

NATRONA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Natrona County's population increased from 75,450 in 2010 to 76,366 in 2011, or by 1.2 percent. This compares to a statewide population growth of 0.8 percent over the period.¹¹³ The number of people from 15 to 24 years of age decreased by 0.4 percent, and the number of people from 55 to 64 years of age increased by 5.8 percent. The white population increased by 0.9 percent, while the black population increased by 16.9 percent. The Hispanic population increased from 5,231 to 5,457 people between 2010 and 2011 or by 4.3 percent. These data are presented in Table II.13.1, below.

Table II.13.1						
Profile of Population Characteristics						
Wyoming vs. Natrona County						
2010 Census and 2011 Intercensal Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	75,450	76,366	1.2%	563,626	568,158	0.8%
Age						
Under 14 years	15,052	15,176	0.8%	113,371	113,462	0.1%
15 to 24 years	10,231	10,185	-0.4%	78,460	78,704	0.3%
25 to 44 years	19,879	20,392	2.6%	144,615	145,669	0.7%
45 to 54 years	11,322	10,950	-3.3%	83,577	80,936	-3.2%
55 to 64 years	9,574	10,126	5.8%	73,513	77,120	4.9%
65 and Over	9,392	9,537	1.5%	70,090	72,267	3.1%
Race						
White	71,769	72,447	0.9%	529,110	531,484	0.4%
Black	732	856	16.9%	5,135	6,024	17.3%
American Indian and Alaskan Native	927	963	3.9%	14,457	14,774	2.2%
Asian	536	562	4.9%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	49	52	6.1%	521	551	5.8%
Two or more races	1,437	1,486	3.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	5,231	5,457	4.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Natrona County's population increased from 66,533 persons in 2000 to 75,450 in 2010, or by 13.4 percent. The white population increased by 11.8 percent, while the black population increased by 31.7 percent. The Hispanic population increased from 3,257 to 5,231 persons between 2000 and 2010, or by 60.6 percent. These data are presented in Table II.13.2, on the following page.

¹¹³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.13.2					
Population by Race and Ethnicity					
Natrona County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	62,644	94.2%	70,015	92.8%	11.8%
Black	505	0.8%	665	0.9%	31.7%
American Indian	686	1.0%	781	1.0%	13.8%
Asian	277	0.4%	510	0.7%	84.1%
Native Hawaiian/Pacific Islander	25	.	39	0.1%	56.0%
Other	1,275	1.9%	1,630	2.2%	27.8%
Two or More Races	1,121	1.7%	1,810	2.4%	61.5%
Total	66,533	100.0%	75,450	100.0%	13.4%
Hispanic (Ethnicity)	3,257	4.9%	5,231	6.9%	60.6%

Table II.13.3, below, presents the population of Natrona County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 13.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 3,840 persons, or by 67 percent. In 2010, the largest age group in Natrona County was the group aged 35 to 54, which accounted for 27.1 percent of the entire population. The 2010 census count showed a total of 37,982 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 37,468 persons, were female.

Table II.13.3							
Population by Age and Gender							
Natrona County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	2,218	2,084	4,302	2,770	2,607	5,377	25.0%
5 to 19	7,795	7,458	15,253	7,538	7,182	14,720	-3.5%
20 to 24	2,213	2,251	4,464	2,704	2,482	5,186	16.2%
25 to 34	4,028	4,005	8,033	5,593	5,154	10,747	33.8%
35 to 54	10,215	10,108	20,323	10,396	10,058	20,454	0.6%
55 to 64	2,783	2,951	5,734	4,904	4,670	9,574	67.0%
65 and Over	3,620	4,804	8,424	4,077	5,315	9,392	11.5%
Total	32,872	33,661	66,533	37,982	37,468	75,450	13.4%

At the time of the 2010 Census, there were 1,645 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 5.4 percent, as shown in Table II.13.4, on the following page.

Table II.13.4			
Group Quarters Population			
Natrona County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹¹⁴	331	519	56.8%
Juvenile Facilities	.	49	.
Nursing Homes	470	483	2.8%
Other Institutions	76	16	-78.9%
Total	877	1,067	21.7%
Noninstitutionalized			
College Dormitories	331	320	-3.3%
Military Quarters	.	.	.
Other Noninstitutions	352	258	-26.7%
Total	683	578	-15.4%
Group Quarters Population	1,560	1,645	5.4%

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.13.5, 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 19,767 family households, of which 14,955 housed married couple families and 4,812 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,363 families, or a female householder with no husband present, of which there were 3,449 families. There were also an estimated 10,083 “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 Natrona County was 66.2 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Natrona County, 75.7 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹¹⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.13.5				
Household Type by Tenure				
Natrona County				
2007-2011 Five-Year ACS Data				
Family Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
Family households	19,767	66.2%	145,279	66.1%
Married-couple family	14,955	75.7%	116,920	80.5%
Owner-occupied housing units	12,666	84.7%	97,958	83.8%
Renter-occupied housing units	2,289	15.3%	18,962	16.2%
Other family	4,812	24.3%	28,359	19.5%
Male householder, no wife present	1,363	6.9%	9,289	32.8%
Owner-occupied housing units	802	58.8%	5,532	59.6%
Renter-occupied housing units	561	41.2%	3,757	40.4%
Female householder, no husband present	3,449	17.4%	19,070	67.2%
Owner-occupied housing units	1,890	54.8%	10,181	53.4%
Renter-occupied housing units	1,559	45.2%	8,889	46.6%
Nonfamily households	10,083	33.8%	74,349	33.9%
Owner-occupied housing units	5,474	54.3%	41,217	55.4%
Renter-occupied housing units	4,609	45.7%	33,132	44.6%
Total	29,850	100.0%	219,628	100.0%

Table II.13.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 9,658 two-person family households, 4,066 three-person family households and 3,858 four-person family households. One-person non-family households made up 82.6 percent of all non-family households or an estimated 8,326 households. Natrona County’s two persons households made up 37.9 percent of total housing units and four person households made up an additional 12.9 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.13.6				
Household Type by Household Size				
Natrona County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
One Person	.	8,326	8,326	27.9%
Two Person	9,658	1,660	11,318	37.9%
Three Person	4,066	65	4,131	13.8%
Four Person	3,858	0	3,858	12.9%
Five Person	1,367	32	1,399	4.7%
Six Person	528	0	528	1.8%
Seven Person	290	0	290	1.0%
Total	19,767	10,083	29,850	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 11,318 two-person households, 8,583 were owner-occupied and 2,735 were renter-occupied. Of the 3,858 four-person households, 2,836 were owner-occupied and 1,022 were renter-occupied. Further household size data by tenure are presented in Table II.13.7, below.

Table II.13.7				
Tenure by Household Size				
Natrona County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
One Person	4,592	3,734	8,326	27.9%
Two Person	8,583	2,735	11,318	37.9%
Three Person	3,125	1,006	4,131	13.8%
Four Person	2,836	1,022	3,858	12.9%
Five Person	1,106	293	1,399	4.7%
Six Person	391	137	528	1.8%
Seven Person or more	199	91	290	1.0%
Total	20,832	9,018	29,850	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.13.8, below, Natrona County had a total of 33,434 housing units of which 29,850 or 89.3 percent were occupied. Of these occupied units, 69.8 percent, or 20,832 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 3,584 units or 10.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.13.8				
Housing Units by Tenure				
Natrona County				
2007-2011 Five-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	29,850	89.3%	219,628	84.8%
Owner-Occupied	20,832	69.8%	154,888	70.5%
Renter-Occupied	9,018	30.2%	64,740	29.5%
Vacant Housing Units	3,584	10.7%	39,362	15.2%
Total Housing Units	33,434	100.0%	258,990	100.0%

Table II.13.9, on the following page, shows that of the 3,584 housing units in Natrona County as reported in the 2011 ACS data, 481 or 13.4 percent were for rent and 478 or 13.3 percent were for sale. An estimated 951 units were for seasonal, recreational, or occasional use, and 1,270 or 35.4 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.13.9				
Disposition of Vacant Housing Units				
Natrona County 2007-2011 Five Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	481	13.4%	5,138	13.1%
Rented, but not occupied	223	6.2%	2,072	5.3%
For sale only	478	13.3%	2,921	7.4%
Sold, but not occupied	181	5.1%	983	2.5%
For seasonal, recreational, or occasional use	951	26.5%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	1,270	35.4%	10,249	26.0%
Total	3,584	100.0%	39,362	100.0%

Table II.13.10, at right, presents different income statistics for Natrona County. According to the 2011 ACS data averages, median family income for Natrona County was \$65,303 compared to the statewide average of \$69,058. Per capita income for Natrona County, which is calculated by dividing total income by population, was \$29,620, which compared to \$28,952 for the State of Wyoming.

Table II.13.10		
Median and Per Capita Income		
Natrona County 2007-2011 Five-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	65,303	69,058
Median Household Income	53,519	56,380
Per Capita Income	29,620	28,952

Table II.13.11, below, shows households by income for Natrona County and the State of Wyoming. In Natrona County, there were a total of 2,722 households or 9.1 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 4,446 households that had incomes between \$35,000 and \$49,999, which accounted for 14.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.1 percent of total households and numbered 6,308 in Natrona County.

Table II.13.11				
Households by Income				
Natrona County 2007-2011 Five-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,722	9.1%	21,222	9.7%
15,000 - 19,999	1,382	4.6%	10,180	4.6%
20,000 - 24,999	1,536	5.1%	10,638	4.8%
25,000 - 34,999	3,886	13.0%	23,696	10.8%
35,000 - 49,999	4,446	14.9%	31,275	14.2%
50,000 - 74,999	5,972	20.0%	44,469	20.2%
75,000 - 99,999	3,598	12.1%	31,675	14.4%
100,000 and above	6,308	21.1%	46,473	21.2%
Total	29,850	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.13.12, below. In total, the poverty rate in Natrona County was 8.4 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Natrona County had a poverty rate of 7.2 percent and the female population had a poverty rate of 9.6 percent. There were 411 males and 416 females in poverty under the age of 5. Overall, 13.5 percent of persons in poverty in Natrona 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 635 individuals with incomes below the poverty level which represented 10.4 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.13.12				
Poverty by Age				
Natrona County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Below	411	416	827	13.5%
6 to 18	516	459	975	15.9%
18 to 64	1,455	2,230	3,685	60.2%
65 and Older	260	375	635	10.4%
Total	2,642	3,480	6,122	100.0%
Poverty Rate	7.2%	9.6%	8.4%	.
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.13.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Natrona County saw an average of 18,941 owner-occupied single-family units compared to 3,490 single-family rental units. In Natrona County, single-family units comprised 75.1 percent of all households compared with 71.7 percent statewide. Natrona County had a total of 2,603 apartment rental units and total apartment units accounted for 9.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,888 mobile homes in Natrona County, which comprised 9.7 percent of all occupied housing units and compared to 13.8 statewide.

Table II.13.13				
Households by Unit Type				
Natrona County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	18,941	3,490	22,431	75.1%
Duplex	18	521	539	1.8%
Tri- or Four-Plex	27	1,237	1,264	4.2%
Apartments	99	2,603	2,702	9.1%
Mobile Homes	1,735	1,153	2,888	9.7%
Boat, RV, Van, Etc.	12	14	26	0.1%
Total	20,832	9,018	29,850	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.13.14, below, shows the number of households by year of construction. As shown, 9.8 percent, or 2,915 units, were built in 1939 or earlier in the county, and another 1,302 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,600, which accounted for 5.4 percent of all households, and an additional 2,008 households, or 6.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.13.14				
Households by Year Built				
Natrona County 2007-2011 Five-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,915	9.8%	25,099	11.4%
1940 to 1949	1,302	4.4%	10,841	4.9%
1950 to 1959	5,412	18.1%	22,067	10.0%
1960 to 1969	2,733	9.2%	19,430	8.8%
1970 to 1979	8,236	27.6%	52,134	23.7%
1980 to 1989	3,860	12.9%	34,742	15.8%
1990 to 1999	1,784	6.0%	26,856	12.2%
2000 to 2004	1,600	5.4%	14,190	6.5%
Built 2005 or Later	2,008	6.7%	14,269	6.5%
Total	29,850	100.0%	219,628	100.0%

Table II.13.15, on the following page, displays housing units for Natrona County and the State of Wyoming. The number of rooms in Natrona 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 20.0 and 14.0 percent, respectively. The median number of rooms in Natrona County was 6 rooms, which compared to 6 statewide.

Table II.13.15 Housing Units by Number of Rooms				
Natrona County 2007-2011 Five-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	299	0.9%	4,252	1.6%
Two	501	1.5%	6,593	2.5%
Three	1,954	5.8%	19,112	7.4%
Four	5,232	15.6%	44,741	17.3%
Five	6,693	20.0%	52,369	20.2%
Six	4,692	14.0%	40,122	15.5%
Seven	4,740	14.2%	31,810	12.3%
Eight	3,709	11.1%	25,589	9.9%
Nine or more	5,614	16.8%	34,402	13.3%
Total	33,434	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.13.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 144 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.6 percent of total households in Natrona County, which compared to 24.8 percent statewide. In Natrona County, the 11,021 households with three bedrooms accounted for 36.9 percent of all households, and there were only 2,444 five-bedroom or more households, which accounted for 8.2 percent of all households.

Table II.13.16 Households by Number of Bedrooms				
Natrona County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	68	144	212	0.7%
One	330	2,030	2,360	7.9%
Two	3,489	3,845	7,334	24.6%
Three	8,990	2,031	11,021	36.9%
Four	5,856	623	6,479	21.7%
Five or more	2,099	345	2,444	8.2%
Total	20,832	9,018	29,850	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.13.17, at right, structures built in 1939 or earlier had a median value of \$140,100, while structures built between 1950 and 1959 had a median value of \$160,200 and those built between 1990 to 1999 had a median value of \$194,800. 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 \$238,100 and \$217,900, respectively. The total average median value in Natrona County was \$177,700, which compared to \$181,900 in the State of Wyoming.

Table II.13.17 Median Value by Year Structure Built Natrona County 2007-2011 Five-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	140,100	148,000
1940 to 1949	140,900	130,200
1950 to 1959	160,200	155,800
1960 to 1969	175,000	171,100
1970 to 1979	191,700	180,100
1980 to 1989	197,800	194,300
1990 to 1999	194,800	224,800
2000 to 2004	238,100	247,900
Built 2005 or Later	217,900	245,700
Total	177,700	181,900

Household mortgage status is reported in Table II.13.18, below. In Natrona County, households with a mortgage accounted for 63.8 percent of all households or 13,290 housing units, and the remaining 36.2 percent or 7,542 units had no mortgage. Of those units with a mortgage, 2,359 had either a second mortgage or home equity loan, 135 had both a second mortgage and home equity loan, and 10,796 or 81.2 percent had no second mortgage or no home equity loan.

Table II.13.18 Mortgage Status Natrona County 2007-2011 Five-Year ACS Data				
Mortgage Status	Natrona County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	13,290	63.8%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	2,359	17.8%	16,846	17.7%
Second mortgage only	1,284	54.4%	8,326	49.4%
Home equity loan only	1,075	45.6%	8,520	50.6%
Both second mortgage and home equity loan	135	1.0%	733	0.8%
No second mortgage and no home equity loan	10,796	81.2%	77,715	81.6%
Housing units without a mortgage	7,542	36.2%	59,594	38.5%
Total	20,832	100.0%	154,888	100.00%

The median rent in Natrona County was \$614 as compared to \$591 statewide, as shown in Table II.13.19, below.

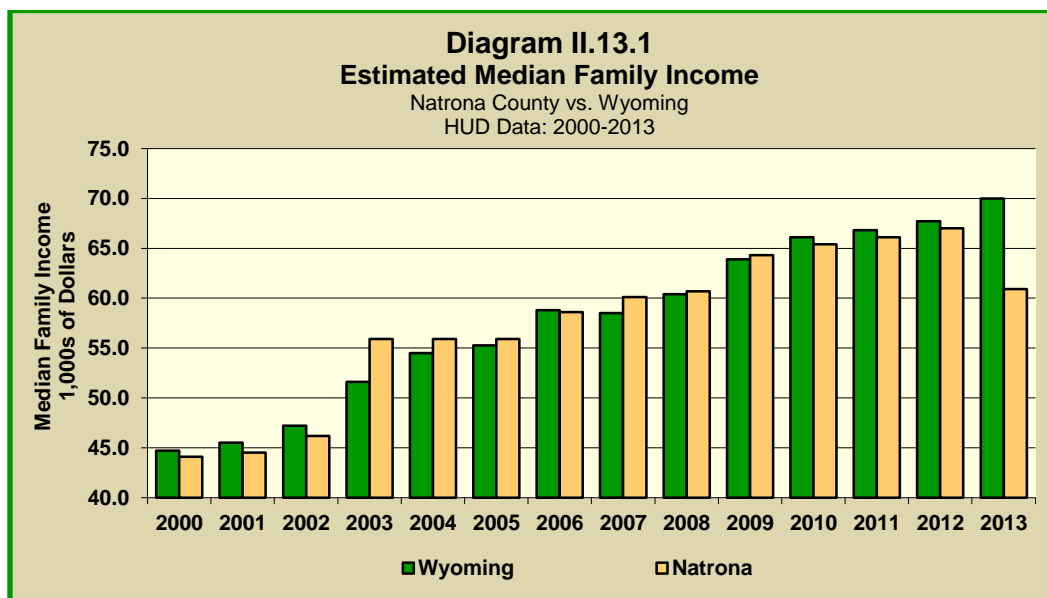
Table II.13.19 Median Rent Natrona County 2007-2011 Five-Year ACS Data	
Place	Rent
Natrona County	\$614
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 372 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Natrona County are presented below in Table II.13.20 and indicate a net increase of 5,770 persons over the time period.

Table II.13.20			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000–Second Quarter 2012			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012 – First Half	1,018	646	372
Total	21,946	16,176	5,770

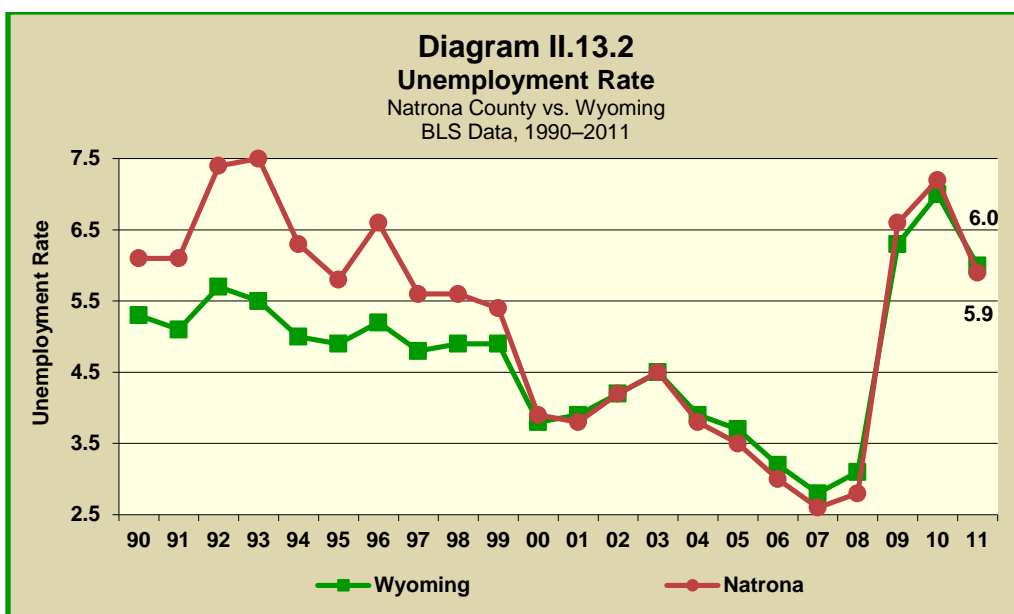
Economics

The HUD estimated MFI for Natrona County was \$60,900 in 2013.¹¹⁵ This compares to Wyoming’s MFI of \$70,000. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Natrona County’s labor force, defined as the number of persons working or actively seeking work, increased by 847 persons, from 42,060 in 2010 to 42,907 in 2011. Employment increased by 1,339 persons; unemployment decreased by 492 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.2 percent in 2010 to 5.9 percent in 2011, as shown on the following page in Diagram II.13.2.

¹¹⁵ 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.13.21, below, annual total monthly employment increased by 3.50 percent between 2010 and 2011, from a total of 37,936 to 39,262 workers. Preliminary estimates shows employment increased to 41,447 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	31,744	32,102	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,460
Feb	31,916	32,230	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,804
Mar	32,268	32,677	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,206
Apr	32,192	33,186	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,301
May	33,022	33,833	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,872
Jun	33,650	34,497	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,447
Jul	33,170	34,242	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556	.
Aug	33,192	34,242	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774	.
Sep	32,932	34,030	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175	.
Oct	33,203	34,240	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,361	.
Nov	32,905	33,869	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,173	.
Dec	32,972	34,247	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,430	.
Annual	32,764	33,616	35,265	36,492	38,298	39,206	40,173	38,206	37,936	39,262	.
% Change	2.71	2.60	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.50	.

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.13.22, on the following page, annual average weekly wages increased by 4.71 percent between 2010 and 2011, from a total of \$849 to \$889. Preliminary estimates show average weekly wages increased to \$896 in the second quarter 2012.

Table II.13.22 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	.
2002	543	555	531	592	555	2.02
2003	552	575	556	629	578	4.14
2004	586	614	607	673	621	7.44
2005	625	657	667	726	669	7.73
2006	698	724	713	810	737	10.16
2007	760	773	765	862	790	7.19
2008	805	811	824	930	843	6.71
2009	808	779	794	881	815	-3.32
2010	779	811	873	932	849	4.17
2011	842	863	896	952	889	4.71
2012(p)	902	896

Total business establishments reported by the QCEW are displayed in Table II.13.23, below. Annual establishments increased by 1.78 percent between 2010 and 2011, from a total of 3,194 to 3,251 establishments. Preliminary estimate show business establishments increased to 3,354 in the second quarter of 2012.

Table II.13.23 Number of Establishments Natrona County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	.
2002	2,730	2,744	2,770	2,776	2,755	1.40
2003	2,812	2,823	2,859	2,862	2,839	3.05
2004	2,875	2,899	2,936	2,949	2,915	2.68
2005	2,957	3,003	3,023	3,036	3,005	3.09
2006	3,050	3,122	3,145	3,133	3,113	3.59
2007	3,132	3,161	3,163	3,170	3,157	1.41
2008	3,159	3,196	3,204	3,214	3,193	1.14
2009	3,191	3,190	3,195	3,186	3,191	-0.06
2010	3,183	3,185	3,213	3,195	3,194	0.09
2011	3,217	3,236	3,264	3,285	3,251	1.78
2012(p)	3,304	3,354

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, Natrona County recorded 54,108 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 \$4,132,022,000 and real per capita income was \$54,108 in 2011. Average earnings per job in the county was \$54,999 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 Natrona County increased from \$661 in second quarter 2011 to \$679 in second quarter 2012, or by 2.7 percent. Detached single-family home rents decreased by 3.2 percent, rents for mobile homes on a lot decreased by 0.2 percent, and rents for mobile home lots increased by 6.8 percent.

Natrona County rental prices experienced average annualized increases of 3.8 percent for apartments, 4.3 percent for houses, 3.6 percent for mobile homes plus a lot, and 2.6 percent 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.13.24, at right, presents the Natrona County data for each rental type.¹¹⁶

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 Natrona County decreased from 264 authorized units in 2010 to 256 in 2011. Total residential authorizations decreased from 807 units in 2010 to 402 in 2011.

The real value of single-family building permits decreased from \$184,400 in 2010 to \$170,200 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$237,200 in 2001 to a low of \$162,000 in 2008. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463
Q4.02	392	164	623	507
Q2.03	395	173	663	498
Q4.03	412	165	633	442
Q2.04	418	145	657	509
Q4.04	436	161	717	502
Q2.05	441	180	719	527
Q4.05	472	222	750	510
Q2.06	508	203	767	581
Q4.06	532	215	815	581
Q2.07	542	215	945	525
Q4.07	630	226	997	567
Q2.08	702	229	1,088	548
Q4.08	680	248	1,143	579
Q2.09	710	254	1,032	603
Q4.09	684	265	1,016	606
Q2.10	673	269	1,009	597
Q4.10	676	314	1,035	598
Q2.11	661	266	1,085	602
Q4.11	686	288	1,096	602
Q2.12	679	284	1,050	601

¹¹⁶ 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.

in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.25, below.

Table II.13.25 Building Permits and Valuation Natrona County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2010 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	433	.	35	60	528	.	.	123.8
1981	270	4	136	386	796	.	.	134.6
1982	244	28	78	98	448	.	.	126.1
1983	201	20	11	.	232	.	.	111.9
1984	104	.	.	.	104	.	.	114.9
1985	30	.	3	.	33	.	.	115.5
1986	8	.	.	.	8	.	.	148.2
1987	3	.	.	.	3	.	.	147.8
1988	24	.	.	.	24	.	.	162.1
1989	12	.	.	.	12	11	.	142.0
1990	30	.	.	.	30	4	.	166.9
1991	36	.	.	.	36	.	.	186.4
1992	45	.	.	.	45	.	.	178.2
1993	68	.	.	.	68	.	27	186.5
1994	81	2	4	.	87	.	10	205.0
1995	67	2	.	.	69	.	33	159.5
1996	157	.	15	.	172	79	5	96.4
1997	53	2	.	.	55	.	6	138.6
1998	79	2	.	.	81	.	13	164.3
1999	92	2	.	151	245	151	9	188.3
2000	107	.	.	38	145	.	13	179.8
2001	104	.	.	36	140	36	10	237.2
2002	140	.	.	10	150	.	9	230.3
2003	234	.	.	.	234	36	4	182.8
2004	284	.	.	.	284	.	11	204.8
2005	444	.	.	.	444	52	.	213.4
2006	423	.	.	.	423	.	.	219.8
2007	429	.	.	.	429	44	11	200.7
2008	379	.	40	.	419	.	11	162.0
2009	341	.	.	71	412	.	.	166.9
2010	264	.	4	539	807	.	.	184.4
2011	256	.	6	140	402	59	31	170.2

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 Natrona County was \$197,348. This represented a decrease of 2 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, 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.13.26, on the following page.

Table II.13.26 Average Sales Prices Natrona County vs. Wyoming DOR Data, 1999–2011				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,880	5.35	101,517	4.76
2000	93,579	8.96	111,437	9.77
2001	95,948	2.53	116,469	4.52
2002	113,059	17.83	121,140	4.01
2003	130,446	15.38	132,708	9.55
2004	139,651	7.06	142,501	7.38
2005	156,281	11.91	159,776	12.12
2006	158,950	1.71	187,869	17.58
2007	201,269	26.62	265,044	41.08
2008	204,154	1.4	256,045	-3.4
2009	202,006	-1.1	241,622	-5.6
2010	201,425	-0.29	250,958	3.9
2011	197,348	-2.0	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.¹¹⁷ During December 2012, a total of 129 surveys were completed by property managers in Natrona County. Of the 5,580 rental units surveyed, 91 were vacant, indicating a vacancy rate of 1.63 percent, as shown in Table II.13.27, below. This rate compares to a 7.38 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

Table II.13.27 Total Units, Vacant Units, Vacancy Rate Natrona County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.51%
2001b	20	2,322	44	1.89%
2002a	21	2,338	83	3.55%
2002b	24	2,760	124	4.49%
2003a	24	2,095	57	2.72%
2003b	41	3,845	131	3.41%
2004a	39	3,501	90	2.57%
2004b	40	3,586	101	2.82%
2005a	27	2,457	65	2.65%
2005b	38	4,384	86	1.96%
2006a	35	3,118	49	1.57%
2006b	40	3,226	54	1.67%
2007a	55	4,220	24	0.57%
2007b	69	4,117	44	1.07%
2008a	66	4,348	46	1.06%
2008b	68	4,000	39	0.98%
2009a	75	3,268	103	3.15%
2009b	101	4,304	208	4.83%
2010a	113	5,232	211	4.03%
2010b	106	4,660	214	4.59%
2011a	125	4,787	176	3.68%
2011b	110	4,609	340	7.38%
2012a	116	5,048	106	2.10%
2012b	129	5,580	91	1.63%

Diagram II.13.3, on the following page, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the second half of 2011, where it spiked to 7.4 percent.

¹¹⁷Those signified as a in the “year” column of Table II.13.10 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.

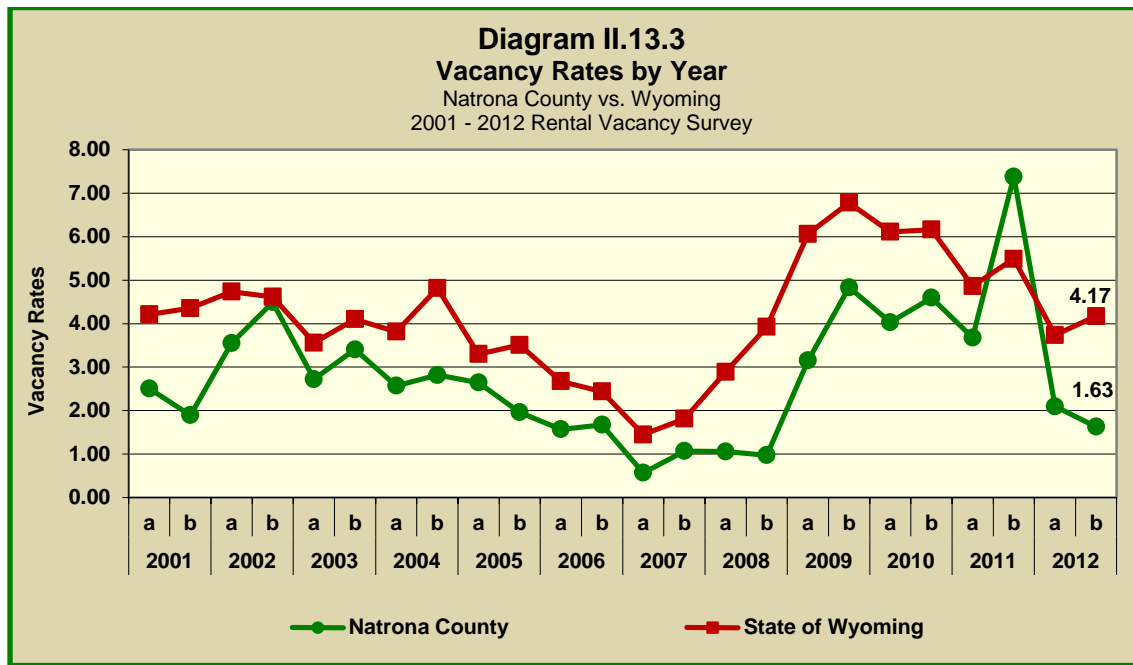
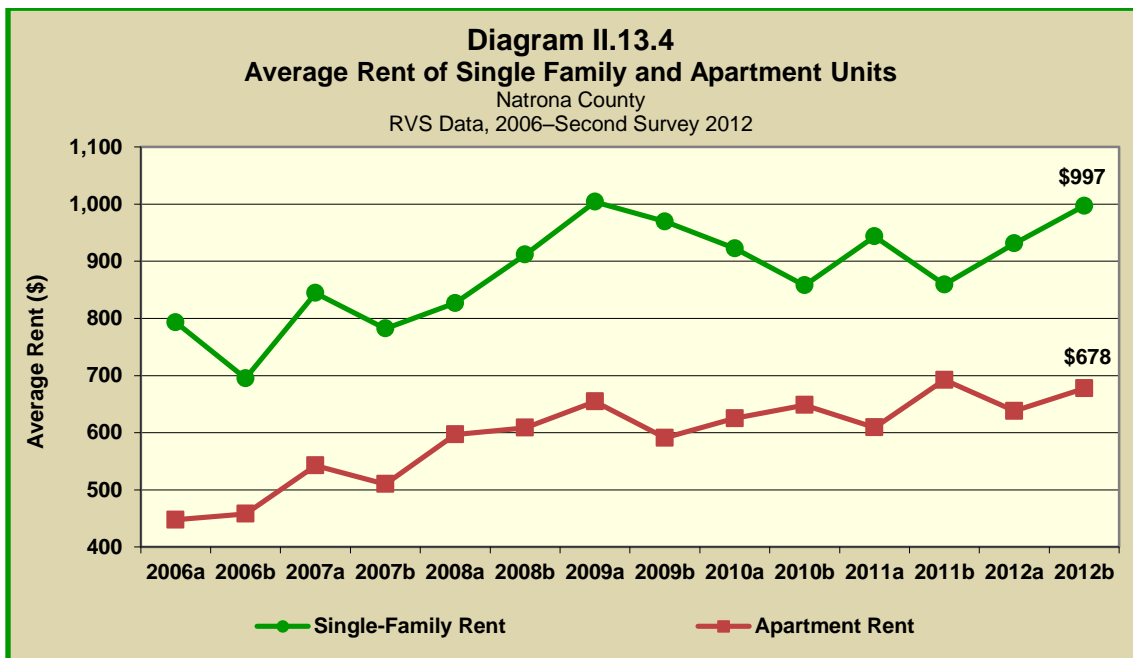


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In the second half of 2012, average rents for single-family units increased to \$997 and average rents for apartments rose, to \$678.



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 168 respondents in Natrona County. Of the incoming persons who were unsatisfied with their current housing, 69.0 percent said they were seeking to own a home and 31.0 percent of respondents wished to rent. Of those seeking to own a home, 58.1 percent wished to buy existing units, of which 9.5 percent anticipated spending below \$100,000, 76.2 percent expected to spend between \$100,000 and \$249,999, and 14.3 percent anticipated spending more than \$250,000. The remaining 41.9 percent of aspiring homebuyers expected to build a new home, of which 28.6 percent anticipated

spending below \$100,000, 57.1 percent anticipated spending \$100,000 and \$249,999 and the remaining 14.3 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 11.1 percent anticipated spending less than \$474, 50.0 percent anticipated spending between \$475 and \$849, and 38.9 anticipated spending more than \$850. 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, 182 or 0.6 percent of households in Natrona County were overcrowded and another 104 or 0.3 percent of units were severely overcrowded, as shown in Table II.13.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.13.28				
Overcrowding and Severe Overcrowding				
Natrona County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	20,649	103	80	20,832
Percentage	99.1%	0.5%	0.4%	100.0%
Renter				
Households	8,915	79	24	9,018
Percentage	98.9%	0.9%	0.3%	100.0%
Total				
Households	29,564	182	104	29,850
Percentage	99.0%	0.6%	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 805 units or 2.4 percent of all housing units in Natrona 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.13.29, at right.

Table II.13.29 Housing Units with Incomplete Kitchen Facilities Natrona County 2007-2011 Five-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	32,629	251,420
Lacking Complete Kitchen Facilities	805	7,570
Total Housing Units	33,434	258,990
Percent Lacking	2.4%	2.9%

At the time of the 2011 ACS, a total of 515 units or 1.5 percent of all housing units in Natrona 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.13.30, at right.

Table II.13.30 Housing Units with Incomplete Plumbing Facilities Natrona County 2007-2011 Five-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	32,919	252,719
Lacking Complete Plumbing Facilities	515	6,271
Total Households	33,434	258,990
Percent Lacking	1.5%	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 Natrona County, 14.9 percent of households had a cost burden and 9.0 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 16.2 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.6 percent experienced a severe cost burden, while 21.2 percent of renters had a cost burden and 17.8 percent had a severe cost burden, as shown in Table II.13.31, on the following page.

Table II.13.31					
Cost Burden and Severe Cost Burden by Tenure					
Natrona County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	10,219	2,148	876	47	13,290
Percent	76.9%	16.2%	6.6%	0.4%	100.0%
Owner Without a Mortgage					
Households	6,938	377	198	29	7,542
Percent	92.0%	5.0%	2.6%	0.4%	100.0%
Renter					
Households	5,014	1,911	1,602	491	9,018
Percent	55.6%	21.2%	17.8%	5.4%	100.0%
Total					
Households	22,171	4,436	2,676	567	29,850
Percent	74.3%	14.9%	9.0%	1.9%	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 15,777 households in Natrona County, from 30,616 in 2010 to 46,393 in 2040. Homeowners are expected to increase from 21,508 households in 2010 to 32,558 by 2040. Renters are anticipated to increase from 9,108 households in 2010 to 13,835 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 594 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 895 households and by 1,785 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 999 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 852 households over the period. Table II.13.32, on the following page, provides details of the household forecast by tenure and income.

Table II.13.32						
Household Forecast by Tenure and Income						
Natrona County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	1,156	1,743	3,474	1,646	13,489	21,508
2015	1,262	1,901	3,790	1,795	14,715	23,463
2020	1,358	2,047	4,081	1,933	15,844	25,264
2025	1,453	2,190	4,366	2,068	16,953	27,031
2030	1,551	2,336	4,658	2,207	18,086	28,838
2035	1,650	2,486	4,956	2,348	19,241	30,680
2040	1,751	2,638	5,259	2,491	20,419	32,558
Renters by Percent of Median Household Income						
2010	1,925	1,642	2,185	733	2,624	9,108
2015	2,050	1,748	2,326	780	2,794	9,698
2020	2,230	1,902	2,531	849	3,040	10,552
2025	2,400	2,047	2,724	914	3,272	11,358
2030	2,573	2,195	2,920	979	3,507	12,174
2035	2,747	2,343	3,118	1,046	3,745	12,999
2040	2,924	2,494	3,318	1,113	3,986	13,835
Total Households by Percent of Median Household Income						
2010	3,081	3,384	5,659	2,378	16,113	30,616
2015	3,311	3,649	6,116	2,575	17,509	33,161
2020	3,589	3,949	6,612	2,782	18,884	35,816
2025	3,854	4,237	7,091	2,982	20,225	38,389
2030	4,124	4,531	7,578	3,186	21,594	41,013
2035	4,397	4,829	8,074	3,393	22,986	43,679
2040	4,675	5,132	8,578	3,604	24,405	46,393

