

CROOK COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 7,083 in 2010 to 7,111 in 2011, or by 0.4 percent. This compares to a statewide population growth of 0.8 percent over the period.⁷⁶ The number of people from 15 to 24 years of age increased by 3.7 percent, and the number of people from 55 to 64 years of age increased by 5.7 percent. The white population increased by 0.1 percent, while the black population increased by 41.2 percent. The Hispanic population increased from 141 to 147 people between 2010 and 2011 or by 4.3 percent. These data are presented in Table II.6.1, below.

Subject	Crook County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	7,083	7,111	0.4%	563,626	568,158	0.8%
Age						
Under 14 years	1,389	1,360	-2.1%	113,371	113,462	0.1%
15 to 24 years	755	783	3.7%	78,460	78,704	0.3%
25 to 44 years	1,529	1,509	-1.3%	144,615	145,669	0.7%
45 to 54 years	1,159	1,129	-2.6%	83,577	80,936	-3.2%
55 to 64 years	1,101	1,164	5.7%	73,513	77,120	4.9%
65 and Over	1,150	1,166	1.4%	70,090	72,267	3.1%
Race						
White	6,937	6,942	0.1%	529,110	531,484	0.4%
Black	17	24	41.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	48	56	16.7%	14,457	14,774	2.2%
Asian	11	13	18.2%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	70	76	8.6%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	141	147	4.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Crook County's population increased from 5,887 persons in 2000 to 7,083 in 2010, or by 20.3 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 19.5 percent, while the black population increased by 366.7 percent. The Hispanic population increased from 54 to 141 persons between 2000 and 2010, or by 161.1 percent. These data are presented in Table II.6.2, on the following page.

⁷⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.6.2					
Population by Race and Ethnicity					
Crook County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	5,761	97.9%	6,884	97.2%	19.5%
Black	3	0.1%	14	0.2%	366.7%
American Indian	60	1.0%	48	0.7%	-20.0%
Asian	4	0.1%	11	0.2%	175.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	15	0.3%	43	0.6%	186.7%
Two or More Races	44	0.7%	83	1.2%	88.6%
Total	5,887	100.0%	7,083	100.0%	20.3%
Hispanic (Ethnicity)	54	0.9%	141	2.0%	161.1%

Table II.6.3, below, presents the population of Crook County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 20.3 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 417 persons, or by 61 percent. In 2010, the largest age group in Crook County was the group aged 35 to 54, which accounted for 27.3 percent of the entire population. The 2010 census count showed a total of 3,648 males, who accounted for 51.5 percent of the population, and the remaining 48.5 percent, or 3,435 persons, were female.

Table II.6.3							
Population by Age and Gender							
Crook County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	149	157	306	265	235	500	63.4%
5 to 19	741	679	1,420	724	615	1,339	-5.7%
20 to 24	134	111	245	167	138	305	24.5%
25 to 34	240	252	492	380	376	756	53.7%
35 to 54	948	924	1,872	965	967	1,932	3.2%
55 to 64	366	318	684	569	532	1,101	61.0%
65 and Over	401	467	868	578	572	1,150	32.5%
Total	2,979	2,908	5,887	3,648	3,435	7,083	20.3%

At the time of the 2010 Census, there were 34 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 66 percent, as shown in Table II.6.4, on the following page.

Table II.6.4			
Group Quarters Population			
Crook County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁷⁷	4	4	0.0%
Juvenile Facilities	.	.	.
Nursing Homes	74	30	-59.5%
Other Institutions	17	.	-100.0%
Total	95	34	-64.2%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	.	-100.0%
Total	5	.	-100.0%
Group Quarters Population	100	34	-66.0%

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.6.5, 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 2,008 family households, of which 1,701 housed married couple families and 307 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 49 families, or a female householder with no husband present, of which there were 258 families. There were also an estimated 886 "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 Crook County was 69.4 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Crook County, 84.7 percent were married households, which compared to 80.5 percent in the State of Wyoming.

⁷⁷ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.6.5				
Household Type by Tenure				
Crook County				
2007-2011 Five-Year ACS Data				
Family Type	Crook County		State of Wyoming	
	Crook County	% of Total	State of Wyoming	% of Total
Family households	2,008	69.4%	145,279	66.1%
Married-couple family	1,701	84.7%	116,920	80.5%
Owner-occupied housing units	1,405	82.6%	97,958	83.8%
Renter-occupied housing units	296	17.4%	18,962	16.2%
Other family	307	15.3%	28,359	19.5%
Male householder, no wife present	49	2.4%	9,289	32.8%
Owner-occupied housing units	49	100.0%	5,532	59.6%
Renter-occupied housing units	0	0.0%	3,757	40.4%
Female householder, no husband present	258	12.8%	19,070	67.2%
Owner-occupied housing units	112	43.4%	10,181	53.4%
Renter-occupied housing units	146	56.6%	8,889	46.6%
Nonfamily households	886	30.6%	74,349	33.9%
Owner-occupied housing units	600	67.7%	41,217	55.4%
Renter-occupied housing units	286	32.3%	33,132	44.6%
Total	2,894	100.0%	219,628	100.0%

Table II.6.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,127 two-person family households, 363 three-person family households and 265 four-person family households. One-person non-family households made up 86.7 percent of all non-family households or an estimated 768 households. Crook County's two persons households made up 42.7 percent of total housing units and four person households made up an additional 9.2 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.6.6				
Household Type by Household Size				
Crook County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Crook County				
One Person	.	768	768	26.5%
Two Person	1,127	110	1,237	42.7%
Three Person	363	8	371	12.8%
Four Person	265	0	265	9.2%
Five Person	173	0	173	6.0%
Six Person	42	0	42	1.5%
Seven Person	38	0	38	1.3%
Total	2,008	886	2,894	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 1,237 two-person households, 1,058 were owner-occupied and 179 were renter-occupied. Of the 265 four-person households, 219 were owner-occupied and 46 were renter-occupied. Further household size data by tenure are presented in Table II.6.7, below.

Table II.6.7				
Tenure by Household Size				
Crook County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Crook County				
One Person	527	241	768	26.5%
Two Person	1,058	179	1,237	42.7%
Three Person	228	143	371	12.8%
Four Person	219	46	265	9.2%
Five Person	87	86	173	6.0%
Six Person	9	33	42	1.5%
Seven Person or more	38	0	38	1.3%
Total	2,166	728	2,894	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.6.8, below, Crook County had a total of 3,563 housing units of which 2,894 or 81.2 percent were occupied. Of these occupied units, 74.8 percent, or 2,166 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 669 units or 18.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.6.8				
Housing Units by Tenure				
Crook County				
2007-2011 Five-Year ACS Data				
Tenure	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,894	81.2%	219,628	84.8%
Owner-Occupied	2,166	74.8%	154,888	70.5%
Renter-Occupied	728	25.2%	64,740	29.5%
Vacant Housing Units	669	18.8%	39,362	15.2%
Total Housing Units	3,563	100.0%	258,990	100.0%

Table II.6.9, on the following page, shows that of the 669 housing units in Crook County as reported in the 2011 ACS data, 7 or 1.0 percent were for rent and 42 or 6.3 percent were for sale. An estimated 393 units were for seasonal, recreational, or occasional use, and 202 or 30.2 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.6.9 Disposition of Vacant Housing Units Crook County 2007-2011 Five Year ACS Data				
Disposition	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	7	1.0%	5,138	13.1%
Rented, but not occupied	18	2.7%	2,072	5.3%
For sale only	42	6.3%	2,921	7.4%
Sold, but not occupied	0	0.0%	983	2.5%
For seasonal, recreational, or occasional use	393	58.7%	17,501	44.5%
For migrant workers	7	1.0%	498	1.3%
Other vacant	202	30.2%	10,249	26.0%
Total	669	100.0%	39,362	100.0%

Table II.6.10, at right, presents different income statistics for Crook County. According to the 2011 ACS data averages, median family income for Crook County was \$54,811 compared to the statewide average of \$69,058. Per capita income for Crook County, which is calculated by dividing total income by population, was \$25,653, which compared to \$28,952 for the State of Wyoming.

Table II.6.10 Median and Per Capita Income Crook County 2007-2011 Five-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	54,811	69,058
Median Household Income	49,757	56,380
Per Capita Income	25,653	28,952

Table II.6.11, below, shows households by income for Crook County and the State of Wyoming. In Crook County, there were a total of 202 households or 7.0 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 512 households that had incomes between \$35,000 and \$49,999, which accounted for 17.7 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.9 percent of total households and numbered 430 in Crook County.

Table II.6.11 Households by Income Crook County 2007-2011 Five-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	202	7.0%	21,222	9.7%
15,000 - 19,999	136	4.7%	10,180	4.6%
20,000 - 24,999	126	4.4%	10,638	4.8%
25,000 - 34,999	484	16.7%	23,696	10.8%
35,000 - 49,999	512	17.7%	31,275	14.2%
50,000 - 74,999	522	18.0%	44,469	20.2%
75,000 - 99,999	482	16.7%	31,675	14.4%
100,000 and above	430	14.9%	46,473	21.2%
Total	2,894	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.6.12, below. In total, the poverty rate in Crook County was 7.8 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Crook County had a poverty rate of 7.4 percent and the female population had a poverty rate of 8.1 percent. There were 52 males and 51 females in poverty under the age of 5. Overall, 19.4 percent of persons in poverty in Crook 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 62 individuals with incomes below the poverty level which represented 11.7 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.6.12				
Poverty by Age				
Crook County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Crook County				
5 and Below	52	51	103	19.4%
6 to 18	51	44	95	17.9%
18 to 64	132	140	272	51.1%
65 and Older	25	37	62	11.7%
Total	260	272	532	100.0%
Poverty Rate	7.4%	8.1%	7.8%	.
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.6.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Crook County saw an average of 1,620 owner-occupied single-family units compared to 433 single-family rental units. In Crook County, single-family units comprised 70.9 percent of all households compared with 71.7 percent statewide. Crook County had a total of 62 apartment rental units and total apartment units accounted for 2.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 754 mobile homes in Crook County, which comprised 26.1 percent of all occupied housing units and compared to 13.8 statewide.

Table II.6.13				
Households by Unit Type				
Crook County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Crook County				
Single-Family Unit	1,620	433	2,053	70.9%
Duplex	0	11	11	0.4%
Tri- or Four-Plex	3	11	14	0.5%
Apartments	0	62	62	2.1%
Mobile Homes	543	211	754	26.1%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	2,166	728	2,894	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.6.14, below, shows the number of households by year of construction. As shown, 11.4 percent, or 329 units, were built in 1939 or earlier in the county, and another 108 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 194, which accounted for 6.7 percent of all households, and an additional 169 households, or 5.8 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.6.14				
Households by Year Built				
Crook County 2007-2011 Five-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	329	11.4%	25,099	11.4%
1940 to 1949	108	3.7%	10,841	4.9%
1950 to 1959	209	7.2%	22,067	10.0%
1960 to 1969	256	8.8%	19,430	8.8%
1970 to 1979	575	19.9%	52,134	23.7%
1980 to 1989	531	18.3%	34,742	15.8%
1990 to 1999	523	18.1%	26,856	12.2%
2000 to 2004	194	6.7%	14,190	6.5%
Built 2005 or Later	169	5.8%	14,269	6.5%
Total	2,894	100.0%	219,628	100.0%

Table II.6.15, on the following page, displays housing units for Crook County and the State of Wyoming. The number of rooms in Crook County varied between households. Households with one room accounting for only 0.3 percent of total housing units, while households with five and six

rooms accounted for 30.3 and 16.6 percent, respectively. The median number of rooms in Crook County was 5 rooms, which compared to 6 statewide.

Table II.6.15				
Housing Units by Number of Rooms				
Crook County 2007-2011 Five-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	10	0.3%	4,252	1.6%
Two	42	1.2%	6,593	2.5%
Three	191	5.4%	19,112	7.4%
Four	612	17.2%	44,741	17.3%
Five	1,080	30.3%	52,369	20.2%
Six	590	16.6%	40,122	15.5%
Seven	404	11.3%	31,810	12.3%
Eight	285	8.0%	25,589	9.9%
Nine or more	349	9.8%	34,402	13.3%
Total	3,563	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.6.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 5 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.3 percent of total households in Crook County, which compared to 24.8 percent statewide. In Crook County, the 1,487 households with three bedrooms accounted for 51.4 percent of all households, and there were only 147 five-bedroom or more households, which accounted for 5.1 percent of all households.

Table II.6.16				
Households by Number of Bedrooms				
Crook County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Crook County				
None	12	5	17	0.6%
One	26	97	123	4.3%
Two	546	186	732	25.3%
Three	1,160	327	1,487	51.4%
Four	300	88	388	13.4%
Five or more	122	25	147	5.1%
Total	2,166	728	2,894	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.6.17, at right, structures built in 1939 or earlier had a median value of \$134,400, while structures built between 1950 and 1959 had a median value of \$129,800 and those built between 1990 to 1999 had a median value of \$118,600. 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 \$228,800 and \$243,100, respectively. The total average median value in Crook County was \$156,300, which compared to \$181,900 in the State of Wyoming.

Table II.6.17 Median Value by Year Structure Built Crook County 2007-2011 Five-Year ACS Data		
Year Built	Crook County	State of Wyoming
1939 or earlier	134,400	148,000
1940 to 1949	148,600	130,200
1950 to 1959	129,800	155,800
1960 to 1969	163,200	171,100
1970 to 1979	150,600	180,100
1980 to 1989	164,500	194,300
1990 to 1999	118,600	224,800
2000 to 2004	228,800	247,900
Built 2005 or Later	243,100	245,700
Total	156,300	181,900

Household mortgage status is reported in Table II.6.18, below. In Crook County, households with a mortgage accounted for 47.4 percent of all households or 1,026 housing units, and the remaining 52.6 percent or 1,140 units had no mortgage. Of those units with a mortgage, 51 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 975 or 95.0 percent had no second mortgage or no home equity loan.

Table II.6.18 Mortgage Status Crook County 2007-2011 Five-Year ACS Data				
Mortgage Status	Crook County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,026	47.4%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	51	5.0%	16,846	17.7%
Second mortgage only	16	31.4%	8,326	49.4%
Home equity loan only	35	68.6%	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	975	95.0%	77,715	81.6%
Housing units without a mortgage	1,140	52.6%	59,594	38.5%
Total	2,166	100.0%	154,888	100.00%

The median rent in Crook County was \$552 as compared to \$591 statewide, as shown in Table II.6.19, below.

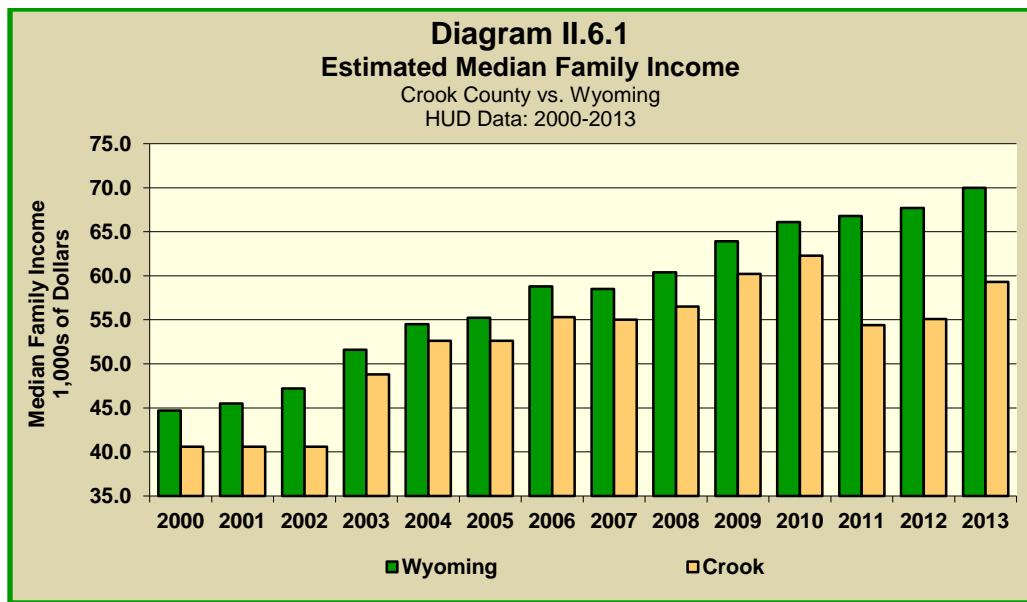
Table II.6.19 Median Rent Crook County 2007-2011 Five-Year ACS Data	
Place	Rent
Crook County	\$552
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 17 persons during the first half of 2011. The driver’s license total exchanges since 2000 for Crook County are presented in Table II.6.20, below, and showed a net increase of 798 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
2010	218	106	112
2011	171	142	29
2012 – First Half	94	77	17
Total	2,576	1,778	798

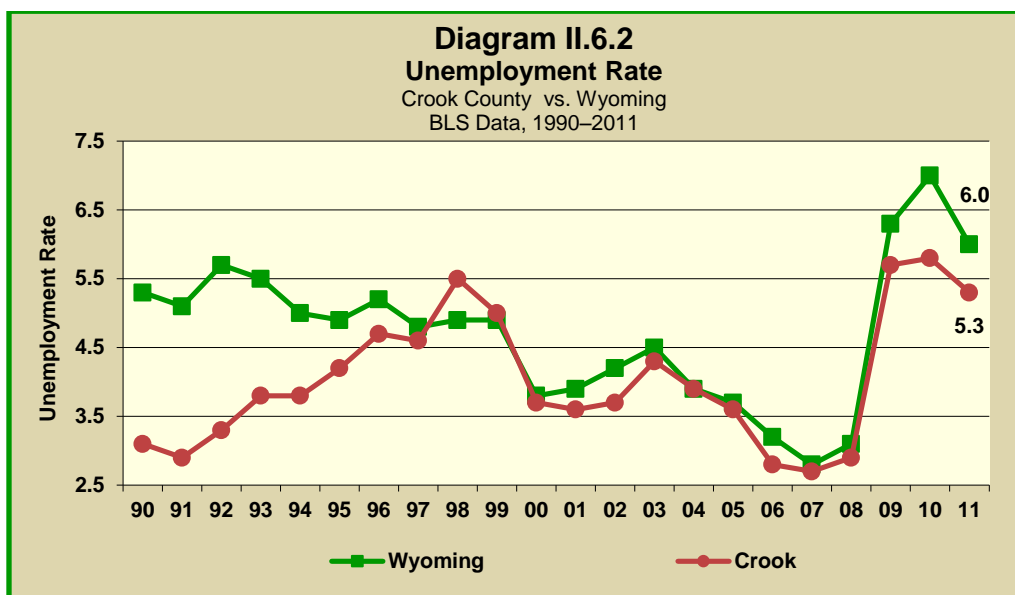
Economics

The HUD estimated MFI for Crook County was \$59,300 in 2013.⁷⁸ This figure compares to Wyoming’s MFI of \$70,000. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Crook County’s labor force, defined as the number of persons working or actively seeking work, decreased by 46 persons, from 3,621 in 2010 to 3,575 in 2011. Employment decreased by 25 persons; unemployment decreased by 21 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.8 percent in 2010 to 5.3 percent in 2011, as shown on the following page in Diagram II.6.2.

⁷⁸ 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 covered 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.6.21, below, annual total monthly employment decreased by 0.81 percent between 2010 and 2011, from a total of 2,335 to 2,316 workers. Preliminary estimates shows employment increased to 2,235 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	1,813	1,825	1,837	1,920	2,116	2,208	2,191	2,224	2,174	2,223	2,235
Feb	1,781	1,805	1,839	1,941	2,137	2,229	2,213	2,222	2,189	2,174	2,227
Mar	1,778	1,803	1,856	1,960	2,177	2,261	2,234	2,186	2,204	2,197	2,257
Apr	1,849	1,914	1,977	2,062	2,232	2,296	2,329	2,215	2,259	2,250	2,291
May	2,051	2,045	2,067	2,185	2,311	2,390	2,412	2,347	2,441	2,386	2,408
Jun	2,212	2,183	2,230	2,284	2,532	2,539	2,546	2,512	2,600	2,496	2,545
Jul	2,020	2,004	2,281	2,302	2,342	2,388	2,394	2,407	2,434	2,359	.
Aug	2,008	2,075	2,289	2,318	2,298	2,367	2,362	2,371	2,398	2,334	.
Sep	2,054	2,046	2,144	2,203	2,348	2,357	2,458	2,417	2,317	2,416	.
Oct	1,967	2,025	2,092	2,171	2,391	2,381	2,376	2,331	2,376	2,340	.
Nov	1,951	1,988	2,068	2,138	2,308	2,358	2,346	2,320	2,329	2,320	.
Dec	1,959	1,957	2,078	2,138	2,275	2,274	2,317	2,252	2,303	2,298	.
Annual	1,954	1,973	2,063	2,135	2,289	2,337	2,348	2,317	2,335	2,316	.
% Change	3.39	0.97	4.56	3.49	7.21	2.10	0.47	-1.32	0.78	-0.81	.

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.6.22, on the following page, annual average weekly wages increased by 2.13 percent between 2010 and 2011, from \$658 to \$672. Preliminary estimates show average weekly wages increased to \$683 in the second quarter 2012.

Table II.6.22						
Average Weekly Wages						
Crook County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	454	462	495	464	.
2002	480	475	475	505	484	4.31
2003	490	483	478	507	490	1.24
2004	491	502	499	553	511	4.29
2005	519	536	526	600	546	6.85
2006	546	574	563	636	580	6.23
2007	586	616	610	663	619	6.72
2008	603	640	625	703	643	3.88
2009	619	652	605	699	644	0.16
2010	609	665	642	714	658	2.17
2011	642	682	675	688	672	2.13
2012(p)	671	683	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.6.23. Annual establishments increased by 3.77 percent between 2010 and 2011, from a total of 292 to 303 establishments. Preliminary estimate show business establishments decreased to 297 in the second quarter of 2012.

Table II.6.23						
Number of Establishments						
Crook County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	243	244	244	241	.
2002	238	245	249	249	245	1.66
2003	248	248	247	247	248	1.22
2004	253	255	254	260	256	3.23
2005	263	272	269	264	267	4.30
2006	270	279	285	289	281	5.24
2007	292	296	293	290	293	4.27
2008	286	290	295	296	292	-0.34
2009	297	296	299	289	295	1.03
2010	290	293	293	293	292	-1.02
2011	296	306	305	303	303	3.77
2012(p)	298	297	.	.	.	.

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, Crook County recorded 4,389 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 \$312,006,000, and real per capita income was \$43,877 in 2011. The average earnings per job in the county was \$32,935 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 Crook County increased from \$479 in second quarter 2011 to \$488 in second quarter 2012, or by 1.9 percent. Single-family homes increased by 20.4 percent.

Crook County rental prices experienced average annualized increases of 2.5 percent for apartments. 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 homes. Table II.6.24, at right, presents the Crook County data for each rental type.⁷⁹

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 Crook County increased from four to 10 authorized units between 2010 and 2011.

The real value of single-family building permits decreased from \$217,000 in 2010 to \$121,400 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$217,400 in 2008 to a low of \$118,400 in 2002. 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.6.25, 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	345	105	.	.
Q4.98	311	95	.	.
Q2.99	322	105	.	.
Q4.99	306	102	.	.
Q2.00	319	105	.	.
Q4.00	306	100	.	.
Q2.01	338	133	.	.
Q4.01	312	100	.	.
Q2.02	385	115	.	.
Q4.02	336	115	.	.
Q2.03	333	115	.	.
Q4.03	345	120	.	.
Q2.04	341	98	.	.
Q4.04	333	118	.	.
Q2.05	378	115	402	298
Q4.05	360	125	.	.
Q2.06	376	100	.	.
Q4.06	391	125	.	.
Q2.07	367	142	510	.
Q4.07	412	102	465	.
Q2.08	426	158	465	.
Q4.08	429	125	473	.
Q2.09	439	115	475	.
Q4.09	459	125	475	.
Q2.10	450	133	465	.
Q4.10	455	149	470	.
Q2.11	479	125	489	.
Q4.11	491	144	515	.
Q2.12	488	.	589	.

⁷⁹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.6.25 Building Permits and Valuation Crook 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	5	6	.	.	11	.	.	164.4
1981	2	2	8	.	12	.	.	110.6
1982	9	.	.	.	9	.	.	98.5
1983	5	.	.	.	5	.	.	113.8
1984	9	.	.	.	9	.	.	60.9
1985	12	.	.	.	12	.	.	49.4
1986	3	.	.	.	3	.	.	109.8
1987	3	.	.	.	3	.	.	72.3
1988	13	.	.	.	13	.	.	66.2
1989	1	.	.	.	1	.	.	97.8
1990	1	.	.	.	1	.	.	70.6
1991	3	.	.	.	3	.	.	67.4
1992	4	.	.	.	4	.	.	71.8
1993	9	.	.	.	9	.	.	84.3
1994	10	.	4	.	14	.	.	69.5
1995	11	.	.	.	11	.	.	119.8
1996	5	.	.	.	5	.	.	114.5
1997	7	.	.	.	7	.	17	156.1
1998	10	.	.	.	10	.	.	120.0
1999	10	.	.	.	10	.	.	160.6
2000	7	.	.	.	7	.	.	121.2
2001	13	.	.	15	28	.	.	120.7
2002	30	.	.	.	30	.	.	118.4
2003	35	.	.	.	35	.	.	128.2
2004	24	.	.	.	24	.	.	124.8
2005	21	.	.	.	21	.	.	184.6
2006	33	.	.	.	33	.	.	207.8
2007	27	.	.	.	27	.	.	156.6
2008	10	.	.	.	10	.	.	217.4
2009	10	.	4	.	14	.	.	181.9
2010	4	.	.	.	4	.	.	217.0
2011	14	.	.	.	14	.	.	121.4

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 Crook County was \$156,775. This represented an increase of 11.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2010 is displayed in Table II.6.26, on the following page.

Table II.6.26 Average Sales Prices Crook County vs. Wyoming DOR Data, 1999–2011				
Year	Crook County Average Price (\$)	Crook County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	76,326	23.29	101,517	4.76
2000	76,326	0.00	111,437	9.77
2001	85,190	11.61	116,469	4.52
2002	92,382	8.44	121,140	4.01
2003	109,050	18.04	132,708	9.55
2004	109,050	0.00	142,501	7.38
2005	138,128	26.66	159,776	12.12
2006	138,568	0.32	187,869	17.58
2007	166,892	20.44	265,055	41.08
2008	170,602	2.2	256,045	-3.4
2009	224,241	31.4	241,622	-5.6
2010	140,858	-37.18	250,958	3.9
2011	156,775	11.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.⁸⁰ During December 2012, a total of 37 surveys were completed in Crook County. Of the 193 rental units surveyed, 21 were vacant, representing an 10.88 percent vacancy rate, as shown in Table II.6.27, below. This compares to a 8.74 percent vacancy rate one year ago and a December 2012 statewide vacancy rate of 4.17 percent.

Table II.6.27 Total Units, Vacant Units, and Vacancy Rate Crook County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.00%
2001b	5	38	3	7.89%
2002a	4	27	1	3.70%
2002b	7	58	10	17.24%
2003a	5	34	2	5.88%
2003b	4	33	1	3.03%
2004a	9	63	2	3.17%
2004b	7	48	5	10.42%
2005a	9	88	7	7.95%
2005b	10	81	10	12.35%
2006a	8	65	3	4.62%
2006b	13	100	1	1.00%
2007a	9	66	0	0.00%
2007b	9	75	6	8.00%
2008a	10	64	5	7.81%
2008b	9	73	2	2.74%
2009a	12	81	2	2.47%
2009b	9	53	3	5.66%
2010a	15	97	10	10.31%
2010b	16	88	2	2.27%
2011a	21	99	6	6.06%
2011b	24	103	9	8.74%
2012a	29	116	6	5.17%
2012b	37	193	21	10.88%

Diagram II.6.3, on the following page, shows the historical vacancy rate for Crook County and Wyoming. As can be seen, the vacancy rate in Crook County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over the eleven year period.

⁸⁰ Those signified as a in the “year” column of Table II.6.10 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.

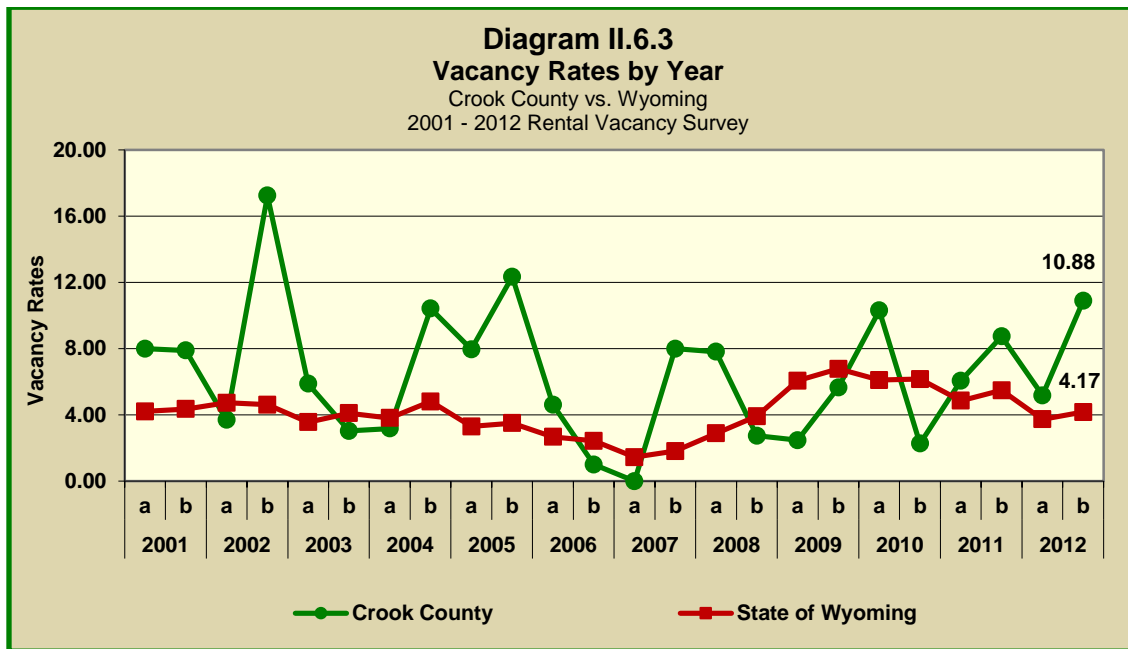
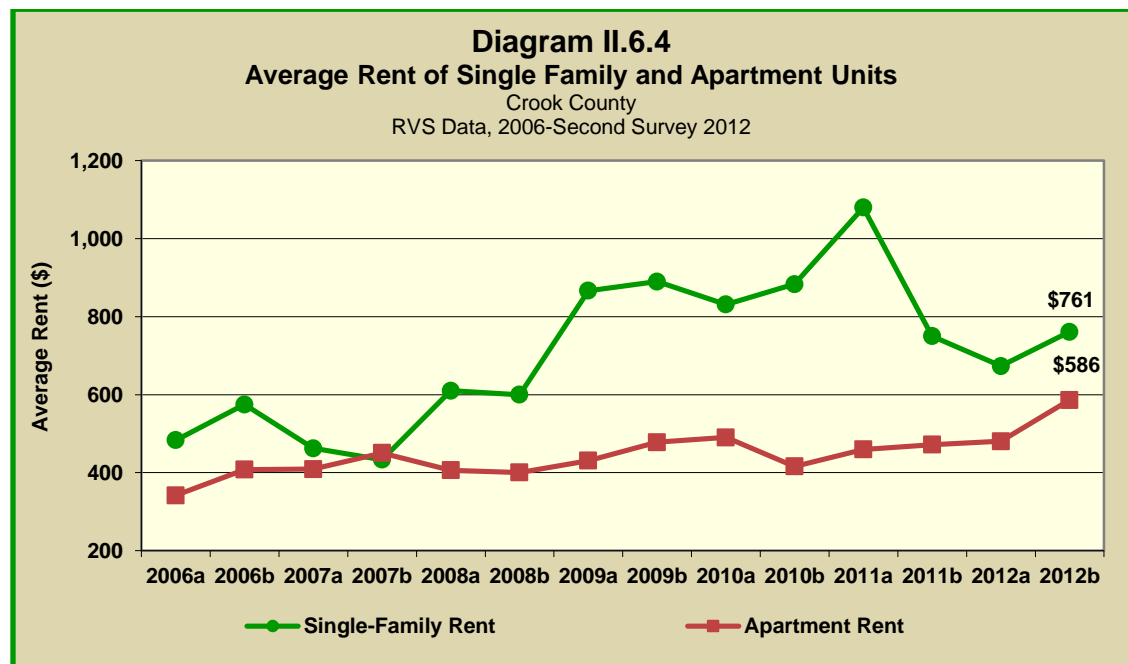


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In the second half of 2012, average rents for single-family units rose to \$761 and average rents for apartments rose to \$586.



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 10 respondents in Crook County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they were seeking to own a home. Of those seeking to own a home, 100 percent wished to buy existing units, of which 100.0 percent anticipated spending between \$100,000 and \$249,999.

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, 65 or 2.2 percent of households in Crook County were overcrowded and another 1 or 0.0 percent of units were severely overcrowded, as shown in Table II.6.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.6.28				
Overcrowding and Severe Overcrowding				
Crook County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Crook County				
Owner				
Households	2,141	24	1	2,166
Percentage	98.8%	1.1%	0.0%	100.0%
Renter				
Households	687	41	0	728
Percentage	94.4%	5.6%	0.0%	100.0%
Total				
Households	2,828	65	1	2,894
Percentage	97.7%	2.2%	0.0%	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 112 units or 3.1 percent of all housing units in Crook 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.6.29, at right.

Table II.6.29		
Housing Units with Incomplete Kitchen Facilities		
Crook County		
2007-2011 Five-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,451	251,420
Lacking Complete Kitchen Facilities	112	7,570
Total Housing Units	3,563	258,990
Percent Lacking	3.1%	2.9%

At the time of the 2011 ACS, a total of 114 units or 3.2 percent of all housing units in Crook 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.6.30, at right.

Table II.6.30 Housing Units with Incomplete Plumbing Facilities Crook County 2007-2011 Five-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Plumbing Facilities	3,449	252,719
Lacking Complete Plumbing Facilities	114	6,271
Total Households	3,563	258,990
Percent Lacking	3.2%	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 Crook County, 9.0 percent of households had a cost burden and 7.9 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 11.6 percent of homeowners with a mortgage in Crook County experienced a cost burden and 11.6 percent experienced a severe cost burden, while 9.5 percent of renters had a cost burden and 12.5 percent had a severe cost burden, as shown in Table II.6.31, on the following page.

Table II.6.31					
Cost Burden and Severe Cost Burden by Tenure					
Crook County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Crook County					
Owner With a Mortgage					
Households	788	119	119	0	1,026
Percent	76.8%	11.6%	11.6%	0.0%	100.0%
Owner Without a Mortgage					
Households	1,045	72	20	3	1,140
Percent	91.7%	6.3%	1.8%	0.3%	100.0%
Renter					
Households	376	69	91	192	728
Percent	51.6%	9.5%	12.5%	26.4%	100.0%
Total					
Households	2,209	260	230	195	2,894
Percent	76.3%	9.0%	7.9%	6.7%	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 *2013 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 1,481 households in Crook County, from 2,921 in 2010 to 4,402 in 2040. Homeowners are expected to increase from 2,317 households in 2010 to 3,460 by 2040. Renters are anticipated to increase from 607 households in 2010 to 942 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 44 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 98 households and by 245 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 44 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 45 households over the period. Table II.6.32, on the following page, provides details of the household forecast by tenure and income.

Table II.6.32						
Household Forecast by Tenure and Income						
Crook County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	90	199	497	213	1,318	2,317
2015	94	207	518	222	1,375	2,416
2020	102	224	561	240	1,487	2,614
2025	110	242	604	259	1,603	2,818
2030	118	260	649	278	1,722	3,026
2035	126	278	695	298	1,844	3,241
2040	135	297	742	318	1,969	3,460
Renters by Percent of Median Household Income						
2010	78	81	157	45	244	604
2015	85	88	171	49	265	658
2020	92	95	185	53	288	713
2025	100	103	200	57	310	769
2030	107	110	214	61	333	825
2035	114	118	229	65	356	883
2040	122	126	245	70	380	942
Total Households by Percent of Median Household Income						
2010	168	279	654	257	1,562	2,921
2015	179	295	689	270	1,641	3,075
2020	194	319	746	293	1,775	3,327
2025	209	344	804	315	1,913	3,586
2030	225	370	863	339	2,055	3,851
2035	240	396	925	363	2,200	4,124
2040	257	422	987	387	2,349	4,402

