

PARK COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Park County's population increased from 28,205 in 2010 to 28,592 in 2011, or by 1.4 percent. This compares to a statewide population growth of 0.8 percent over the period.¹²⁴ The number of people from 25 to 44 years of age increased by 3.1 percent, and the number of people from 55 to 64 years of age increased by 3.4 percent. The white population increased by 1.0 percent, while the black population increased by 86.2 percent. The Hispanic population increased from 1,365 to 1,475 people between 2010 and 2011 or by 7.8 percent. These data are presented in Table II.15.1, below.

Subject	Park County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	28,205	28,592	1.4%	563,626	568,158	0.8%
Age						
Under 14 years	4,877	4,889	0.2%	113,371	113,462	0.1%
15 to 24 years	3,529	3,528	0.0%	78,460	78,704	0.3%
25 to 44 years	6,113	6,305	3.1%	144,615	145,669	0.7%
45 to 54 years	4,264	4,101	-3.8%	83,577	80,936	-3.2%
55 to 64 years	4,480	4,632	3.4%	73,513	77,120	4.9%
65 and Over	4,942	5,137	3.9%	70,090	72,267	3.1%
Race						
White	27,386	27,649	1.0%	529,110	531,484	0.4%
Black	58	108	86.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	196	220	12.2%	14,457	14,774	2.2%
Asian	168	174	3.6%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	25	25	0.0%	521	551	5.8%
Two or more races	372	416	11.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,365	1,472	7.8%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Park County's population increased from 25,786 persons in 2000 to 28,205 in 2010, or by 9.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 8.4 percent, while the black population increased by 143.5 percent. The Hispanic population increased from 959 to 1,365 persons between 2000 and 2010, or by 42.3 percent. These data are presented in Table II.15.2, on the following page.

¹²⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.15.2					
Population by Race and Ethnicity					
Park County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	24,872	96.5%	26,951	95.6%	8.4%
Black	23	0.1%	56	0.2%	143.5%
American Indian	122	0.5%	168	0.6%	37.7%
Asian	114	0.4%	166	0.6%	45.6%
Native Hawaiian/Pacific Islander	13	0.1%	25	0.1%	92.3%
Other	364	1.4%	399	1.4%	9.6%
Two or More Races	278	1.1%	440	1.6%	58.3%
Total	25,786	100.0%	28,205	100.0%	9.4%
Hispanic (Ethnicity)	959	3.7%	1,365	4.8%	42.3%

Table II.15.3, below, presents the population of Park County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 9.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,703 persons, or by 61.3 percent. In 2010, the largest age group in Park County was the group aged 35 to 54, which accounted for 25.7 percent of the entire population. The 2010 census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female.

Table II.15.3							
Population by Age and Gender							
Park County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	721	705	1,426	845	794	1,639	14.9%
5 to 19	2,894	2,925	5,819	2,668	2,504	5,172	-11.1%
20 to 24	721	677	1,398	848	747	1,595	14.1%
25 to 34	1,241	1,284	2,525	1,573	1,561	3,134	24.1%
35 to 54	3,935	4,166	8,101	3,488	3,755	7,243	-10.6%
55 to 64	1,413	1,364	2,777	2,288	2,192	4,480	61.3%
65 and Over	1,637	2,103	3,740	2,311	2,631	4,942	32.1%
Total	12,562	13,224	25,786	14,021	14,184	28,205	9.4%

At the time of the 2010 Census, there were 942 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 8.7 percent, as shown in Table II.15.4, on the following page.

Table II.15.4			
Group Quarters Population			
Park County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹²⁵	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
Total	285	294	3.2%
Noninstitutionalized			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
Total	582	648	11.3%
Group Quarters Population	867	942	8.7%

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.15.5, on the following page, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 7,669 family households, of which 6,535 housed married couple families and 1,134 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 233 families, or a female householder with no husband present, of which there were 901 families. There were also an estimated 4,205 “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 Park County was 64.6 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Park County, 85.2 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹²⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.15.5				
Household Type by Tenure				
Park County 2007-2011 Five-Year ACS Data				
Family Type	Park County		State of Wyoming	
	Park County	% of Total	State of Wyoming	% of Total
Family households	7,669	64.6%	145,279	66.1%
Married-couple family	6,535	85.2%	116,920	80.5%
Owner-occupied housing units	5,292	81.0%	97,958	83.8%
Renter-occupied housing units	1,243	19.0%	18,962	16.2%
Other family	1,134	14.8%	28,359	19.5%
Male householder, no wife present	233	3.0%	9,289	32.8%
Owner-occupied housing units	169	72.5%	5,532	59.6%
Renter-occupied housing units	64	27.5%	3,757	40.4%
Female householder, no husband present	901	11.7%	19,070	67.2%
Owner-occupied housing units	474	52.6%	10,181	53.4%
Renter-occupied housing units	427	47.4%	8,889	46.6%
Nonfamily households	4,205	35.4%	74,349	33.9%
Owner-occupied housing units	2,495	59.3%	41,217	55.4%
Renter-occupied housing units	1,710	40.7%	33,132	44.6%
Total	11,874	100.0%	219,628	100.0%

Table II.15.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 4,390 two-person family households, 1,454 three-person family households and 1,034 four-person family households. One-person non-family households made up 83.5 percent of all non-family households or an estimated 3,512 households. Park County’s two persons households made up 42.3 percent of total housing units and four person households made up an additional 8.8 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.15.6				
Household Type by Household Size				
Park County 2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Park County				
One Person	.	3,512	3,512	29.6%
Two Person	4,390	637	5,027	42.3%
Three Person	1,454	49	1,503	12.7%
Four Person	1,034	7	1,041	8.8%
Five Person	533	0	533	4.5%
Six Person	148	0	148	1.2%
Seven Person	110	0	110	0.9%
Total	7,669	4,205	11,874	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 5,027 two-person households, 3,966 were owner-occupied and 1,061 were renter-occupied. Of the 1,041 four-person households, 746 were owner-occupied and 295 were renter-occupied. Further household size data by tenure are presented in Table II.15.7, below.

Table II.15.7 Tenure by Household Size				
Park County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Park County				
One Person	2,059	1,453	3,512	29.6%
Two Person	3,966	1,061	5,027	42.3%
Three Person	1,136	367	1,503	12.7%
Four Person	746	295	1,041	8.8%
Five Person	322	211	533	4.5%
Six Person	139	9	148	1.2%
Seven Person or more	62	48	110	0.9%
Total	8,430	3,444	11,874	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.15.8, below, Park County had a total of 13,444 housing units of which 11,874 or 88.3 percent were occupied. Of these occupied units, 71.0 percent, or 8,430 units were owner occupied, which compares to a statewide rate of 70.5. A total of 1,570 units or 11.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.15.8 Housing Units by Tenure				
Park County 2007-2011 Five-Year ACS Data				
Tenure	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,874	88.3%	219,628	84.8%
Owner-Occupied	8,430	71.0%	154,888	70.5%
Renter-Occupied	3,444	29.0%	64,740	29.5%
Vacant Housing Units	1,570	11.7%	39,362	15.2%
Total Housing Units	13,444	100.0%	258,990	100.0%

Table II.15.9, on the following page, shows that of the 1,570 housing units in Park County as reported in the 2011 ACS data, 164 or 10.4 percent were for rent and 7 or 0.4 percent were for sale. An estimated 951 units were for seasonal, recreational, or occasional use, and 302 or 19.2 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.15.9				
Disposition of Vacant Housing Units				
Park County 2007-2011 Five Year ACS Data				
Disposition	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	164	10.4%	5,138	13.1%
Rented, but not occupied	141	9.0%	2,072	5.3%
For sale only	7	0.4%	2,921	7.4%
Sold, but not occupied	5	0.3%	983	2.5%
For seasonal, recreational, or occasional use	951	60.6%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	302	19.2%	10,249	26.0%
Total	1,570	100.0%	39,362	100.0%

Table II.15.10, at right, presents different income statistics for Park County. According to the 2011 ACS data averages, median family income for Park County was \$61,015 compared to the statewide average of \$69,058. Per capita income for Park County, which is calculated by dividing total income by population, was \$28,103, which compared to \$28,952 for the State of Wyoming.

Table II.15.10		
Median and Per Capita Income		
Park County 2007-2011 Five-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	61,015	69,058
Median Household Income	50,105	56,380
Per Capita Income	28,103	28,952

Table II.15.11, below, shows households by income for Park County and the State of Wyoming. In Park County, there were a total of 1,208 households or 10.2 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 1,823 households that had incomes between \$35,000 and \$49,999, which accounted for 15.4 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 16.5 percent of total households and numbered 1,963 in Park County.

Table II.15.11				
Households by Income				
Park County 2007-2011 Five-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,208	10.2%	21,222	9.7%
15,000 - 19,999	757	6.4%	10,180	4.6%
20,000 - 24,999	649	5.5%	10,638	4.8%
25,000 - 34,999	1,485	12.5%	23,696	10.8%
35,000 - 49,999	1,823	15.4%	31,275	14.2%
50,000 - 74,999	2,569	21.6%	44,469	20.2%
75,000 - 99,999	1,420	12.0%	31,675	14.4%
100,000 and above	1,963	16.5%	46,473	21.2%
Total	11,874	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.15.12, below. In total, the poverty rate in Park County was 9.4 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Park County had a poverty rate of 8.0 percent and the female population had a poverty rate of 10.8 percent. There were 179 males and 188 females in poverty under the age of 5. Overall, 14.3 percent of persons in poverty in Park 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 270 individuals with incomes below the poverty level which represented 10.5 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.15.12				
Poverty by Age				
Park County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Park County				
5 and Below	179	188	367	14.3%
6 to 18	321	227	548	21.4%
18 to 64	542	833	1,375	53.7%
65 and Older	57	213	270	10.5%
Total	1,099	1,461	2,560	100.0%
Poverty Rate	8.0%	10.8%	9.4%	.
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.15.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Park County saw an average of 7,291 owner-occupied single-family units compared to 1,885 single-family rental units. In Park County, single-family units comprised 77.3 percent of all households compared with 71.7 percent statewide. Park County had a total of 419 apartment rental units and total apartment units accounted for 3.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,410 mobile homes in Park County, which comprised 11.9 percent of all occupied housing units and compared to 13.8 statewide.

Table II.15.13				
Households by Unit Type				
Park County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Park County				
Single-Family Unit	7,291	1,885	9,176	77.3%
Duplex	82	372	454	3.8%
Tri- or Four-Plex	14	356	370	3.1%
Apartments	43	419	462	3.9%
Mobile Homes	998	412	1,410	11.9%
Boat, RV, Van, Etc.	2	0	2	0.0%
Total	8,430	3,444	11,874	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.15.14, below, shows the number of households by year of construction. As shown, 9.3 percent, or 1,108 units, were built in 1939 or earlier in the county, and another 1,035 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 855, which accounted for 7.2 percent of all households, and an additional 847 households, or 7.1 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.15.14				
Households by Year Built				
Park County 2007-2011 Five-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,108	9.3%	25,099	11.4%
1940 to 1949	1,035	8.7%	10,841	4.9%
1950 to 1959	1,219	10.3%	22,067	10.0%
1960 to 1969	1,188	10.0%	19,430	8.8%
1970 to 1979	1,927	16.2%	52,134	23.7%
1980 to 1989	1,996	16.8%	34,742	15.8%
1990 to 1999	1,699	14.3%	26,856	12.2%
2000 to 2004	855	7.2%	14,190	6.5%
Built 2005 or Later	847	7.1%	14,269	6.5%
Total	11,874	100.0%	219,628	100.0%

Table II.15.15, on the following page, displays housing units for Park County and the State of Wyoming. The number of rooms in Park 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 21.1 and 16.0 percent, respectively. The median number of rooms in Park County was 6 rooms, which compared to 6 statewide.

Table II.15.15				
Housing Units by Number of Rooms				
Park County 2007-2011 Five-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	115	0.9%	4,252	1.6%
Two	522	3.9%	6,593	2.5%
Three	946	7.0%	19,112	7.4%
Four	2,080	15.5%	44,741	17.3%
Five	2,833	21.1%	52,369	20.2%
Six	2,150	16.0%	40,122	15.5%
Seven	1,803	13.4%	31,810	12.3%
Eight	1,342	10.0%	25,589	9.9%
Nine or more	1,653	12.3%	34,402	13.3%
Total	13,444	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.15.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 130 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.4 percent of total households in Park County, which compared to 24.8 percent statewide. In Park County, the 5,256 households with three bedrooms accounted for 44.3 percent of all households, and there were only 753 five-bedroom or more households, which accounted for 6.3 percent of all households.

Table II.15.16				
Households by Number of Bedrooms				
Park County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Park County				
None	45	130	175	1.5%
One	236	656	892	7.5%
Two	1,667	1,109	2,776	23.4%
Three	4,068	1,188	5,256	44.3%
Four	1,746	276	2,022	17.0%
Five or more	668	85	753	6.3%
Total	8,430	3,444	11,874	100.0%
State of Wyoming				
None	343	1,715	2,058	.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.15.17, at right, structures built in 1939 or earlier had a median value of \$207,400, while structures built between 1950 and 1959 had a median value of \$161,600 and those built between 1990 to 1999 had a median value of \$255,600. 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 \$351,500 and \$289,300, respectively. The total average median value in Park County was \$203,000, which compared to \$181,900 in the State of Wyoming.

Table II.15.17 Median Value by Year Structure Built Park County 2007-2011 Five-Year ACS Data		
Year Built	Park County	State of Wyoming
1939 or earlier	207,400	148,000
1940 to 1949	128,600	130,200
1950 to 1959	161,600	155,800
1960 to 1969	173,400	171,100
1970 to 1979	185,600	180,100
1980 to 1989	186,400	194,300
1990 to 1999	255,600	224,800
2000 to 2004	351,500	247,900
Built 2005 or Later	289,300	245,700
Total	203,000	181,900

Household mortgage status is reported in Table II.15.18, below. In Park County, households with a mortgage accounted for 56.7 percent of all households or 4,780 housing units, and the remaining 43.3 percent or 3,650 units had no mortgage. Of those units with a mortgage, 869 had either a second mortgage or home equity loan, 16 had both a second mortgage and home equity loan, and 3,895 or 81.5 percent had no second mortgage or no home equity loan.

Table II.15.18 Mortgage Status Park County 2007-2011 Five-Year ACS Data				
Mortgage Status	Park County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,780	56.7%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	869	18.2%	16,846	17.7%
Second mortgage only	291	33.5%	8,326	49.4%
Home equity loan only	578	66.5%	8,520	50.6%
Both second mortgage and home equity loan	16	0.3%	733	0.8%
No second mortgage and no home equity loan	3,895	81.5%	77,715	81.6%
Housing units without a mortgage	3,650	43.3%	59,594	38.5%
Total	8,430	100.0%	154,888	100.00%

The median rent in Park County was \$519 as compared to \$591 statewide, as shown in Table II.15.19, below.

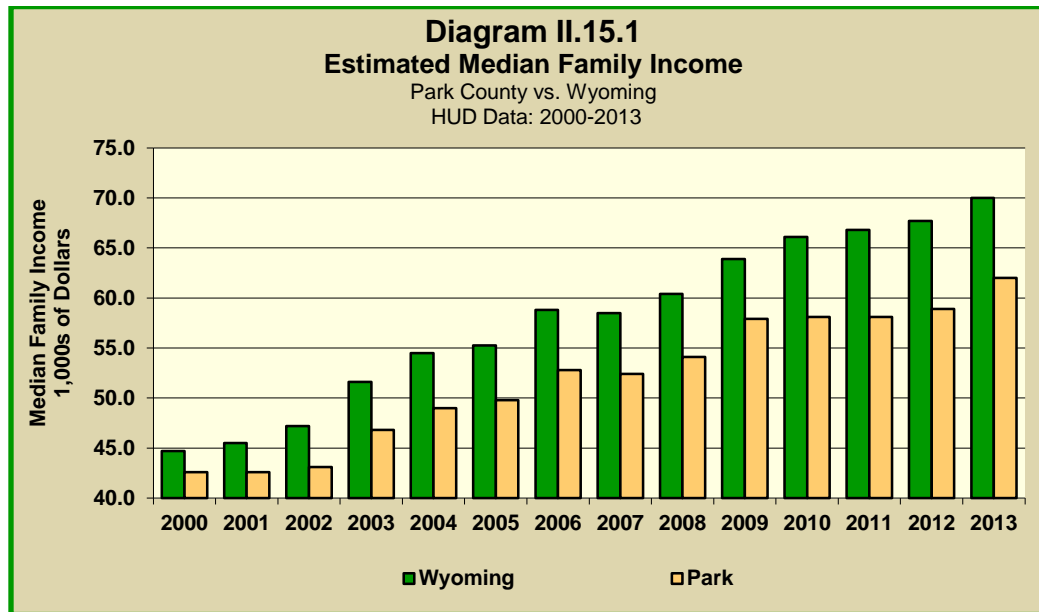
Table II.15.19 Median Rent Park County 2007-2011 Five-Year ACS Data	
Place	Rent
Park County	\$519
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 133 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Park County are presented in Table II.15.20, below, and indicate a net increase of 4,023 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012 – First Half	436	303	133
Total	11,934	7,911	4,023

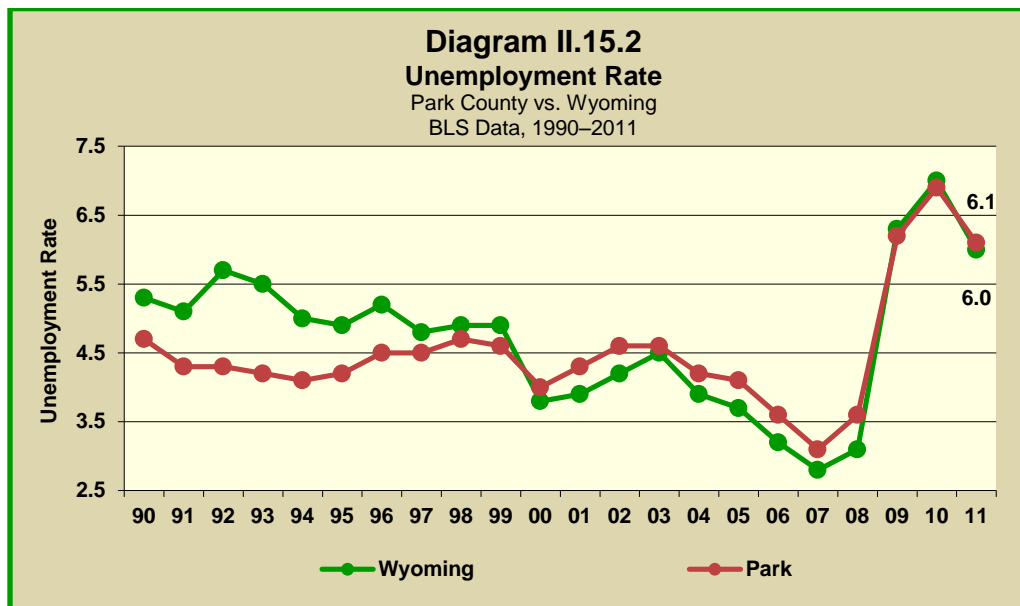
Economics

The HUD estimated MFI for Park County was \$62,000 in 2013.¹²⁶ This compares to Wyoming’s MFI of \$70,000. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Park County’s labor force, defined as the number of persons working or actively seeking work, increased by 233 persons, from 15,218 in 2010 to 15,451 in 2011. Employment increased by 340 persons; unemployment decreased by 107 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.9 percent in 2010 to 6.1 in 2011, as shown on the following page in Diagram II.15.2.

¹²⁶ 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.15.21, below, annual total monthly employment increased by 1.75 percent between 2010 and 2011, from a total of 13,409 to 13,642 workers. Preliminary estimates shows employment increased to 15,942 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	11,008	10,957	11,205	11,461	11,670	11,685	12,223	12,149	12,028	12,049	12,516
Feb	11,004	10,930	11,286	11,484	11,644	11,837	12,272	12,180	12,046	12,137	12,524
Mar	11,102	11,078	11,495	11,693	11,920	12,097	12,402	12,265	12,256	12,246	12,700
Apr	11,305	11,462	11,807	12,093	12,166	12,417	12,664	12,533	12,356	12,535	12,981
May	12,531	12,856	12,927	13,190	13,262	13,655	14,174	13,726	13,685	13,721	14,243
Jun	14,081	14,569	14,787	14,902	15,024	15,269	15,542	15,051	15,198	15,408	15,942
Jul	13,991	14,667	14,560	14,829	15,154	15,286	15,682	15,324	15,343	15,692	.
Aug	13,636	14,371	14,232	14,344	14,769	15,026	15,366	15,030	15,019	15,444	.
Sep	13,213	13,839	13,510	13,824	14,006	14,353	14,511	14,433	14,566	14,849	.
Oct	12,293	12,617	12,796	12,824	12,984	13,420	13,617	13,279	13,418	13,815	.
Nov	11,590	11,625	12,008	12,069	12,333	12,668	12,868	12,470	12,480	12,923	.
Dec	11,668	11,581	11,956	11,949	12,200	12,615	12,795	12,430	12,511	12,895	.
Annual	12,285	12,546	12,714	12,889	13,094	13,361	13,676	13,406	13,409	13,643	.
% Change	2.85	2.12	1.34	1.38	1.59	2.04	2.36	-1.97	0.02	1.75	.

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.15.22, on the following page, annual average weekly wages increased by 1.45 percent between 2010 and 2011, from a total of \$690 to \$700. Preliminary estimates show average weekly wages increased to \$710 in the second quarter 2012.

Table II.15.22 Average Weekly Wages Park County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	.
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009	678	639	642	717	667	1.52
2010	698	664	658	747	690	3.45
2011	699	681	680	746	700	1.45
2012(p)	734	710

Total business establishments reported by the QCEW are displayed below in Table II.15.23. Annual establishments increased by 0.75 percent between 2010 and 2011, from a total of 1,470 to 1,481 establishments. Preliminary estimate show business establishments increased to 1,496 in the second quarter of 2012.

Table II.15.23 Number of Establishments Park County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,283	.
2002	1,281	1,306	1,318	1,310	1,304	1.64
2003	1,288	1,305	1,306	1,305	1,301	-0.23
2004	1,303	1,356	1,341	1,349	1,337	2.77
2005	1,363	1,380	1,381	1,385	1,377	2.99
2006	1,411	1,435	1,427	1,409	1,421	3.20
2007	1,422	1,448	1,444	1,439	1,438	1.20
2008	1,452	1,458	1,461	1,475	1,462	1.67
2009	1,480	1,487	1,475	1,460	1,476	0.96
2010	1,466	1,481	1,465	1,468	1,470	-0.41
2011	1,476	1,488	1,487	1,474	1,481	0.75
2012(p)	1,479	1,496

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, Park County recorded 20,915 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$1,309,479, and real per capita income was \$45,799 in 2011. Average earnings per job in the county was \$39,292 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 Park County increased from \$522 in second quarter 2011 to \$543 in second quarter 2012, or by 4.0 percent. Detached single-family home rents decreased by 15.8 percent, rents for mobile homes on a lot increased by 4.1 percent, and rents for mobile home lots increased by 3.7 percent.

Park County rental prices experienced average annualized increases of 2.5 percent for apartments, 3.0 percent for houses, 2.7 percent for mobile homes plus a lot, and 2.1 percent for mobile home lots since fourth quarter 1986 to 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.15.24, at right, presents the Park County data for each rental type.¹²⁷

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 Park County decreased from 102 authorized units in 2010 to 101 in 2011. Total residential authorizations decreased from 118 units in 2010 to 113 in 2011.

The real value of single-family building permits decreased from \$207,000 in 2010 to \$197,800 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$205,500 in 2007 to a low of \$168,100 in 2004. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details are given in Table II.15.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	287	130	394	278
Q2.87	282	130	372	252
Q4.87	283	130	341	257
Q2.88	252	130	349	275
Q4.88	250	130	337	281
Q2.89	286	130	376	293
Q4.89	293	130	367	264
Q2.90	293	130	374	280
Q4.90	309	135	376	220
Q2.91	287	132	390	279
Q4.91	315	135	419	263
Q2.92	333	133	431	274
Q4.92	344	132	428	308
Q2.93	366	132	352	319
Q4.93	352	137	403	280
Q2.94	365	153	468	.
Q4.94	371	153	428	339
Q2.95	400	153	499	356
Q4.95	412	158	463	343
Q2.96	398	162	457	360
Q4.96	377	162	491	381
Q2.97	391	162	484	353
Q4.97	386	162	483	336
Q2.98	379	155	438	356
Q4.98	364	155	453	330
Q2.99	367	157	442	359
Q4.99	381	157	448	384
Q2.00	371	180	456	312
Q4.00	392	162	498	346
Q2.01	381	166	487	337
Q4.01	394	166	506	367
Q2.02	387	169	509	350
Q4.02	390	171	534	363
Q2.03	424	170	528	399
Q4.03	413	170	558	430
Q2.04	426	174	578	370
Q4.04	431	180	615	406
Q2.05	439	180	574	391
Q4.05	429	179	563	403
Q2.06	428	175	588	393
Q4.06	459	175	581	454
Q2.07	463	181	647	436
Q4.07	452	182	667	453
Q2.08	470	186	690	500
Q4.08	478	193	674	493
Q2.09	486	193	673	522
Q4.09	480	196	707	539
Q2.10	512	200	702	510
Q4.10	550	212	750	562
Q2.11	522	215	736	538
Q4.11	556	220	789	559
Q2.11	543	223	852	560

¹²⁷ 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.15.25 Building Permits and Valuation Park 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	29	2	12	6	49	.	.	117.2
1981	60	.	7	.	67	.	.	106.9
1982	55	.	3	.	58	.	.	66.7
1983	64	4	.	32	100	.	.	71.6
1984	77	.	.	10	87	.	.	74.5
1985	56	.	.	25	81	.	.	81.1
1986	44	.	.	15	59	.	.	75.0
1987	41	.	.	10	51	.	.	71.9
1988	8	2	.	.	10	.	.	133.9
1989	12	2	.	.	14	.	.	120.1
1990	16	.	.	.	16	.	.	88.3
1991	80	4	4	.	88	.	.	124.4
1992	141	6	8	.	155	.	.	116.3
1993	156	6	20	.	182	.	.	125.2
1994	211	8	37	10	266	.	2	127.5
1995	133	8	24	9	174	.	.	135.2
1996	177	6	12	.	195	48	.	138.7
1997	127	8	.	.	135	.	.	142.9
1998	150	4	.	.	154	24	.	147.4
1999	130	2	23	.	155	24	10	148.6
2000	137	.	.	.	137	20	.	169.8
2001	112	6	.	.	118	.	.	171.5
2002	164	8	7	.	179	.	.	177.7
2003	174	22	8	6	210	.	.	181.4
2004	230	2	4	6	242	.	.	168.1
2005	183	4	.	.	187	.	.	174.7
2006	237	12	3	.	252	.	.	189.7
2007	234	6	4	.	244	.	.	205.5
2008	177	12	.	12	201	.	.	203.8
2009	126	6	.	12	144	.	.	183.3
2010	102	8	.	8	118	.	.	207.0
2011	101	12	.	.	113	.	.	197.8

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 Park County was \$217,902. This represented a 0.3 percent decrease 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.15.26, below.

Table II.15.26 Average Sales Prices Park County vs. Wyoming DOR Data, 1999–2011				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	111,893	3.33	101,517	4.76
2000	113,178	1.15	111,437	9.77
2001	119,233	5.35	116,469	4.52
2002	132,854	11.42	121,140	4.01
2003	138,941	4.58	132,708	9.55
2004	151,921	9.34	142,501	7.38
2005	161,866	6.55	159,776	12.12
2006	183,326	13.26	187,869	17.58
2007	215,697	17.66	265,044	41.08
2008	215,692	0.0	256,045	-3.4
2009	207,333	-3.9	241,622	-5.6
2010	217,191	4.75	250,958	3.9
2011	217,902	0.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.¹²⁸ During December 2012, a total of 106 surveys were completed by property managers in Park County. Of the 1,399 rental units surveyed, 50 were vacant, indicating a vacancy rate of 3.57 percent, as shown in Table II.15.27, below. This rate compares to a 2.78 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.64%
2001b	11	378	24	6.35%
2002a	11	429	25	5.83%
2002b	10	399	18	4.51%
2003a	15	732	18	2.46%
2003b	34	875	60	6.86%
2004a	34	1,047	56	5.35%
2004b	30	617	66	10.70%
2005a	33	815	27	3.31%
2005b	35	728	38	5.22%
2006a	34	577	9	1.56%
2006b	42	636	21	3.30%
2007a	49	766	8	1.04%
2007b	46	932	25	2.68%
2008a	55	955	28	2.93%
2008b	63	1,003	34	3.39%
2009a	51	900	25	2.78%
2009b	72	1,013	35	3.46%
2010a	78	887	25	2.82%
2010b	80	1,091	46	4.22%
2011a	92	1,133	31	2.74%
2011b	96	934	26	2.78%
2012a	95	1,226	32	2.61%
2012b	106	1,399	50	3.57%

Diagram II.15.3 on the following page, shows the historical vacancy rate for Park County and Wyoming. As can be seen, the vacancy rate in Park County was similar to the statewide vacancy rate until late 2008, when it dropped below the statewide rate, falling to 2.61 in June 2012.

¹²⁸ Those signified as a in the “year” column of Table II.15.10 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.

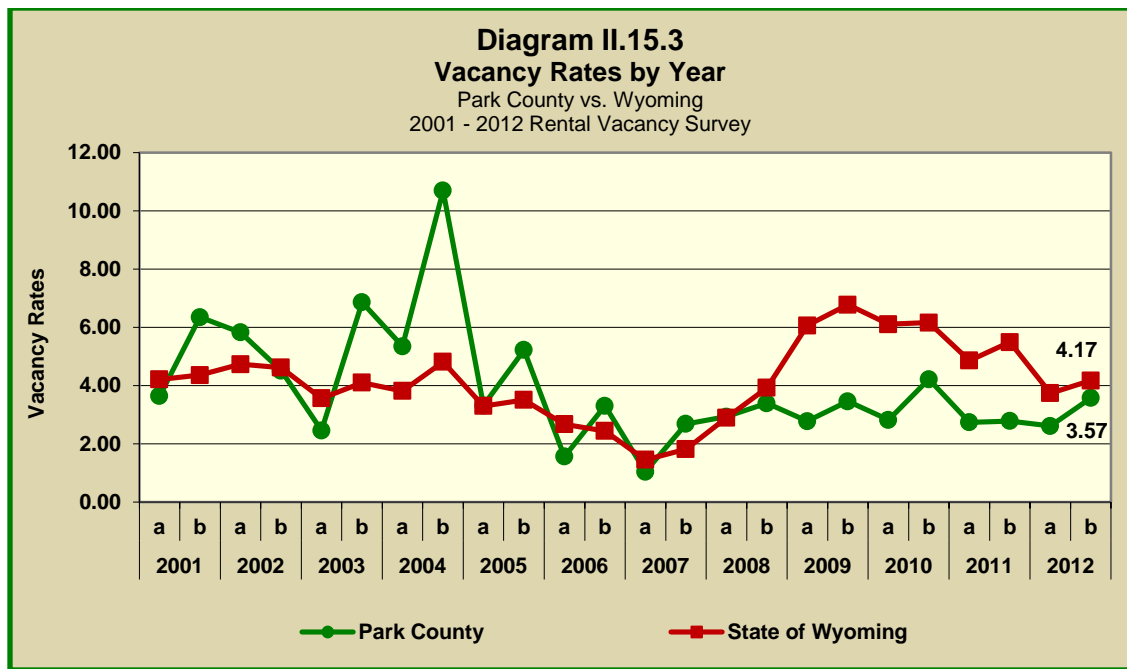
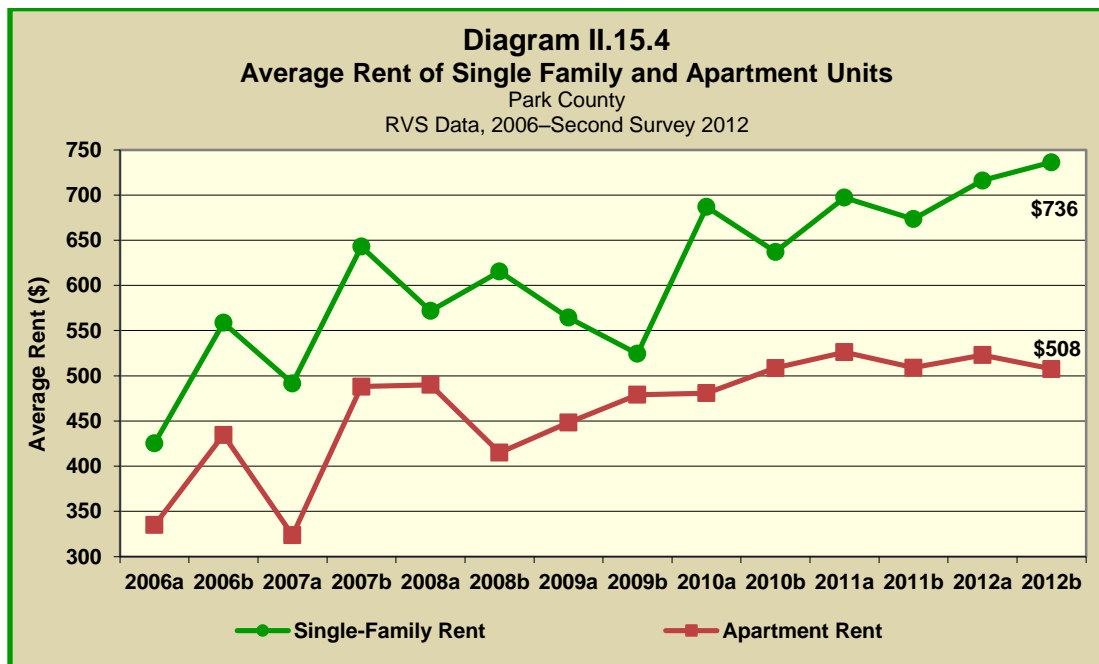


Diagram II.15.4 below, shows the average rent of single-family and apartment units in Park County. In the second half of 2012, average rents for single-family units increased to \$736 and average rents for apartments decreased to \$508.



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 98 respondents in Park County. Of the incoming persons who were unsatisfied with their current housing, 60.0 percent said they were seeking to own a home and 40.0 percent of respondents wished to rent. Of those seeking to own a home, 63.2 percent wished to buy existing units, of which 12.5 percent anticipated spending less than \$100,000, 62.9 percent anticipated spending between \$100,000 and \$249,999, and 25.0 percent anticipated spending above \$250,000. The remaining 36.8 percent of

aspiring homebuyers expected to build a new home, of which 71.4 percent anticipated spending between \$100,000 and \$249,999 and 28.6 percent spending above \$250,000.

Of those currently renting or seeking to rent, 8.3 percent anticipated spending less than \$474, 58.3 percent anticipated spending between \$475 and \$849, and 33.3 percent 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, 188 or 1.6 percent of households in Park County were overcrowded and another 0 or 0.0 percent of units were severely overcrowded, as shown in Table II.15.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.15.28				
Overcrowding and Severe Overcrowding				
Park County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	8,284	146	0	8,430
Percentage	98.3%	1.7%	0.0%	100.0%
Renter				
Households	3,402	42	0	3,444
Percentage	98.8%	1.2%	0.0%	100.0%
Total				
Households	11,686	188	0	11,874
Percentage	98.4%	1.6%	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 275 units or 2.0 percent of all housing units in Park 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.15.29, at right.

Table II.15.29 Housing Units with Incomplete Kitchen Facilities Park County 2007-2011 Five-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,169	251,420
Lacking Complete Kitchen Facilities	275	7,570
Total Housing Units	13,444	258,990
Percent Lacking	2.0%	2.9%

At the time of the 2011 ACS, a total of 233 units or 1.7 percent of all housing units in Park 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.15.30, at right.

Table II.15.30 Housing Units with Incomplete Plumbing Facilities Park County 2007-2011 Five-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,211	252,719
Lacking Complete Plumbing Facilities	233	6,271
Total Households	13,444	258,990
Percent Lacking	1.7%	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 Park County, 14.9 percent of households had a cost burden and 11.0 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 22.0 percent of homeowners with a mortgage in Park County experienced a cost burden and 15.4 percent experienced a severe cost burden, while 13.9 percent of renters had a cost burden and 11.8 percent had a severe cost burden, as shown in Table II.15.31, on the following page.

Table II.15.31					
Cost Burden and Severe Cost Burden by Tenure					
Park County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Park County					
Owner With a Mortgage					
Households	2,994	1,050	736	0	4,780
Percent	62.6%	22.0%	15.4%	0.0%	100.0%
Owner Without a Mortgage					
Households	3,225	237	159	29	3,650
Percent	88.4%	6.5%	4.4%	0.8%	100.0%
Renter					
Households	1,878	477	408	681	3,444
Percent	54.5%	13.9%	11.8%	19.8%	100.0%
Total					
Households	8,097	1,764	1,303	710	11,874
Percent	68.2%	14.9%	11.0%	6.0%	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 3,151 households in Park County, from 11,885 in 2010 to 15,036 in 2040. Homeowners are expected to increase from 8,422 households in 2010 to 10,594 by 2040. Renters are anticipated to increase from 3,463 households in 2010 to 4,442 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 163 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 223 households and by 354 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 167 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 154 households over the period. Table II.15.32, on the following page, provides details of the household forecast by tenure and income.

Table II.15.32						
Household Forecast by Tenure and Income						
Park County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	633	864	1,371	599	4,954	8,422
2015	650	887	1,407	615	5,086	8,645
2020	672	917	1,455	636	5,258	8,938
2025	702	958	1,520	664	5,492	9,336
2030	733	1,000	1,587	694	5,736	9,750
2035	765	1,043	1,655	724	5,983	10,170
2040	797	1,087	1,725	754	6,232	10,594
Renters by Percent of Median Household Income						
2010	592	544	722	313	1,292	3,463
2015	634	582	773	335	1,383	3,708
2020	651	597	793	344	1,419	3,803
2025	677	622	825	358	1,477	3,960
2030	705	647	859	373	1,538	4,122
2035	733	673	892	387	1,598	4,283
2040	760	698	926	402	1,657	4,442
Total Households by Percent of Median Household Income						
2010	1,226	1,408	2,093	913	6,246	11,885
2015	1,284	1,469	2,180	951	6,469	12,353
2020	1,323	1,514	2,247	980	6,676	12,741
2025	1,380	1,580	2,345	1,023	6,969	13,296
2030	1,438	1,648	2,446	1,067	7,273	13,872
2035	1,497	1,716	2,548	1,111	7,580	14,453
2040	1,557	1,784	2,650	1,156	7,889	15,036

