

CAMPBELL COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Campbell County's population increased from 46,133 in 2010 to 46,618 in 2011, or by 1.1 percent. This compares to a statewide population growth of 0.8 percent over the period.⁶⁴ The number of people from 15 to 24 years of age decreased by 1.9 percent, and the number of people from 55 to 64 years of age increased by 9.0 percent. The white population increased by 0.7 percent, while the black population increased by 43.1 percent. The Hispanic population decreased from 3,611 to 3,579 people between 2010 and 2011 or by 0.9 percent. These data are presented in Table II.3.1, below.

Subject	Campbell County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	46,133	46,618	1.1%	563,626	568,158	0.8%
Age						
Under 14 years	11,027	11,127	0.9%	113,371	113,462	0.1%
15 to 24 years	6,473	6,349	-1.9%	78,460	78,704	0.3%
25 to 44 years	13,644	13,786	1.0%	144,615	145,669	0.7%
45 to 54 years	7,464	7,255	-2.8%	83,577	80,936	-3.2%
55 to 64 years	4,909	5,349	9.0%	73,513	77,120	4.9%
65 and Over	2,616	2,752	5.2%	70,090	72,267	3.1%
Race						
White	44,276	44,581	0.7%	529,110	531,484	0.4%
Black	174	249	43.1%	5,135	6,024	17.3%
American Indian and Alaskan Native	624	669	7.2%	14,457	14,774	2.2%
Asian	260	261	0.4%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	27	29	7.4%	521	551	5.8%
Two or more races	772	829	7.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	3,611	3,579	-0.9%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Campbell County's population increased from 33,698 persons in 2000 to 46,133 in 2010, or by 36.9 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 32.8 percent, while the black population increased by 211.8 percent. The Hispanic population increased from 1,191 to 3,611 persons between 2000 and 2010, or by 203.2 percent. These data are presented in Table II.3.2, on the following page.

⁶⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.3.2					
Population by Race and Ethnicity					
Campbell County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	32,369	96.1%	42,974	93.2%	32.8%
Black	51	0.2%	159	0.3%	211.8%
American Indian	313	0.9%	531	1.2%	69.6%
Asian	108	0.3%	256	0.6%	137.0%
Native Hawaiian/Pacific Islander	29	0.1%	22	0.0%	-24.1%
Other	378	1.1%	1,223	2.7%	223.5%
Two or More Races	450	1.3%	968	2.1%	115.1%
Total	33,698	100.0%	46,133	100.0%	36.9%
Hispanic (Ethnicity)	1,191	3.5%	3,611	7.8%	203.2%

Table II.3.3, below, presents the population of Campbell County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 36.9 percent, with the largest total increase occurring in the group aged 25 to 34, which rose by 3,332 persons, or by 76.7 percent. In 2010, the largest age group in Campbell County was the group aged 35 to 54, which accounted for 29.1 percent of the entire population. 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.

Table II.3.3							
Population by Age and Gender							
Campbell County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	1,323	1,161	2,484	2,040	2,023	4,063	63.6%
5 to 19	4,650	4,352	9,002	5,336	4,828	10,164	12.9%
20 to 24	1,125	1,031	2,156	1,746	1,527	3,273	51.8%
25 to 34	2,270	2,077	4,347	4,172	3,507	7,679	76.7%
35 to 54	6,052	5,759	11,811	7,087	6,342	13,429	13.7%
55 to 64	1,123	1,004	2,127	2,679	2,230	4,909	130.8%
65 and Over	765	1,006	1,771	1,198	1,418	2,616	47.7%
Total	17,308	16,390	33,698	24,258	21,875	46,133	36.9%

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.3.4, on the following page.

Table II.3.4			
Group Quarters Population			
Campbell County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁶⁵	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 Noninstitutions	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 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.3.5, 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 11,969 family households, of which 9,506 housed married couple families and 2,463 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 802 families, or a female householder with no husband present, of which there were 1,661 families. There were also an estimated 4,503 "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 72.7 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Campbell County, 79.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁶⁵ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.3.5 Household Type by Tenure Campbell County 2007-2011 Five-Year ACS Data				
Family Type	Campbell County		State of Wyoming	
	Campbell County	% of Total	State of Wyoming	% of Total
Family households	11,969	72.7%	145,279	66.1%
Married-couple family	9,506	79.4%	116,920	80.5%
Owner-occupied housing units	8,089	85.1%	97,958	83.8%
Renter-occupied housing units	1,417	14.9%	18,962	16.2%
Other family	2,463	20.6%	28,359	19.5%
Male householder, no wife present	802	6.7%	9,289	32.8%
Owner-occupied housing units	569	70.9%	5,532	59.6%
Renter-occupied housing units	233	29.1%	3,757	40.4%
Female householder, no husband present	1,661	13.9%	19,070	67.2%
Owner-occupied housing units	1,015	61.1%	10,181	53.4%
Renter-occupied housing units	646	38.9%	8,889	46.6%
Nonfamily households	4,503	27.3%	74,349	33.9%
Owner-occupied housing units	2,918	64.8%	41,217	55.4%
Renter-occupied housing units	1,585	35.2%	33,132	44.6%
Total	16,472	100.0%	219,628	100.0%

Table II.3.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 4,911 two-person family households, 2,726 three-person family households and 2,338 four-person family households. One-person non-family households made up 73.8 percent of all non-family households or an estimated 3,324 households. Campbell County's two persons households made up 35.7 percent of total housing units and four person households made up an additional 14.4 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.3.6 Household Type by Household Size Campbell County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Campbell County				
One Person	.	3,324	3,324	20.2%
Two Person	4,911	971	5,882	35.7%
Three Person	2,726	171	2,897	17.6%
Four Person	2,338	37	2,375	14.4%
Five Person	1,127	0	1,127	6.8%
Six Person	577	0	577	3.5%
Seven Person	290	0	290	1.8%
Total	11,969	4,503	16,472	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 5,882 two-person households, 4,814 were owner-occupied and 1,068 were renter-occupied. Of the 2,375 four-person households, 1,979 were owner-occupied and 396 were renter-occupied. Further household size data by tenure are presented in Table II.3.7, below.

Table II.3.7 Tenure by Household Size				
Campbell County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Campbell County				
One Person	2,182	1,142	3,324	20.2%
Two Person	4,814	1,068	5,882	35.7%
Three Person	2,225	672	2,897	17.6%
Four Person	1,979	396	2,375	14.4%
Five Person	875	252	1,127	6.8%
Six Person	376	201	577	3.5%
Seven Person or more	140	150	290	1.8%
Total	12,591	3,881	16,472	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.3.8, below, Campbell County had a total of 18,338 housing units of which 16,472 or 89.8 percent were occupied. Of these occupied units, 76.4 percent, or 12,591 units were owner occupied, which compares to a statewide rate of 70.5. A total of 1,866 units or 10.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.3.8 Housing Units by Tenure				
Campbell County 2007-2011 Five-Year ACS Data				
Tenure	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	16,472	89.8%	219,628	84.8%
Owner-Occupied	12,591	76.4%	154,888	70.5%
Renter-Occupied	3,881	23.6%	64,740	29.5%
Vacant Housing Units	1,866	10.2%	39,362	15.2%
Total Housing Units	18,338	100.0%	258,990	100.0%

Table II.3.9, on the following page, shows that of the 1,866 housing units in Campbell County as reported in the 2011 ACS data, 391 or 21.0 percent were for rent and 180 or 9.6 percent were for sale. An estimated 338 units were for seasonal, recreational, or occasional use, and 540 or 28.9 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.3.9 Disposition of Vacant Housing Units Campbell County 2007-2011 Five Year ACS Data				
Disposition	Campbell County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	391	21.0%	5,138	13.1%
Rented, but not occupied	64	3.4%	2,072	5.3%
For sale only	180	9.6%	2,921	7.4%
Sold, but not occupied	13	0.7%	983	2.5%
For seasonal, recreational, or occasional use	338	18.1%	17,501	44.5%
For migrant workers	340	18.2%	498	1.3%
Other vacant	540	28.9%	10,249	26.0%
Total	1,866	100.0%	39,362	100.0%

Table II.3.10, at right, presents different income statistics for Campbell County. According to the 2011 ACS data averages, median family income for Campbell County was \$84,549 compared to the statewide average of \$69,058. Per capita income for Campbell County, which is calculated by dividing total income by population, was \$33,092, which compared to \$28,952 for the State of Wyoming.

Table II.3.10 Median and Per Capita Income Campbell County 2007-2011 Five-Year ACS Data		
Income Type	Campbell County	Wyoming
Median Family Income	84,549	69,058
Median Household Income	78,356	56,380
Per Capita Income	33,092	28,952

Table II.3.11, below, shows households by income for Campbell County and the State of Wyoming. In Campbell County, there were a total of 874 households or 5.3 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,685 households that had incomes between \$35,000 and \$49,999, which accounted for 10.2 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 33.5 percent of total households and numbered 5,522 in Campbell County.

Table II.3.11 Households by Income Campbell County 2007-2011 Five-Year ACS Data				
Income	Campbell County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	874	5.3%	21,222	9.7%
15,000 - 19,999	379	2.3%	10,180	4.6%
20,000 - 24,999	377	2.3%	10,638	4.8%
25,000 - 34,999	1,044	6.3%	23,696	10.8%
35,000 - 49,999	1,685	10.2%	31,275	14.2%
50,000 - 74,999	3,445	20.9%	44,469	20.2%
75,000 - 99,999	3,146	19.1%	31,675	14.4%
100,000 and above	5,522	33.5%	46,473	21.2%
Total	16,472	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.3.12, below. In total, the poverty rate in Campbell County was 6.3 percent, which compared to a statewide poverty rate of 10.1 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 7.9 percent. There were 282 males and 181 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 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 120 individuals with incomes below the poverty level which represented 4.3 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.3.12				
Poverty by Age				
Campbell County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Campbell County				
5 and Below	282	181	463	16.6%
6 to 18	279	295	574	20.6%
18 to 64	528	1,099	1,627	58.4%
65 and Older	21	99	120	4.3%
Total	1,110	1,674	2,784	100.0%
Poverty Rate	4.9%	7.9%	6.3%	.
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.3.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Campbell County saw an average of 8,699 owner-occupied single-family units compared to 741 single-family rental units. In Campbell County, single-family units comprised 57.3 percent of all households compared with 71.7 percent statewide. Campbell County had a total of 1,703 apartment rental units and total apartment units accounted for 10.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 4,218 mobile homes in Campbell County, which comprised 25.6 percent of all occupied housing units and compared to 13.8 statewide.

Table II.3.13				
Households by Unit Type				
Campbell County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
Single-Family Unit	8,699	741	9,440	57.3%
Duplex	99	195	294	1.8%
Tri- or Four-Plex	19	620	639	3.9%
Apartments	88	1,703	1,791	10.9%
Mobile Homes	3,596	622	4,218	25.6%
Boat, RV, Van, Etc.	90	0	90	0.5%
Total	12,591	3,881	16,472	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.3.14, below, shows the number of households by year of construction. As shown, 2.7 percent, or 446 units, were built in 1939 or earlier in the county, and another 153 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,722, which accounted for 10.5 percent of all households, and an additional 2,310 households, or 14.0 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.3.14				
Households by Year Built				
Campbell County 2007-2011 Five-Year ACS Data				
Year Built	Campbell County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	446	2.7%	25,099	11.4%
1940 to 1949	153	0.9%	10,841	4.9%
1950 to 1959	344	2.1%	22,067	10.0%
1960 to 1969	862	5.2%	19,430	8.8%
1970 to 1979	4,453	27.0%	52,134	23.7%
1980 to 1989	3,905	23.7%	34,742	15.8%
1990 to 1999	2,277	13.8%	26,856	12.2%
2000 to 2004	1,722	10.5%	14,190	6.5%
Built 2005 or Later	2,310	14.0%	14,269	6.5%
Total	16,472	100.0%	219,628	100.0%

Table II.3.15, on the following page, displays housing units for Campbell County and the State of Wyoming. The number of rooms in Campbell County varied between households. Households with one room accounting for only 0.8 percent of total housing units, while households with five

and six rooms accounted for 20.7 and 19.3 percent, respectively. The median number of rooms in Campbell County was 6 rooms, which compared to 6 statewide.

Table II.3.15				
Housing Units by Number of Rooms				
Campbell County 2007-2011 Five-Year ACS Data				
Number of Rooms	Campbell County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	155	0.8%	4,252	1.6%
Two	205	1.1%	6,593	2.5%
Three	1,119	6.1%	19,112	7.4%
Four	2,865	15.6%	44,741	17.3%
Five	3,798	20.7%	52,369	20.2%
Six	3,538	19.3%	40,122	15.5%
Seven	2,279	12.4%	31,810	12.3%
Eight	1,912	10.4%	25,589	9.9%
Nine or more	2,467	13.5%	34,402	13.3%
Total	18,338	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.3.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 107 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 18.1 percent of total households in Campbell County, which compared to 24.8 percent statewide. In Campbell County, the 7,770 households with three bedrooms accounted for 47.2 percent of all households, and there were only 1,466 five-bedroom or more households, which accounted for 8.9 percent of all households.

Table II.3.16				
Households by Number of Bedrooms				
Campbell County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Campbell County				
None	49	107	156	0.9%
One	236	580	816	5.0%
Two	1,461	1,523	2,984	18.1%
Three	6,461	1,309	7,770	47.2%
Four	3,024	256	3,280	19.9%
Five or more	1,360	106	1,466	8.9%
Total	12,591	3,881	16,472	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.3.17, at right, structures built in 1939 or earlier had a median value of \$183,100, while structures built between 1950 and 1959 had a median value of \$153,300 and those built between 1990 to 1999 had a median value of \$200,200. 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 \$208,200 and \$226,000, respectively. The total average median value in Campbell County was \$199,800, which compared to \$181,900 in the State of Wyoming.

Table II.3.17 Median Value by Year Structure Built Campbell County 2007-2011 Five-Year ACS Data		
Year Built	Campbell County	State of Wyoming
1939 or earlier	183,100	148,000
1940 to 1949	157,600	130,200
1950 to 1959	153,300	155,800
1960 to 1969	174,700	171,100
1970 to 1979	196,400	180,100
1980 to 1989	185,500	194,300
1990 to 1999	200,200	224,800
2000 to 2004	208,200	247,900
Built 2005 or Later	226,000	245,700
Total	199,800	181,900

Household mortgage status is reported in Table II.3.18, below. In Campbell County, households with a mortgage accounted for 71.1 percent of all households or 8,954 housing units, and the remaining 28.9 percent or 3,637 units had no mortgage. Of those units with a mortgage, 1,322 had either a second mortgage or home equity loan, 42 had both a second mortgage and home equity loan, and 7,590 or 84.8 percent had no second mortgage or no home equity loan.

Table II.3.18 Mortgage Status Campbell County 2007-2011 Five-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	8,954	71.1%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	1,322	14.8%	16,846	17.7%
Second mortgage only	659	49.8%	8,326	49.4%
Home equity loan only	663	50.2%	8,520	50.6%
Both second mortgage and home equity loan	42	0.5%	733	0.8%
No second mortgage and no home equity loan	7,590	84.8%	77,715	81.6%
Housing units without a mortgage	3,637	28.9%	59,594	38.5%
Total	12,591	100.0%	154,888	100.00%

The median rent in Campbell County was \$777 as compared to \$591 statewide, as shown in Table II.3.19, below.

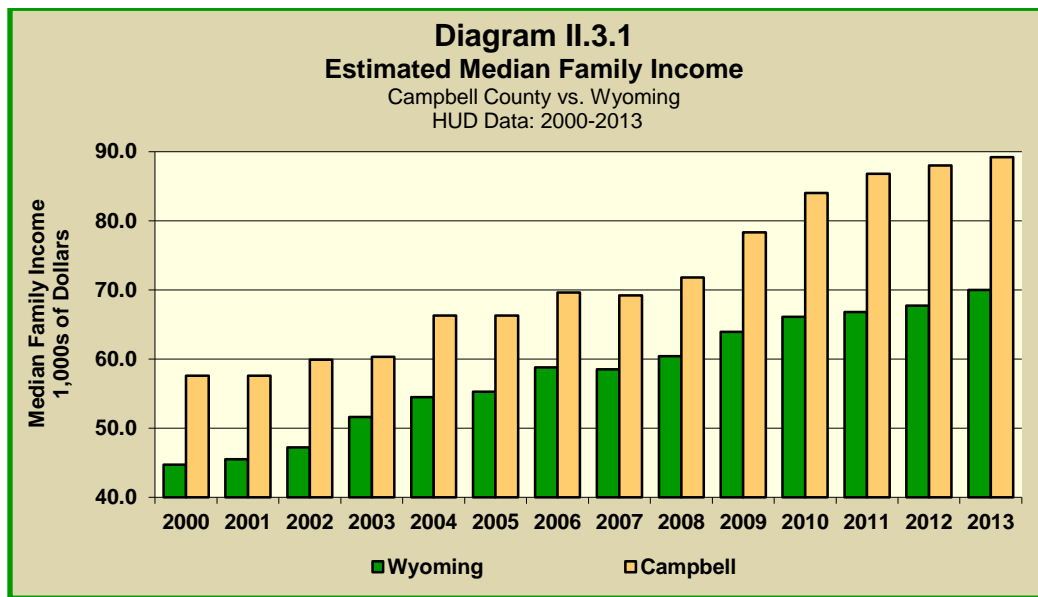
Table II.3.19 Median Rent Campbell County 2007-2011 Five-Year ACS Data	
Place	Rent
Campbell County	\$777
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 244 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Campbell County are presented in Table II.3.20, below, and indicate a net increase of 7,101 persons over the time period.

Table II.3.20			
Driver’s Licenses Exchanged and Surrendered			
Campbell County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	803	559	244
Total	18,063	10,962	7,101

Economics

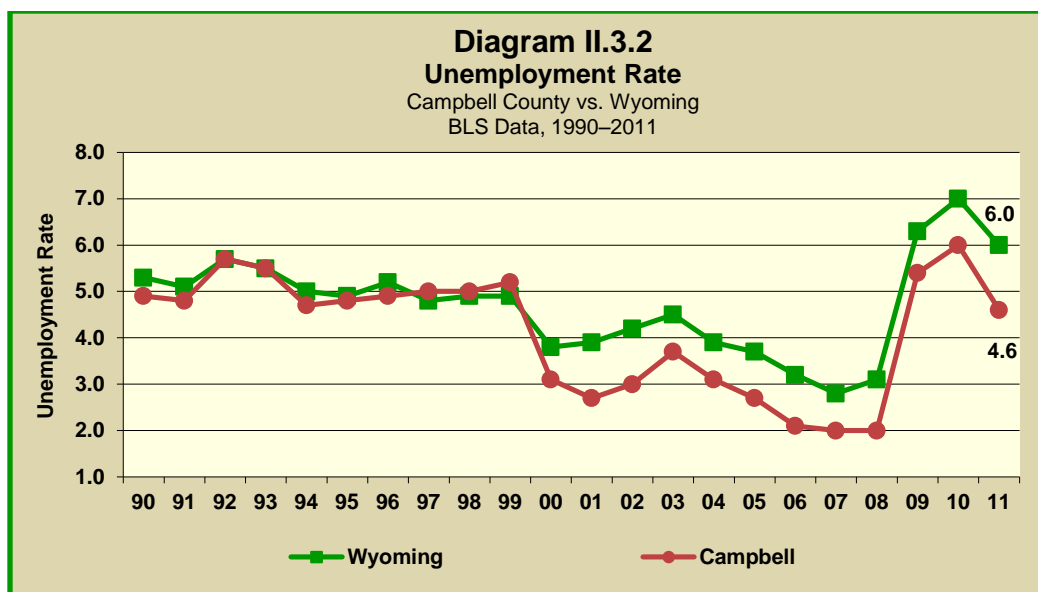
The HUD estimated MFI for Campbell County was \$89,200 in 2013.⁶⁶ This compares to Wyoming’s MFI of \$70,000. Diagram II.3.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Campbell County’s labor force, defined as the number of persons working or actively seeking work, decreased by 878 persons, from 28,604 in 2010 to 27,726 in 2011. Employment decreased by 438 persons; unemployment decreased by 440 persons; and the unemployment rate, or the number of

⁶⁶ 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 6 percent in 2010 to 4.6 percent in 2011, as shown below in Diagram II.3.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.3.21, below, annual total monthly employment decreased by 1.46 percent between 2010 and 2011, from a total of 27,863 to 27,457 workers. Preliminary estimates shows employment increased to 28,259 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	20,629	20,177	20,610	21,645	24,295	26,566	27,862	29,381	27,361	27,285	27,663
Feb	20,617	19,863	20,625	21,912	24,390	26,538	27,949	29,019	27,338	27,052	27,715
Mar	20,750	19,806	20,790	22,165	24,665	26,741	28,282	28,908	27,355	26,990	27,693
Apr	20,627	20,002	21,162	22,646	25,148	26,729	28,446	28,760	27,465	27,152	27,911
May	21,073	20,384	21,490	22,779	25,582	27,273	28,916	29,580	27,577	27,501	28,055
Jun	21,677	21,092	22,031	23,707	26,508	27,836	29,543	29,892	28,222	27,902	28,259
Jul	21,380	20,722	21,623	23,448	25,534	27,053	28,934	28,419	27,032	26,761	.
Aug	21,449	21,144	21,722	23,717	25,802	27,193	29,230	28,394	28,051	27,062	.
Sep	21,043	21,095	21,468	23,746	26,101	27,577	29,818	28,822	28,562	27,680	.
Oct	20,886	21,104	21,612	23,968	26,172	27,691	30,226	28,641	29,239	27,951	.
Nov	20,671	20,948	21,521	23,919	26,338	27,958	30,241	28,437	28,316	28,015	.
Dec	20,456	20,716	21,723	23,999	26,797	27,981	29,944	28,013	27,842	28,134	.
Annual	20,938	20,588	21,365	23,138	25,611	27,261	29,116	28,856	27,863	27,457	.
% Change	4.85	-1.67	3.77	8.30	10.69	6.44	6.80	-0.89	-3.44	-1.46	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.3.22, on the following page, annual average weekly wages decreased by 0.95 percent between 2010 and 2011, from a total of \$1,055 to \$1,065. Preliminary estimates show average weekly wages decreased to \$1,033 in the second quarter 2012.

Table II.3.22						
Average Weekly Wages						
Campbell County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	651	677	716	727	694	.
2002	714	691	717	757	720	3.75
2003	714	711	733	787	737	2.36
2004	758	744	798	841	786	6.65
2005	789	768	831	898	823	4.71
2006	867	904	906	996	919	11.66
2007	940	935	930	1,044	963	4.79
2008	1,004	998	988	1,081	1,018	5.71
2009	997	982	992	1,047	1,004	-1.38
2010	1,046	996	1,037	1,140	1,055	5.08
2011	1,074	1,033	1,064	1,091	1,065	0.95
2012(p)	1,106	1,033

Total business establishments reported by the QCEW are displayed below in Table II.3.23. Annual establishments decreased by 1.82 percent between 2010 and 2011, from a total of 1,814 to 1,781 establishments. Preliminary estimate show business establishments increased to 1,796 in the second quarter of 2012.

Table II.3.23						
Number of Establishments						
Campbell County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,294	1,334	1,369	1,360	1,339	.
2002	1,378	1,396	1,402	1,399	1,394	4.11
2003	1,402	1,411	1,444	1,450	1,427	2.37
2004	1,467	1,480	1,474	1,472	1,473	3.22
2005	1,486	1,507	1,513	1,508	1,504	2.10
2006	1,563	1,607	1,627	1,626	1,606	6.78
2007	1,663	1,685	1,695	1,727	1,693	5.42
2008	1,738	1,750	1,773	1,780	1,760	3.96
2009	1,784	1,805	1,803	1,799	1,798	2.16
2010	1,810	1,814	1,812	1,818	1,814	0.89
2011	1,790	1,785	1,782	1,768	1,781	-1.82
2012p	1,773	1,796

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, Campbell County recorded 32,446 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 \$2,218,288,000, and real per capita income was \$47,584 in 2011. The average earnings per job in the county was \$65,170 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 Campbell County decreased from \$729 to \$726 from second quarter 2011 to second quarter 2012, or by 0.4 percent. During the same period, detached single-family home rents increased by 0.1 percent, rents for mobile homes on a lot decreased by 9.2 percent, and rents for mobile home lots increased by 5.6 percent.

Campbell County rental prices experienced average annualized increases of 3.6 percent for apartments, 3.9 percent for houses, 4.0 percent for mobile homes plus a lot, and 3.2 percent per year for mobile home lots since fourth quarter 1986 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.3.24, at right, presents the Campbell County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Campbell County decreased from 269 authorizations in 2010 to 201 in 2011. Total residential units decreased from 317 to 201 units between 2010 and 2011.

The real value of single-family building permits increased from \$339,600 in 2010 to \$375,300 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$375,300 in 2011 to a low of \$162,100 in 2001. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.3.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	290	175	415	295
Q2.87	258	175	422	286
Q4.87	277	175	423	313
Q2.88	258	166	431	296
Q4.88	260	170	389	292
Q2.89	255	163	407	278
Q4.89	253	177	418	312
Q2.90	257	165	408	296
Q4.90	273	165	429	319
Q2.91	279	165	427	339
Q4.91	303	153	465	299
Q2.92	316	168	460	438
Q4.92	306	161	438	333
Q2.93	313	168	476	297
Q4.93	291	165	483	406
Q2.94	316	173	455	305
Q4.94	332	183	502	391
Q2.95	338	165	497	378
Q4.95	339	173	516	355
Q2.96	329	163	556	436
Q4.96	339	160	537	414
Q2.97	340	159	484	440
Q4.97	354	172	506	399
Q2.98	342	173	537	395
Q4.98	352	176	527	421
Q2.99	359	158	524	378
Q4.99	351	158	537	450
Q2.00	434	184	650	500
Q4.00	432	197	632	483
Q2.01	478	210	612	558
Q4.01	537	228	653	575
Q2.02	566	220	638	574
Q4.02	520	226	732	581
Q2.03	561	223	646	576
Q4.03	563	228	707	590
Q2.04	557	231	789	581
Q4.04	554	232	793	629
Q2.05	584	240	730	616
Q4.05	611	257	827	710
Q2.06	649	266	867	786
Q4.06	697	283	975	758
Q2.07	691	292	1,127	830
Q4.07	708	308	1,185	609
Q2.08	717	318	1,314	988
Q4.08	759	343	1,345	1,032
Q2.09	762	347	1,326	908
Q4.09	774	362	1,211	936
Q2.10	719	363	1,182	844
Q4.10	717	377	1,222	860
Q2.11	729	377	1,118	905
Q4.11	722	393	1,194	847
Q2.12	726	398	1,119	822

Table II.3.25 Building Permits and Valuation Campbell 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	123	60	92	95	370	.	.	118.8
1981	198	164	50	182	594	.	.	104.3
1982	24	18	16	.	58	.	.	168.9
1983	115	8	.	60	183	.	.	137.1
1984	100	2	.	.	102	.	.	102.4
1985	101	.	4	48	153	.	.	116.8
1986	32	.	.	.	32	.	.	135.0
1987	15	.	.	.	15	.	.	178.4
1988	11	.	.	.	11	.	.	153.9
1989	9	.	.	.	9	.	.	219.7
1990	15	.	.	.	15	.	.	179.9
1991	20	.	.	.	20	.	.	183.1
1992	82	.	.	.	82	.	.	139.7
1993	41	.	.	.	41	.	.	200.2
1994	48	.	.	.	48	.	.	193.6
1995	53	.	.	.	53	.	.	167.8
1996	68	.	.	.	68	.	.	166.8
1997	38	.	.	.	38	.	.	187.6
1998	50	.	.	.	50	.	11	165.5
1999	40	.	.	.	40	20	6	177.1
2000	61	.	.	.	61	.	.	162.7
2001	105	.	.	.	105	.	.	162.1
2002	144	.	.	.	144	.	.	171.1
2003	159	.	.	.	159	134	20	171.7
2004	129	.	.	.	129	53	15	182.8
2005	200	.	.	73	273	.	.	235.9
2006	161	.	.	61	222	51	.	216.8
2007	398	.	.	604	1,002	93	4	237.7
2008	277	.	.	72	349	100	11	207.9
2009	249	.	100	.	349	.	.	281.3
2010	269	.	.	48	317	.	.	339.6
2011	201	.	.	.	201	47	8	375.3

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 Campbell County was \$233,900. This represented a decrease of 1.8 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301 which was a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.3.26, on the following page.

Table II.3.26 Average Sales Prices Campbell County vs. Wyoming DOR Data, 1999–2011				
Year	Campbell County Average Price (\$)	Campbell County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	104,221	-1.08	101,517	4.76
2000	151,615	45.47	111,437	9.77
2001	130,981	-13.61	116,469	4.52
2002	133,582	1.99	121,140	4.01
2003	170,218	27.43	132,708	9.55
2004	173,420	1.88	142,501	7.38
2005	185,874	7.18	159,776	12.12
2006	199,945	7.57	187,869	17.58
2007	247,150	23.61	265,044	41.08
2008	242,341	-1.9	256,045	-3.4
2009	249,507	3.0	241,622	-5.6
2010	238,208	-4.53	250,958	3.9
2011	233,900	-1.8	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually during the past 11 years, with the most recent survey conducted in December 2012.⁶⁷ During December 2012, a total of 121 surveys were completed by property managers in Campbell County. Of the 3,722 rental units surveyed, 363 were vacant, indicating a vacancy rate of 9.75 percent, as shown in Table II.3.27, below. This compares to an 7.21 percent vacancy rate one year ago and a 2012 statewide vacancy rate of 4.17 percent.

Table II.3.27 Total Units, Vacant Units, and Vacancy Rate Campbell County RVS Data, 2001–Second Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	13	816	6	0.74%
2001b	10	749	5	0.67%
2002a	13	848	10	1.18%
2002b	18	1,395	51	3.66%
2003a	15	921	16	1.74%
2003b	17	1,257	16	1.27%
2004a	20	1,456	36	2.47%
2004b	25	1,373	38	2.77%
2005a	24	1,318	15	1.14%
2005b	25	1,288	8	0.62%
2006a	29	1,450	3	0.21%
2006b	29	1,437	6	0.42%
2007a	33	1,769	15	0.85%
2007b	34	1,394	4	0.29%
2008a	42	1,713	123	7.18%
2008b	52	1,966	133	6.77%
2009a	58	2,788	160	5.74%
2009b	69	2,318	244	10.53%
2010a	87	3,358	289	8.61%
2010b	87	3,370	271	8.04%
2011a	103	3,218	256	7.96%
2011b	111	3,633	262	7.21%
2012a	123	4,190	231	5.51%
2012b	121	3,722	363	9.75%

Diagram II.3.3, on the following page, 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 since, spiking to 9.75 percent.

⁶⁷ 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.

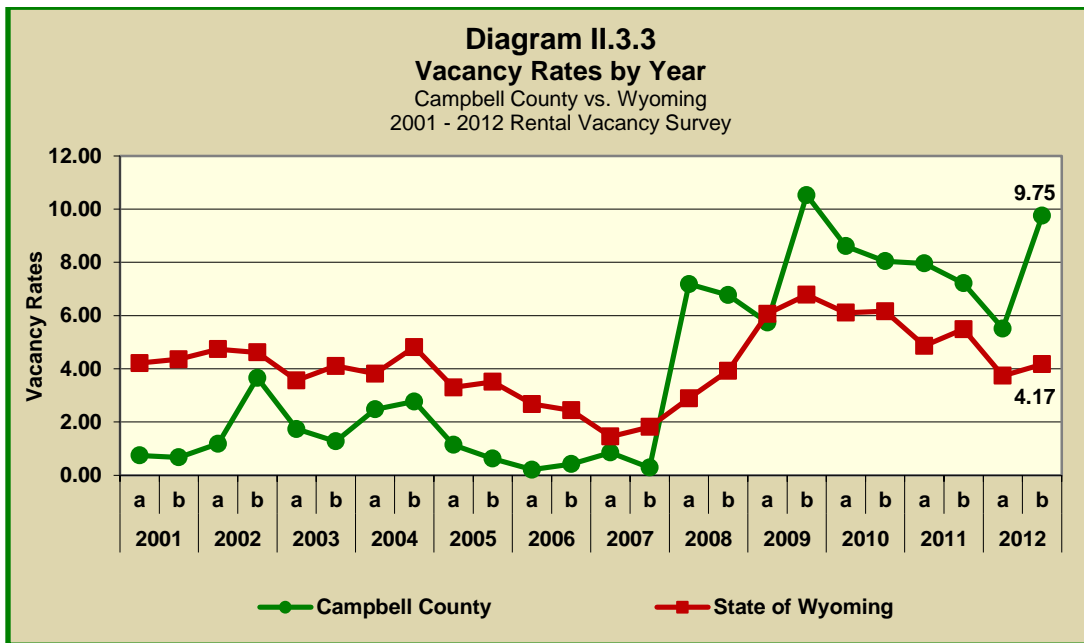
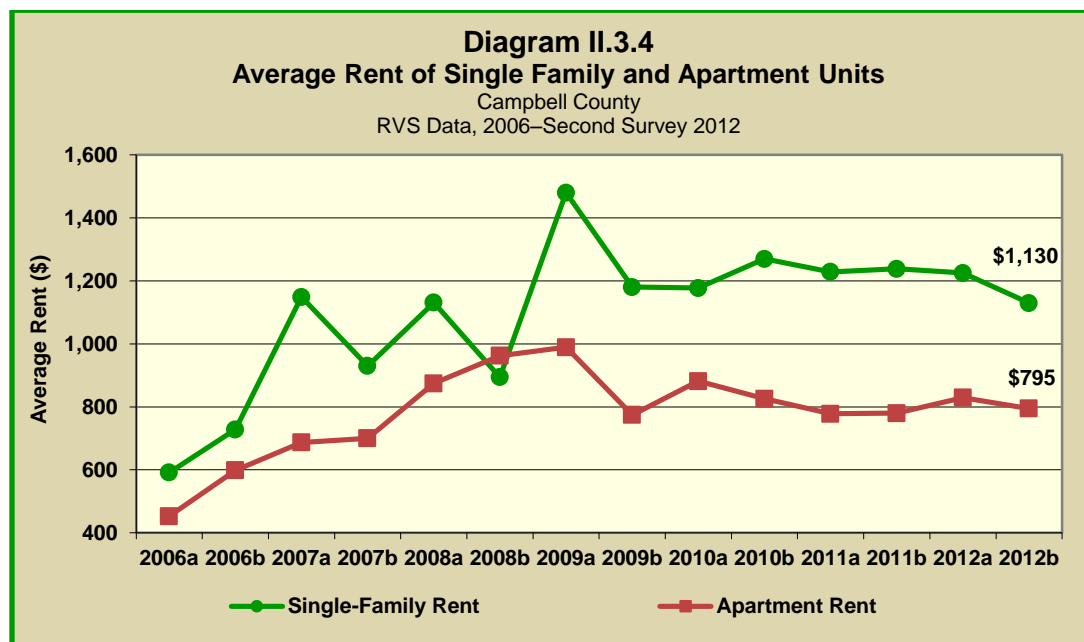


Diagram II.3.4 below, shows the average rent of single-family and apartment units in Campbell County. In the second half of 2012, rents for single-family units fell to \$1,130 and average rents for apartments fell, to \$795.



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 116 respondents in Campbell 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 wished to rent. Of those seeking to own a home, 65.2 percent wished to buy existing units, of which 7.7 percent sought homes for below \$100,000; 76.9 percent sought homes between \$100,000 and \$250,000, and 15.4 percent anticipated spending above \$250,000. The remainder of those seeking to own a home, 34.8

percent, wished to build, of which 16.7 percent expected to build for less than \$99,999, 16.7 percent for between \$100,000 and \$249,999 and 66.7 percent for above \$250,000.

Of those persons currently renting or seeking to rent, 10.0 percent anticipated spending under \$474, 50.0 percent anticipated spending between \$475 to \$849, and 40.0 percent hoped to spend above \$850 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, 415 or 2.5 percent of households in Campbell County were overcrowded and another 118 or .7 percent of households were severely overcrowded, as shown in Table II.3.28, below.

Table II.3.28				
Overcrowding and Severe Overcrowding				
Campbell County 2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Campbell County				
Owner				
Households	12,359	194	38	12,591
Percentage	98.2%	1.5%	0.3%	100.0%
Renter				
Households	3,580	221	80	3,881
Percentage	92.2%	5.7%	2.1%	100.0%
Total				
Households	15,939	415	118	16,472
Percentage	96.8%	2.5%	0.7%	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 211 units or 1.2 percent of all housing units in Campbell 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.3.29, at right.

Table II.3.29 Housing Units with Incomplete Kitchen Facilities Campbell County 2007-2011 Five-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Kitchen Facilities	18,127	251,420
Lacking Complete Kitchen Facilities	211	7,570
Total Housing Units	18,338	258,990
Percent Lacking	1.2%	2.9%

At the time of the 2011 ACS, a total of 215 units or 1.2 percent of all housing units in Campbell County were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.3.30, at right.

Table II.3.30 Housing Units with Incomplete Plumbing Facilities Campbell County 2007-2011 Five-Year ACS Data		
Facilities	Campbell County	State of Wyoming
Complete Plumbing Facilities	18,123	252,719
Lacking Complete Plumbing Facilities	215	6,271
Total Households	18,338	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 Campbell County, 13.0 percent of households had a cost burden and 4.7 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 14.8 percent of homeowners with a mortgage in Campbell County experienced a cost burden and 4.0 percent experienced a severe cost burden, while 18.1 percent of renters had a cost burden and 8.6 percent had a severe cost burden, as shown in Table II.3.31, on the following page.

Table II.3.31					
Cost Burden and Severe Cost Burden by Tenure					
Campbell County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Campbell County					
Owner With a Mortgage					
Households	7,271	1,321	362	0	8,954
Percent	81.2%	14.8%	4.0%	0.0%	100.0%
Owner Without a Mortgage					
Households	3,430	123	84	0	3,637
Percent	94.3%	3.4%	2.3%	0.0%	100.0%
Renter					
Households	2,553	702	333	293	3,881
Percent	65.8%	18.1%	8.6%	7.5%	100.0%
Total					
Households	13,254	2,146	779	293	16,472
Percent	80.5%	13.0%	4.7%	1.8%	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 7,448 households in Campbell County, from 17,172 in 2010 to 24,620 in 2040. Homeowners are expected to increase from 12,595 households in 2010 to 17,369 by 2040. Renters are anticipated to increase from 4,577 households in 2010 to 7,252 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 242 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 381 households and by 789 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 611 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 432 households over the period. Table II.3.32, on the following page, provides details of the household forecast by tenure and income.

Table II.3.32						
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	638	1,006	2,082	1,186	7,682	12,595
2015	657	1,036	2,144	1,222	7,911	12,970
2020	699	1,102	2,280	1,299	8,412	13,792
2025	742	1,171	2,422	1,380	8,936	14,651
2030	787	1,242	2,568	1,463	9,476	15,537
2035	833	1,314	2,718	1,549	10,029	16,443
2040	880	1,388	2,871	1,636	10,594	17,369
Renters by Percent of Median Household Income						
2010	1,046	739	1,043	503	1,247	4,577
2015	1,209	854	1,206	581	1,442	5,292
2020	1,294	915	1,291	622	1,543	5,666
2025	1,382	977	1,379	665	1,648	6,050
2030	1,472	1,040	1,468	708	1,755	6,443
2035	1,563	1,105	1,559	752	1,864	6,843
2040	1,656	1,171	1,653	797	1,975	7,252
Total Households by Percent of Median Household Income						
2010	1,684	1,745	3,125	1,689	8,929	17,172
2015	1,866	1,891	3,350	1,803	9,353	18,263
2020	1,993	2,017	3,571	1,921	9,956	19,458
2025	2,124	2,147	3,801	2,045	10,584	20,701
2030	2,259	2,281	4,037	2,171	11,231	21,979
2035	2,396	2,418	4,278	2,300	11,893	23,286
2040	2,536	2,558	4,524	2,433	12,569	24,620

