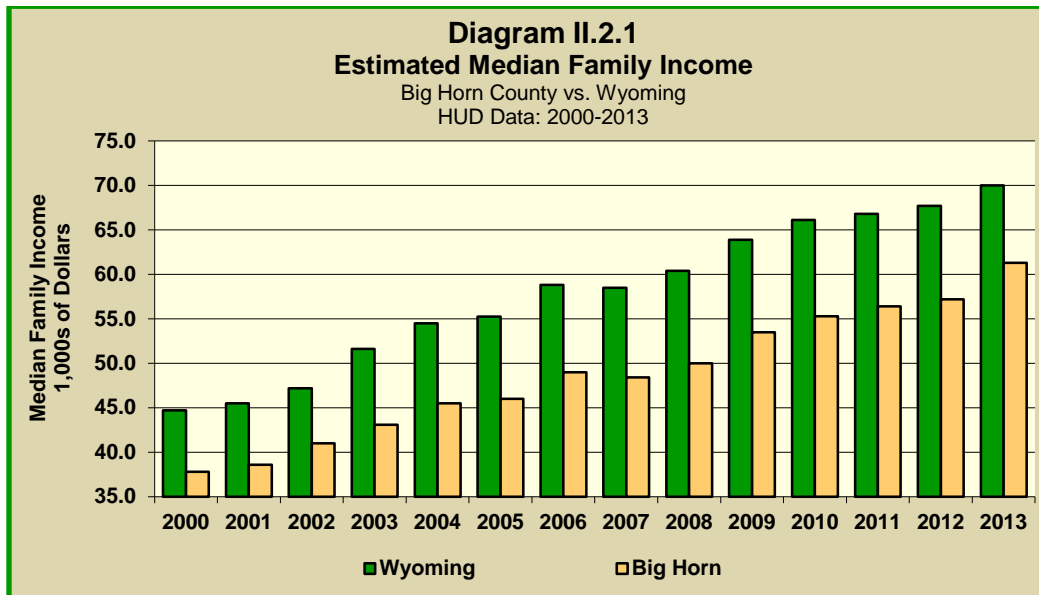
Table II.2.18 Mortgage Status Big Horn County 2007-2011 Five-Year ACS Data				
Mortgage Status	Big Horn County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,807	51.5%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	291	16.1%	16,846	17.7%
Second mortgage only	157	54.0%	8,326	49.4%
Home equity loan only	134	46.0%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	1,516	83.9%	77,715	81.6%
Housing units without a mortgage	1,699	48.5%	59,594	38.5%
Total	3,506	100.0%	154,888	100.00%

The median rent in Big Horn County was \$396 as compared to \$591 statewide, as shown in Table II.2.19, below.

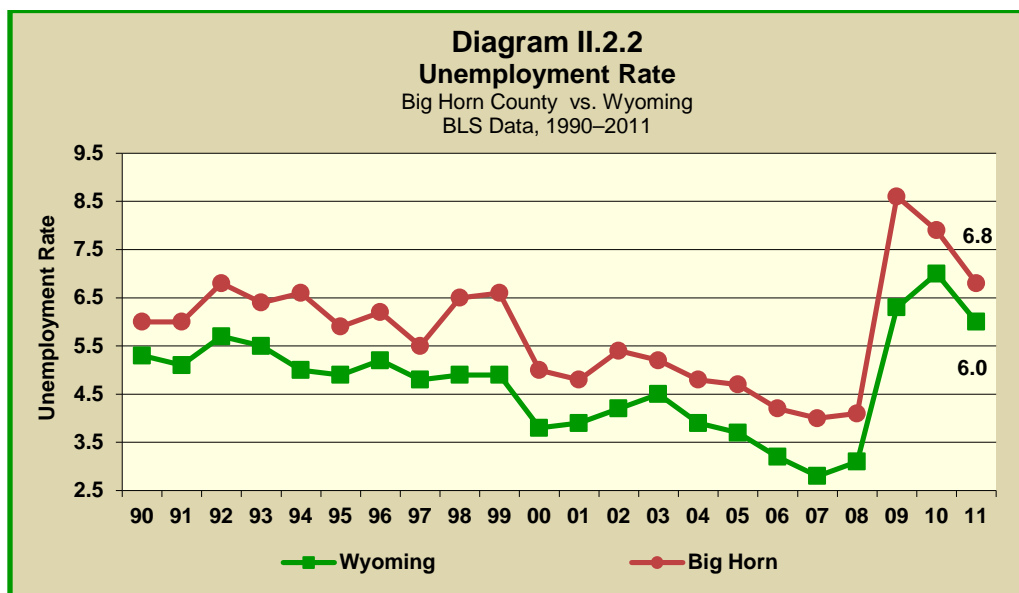
Table II.2.19 Median Rent Big Horn County 2007-2011 Five-Year ACS Data	
Place	Rent
Big Horn County	\$396
State of Wyoming	\$591

Economics

The HUD estimated MFI for Big Horn County was \$61,300 in 2013.⁶² This compares to Wyoming's MFI of \$70,000. Diagram II.2.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Big Horn County's labor force, defined as the number of persons working or actively seeking work, increased by 105 persons, from 5,142 in 2010 to 5,247 in 2011. Employment increased by 154 persons; unemployment decreased by 49 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, decreased from 7.9 percent in 2010 to 6.8 percent in 2011, as shown below in Diagram II.2.2.



⁶² 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.

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.2.21, below, annual total monthly employment increased by 2.89 percent between 2010 and 2011, from a total of 4,155 to 4,275 workers. Preliminary estimates shows employment increased to 4,520 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	4,106	3,975	4,248	4,217	4,359	3,887	4,063	3,993	3,843	3,953	4,011
Feb	3,990	3,967	4,215	4,086	4,399	3,925	4,034	3,852	3,826	3,921	4,006
Mar	4,044	4,041	4,241	4,200	4,428	3,977	4,051	3,895	3,983	3,973	4,120
Apr	4,142	4,154	4,324	4,362	4,518	4,154	4,189	3,939	4,084	4,127	4,214
May	4,213	4,267	4,415	4,567	4,699	4,367	4,364	4,068	4,282	4,462	4,325
Jun	4,211	4,448	4,627	4,750	4,956	4,591	4,629	4,181	4,390	4,521	4,520
Jul	4,055	4,126	4,373	4,550	4,776	4,419	4,355	4,038	4,255	4,376	.
Aug	4,056	4,182	4,457	4,569	4,802	4,401	4,431	4,233	4,249	4,425	.
Sep	4,216	4,227	4,371	4,596	4,901	4,259	4,396	4,319	4,341	4,514	.
Oct	4,282	4,382	4,372	4,605	4,748	4,396	4,429	4,264	4,334	4,518	.
Nov	4,156	4,288	4,360	4,498	4,648	4,360	4,328	4,203	4,169	4,343	.
Dec	4,085	4,235	4,347	4,469	4,603	4,209	4,220	4,008	4,108	4,172	.
Annual	4,130	4,191	4,363	4,456	4,653	4,245	4,291	4,083	4,155	4,275	.
% Change	-0.72	1.48	4.10	2.13	4.42	-8.77	1.08	-4.85	1.76	2.89	.

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.2.22, below, annual average weekly wages increased by 2.69 percent between 2010 and 2011, from a total of \$668 to \$686. Preliminary estimates show average weekly wages increased to \$728 in the second quarter 2012.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	480	519	510	548	515	.
2002	491	528	518	544	520	0.97
2003	517	550	538	569	544	4.62
2004	538	550	538	587	553	1.65
2005	558	585	587	605	584	5.61
2006	611	623	629	682	636	8.90
2007	591	585	580	638	599	-5.82
2008	617	636	623	674	638	6.51
2009	616	629	608	681	634	-0.63
2010	618	670	650	732	668	5.36
2011	647	680	675	738	686	2.69
2012(p)	687	728	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.2.23, below. Annual establishments increased by 1.43 percent between 2010 and 2011, from a total of 419 to 425 establishments. Preliminary estimate show business establishments remained at 425 in the second quarter of 2012.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	378	386	385	381	383	.
2002	380	388	383	376	382	-0.26
2003	374	384	382	381	380	-0.52
2004	381	384	387	391	386	1.58
2005	393	397	399	397	397	2.85
2006	404	401	401	389	399	0.50
2007	402	413	416	420	413	3.51
2008	420	422	419	418	420	1.69
2009	415	418	414	416	416	-0.95
2010	416	421	421	419	419	0.72
2011	425	420	431	425	425	1.43
2012p	419	425	.	.	.	.

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 county data are available, Big Horn County recorded 7,020 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 \$396,062,000, and real per capita income was \$33,682 in 2011. The average earnings per job in the county was \$37,683 in 2011. These data are presented in full in **Volume II. Technical Appendix**.

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Big Horn County increased from \$395 in second quarter 2011 to \$426 in second quarter 2012, or by 7.8 percent. Detached single-family home rents decreased by 3.2 percent, rents for mobile homes on a lot increased by 6.1 percent, and rents for mobile home lots decreased by 7.4 percent.

Big Horn County rental prices experienced average annualized increases of 3.3 percent for apartments, 1.7 percent for houses, and 5.4 percent for mobile home lots since second quarter 1998 through 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 the same period. Table II.2.24, at right, presents the Big Horn 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 Big Horn County decreased from 14 authorizations in 2010 to 12 in 2011.

The real value of single-family building permits decreased from \$169,700 in 2010 to \$143,200 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$201,890 in 2008 to a low of \$103,050 in 2005. These figures compare to the state average high of \$264,700 in 2000 and a low of \$179,780 in 2003. Additional details are given in Table II.2.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	272	84	353	.
Q4.98	301	117	338	263
Q2.99	310	78	288	256
Q4.99	291	77	363	307
Q2.00	318	92	325	254
Q4.00	296	98	342	296
Q2.01	320	97	360	297
Q4.01	344	89	375	290
Q2.02	307	98	331	282
Q4.02	305	99	313	303
Q2.03	310	107	329	326
Q4.03	319	114	329	304
Q2.04	303	116	343	310
Q4.04	321	118	347	319
Q2.05	330	129	365	334
Q4.05	382	132	366	309
Q2.06	382	132	350	330
Q4.06	395	129	396	314
Q2.07	442	136	410	324
Q4.07	474	126	435	327
Q2.08	476	139	418	334
Q4.08	514	146	421	340
Q2.09	469	162	395	385
Q4.09	427	162	446	357
Q2.10	401	162	412	366
Q4.10	401	227	409	392
Q2.11	395	190	463	425
Q4.11	392	181	448	444
Q2.12	426	176	448	451

Table II.2.25 Building Permits and Valuation Big Horn 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	18	.	.	6	24	.	.	95.1
1981	14	2	16	.	32	.	.	79.1
1982	7	.	8	6	21	.	.	98.1
1983	8	.	.	.	8	.	.	89.1
1984	17	.	.	.	17	.	.	59.5
1985	5	.	.	.	5	.	.	80.9
1986	4	.	.	.	4	.	.	74.2
1987	2	.	.	.	2	.	.	97.5
1988	3	.	.	.	3	.	.	93.0
1989	4	.	.	.	4	.	.	105.1
1990	3	.	.	.	3	.	.	66.7
1991	6	.	.	.	6	.	.	115.4
1992	2	.	.	.	2	.	.	88.8
1993	7	.	.	.	7	.	.	121.1
1994	5	.	.	.	5	.	.	87.9
1995	8	.	.	.	8	.	.	101.3
1996	13	2	.	.	15	.	.	118.1
1997	7	2	.	.	9	.	.	115.6
1998	8	.	.	.	8	.	.	112.2
1999	11	.	.	.	11	.	.	121.5
2000	12	.	.	.	12	.	.	106.4
2001	7	.	.	.	7	.	.	127.4
2002	11	.	.	.	11	.	.	106.8
2003	6	.	.	.	6	.	.	149.5
2004	17	.	.	.	17	.	.	143.7
2005	8	.	.	.	8	.	.	105.6
2006	20	.	.	.	20	.	.	129.8
2007	23	.	.	.	23	.	.	166.6
2008	21	.	.	16	37	.	.	206.9
2009	16	.	.	.	16	.	.	166.1
2010	14	.	.	.	14	.	.	169.7
2011	12	.	.	.	12	.	.	143.2

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 Big Horn County was \$126,574. This represented an increase of 1.6 percent from the previous year. In contrast, Wyoming's weighted average sales price was \$241,301, which was a decrease of 3.8 percent from the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.2.26, on the following page.

Year	Big Horn County Average Price (\$)	Big Horn County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	61,022	-0.11	101,517	4.76
2000	68,816	12.77	111,437	9.77
2001	76,263	10.82	116,469	4.52
2002	72,670	-4.71	121,140	4.01
2003	73,526	1.18	132,708	9.55
2004	76,279	3.74	142,501	7.38
2005	80,607	5.67	159,776	12.12
2006	87,384	8.41	187,869	17.58
2007	107,966	23.55	265,044	41.08
2008	109,295	1.2	256,045	-3.4
2009	89,239	-18.3	241,622	-5.6
2010	124,608	39.63	250,958	3.9
2011	126,574	1.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.⁶³ During December 2012, a total of 39 surveys were completed in Big Horn County, as shown in Table II.2.27, below. Of the 265 rental units surveyed, 18 were vacant, indicating a vacancy rate of 6.79 percent. This compares to a 6.79 percent vacancy rate one year ago and a 2012 statewide rate of 4.17 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	164	20	12.20%
2001b	11	99	12	12.12%
2002a	14	160	7	4.38%
2002b	14	169	8	4.73%
2003a	7	72	5	6.94%
2003b	10	120	6	5.00%
2004a	18	220	19	8.64%
2004b	16	137	15	10.95%
2005a	23	194	12	6.19%
2005b	22	202	17	8.42%
2006a	23	190	13	6.84%
2006b	26	241	8	3.32%
2007a	20	241	5	2.07%
2007b	17	198	3	1.50%
2008a	18	234	7	2.99%
2008b	24	257	12	4.67%
2009a	26	203	10	4.93%
2009b	26	226	32	14.16%
2010a	28	190	19	10.00%
2010b	29	190	26	13.68%
2011a	30	249	11	4.42%
2011b	35	245	14	5.71%
2012a	40	329	20	6.08%
2012b	39	265	18	6.79%

Diagram II.2.3, on the following page, shows the historical vacancy rate for Big Horn County and Wyoming. As can be seen, the vacancy rate in Big Horn County has been higher than the statewide vacancy rate, but trending roughly the same, over the eleven year period.

⁶³ Those signified as *a* in the "year" column of Table II.2.10 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.

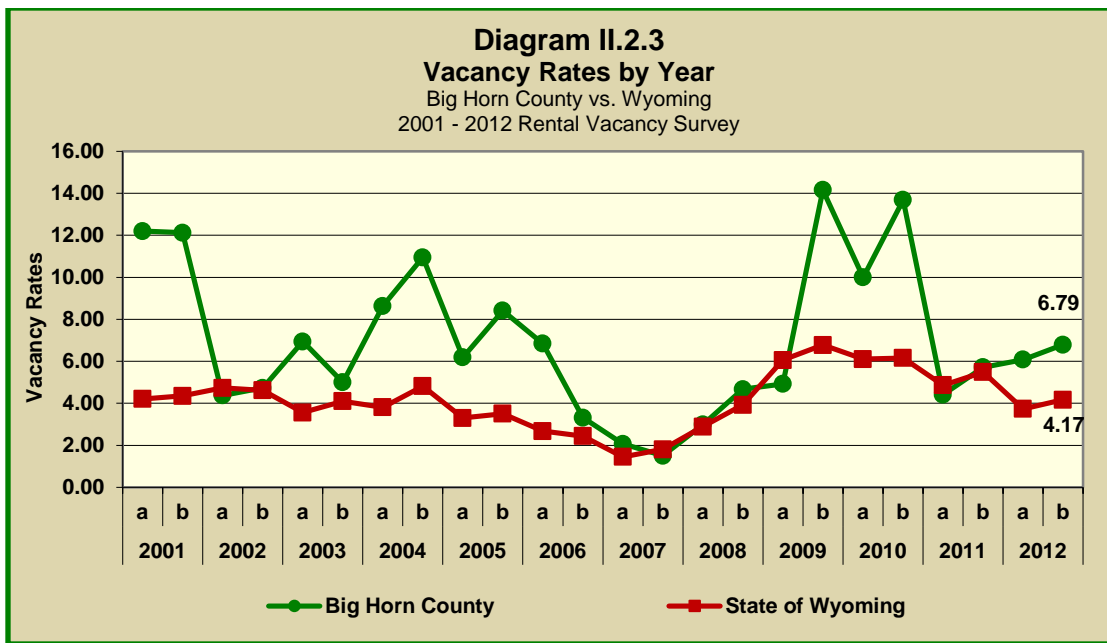
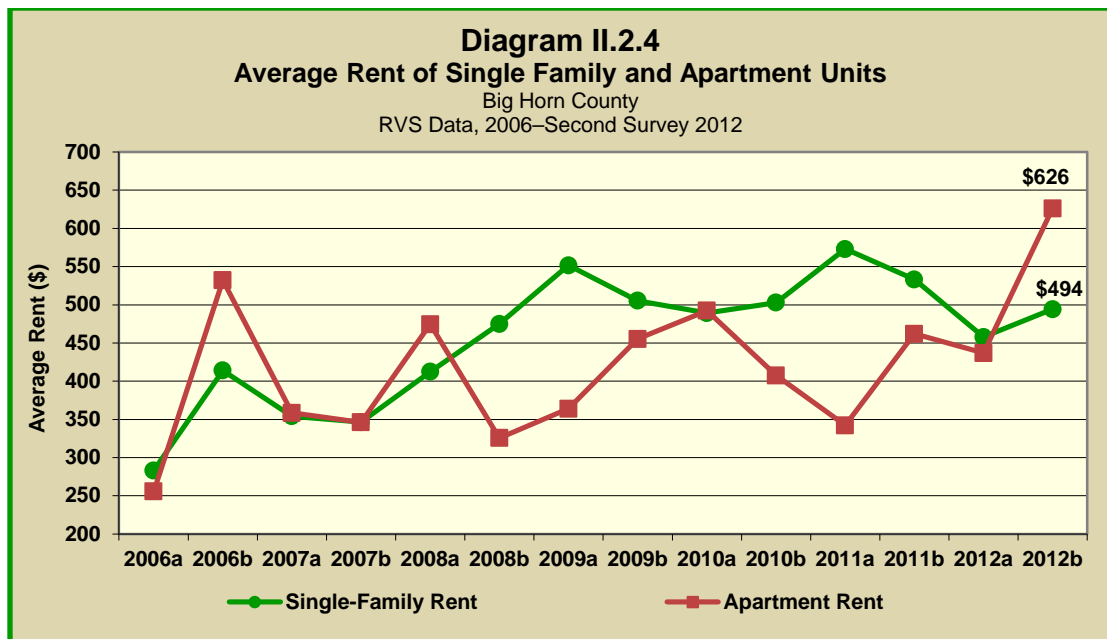


Diagram II.2.4, below, shows the average rent of single-family and apartment units in Big Horn County. In the second half of 2012, rents for single-family units rose to \$494 and average rents for apartments increased, to \$626.



The calendar 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 96 respondents in Big Horn County. Of the incoming persons who were unsatisfied with their current housing, 80.0 percent said they sought to own a home and 20.0 percent wished to rent. Of those seeking to own a home, 33.3 percent wished to buy existing units, of which 100.0 percent sought homes for below \$100,000. The remainder of those seeking to own a home, 66.7 percent, wished to build, of which 33.3 percent expected to build for less than \$99,999, 33.3 percent for between \$100,000 and \$249,999 and 33.3 percent anticipated spending above \$250,000.

Of those persons currently renting or seeking to rent, 100.0 percent anticipated spending between \$475 to \$849. 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, 75 or 1.6 percent of households in Big Horn County were overcrowded and another 14 or 0.3 percent of households were severely overcrowded, as shown in Table II.2.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.2.28				
Overcrowding and Severe Overcrowding				
Big Horn County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Big Horn County				
Owner				
Households	3,446	60	0	3,506
Percentage	98.3%	1.7%	0.0%	100.0%
Renter				
Households	1,077	15	14	1,106
Percentage	97.4%	1.4%	1.3%	100.0%
Total				
Households	4,523	75	14	4,612
Percentage	98.1%	1.6%	0.3%	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 237 units or 4.4 percent of all housing units in Big Horn 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.2.29, at right.

Table II.2.29		
Housing Units with Incomplete Kitchen Facilities		
Big Horn County 2007-2011 Five-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Kitchen Facilities	5,123	251,420
Lacking Complete Kitchen Facilities	237	7,570
Total Housing Units	5,360	258,990
Percent Lacking	4.4%	2.9%

At the time of the 2011 ACS, a total of 259 units or 4.8 percent of all housing units in Big Horn 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.2.30, at right.

Table II.2.30		
Housing Units with Incomplete Plumbing Facilities		
Big Horn County 2007-2011 Five-Year ACS Data		
Facilities	Big Horn County	State of Wyoming
Complete Plumbing Facilities	5,101	252,719
Lacking Complete Plumbing Facilities	259	6,271
Total Households	5,360	258,990
Percent Lacking	4.8%	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 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 Big Horn County, 12.6 percent of households had a cost burden and 3.9 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 17.4 percent of homeowners with a mortgage in Big Horn County experienced a cost burden and 5.8 percent experienced a severe cost burden, while 14.4 percent of renters had a cost burden and 5.6 percent had a severe cost burden, as shown in Table II.2.31, on the following page.

Table II.2.31					
Cost Burden and Severe Cost Burden by Tenure					
Big Horn County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Big Horn County					
Owner With a Mortgage					
Households	1,389	314	104	0	1,807
Percent	76.9%	17.4%	5.8%	0.0%	100.0%
Owner Without a Mortgage					
Households	1,572	109	14	4	1,699
Percent	92.5%	6.4%	0.8%	0.2%	100.0%
Renter					
Households	641	159	62	244	1,106
Percent	58.0%	14.4%	5.6%	22.1%	100.0%
Total					
Households	3,602	582	180	248	4,612
Percent	78.1%	12.6%	3.9%	5.4%	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 1,547 households in Big Horn County, from 4,561 in 2010 to 6,108 in 2040. Homeowners are expected to increase from 3,414 households in 2010 to 4,556 by 2040. Renters are anticipated to increase from 1,147 households in 2010 to 1,553 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 84 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 103 households and by 194 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 75 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 72 households over the period. Table II.2.32, on the following page, provides details of the household forecast by tenure and income.

Table II.2.32						
Household Forecast by Tenure and Income						
Big Horn County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	252	307	579	263	2,013	3,414
2015	259	315	595	270	2,067	3,507
2020	274	333	629	285	2,185	3,706
2025	289	352	664	301	2,307	3,912
2030	305	371	700	317	2,432	4,126
2035	321	390	736	334	2,558	4,339
2040	337	410	773	350	2,686	4,556
Renters by Percent of Median Household Income						
2010	213	204	256	102	371	1,147
2015	226	216	271	107	392	1,212
2020	238	228	286	113	414	1,279
2025	251	240	301	119	436	1,347
2030	264	253	317	125	459	1,417
2035	276	265	332	131	480	1,484
2040	289	277	347	138	503	1,553
Total Households by Percent of Median Household Income						
2010	466	511	836	364	2,384	4,561
2015	485	531	866	377	2,460	4,719
2020	512	561	915	398	2,599	4,985
2025	540	592	965	420	2,743	5,260
2030	569	623	1,017	443	2,891	5,542
2035	597	655	1,068	465	3,039	5,823
2040	626	686	1,120	488	3,189	6,108

