

## PLATTE COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Platte County's population increased from 8,667 in 2010 to 8,796 in 2011, or by 1.5 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>129</sup> The number of people from 15 to 24 years of age increased by 0.3 percent, and the number of people from 55 to 64 years of age increased by 2.1 percent. The white population increased by 1.0 percent, while the black population increased by 42.9 percent. The Hispanic population increased from 580 to 613 people between 2010 and 2011 or by 5.7 percent. These data are presented in Table II.16.1, below.

Subject	Platte County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>8,667</b>	<b>8,796</b>	<b>1.5%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	1,400	1,383	-1.2%	113,371	113,462	0.1%
15 to 24 years	900	903	0.3%	78,460	78,704	0.3%
25 to 44 years	1,729	1,742	0.8%	144,615	145,669	0.7%
45 to 54 years	1,384	1,383	-0.1%	83,577	80,936	-3.2%
55 to 64 years	1,457	1,488	2.1%	73,513	77,120	4.9%
65 and Over	1,797	1,897	5.6%	70,090	72,267	3.1%
<b>Race</b>						
White	8,455	8,541	1.0%	529,110	531,484	0.4%
Black	28	40	42.9%	5,135	6,024	17.3%
American Indian and Alaskan Native	50	70	40.0%	14,457	14,774	2.2%
Asian	33	34	3.0%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	6	6	0.0%	521	551	5.8%
Two or more races	95	105	10.5%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	580	613	5.7%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Platte County's population decreased from 8,807 persons in 2000 to 8,667 in 2010, or by 1.6 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population decreased by 2.4 percent, while the black population increased by 100 percent. The Hispanic population increased from 465 to 580 persons between 2000 and 2010, or by 24.7 percent. These data are presented in Table II.16.2, on the following page.

<sup>129</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.16.2</b>					
<b>Population by Race and Ethnicity</b>					
Platte County					
2000 SF1 and 2010 Census Data					
<b>Race</b>	<b>2000 Census</b>		<b>2010 Census</b>		<b>% Change 00-10</b>
	<b>Population</b>	<b>% of Total</b>	<b>Population</b>	<b>% of Total</b>	
White	8,471	96.2%	8,268	95.4%	-2.4%
Black	14	0.2%	28	0.3%	100.0%
American Indian	44	0.5%	38	0.4%	-13.6%
Asian	15	0.2%	32	0.4%	113.3%
Native Hawaiian/Pacific Islander	2	.	5	0.1%	150.0%
Other	149	1.7%	170	2.0%	14.1%
Two or More Races	112	1.3%	126	1.5%	12.5%
<b>Total</b>	<b>8,807</b>	<b>100.0%</b>	<b>8,667</b>	<b>100.0%</b>	<b>-1.6%</b>
Hispanic (Ethnicity)	465	5.3%	580	6.7%	24.7%

Table II.16.3, below, presents the population of Platte County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population decreased by 1.6 percent, with the largest total decrease occurring in the group aged 5 to 19, which fell by 486 persons, or by 24.4 percent. In 2010, the largest age group in Platte County was the group aged 35 to 54, which accounted for 26.8 percent of the entire population. The 2010 census count showed a total of 4,303 males, who accounted for 49.6 percent of the population, and the remaining 50.4 percent, or 4,364 persons, were female.

<b>Table II.16.3</b>							
<b>Population by Age and Gender</b>							
Platte County							
2000 SF1 and 2010 Census Data							
<b>Age</b>	<b>2000 Census</b>			<b>2010 Census</b>			<b>% Change 00-10</b>
	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	
Under 5	228	226	454	200	227	427	-5.9%
5 to 19	1,004	991	1,995	750	759	1,509	-24.4%
20 to 24	193	169	362	206	158	364	0.6%
25 to 34	415	426	841	408	378	786	-6.5%
35 to 54	1,316	1,369	2,685	1,125	1,202	2,327	-13.3%
55 to 64	522	490	1,012	753	704	1,457	44.0%
65 and Over	668	790	1,458	861	936	1,797	23.3%
<b>Total</b>	<b>4,346</b>	<b>4,461</b>	<b>8,807</b>	<b>4,303</b>	<b>4,364</b>	<b>8,667</b>	<b>-1.6%</b>

At the time of the 2010 Census, there were 103 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 10.8 percent, as shown in Table II.16.4, on the following page.

<b>Table II.16.4</b>			
<b>Group Quarters Population</b>			
Platte County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>130</sup>	9	60	566.7%
Juvenile Facilities	.	.	.
Nursing Homes	78	8	-89.7%
Other Institutions	.	30	.
<b>Total</b>	<b>87</b>	<b>98</b>	<b>12.6%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	6	5	-16.7%
<b>Total</b>	<b>6</b>	<b>5</b>	<b>-16.7%</b>
<b>Group Quarters Population</b>	<b>93</b>	<b>103</b>	<b>10.8%</b>

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.16.5, 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 2,407 family households, of which 2,004 housed married couple families and 403 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 68 families, or a female householder with no husband present, of which there were 335 families. There were also an estimated 1,240 “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 Platte County was 66.0 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Platte County, 83.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

<sup>130</sup> In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

<b>Table II.16.5</b>				
<b>Household Type by Tenure</b>				
Platte County				
2007-2011 Five-Year ACS Data				
Family Type	Platte County		State of Wyoming	
	Platte County	% of Total	State of Wyoming	% of Total
Family households	2,407	66.0%	145,279	66.1%
Married-couple family	2,004	83.3%	116,920	80.5%
Owner-occupied housing units	1,853	92.5%	97,958	83.8%
Renter-occupied housing units	151	7.5%	18,962	16.2%
Other family	403	16.7%	28,359	19.5%
Male householder, no wife present	68	2.8%	9,289	32.8%
Owner-occupied housing units	68	100.0%	5,532	59.6%
Renter-occupied housing units	0	0.0%	3,757	40.4%
Female householder, no husband present	335	13.9%	19,070	67.2%
Owner-occupied housing units	80	23.9%	10,181	53.4%
Renter-occupied housing units	255	76.1%	8,889	46.6%
Nonfamily households	1,240	34.0%	74,349	33.9%
Owner-occupied housing units	848	68.4%	41,217	55.4%
Renter-occupied housing units	392	31.6%	33,132	44.6%
<b>Total</b>	<b>3,647</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.16.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,237 two-person family households, 575 three-person family households and 369 four-person family households. One-person non-family households made up 93.8 percent of all non-family households or an estimated 1,163 households. Platte County's two persons households made up 36.0 percent of total housing units and four person households made up an additional 10.1 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

<b>Table II.16.6</b>				
<b>Household Type by Household Size</b>				
Platte County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Platte County</b>				
One Person	.	1,163	1,163	31.9%
Two Person	1,237	75	1,312	36.0%
Three Person	575	2	577	15.8%
Four Person	369	0	369	10.1%
Five Person	125	0	125	3.4%
Six Person	72	0	72	2.0%
Seven Person	29	0	29	0.8%
<b>Total</b>	<b>2,407</b>	<b>1,240</b>	<b>3,647</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>145,279</b>	<b>74,349</b>	<b>219,628</b>	<b>100.0%</b>

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,312 two-person households, 1,195 were owner-occupied and 117 were renter-occupied. Of the 369 four-person households, 270 were owner-occupied and 99 were renter-occupied. Further household size data by tenure are presented in Table II.16.7, below.

<b>Table II.16.7</b>				
<b>Tenure by Household Size</b>				
Platte County				
2007-2011 Five-Year ACS Data				
<b>Household Size</b>	<b>Own</b>	<b>Rent</b>	<b>Total</b>	<b>% of Total</b>
<b>Platte County</b>				
One Person	779	384	1,163	31.9%
Two Person	1,195	117	1,312	36.0%
Three Person	420	157	577	15.8%
Four Person	270	99	369	10.1%
Five Person	106	19	125	3.4%
Six Person	60	12	72	2.0%
Seven Person or more	19	10	29	0.8%
<b>Total</b>	<b>2,849</b>	<b>798</b>	<b>3,647</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

As shown in Table II.16.8, below, Platte County had a total of 4,665 housing units of which 3,647 or 78.2 percent were occupied. Of these occupied units, 78.1 percent, or 2,849 units were owner-occupied, which compares to a statewide rate of 70.5. A total of 1,018 units or 21.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

<b>Table II.16.8</b>				
<b>Housing Units by Tenure</b>				
Platte County				
2007-2011 Five-Year ACS Data				
<b>Tenure</b>	<b>Platte County</b>		<b>State of Wyoming</b>	
	<b>Units</b>	<b>% of Total</b>	<b>Units</b>	<b>% of Total</b>
Occupied Housing Units	3,647	78.2%	219,628	84.8%
Owner-Occupied	2,849	78.1%	154,888	70.5%
Renter-Occupied	798	21.9%	64,740	29.5%
Vacant Housing Units	1,018	21.8%	39,362	15.2%
<b>Total Housing Units</b>	<b>4,665</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>

Table II.16.9, on the following page, shows that of the 1,018 housing units in Platte County as reported in the 2011 ACS data, 63 or 6.2 percent were for rent and 29 or 2.8 percent were for sale. An estimated 549 units were for seasonal, recreational, or occasional use, and 327 or 32.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

<b>Table II.16.9</b> <b>Disposition of Vacant Housing Units</b> Platte County 2007-2011 Five Year ACS Data				
Disposition	Platte County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	63	6.2%	5,138	13.1%
Rented, but not occupied	17	1.7%	2,072	5.3%
For sale only	29	2.8%	2,921	7.4%
Sold, but not occupied	33	3.2%	983	2.5%
For seasonal, recreational, or occasional use	549	53.9%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	327	32.1%	10,249	26.0%
<b>Total</b>	<b>1,018</b>	<b>100.0%</b>	<b>39,362</b>	<b>100.0%</b>

Table II.16.10, at right, presents different income statistics for Platte County. According to the 2011 ACS data averages, median family income for Platte County was \$56,875 compared to the statewide average of \$69,058. Per capita income for Platte County, which is calculated by dividing total income by population, was \$25,280, which compared to \$28,952 for the State of Wyoming.

<b>Table II.16.10</b> <b>Median and Per Capita Income</b> Platte County 2007-2011 Five-Year ACS Data		
Income Type	Platte County	Wyoming
Median Family Income	56,875	69,058
Median Household Income	46,171	56,380
Per Capita Income	25,280	28,952

Table II.16.11, below, shows households by income for Platte County and the State of Wyoming. In Platte County, there were a total of 480 households or 13.2 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 605 households that had incomes between \$35,000 and \$49,999, which accounted for 16.6 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.0 percent of total households and numbered 510 in Platte County.

<b>Table II.16.11</b> <b>Households by Income</b> Platte County 2007-2011 Five-Year ACS Data				
Income	Platte County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	480	13.2%	21,222	9.7%
15,000 - 19,999	161	4.4%	10,180	4.6%
20,000 - 24,999	265	7.3%	10,638	4.8%
25,000 - 34,999	516	14.1%	23,696	10.8%
35,000 - 49,999	605	16.6%	31,275	14.2%
50,000 - 74,999	664	18.2%	44,469	20.2%
75,000 - 99,999	446	12.2%	31,675	14.4%
100,000 and above	510	14.0%	46,473	21.2%
<b>Total</b>	<b>3,647</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.16.12, below. In total, the poverty rate in Platte County was 11.8 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Platte County had a poverty rate of 7.7 percent and the female population had a poverty rate of 15.8 percent. There were 70 males and 127 females in poverty under the age of 5. Overall, 19.4 percent of persons in poverty in Platte 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 128 individuals with incomes below the poverty level which represented 12.6 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.

<b>Table II.16.12</b>				
<b>Poverty by Age</b>				
Platte County				
2007-2011 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Platte County</b>				
5 and Below	70	127	197	19.4%
6 to 18	108	149	257	25.3%
18 to 64	140	292	432	42.6%
65 and Older	8	120	128	12.6%
<b>Total</b>	<b>326</b>	<b>688</b>	<b>1,014</b>	<b>100.0%</b>
Poverty Rate	7.7%	15.8%	11.8%	.
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>24,335</b>	<b>30,565</b>	<b>54,900</b>	<b>100.0%</b>
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.16.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Platte County saw an average of 2,342 owner-occupied single-family units compared to 434 single-family rental units. In Platte County, single-family units comprised 76.1 percent of all households compared with 71.7 percent statewide. Platte County had a total of 112 apartment rental units and total apartment units accounted for 3.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 591 mobile homes in Platte County, which comprised 16.2 percent of all occupied housing units and compared to 13.8 statewide.

<b>Table II.16.13</b>				
<b>Households by Unit Type</b>				
Platte County				
2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Platte County</b>				
Single-Family Unit	2,342	434	2,776	76.1%
Duplex	22	14	36	1.0%
Tri- or Four-Plex	14	118	132	3.6%
Apartments	0	112	112	3.1%
Mobile Homes	471	120	591	16.2%
Boat, RV, Van, Etc.	0	0	0	0.0%
<b>Total</b>	<b>2,849</b>	<b>798</b>	<b>3,647</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

Table II. 16.14, below, shows the number of households by year of construction. As shown, 23.5 percent, or 858 units, were built in 1939 or earlier in the county, and another 231 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 95, which accounted for 2.6 percent of all households, and an additional 16 households, or .4 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

<b>Table II.16.14</b>				
<b>Households by Year Built</b>				
Platte County				
2007-2011 Five-Year ACS Data				
Year Built	Platte County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	858	23.5%	25,099	11.4%
1940 to 1949	231	6.3%	10,841	4.9%
1950 to 1959	305	8.4%	22,067	10.0%
1960 to 1969	234	6.4%	19,430	8.8%
1970 to 1979	1,101	30.2%	52,134	23.7%
1980 to 1989	409	11.2%	34,742	15.8%
1990 to 1999	398	10.9%	26,856	12.2%
2000 to 2004	95	2.6%	14,190	6.5%
Built 2005 or Later	16	0.4%	14,269	6.5%
<b>Total</b>	<b>3,647</b>	<b>100.0%</b>	<b>219,628</b>	<b>100.0%</b>

Table II.16.15, on the following page, displays housing units for Platte County and the State of Wyoming. The number of rooms in Platte County varied between households. Households with one room accounting for only 0.5 percent of total housing units, while households with five and six



rooms accounted for 15.9 and 17.1 percent, respectively. The median number of rooms in Platte County was 6 rooms, which compared to 6 statewide.

<b>Table II.16.15</b>				
<b>Housing Units by Number of Rooms</b>				
Platte County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Platte County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	22	0.5%	4,252	1.6%
Two	71	1.5%	6,593	2.5%
Three	392	8.4%	19,112	7.4%
Four	1,059	22.7%	44,741	17.3%
Five	742	15.9%	52,369	20.2%
Six	799	17.1%	40,122	15.5%
Seven	440	9.4%	31,810	12.3%
Eight	484	10.4%	25,589	9.9%
Nine or more	656	14.1%	34,402	13.3%
<b>Total</b>	<b>4,665</b>	<b>100.0%</b>	<b>258,990</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.16.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 16 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 29.9 percent of total households in Platte County, which compared to 24.8 percent statewide. In Platte County, the 1,595 households with three bedrooms accounted for 43.7 percent of all households, and there were only 210 five-bedroom or more households, which accounted for 5.8 percent of all households.

<b>Table II.16.16</b>				
<b>Households by Number of Bedrooms</b>				
Platte County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Platte County</b>				
None	0	16	16	0.4%
One	41	109	150	4.1%
Two	740	349	1,089	29.9%
Three	1,338	257	1,595	43.7%
Four	534	53	587	16.1%
Five or more	196	14	210	5.8%
<b>Total</b>	<b>2,849</b>	<b>798</b>	<b>3,647</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
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%
<b>Total</b>	<b>154,888</b>	<b>64,740</b>	<b>219,628</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.16.17, at right, structures built in 1939 or earlier had a median value of \$138,600, while structures built between 1950 and 1959 had a median value of \$106,900 and those built between 1990 to 1999 had a median value of \$172,500. The newest structures tended to have the highest values and those built between 2000 and 2004 with median values of \$158,900 respectively. The total average median value in Platte County was \$136,100, which compared to \$181,900 in the State of Wyoming.

<b>Table II.16.17</b> <b>Median Value by Year Structure Built</b> Platte County 2007-2011 Five-Year ACS Data		
Year Built	Platte County	State of Wyoming
1939 or earlier	138,600	148,000
1940 to 1949	106,800	130,200
1950 to 1959	106,900	155,800
1960 to 1969	122,900	171,100
1970 to 1979	145,000	180,100
1980 to 1989	115,200	194,300
1990 to 1999	172,500	224,800
2000 to 2004	158,900	247,900
Built 2005 or Later		245,700
<b>Total</b>	<b>136,100</b>	<b>181,900</b>

Household mortgage status is reported in Table II.16.18, below. In Platte County, households with a mortgage accounted for 51.1 percent of all households or 1,456 housing units, and the remaining 48.9 percent or 1,393 units had no mortgage. Of those units with a mortgage, 270 had either a second mortgage or home equity loan, 3 had both a second mortgage and home equity loan, and 1,183 or 81.3 percent had no second mortgage or no home equity loan.

<b>Table II.16.18</b> <b>Mortgage Status</b> Platte County 2007-2011 Five-Year ACS Data				
Mortgage Status	Platte County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,456	51.1%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	270	18.5%	16,846	17.7%
Second mortgage only	130	48.1%	8,326	49.4%
Home equity loan only	140	51.9%	8,520	50.6%
Both second mortgage and home equity loan	3	0.2%	733	0.8%
No second mortgage and no home equity loan	1,183	81.3%	77,715	81.6%
Housing units without a mortgage	1,393	48.9%	59,594	38.5%
<b>Total</b>	<b>2,849</b>	<b>100.0%</b>	<b>154,888</b>	<b>100.00%</b>

The median rent in Platte County was \$412 as compared to \$591 statewide, as shown in Table II.16.19, below.

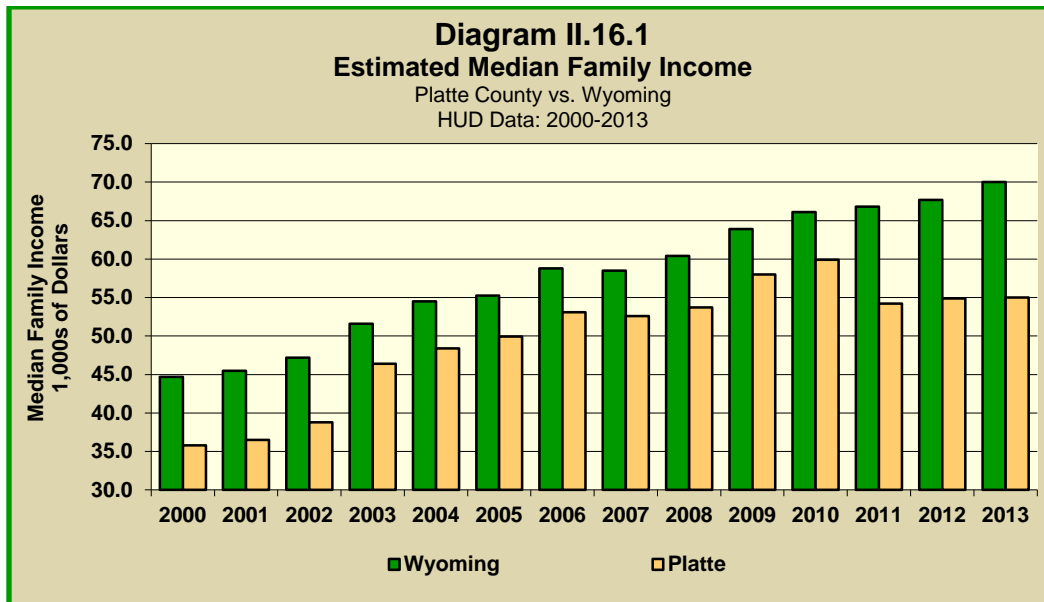
<b>Table II.16.19</b> <b>Median Rent</b> Platte County 2007-2011 Five-Year ACS Data	
Place	Rent
Platte County	\$412
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 38 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Platte County are presented in Table II.16.20, below, and indicate a net increase of 759 persons over the time period.

<b>Table II.16.20</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Platte County			
WYDOT Data, 2000–Second Quarter 2012			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
2000	239	176	63
2001	237	191	46
2002	231	153	78
2003	201	149	52
2004	241	177	64
2005	218	186	32
2006	213	183	30
2007	197	175	22
2008	222	173	49
2009	212	135	77
2010	265	114	151
2011	215	158	57
2012 – First Half	106	68	38
<b>Total</b>	<b>2,797</b>	<b>2,038</b>	<b>759</b>

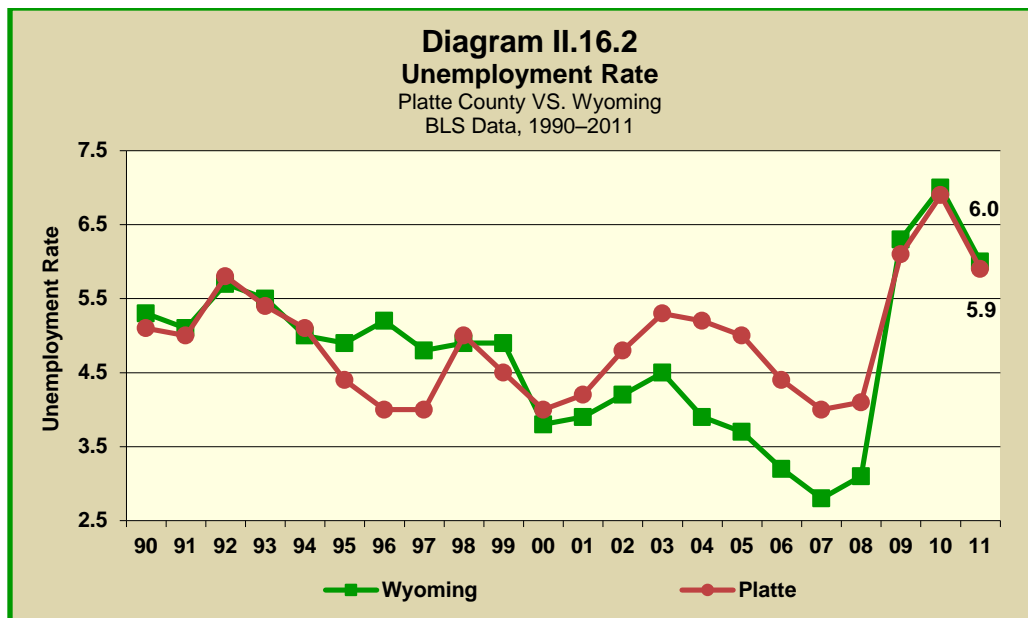
**Economics**

The HUD estimated MFI for Platte County was \$55,000 in 2013.<sup>131</sup> This compares to Wyoming’s MFI of \$70,000. Diagram II.16.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Platte County’s labor force, defined as the number of persons working or actively seeking work, increased by 14 persons, from 4,294 in 2010 to 4,280 in 2011. Employment increased by 32 persons; unemployment decreased by 46 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 5.9 percent in 2011, as shown on the following page in Diagram II.16.2.

<sup>131</sup> 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.16.21, below, annual total monthly employment increased by 0.14 percent between 2010 and 2011, from a total of 3,508 to 3,513 workers. Preliminary estimates shows employment decreased to 3,512 persons in June 2012.

Year	2002	2003	2004	2005	2006	2008	2008	2009	2010	2011	2012(p)
Jan	3,129	3,112	3,158	3,204	3,224	3,235	3,278	3,244	3,343	3,437	3,298
Feb	3,131	3,119	3,160	3,232	3,287	3,235	3,306	3,274	3,404	3,445	3,315
Mar	3,157	3,161	3,237	3,274	3,332	3,465	3,338	3,372	3,457	3,506	3,540
Apr	3,459	3,236	3,280	3,317	3,428	3,587	3,520	3,626	3,708	3,714	3,895
May	3,724	3,505	3,639	3,731	3,798	3,592	3,754	3,939	3,927	3,946	3,708
Jun	3,599	3,306	3,537	3,462	3,446	3,459	3,389	3,463	3,651	3,657	3,512
Jul	3,308	3,220	3,260	3,212	3,259	3,211	3,176	3,291	3,417	3,398	.
Aug	3,319	3,274	3,243	3,198	3,257	3,231	3,180	3,277	3,303	3,308	.
Sep	3,365	3,442	3,408	3,397	3,412	3,404	3,396	3,444	3,511	3,502	.
Oct	3,299	3,358	3,347	3,310	3,421	3,392	3,348	3,394	3,455	3,395	.
Nov	3,265	3,265	3,268	3,323	3,369	3,395	3,298	3,344	3,440	3,405	.
Dec	3,231	3,230	3,259	3,280	3,340	3,403	3,331	3,289	3,483	3,447	.
<b>Annual</b>	<b>3,332</b>	<b>3,269</b>	<b>3,316</b>	<b>3,328</b>	<b>3,381</b>	<b>3,384</b>	<b>3,360</b>	<b>3,413</b>	<b>3,508</b>	<b>3,513</b>	.
% Change	2.74	-1.89	1.44	0.36	1.59	0.09	-0.71	1.58	2.78	0.14	.

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.16.22, on the following page, annual average weekly wages increased by 4.01 percent between 2010 and 2011, from a total of \$723 to \$752. Preliminary estimates show average weekly wages increased to \$844 in the second quarter 2012.

<b>Table II.16.22</b> <b>Average Weekly Wages</b> Platte County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	478	517	457	485	485	.
2002	485	538	488	509	506	4.33
2003	508	549	505	527	523	3.36
2004	516	563	562	571	553	5.74
2005	515	598	558	592	566	2.35
2006	539	635	551	601	583	3.00
2007	593	681	580	629	622	6.69
2008	593	712	609	689	652	4.82
2009	623	761	620	701	679	4.14
2010	646	828	663	744	723	6.48
2011	693	844	731	732	752	4.01
2012(p)	724	844	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.16.23. Annual establishments increased by 0.26 percent between 2010 and 2011, from a total of 385 to 386 establishments. Preliminary estimate show business establishments decreased to 378 in the second quarter of 2012.

<b>Table II.16.23</b> <b>Number of Establishments\</b> Platte County BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	342	357	358	354	353	.
2002	356	367	369	357	362	2.55
2003	359	362	358	353	358	-1.10
2004	352	351	357	361	355	-0.84
2005	359	373	377	382	373	5.07
2006	378	391	387	384	385	3.22
2007	375	381	381	380	379	-1.56
2008	388	394	391	383	389	2.64
2009	380	387	381	383	383	-1.54
2010	379	378	391	393	385	0.52
2011	386	389	386	381	386	0.26
2012(p)	380	378	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Platte County recorded 5,790 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 \$387,203,000 and real per capita income was \$44,020 in 2011. Average earnings per job in the county was \$43,902 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

Average apartment rent in Platte County increased from \$452 in second quarter 2011 to \$504 in second quarter 2012, or by 11.5 percent. Detached single-family home rents increased by 2.0 percent, rents for mobile homes on a lot decreased by 9.0 percent, and rents for mobile home lots decreased by 14.7 percent.

Platte County rental prices experienced average annualized increases of 2.6 percent for apartments, 0.3 percent for houses, 0.4 percent for mobile homes plus a lot, and 1.8 percent for mobile home lots since second quarter 1998 to second quarter 2012.<sup>132</sup> 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. Table II.16.24, at right, presents the Platte County data for each rental type.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Platte County increased from 12 units in 2009 to 19 units in 2010. Total residential authorizations decreased to 10 units in 2011.

The real value of single-family building permits decreased from \$189,900 in 2010 to \$181,300 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$213,100 in 2008 to a low of \$108,100 in 2001. These figures compare to the state average high of \$270,900 in 2000 and a low of \$184,100 in 2003. Additional details of permit activity and per unit valuations are given in Table II.16.25, below.

<b>Table II.16.24</b>				
<b>Semiannual Average Monthly Rental Prices</b>				
Platte County				
EAD Data, Fourth Quarter 1986–Second Quarter 2012				
<b>Quarter Year</b>	<b>Apartments</b>	<b>Mobile Home Lot</b>	<b>House</b>	<b>Mobile Home</b>
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	342	100	360	345
Q4.98	350	100	446	315
Q2.99	323	100	460	312
Q4.99	359	100	450	320
Q2.00	325	101	403	314
Q4.00	338	105	436	307
Q2.01	312	105	400	308
Q4.01	350	110	425	288
Q2.02	334	110	411	317
Q4.02	354	118	440	.
Q2.03	324	113	435	297
Q4.03	384	125	472	376
Q2.04	389	118	456	330
Q4.04	370	123	423	349
Q2.05	395	123	417	336
Q4.05	405	115	418	324
Q2.06	403	115	437	336
Q4.06	418	98	447	381
Q2.07	419	110	448	360
Q4.07	417	118	442	382
Q2.08	407	128	423	377
Q4.08	415	165	421	384
Q2.09	420	120	425	389
Q4.09	431	125	436	385
Q2.10	451	128	455	398
Q4.10	428	130	432	359
Q2.11	452	150	459	366
Q4.11	471	110	450	337
Q2.12	504	128	468	333

<sup>132</sup> Data from 1986 to 1997 for Platte County is not reported by the EAD.

<b>Table II.16.25</b> <b>Building Permits and Valuation</b> Platte 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	15	.	.	6	21	.	.	134.3
1981	3	.	4	.	7	.	.	90.9
1982	9	.	.	.	9	.	.	102.6
1983	5	.	.	.	5	.	.	125.1
1984	4	.	.	.	4	.	.	118.6
1985	2	.	.	.	2	.	.	33.1
1986	4	.	.	.	4	.	.	78.5
1987	5	.	.	.	5	.	.	88.8
1988	2	.	.	.	2	.	.	134.8
1989	2	.	.	.	2	.	.	99.4
1990	2	.	.	.	2	.	.	95.7
1991	3	.	.	.	3	.	.	81.8
1992	5	.	.	.	5	.	.	107.3
1993	15	2	.	.	17	.	.	103.5
1994	12	.	.	.	12	.	.	123.5
1995	16	.	.	.	16	.	8	91.5
1996	12	12	.	.	24	.	10	125.1
1997	11	14	.	.	25	.	18	109.6
1998	7	6	.	.	13	.	4	59.2
1999	6	2	.	.	8	.	.	95.7
2000	6	2	.	.	8	.	.	101.6
2001	10	2	.	.	12	.	.	108.1
2002	12	.	.	.	12	.	.	122.2
2003	14	.	.	.	14	.	.	116.0
2004	42	.	.	.	42	.	.	136.3
2005	47	.	.	.	47	.	.	155.5
2006	41	.	.	.	41	.	.	173.2
2007	32	.	.	.	32	.	.	203.3
2008	24	.	4	.	28	.	.	213.1
2009	12	.	.	.	12	.	.	212.2
2010	12	.	7	.	19	.	.	189.9
2011	10	.	.	.	10	.	.	181.3

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Platte County was \$123,137. This represented a decrease of 0.6 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 2011 is displayed in Table II.16.26, on the following page.

<b>Table II.16.26</b> <b>Average Sales Prices</b> Platte County vs. Wyoming DOR Data, 1999–2011				
Year	Platte County Average Price (\$)	Platte County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,996	33.89	101,517	4.76
2000	83,310	-3.12	111,437	9.77
2001	76,315	-8.40	116,469	4.52
2002	76,592	0.36	121,140	4.01
2003	82,982	8.34	132,708	9.55
2004	83,393	0.50	142,501	7.38
2005	101,802	22.07	159,776	12.12
2006	115,617	13.57	187,869	17.58
2007	120,692	4.39	265,044	41.08
2008	134,896	11.8	256,045	-3.4
2009	126,479	-6.2	241,622	-5.6
2010	123,898	-2.04	250,958	3.9
2011	123,137	-0.6	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.<sup>133</sup> During December 2012, a total of 17 surveys were completed in Platte County by property managers. Of the 154 rental units surveyed, 15 were vacant, indicating a vacancy rate of 9.74 percent, as shown in Table II.16.27, below. This compares to a 8.42 percent vacancy rate one year ago and a statewide December 2012 vacancy rate of 4.17 percent.

<b>Table II.16.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Platte County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	99	1	1.01%
2001b	5	45	4	8.89%
2002a	8	87	4	4.60%
2002b	9	80	9	11.25%
2003a	7	51	3	5.88%
2003b	4	70	1	1.43%
2004a	8	99	6	6.06%
2004b	6	87	2	2.30%
2005a	8	142	1	0.70%
2005b	9	142	17	11.97%
2006a	8	110	17	15.45%
2006b	16	164	39	23.78%
2007a	13	175	9	5.14%
2007b	14	169	15	8.88%
2008a	14	182	14	7.69%
2008b	17	172	15	8.72%
2009a	11	96	10	10.42%
2009b	14	173	11	6.36%
2010a	15	172	12	6.98%
2010b	21	202	14	6.93%
2011a	20	185	9	4.86%
2011b	16	190	16	8.42%
2012a	16	159	8	5.03%
2012b	17	154	15	9.74%

Diagram II.16.3, on the following page, shows the historical vacancy rate for Platte County and Wyoming. As can be seen, the vacancy rate in Platte County has been similar to the statewide vacancy rate, except for the period from 2005 to 2009, where it jumped above the statewide rate and spiked to 23.8 percent in second half of 2006.

<sup>133</sup>Those signified as a in the “year” column of Table II.16.10 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.



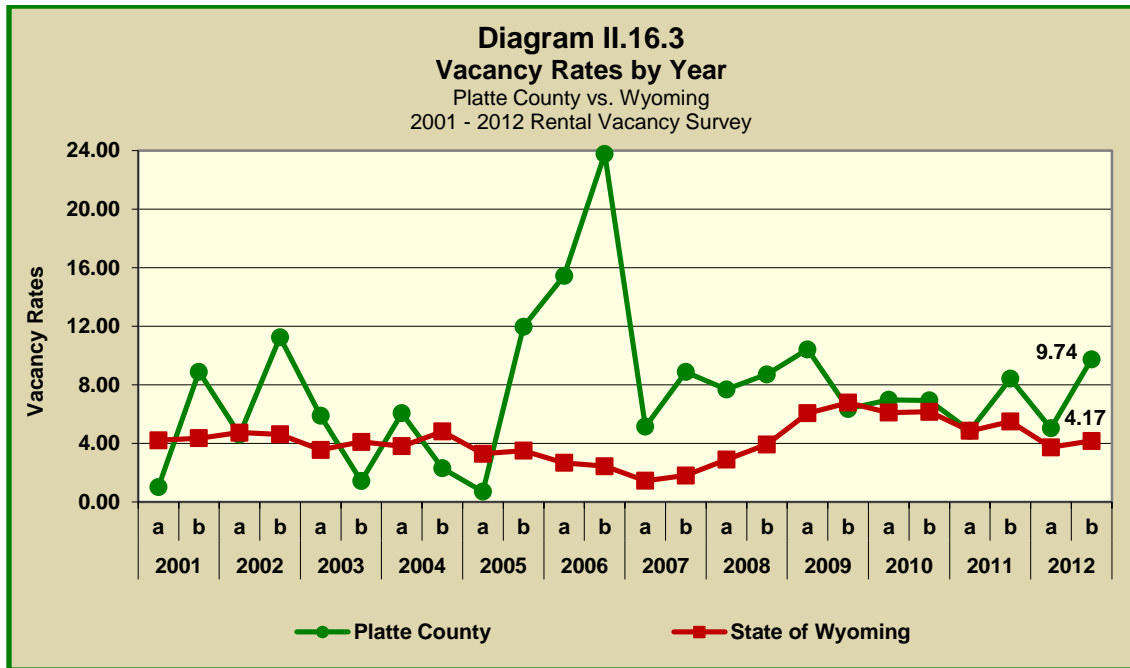
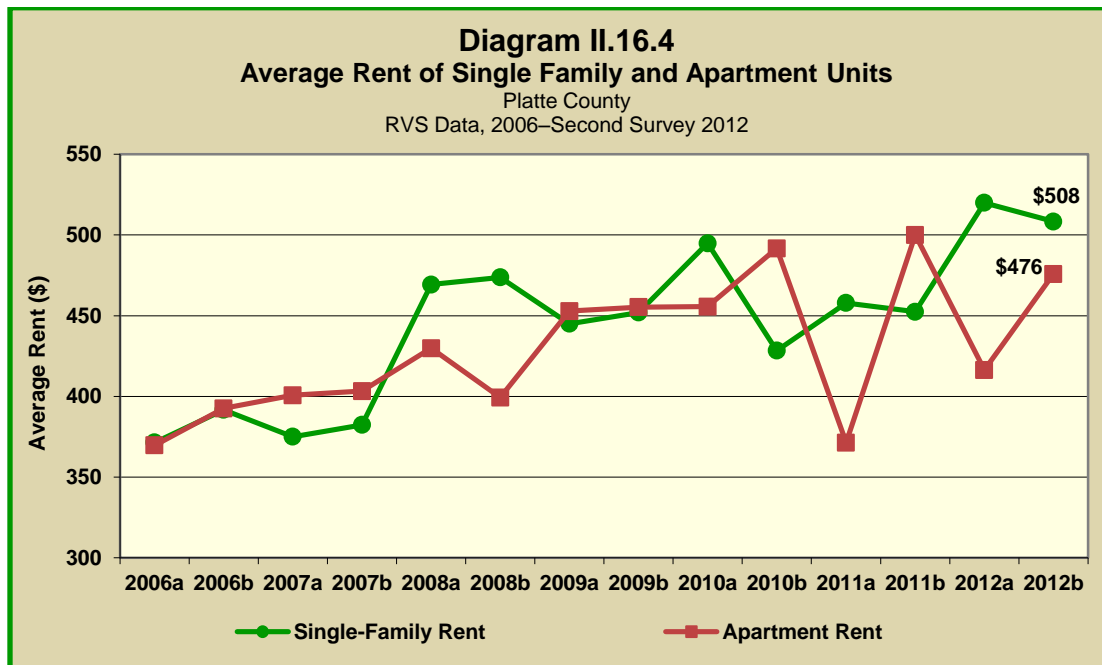


Diagram II.16.4, below, shows the average rent of single-family and apartment units in Platte County. In the second half of 2012, average rents for single-family units decreased to \$508 and average rents for apartments rose to \$476.



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 25 respondents in Platte County. Of the incoming persons who were unsatisfied with their current housing, 77.8 percent said they were seeking to own a home and 22.2 percent of respondents wished to rent. Of those seeking to own a home, 40.0 percent wished to buy existing units, of which 100.0 percent anticipated spending above \$250,000. The remaining 60.0 percent of aspiring homebuyers

expected to build a new home, of which 100.0 percent spending between \$100,000 and \$249,999.

Of those currently renting or seeking to rent, 100.0 percent of respondents anticipated spending between \$475 and \$849. Additional survey data are presented in **Volume II. Technical Appendix**.

**Housing Problems**

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2011 five-year ACS data, 47 or 1.3 percent of households in Platte County were overcrowded and another 0 or 0.0 percent of units were severely overcrowded, as shown in Table II.16.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.16.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Platte County				
2007-2011 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Platte County</b>				
<b>Owner</b>				
Households	2,802	47	0	2,849
Percentage	98.4%	1.6%	0.0%	100.0%
<b>Renter</b>				
Households	798	0	0	798
Percentage	100.0%	0.0%	0.0%	100.0%
<b>Total</b>				
Households	3,600	47	0	3,647
Percentage	98.7%	1.3%	0.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
<b>Renter</b>				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
<b>Total</b>				
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 195 units or 4.2 percent of all housing units in Platte 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.16.29, at right.

<b>Table II.16.29</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Platte County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Platte County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	4,470	251,420
Lacking Complete Kitchen Facilities	195	7,570
<b>Total Housing Units</b>	<b>4,665</b>	<b>258,990</b>
Percent Lacking	4.2%	2.9%

At the time of the 2011 ACS, a total of 250 units or 5.4 percent of all housing units in Platte 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.16.30, at right.

<b>Table II.16.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Platte County 2007-2011 Five-Year ACS Data		
<b>Facilities</b>	<b>Platte County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	4,415	252,719
Lacking Complete Plumbing Facilities	250	6,271
<b>Total Households</b>	<b>4,665</b>	<b>258,990</b>
Percent Lacking	5.4%	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 Platte County, 15.0 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 19.3 percent of homeowners with a mortgage in Platte County experienced a cost burden and 13.0 percent experienced a severe cost burden, while 22.1 percent of renters had a cost burden and 9.5 percent had a severe cost burden, as shown in Table II.16.31, on the following page.

<b>Table II.16.31</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Platte County					
2007-2011 Five-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Platte County</b>					
<b>Owner With a Mortgage</b>					
Households	985	281	190	0	1,456
Percent	67.7%	19.3%	13.0%	0.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,252	89	52	0	1,393
Percent	89.9%	6.4%	3.7%	0.0%	100.0%
<b>Renter</b>					
Households	406	176	76	140	798
Percent	50.9%	22.1%	9.5%	17.5%	100.0%
<b>Total</b>					
Households	2,643	546	318	140	3,647
Percent	72.5%	15.0%	8.7%	3.8%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
<b>Renter</b>					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
<b>Total</b>					
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 1,444 households in Platte County, from 3,838 in 2010 to 5,282 in 2040. Homeowners are expected to increase from 2,898 households in 2010 to 3,992 by 2040. Renters are anticipated to increase from 940 households in 2010 to 1,290 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 87 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 81 households and by 179 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 87 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 74 households over the period. Table II.16.32, on the following page, provides details of the household forecast by tenure and income.

<b>Table II.16.32</b>						
<b>Household Forecast by Tenure and Income</b>						
Platte County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	231	216	474	244	1,733	2,898
2015	242	226	496	255	1,815	3,034
2020	255	237	521	268	1,907	3,189
2025	270	252	553	284	2,022	3,381
2030	286	266	586	301	2,142	3,581
2035	302	282	619	318	2,264	3,785
2040	319	297	653	336	2,388	3,992
<b>Renters by Percent of Median Household Income</b>						
2010	233	198	225	93	191	940
2015	247	210	239	99	202	997
2020	258	219	249	103	211	1,040
2025	273	232	264	109	223	1,101
2030	289	245	279	115	236	1,163
2035	304	258	294	121	249	1,227
2040	320	271	309	128	262	1,290
<b>Total Households by Percent of Median Household Income</b>						
2010	465	413	699	337	1,924	3,838
2015	489	435	735	354	2,017	4,031
2020	513	456	771	371	2,118	4,229
2025	543	483	817	393	2,246	4,482
2030	575	511	864	416	2,378	4,744
2035	607	540	913	440	2,513	5,012
2040	639	568	962	463	2,650	5,282

