

UINTA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Uinta County's population decreased from 15,793 in 2010 to 15,698 in 2011, or by 0.6 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁵³ The number of people from 15 to 24 years of age decreased by 2.1 percent, and the number of people from 55 to 64 years of age increased by 5.1 percent. The white population decreased by 1.1 percent, while the black population increased by 50.8 percent. The Hispanic population increased from 1,855 to 1,900 people between 2010 and 2011 or by 2.4 percent. These data are presented in Table II.21.1, below.

Subject	Uinta County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	15,793	15,698	-0.6%	563,626	568,158	0.8%
Age						
Under 14 years	5,325	5,287	-0.7%	113,371	113,462	0.1%
15 to 24 years	2,653	2,596	-2.1%	78,460	78,704	0.3%
25 to 44 years	5,507	5,407	-1.8%	144,615	145,669	0.7%
45 to 54 years	3,195	3,034	-5.0%	83,577	80,936	-3.2%
55 to 64 years	2,564	2,695	5.1%	73,513	77,120	4.9%
65 and Over	1,874	1,966	4.9%	70,090	72,267	3.1%
Race						
White	20,385	20,152	-1.1%	529,110	531,484	0.4%
Black	63	95	50.8%	5,135	6,024	17.3%
American Indian and Alaskan Native	238	248	4.2%	14,457	14,774	2.2%
Asian	66	80	21.2%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	38	41	7.9%	521	551	5.8%
Two or more races	328	369	12.5%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,855	1,900	2.4%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Uinta County's population increased from 19,742 persons in 2000 to 21,118 in 2010, or by 7 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 4.8 percent, while the black population increased by 150.0 percent. The Hispanic population increased from 1,055 to 1,855 persons between 2000 and 2010, or by 75.8 percent. These data are presented in Table II.21.2, on the following page.

¹⁵³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.21.2					
Population by Race and Ethnicity					
Uinta County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	18,621	94.3%	19,514	92.4%	4.8%
Black	22	0.1%	55	0.3%	150.0%
American Indian	172	0.9%	168	0.8%	-2.3%
Asian	54	0.3%	61	0.3%	13.0%
Native Hawaiian/Pacific Islander	13	0.1%	36	0.2%	176.9%
Other	564	2.9%	860	4.1%	52.5%
Two or More Races	296	1.5%	424	2.0%	43.2%
Total	19,742	100.0%	21,118	100.0%	7.0%
Hispanic (Ethnicity)	1,055	5.3%	1,855	8.8%	75.8%

Table II.21.3, below, presents the population of Uinta County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 7.0 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,206 persons, or by 88.8 percent. In 2010, the largest age group in Uinta County was the group aged 35 to 54, which accounted for 27.5 percent of the entire population. The 2010 census count showed a total of 10,662 males, who accounted for 50.5 percent of the population, and the remaining 49.5 percent, or 10,456 persons, were female.

Table II.21.3							
Population by Age and Gender							
Uinta County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	845	776	1,621	915	866	1,781	9.9%
5 to 19	2,987	2,672	5,659	2,630	2,483	5,113	-9.6%
20 to 24	544	552	1,096	525	559	1,084	-1.1%
25 to 34	1,164	1,190	2,354	1,458	1,436	2,894	22.9%
35 to 54	3,187	3,089	6,276	2,915	2,893	5,808	-7.5%
55 to 64	683	675	1,358	1,309	1,255	2,564	88.8%
65 and Over	644	734	1,378	910	964	1,874	36.0%
Total	10,054	9,688	19,742	10,662	10,456	21,118	7.0%

At the time of the 2010 Census, there were 270 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters decreased by 24.6 percent, as shown in Table II.21.4, on the following page.

Table II.21.4			
Group Quarters Population			
Uinta County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁵⁴	94	43	-54.3%
Juvenile Facilities	.	.	.
Nursing Homes	74	15	-79.7%
Other Institutions	130	72	-44.6%
Total	298	130	-56.4%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	60	140	133.3%
Total	60	140	133.3%
Group Quarters Population	358	270	-24.6%

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.21.5, 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 5,226 family households, of which 4,280 housed married couple families and 946 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 247 families, or a female householder with no husband present, of which there were 699 families. There were also an estimated 2,039 “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 Uinta County was 71.9 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Uinta County, 81.9 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹⁵⁴ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

Table II.21.5				
Household Type by Tenure				
Uinta County				
2007-2011 Five-Year ACS Data				
Family Type	Uinta County		State of Wyoming	
	Uinta County	% of Total	State of Wyoming	% of Total
Family households	5,226	71.9%	145,279	66.1%
Married-couple family	4,280	81.9%	116,920	80.5%
Owner-occupied housing units	3,764	87.9%	97,958	83.8%
Renter-occupied housing units	516	12.1%	18,962	16.2%
Other family	946	18.1%	28,359	19.5%
Male householder, no wife present	247	4.7%	9,289	32.8%
Owner-occupied housing units	184	74.5%	5,532	59.6%
Renter-occupied housing units	63	25.5%	3,757	40.4%
Female householder, no husband present	699	13.4%	19,070	67.2%
Owner-occupied housing units	438	62.7%	10,181	53.4%
Renter-occupied housing units	261	37.3%	8,889	46.6%
Nonfamily households	2,039	28.1%	74,349	33.9%
Owner-occupied housing units	1,163	57.0%	41,217	55.4%
Renter-occupied housing units	876	43.0%	33,132	44.6%
Total	7,265	100.0%	219,628	100.0%

Table II.21.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 2,323 two-person family households, 842 three-person family households and 1,019 four-person family households. One-person non-family households made up 85.7 percent of all non-family households or an estimated 1,747 households. Uinta County’s two persons households made up 35.6 percent of total housing units and four person households made up an additional 14.3 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.21.6				
Household Type by Household Size				
Uinta County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Uinta County				
One Person	.	1,747	1,747	24.0%
Two Person	2,323	264	2,587	35.6%
Three Person	842	8	850	11.7%
Four Person	1,019	20	1,039	14.3%
Five Person	576	0	576	7.9%
Six Person	353	0	353	4.9%
Seven Person	113	0	113	1.6%
Total	5,226	2,039	7,265	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 2,587 two-person households, 2,233 were owner-occupied and 354 were renter-occupied. Of the 1,039 four-person households, 774 were owner-occupied and 265 were renter-occupied. Further household size data by tenure are presented in Table II.21.7, below.

Table II.21.7 Tenure by Household Size				
Uinta County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Uinta County				
One Person	954	793	1,747	24.0%
Two Person	2,233	354	2,587	35.6%
Three Person	677	173	850	11.7%
Four Person	774	265	1,039	14.3%
Five Person	467	109	576	7.9%
Six Person	331	22	353	4.9%
Seven Person or more	113	0	113	1.6%
Total	5,549	1,716	7,265	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.21.8, below, Uinta County had a total of 8,653 housing units of which 7,265 or 84.0 percent were occupied. Of these occupied units, 76.4 percent, or 5,549 units were owner occupied, which compares to a statewide rate of 70.5. A total of 1,388 units or 16.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.21.8 Housing Units by Tenure				
Uinta County 2007-2011 Five-Year ACS Data				
Tenure	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	7,265	84.0%	219,628	84.8%
Owner-Occupied	5,549	76.4%	154,888	70.5%
Renter-Occupied	1,716	23.6%	64,740	29.5%
Vacant Housing Units	1,388	16.0%	39,362	15.2%
Total Housing Units	8,653	100.0%	258,990	100.0%

Table II.21.9, on the following page, shows that of the 1,388 housing units in Uinta County as reported in the 2011 ACS data, 279 or 20.1 percent were for rent and 52 or 3.7 percent were for sale. An estimated 405 units were for seasonal, recreational, or occasional use, and 406 or 29.3 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.21.9 Disposition of Vacant Housing Units Uinta County 2007-2011 Five Year ACS Data				
Disposition	Uinta County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	279	20.1%	5,138	13.1%
Rented, but not occupied	178	12.8%	2,072	5.3%
For sale only	52	3.7%	2,921	7.4%
Sold, but not occupied	68	4.9%	983	2.5%
For seasonal, recreational, or occasional use	405	29.2%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	406	29.3%	10,249	26.0%
Total	1,388	100.0%	39,362	100.0%

Table II.21.10, at right, presents different income statistics for Uinta County. According to the 2011 ACS data averages, median family income for Uinta County was \$72,909 compared to the statewide average of \$69,058. Per capita income for Uinta County, which is calculated by dividing total income by population, was \$25,660, which compared to \$28,952 for the State of Wyoming.

Table II.21.10 Median and Per Capita Income Uinta County 2007-2011 Five-Year ACS Data		
Income Type	Uinta County	Wyoming
Median Family Income	72,909	69,058
Median Household Income	59,851	56,380
Per Capita Income	25,660	28,952

Table II.21.11, below, shows households by income for Uinta County and the State of Wyoming. In Uinta County, there were a total of 734 households or 10.1 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 891 households that had incomes between \$35,000 and \$49,999, which accounted for 12.3 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 23.4 percent of total households and numbered 1,698 in Uinta County.

Table II.21.11 Households by Income Uinta County 2007-2011 Five-Year ACS Data				
Income	Uinta County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	734	10.1%	21,222	9.7%
15,000 - 19,999	318	4.4%	10,180	4.6%
20,000 - 24,999	342	4.7%	10,638	4.8%
25,000 - 34,999	692	9.5%	23,696	10.8%
35,000 - 49,999	891	12.3%	31,275	14.2%
50,000 - 74,999	1,414	19.5%	44,469	20.2%
75,000 - 99,999	1,176	16.2%	31,675	14.4%
100,000 and above	1,698	23.4%	46,473	21.2%
Total	7,265	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.21.12, below. In total, the poverty rate in Uinta County was 10.7 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Uinta County had a poverty rate of 9.5 percent and the female population had a poverty rate of 12.0 percent. There were 163 males and 78 females in poverty under the age of 5. Overall, 11.0 percent of persons in poverty in Uinta 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 100 individuals with incomes below the poverty level which represented 4.5 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.21.12				
Poverty by Age				
Uinta County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Uinta County				
5 and Below	163	78	241	11.0%
6 to 18	252	248	500	22.7%
18 to 64	534	824	1,358	61.8%
65 and Older	38	62	100	4.5%
Total	987	1,212	2,199	100.0%
Poverty Rate	9.5%	12.0%	10.7%	.
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.21.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Uinta County saw an average of 4,481 owner-occupied single-family units compared to 473 single-family rental units. In Uinta County, single-family units comprised 68.2 percent of all households compared with 71.7 percent statewide. Uinta County had a total of 547 apartment rental units and total apartment units accounted for 7.9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,355 mobile homes in Uinta County, which comprised 18.7 percent of all occupied housing units and compared to 13.8 statewide.

Table II.21.13				
Households by Unit Type				
Uinta County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
Single-Family Unit	4,481	473	4,954	68.2%
Duplex	0	119	119	1.6%
Tri- or Four-Plex	26	235	261	3.6%
Apartments	29	547	576	7.9%
Mobile Homes	1,013	342	1,355	18.7%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	5,549	1,716	7,265	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.21.14, below, shows the number of households by year of construction. As shown, 8.7 percent, or 634 units, were built in 1939 or earlier in the county, and another 226 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 208, which accounted for 2.9 percent of all households, and an additional 329 households, or 4.5 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.21.14				
Households by Year Built				
Uinta County 2007-2011 Five-Year ACS Data				
Year Built	Uinta County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	634	8.7%	25,099	11.4%
1940 to 1949	226	3.1%	10,841	4.9%
1950 to 1959	191	2.6%	22,067	10.0%
1960 to 1969	424	5.8%	19,430	8.8%
1970 to 1979	1,888	26.0%	52,134	23.7%
1980 to 1989	2,366	32.6%	34,742	15.8%
1990 to 1999	999	13.8%	26,856	12.2%
2000 to 2004	208	2.9%	14,190	6.5%
Built 2005 or Later	329	4.5%	14,269	6.5%
Total	7,265	100.0%	219,628	100.0%

Table II.21.15, on the following page, displays housing units for Uinta County and the State of Wyoming. The number of rooms in Uinta County varied between households. Households with one room accounting for only 2.7 percent of total housing units, while households with five and six

rooms accounted for 20.4 and 17.8 percent, respectively. The median number of rooms in Uinta County was 6 rooms, which compared to 6 statewide.

Table II.21.15				
Housing Units by Number of Rooms				
Uinta County				
2007-2011 Five-Year ACS Data				
Number of Rooms	Uinta County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	232	2.7%	4,252	1.6%
Two	228	2.6%	6,593	2.5%
Three	408	4.7%	19,112	7.4%
Four	1,365	15.8%	44,741	17.3%
Five	1,767	20.4%	52,369	20.2%
Six	1,544	17.8%	40,122	15.5%
Seven	1,094	12.6%	31,810	12.3%
Eight	589	6.8%	25,589	9.9%
Nine or more	1,426	16.5%	34,402	13.3%
Total	8,653	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.21.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 62 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.9 percent of total households in Uinta County, which compared to 24.8 percent statewide. In Uinta County, the 2,929 households with three bedrooms accounted for 40.3 percent of all households, and there were only 797 five-bedroom or more households, which accounted for 11.0 percent of all households.

Table II.21.16				
Households by Number of Bedrooms				
Uinta County				
2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Uinta County				
None	0	62	62	0.9%
One	58	173	231	3.2%
Two	735	929	1,664	22.9%
Three	2,493	436	2,929	40.3%
Four	1,466	116	1,582	21.8%
Five or more	797	0	797	11.0%
Total	5,549	1,716	7,265	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.21.17, at right, structures built in 1939 or earlier had a median value of \$161,700, while structures built between 1950 and 1959 had a median value of \$130,600 and those built between 1990 to 1999 had a median value of \$173,300. 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 \$305,700 and \$258,800, respectively. The total average median value in Uinta County was \$178,300, which compared to \$181,900 in the State of Wyoming.

Table II.21.17 Median Value by Year Structure Built Uinta County 2007-2011 Five-Year ACS Data		
Year Built	Uinta County	State of Wyoming
1939 or earlier	161,700	148,000
1940 to 1949	146,800	130,200
1950 to 1959	130,600	155,800
1960 to 1969	185,500	171,100
1970 to 1979	162,800	180,100
1980 to 1989	190,400	194,300
1990 to 1999	173,300	224,800
2000 to 2004	305,700	247,900
Built 2005 or Later	258,800	245,700
Total	178,300	181,900

Household mortgage status is reported in Table II.21.18, below. In Uinta County, households with a mortgage accounted for 64.1 percent of all households or 3,559 housing units, and the remaining 35.9 percent or 1,990 units had no mortgage. Of those units with a mortgage, 538 had either a second mortgage or home equity loan, 51 had both a second mortgage and home equity loan, and 2,970 or 83.5 percent had no second mortgage or no home equity loan.

Table II.21.18 Mortgage Status Uinta County 2007-2011 Five-Year ACS Data				
Mortgage Status	Uinta County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	3,559	64.1%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	538	15.1%	16,846	17.7%
Second mortgage only	221	41.1%	8,326	49.4%
Home equity loan only	317	58.9%	8,520	50.6%
Both second mortgage and home equity loan	51	1.4%	733	0.8%
No second mortgage and no home equity loan	2,970	83.5%	77,715	81.6%
Housing units without a mortgage	1,990	35.9%	59,594	38.5%
Total	5,549	100.0%	154,888	100.00%

The median rent in Uinta County was \$520 as compared to \$591 statewide, as shown in Table II.21.19, below.

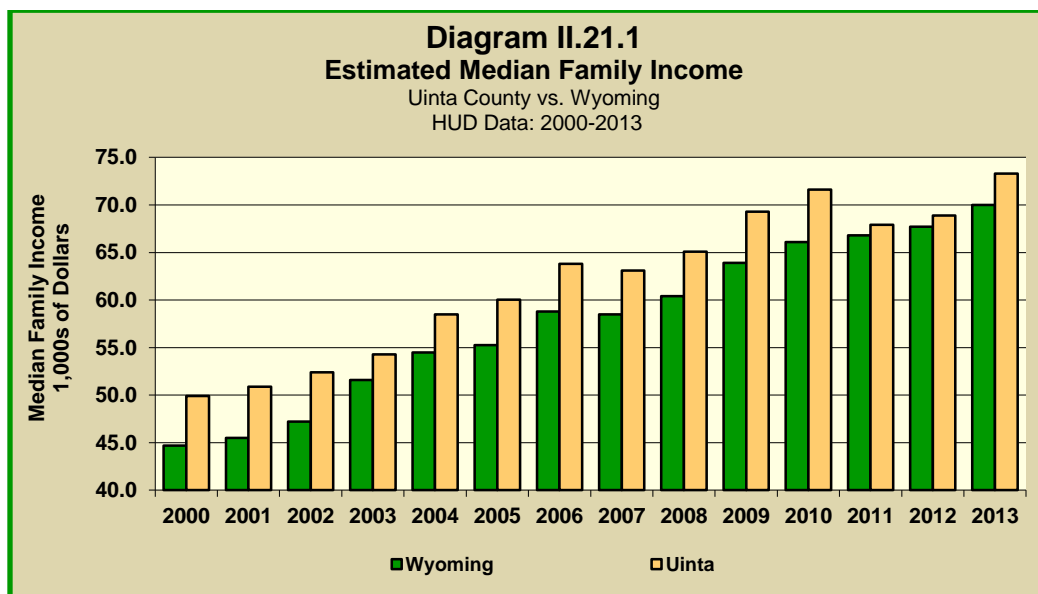
Table II.21.19 Median Rent Uinta County 2007-2011 Five-Year ACS Data	
Place	Rent
Uinta County	\$520
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 45 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Uinta County are presented in Table II.21.20, below, and indicate a net increase of 915 persons over the time period.

Table II.21.20			
Driver’s Licenses Exchanged and Surrendered			
Uinta County			
WYDOT Data, 2000–Second Quarter 2012			
Year	In-Migrants	Out-Migrants	Net Change
2000	680	784	-104
2001	677	648	29
2002	591	568	23
2003	473	540	-67
2004	562	584	-22
2005	655	568	87
2006	653	367	286
2007	676	527	149
2008	658	504	154
2009	594	498	96
2010	556	346	210
2011	529	500	29
2012 – First Half	289	244	45
Total	7,593	6,678	915

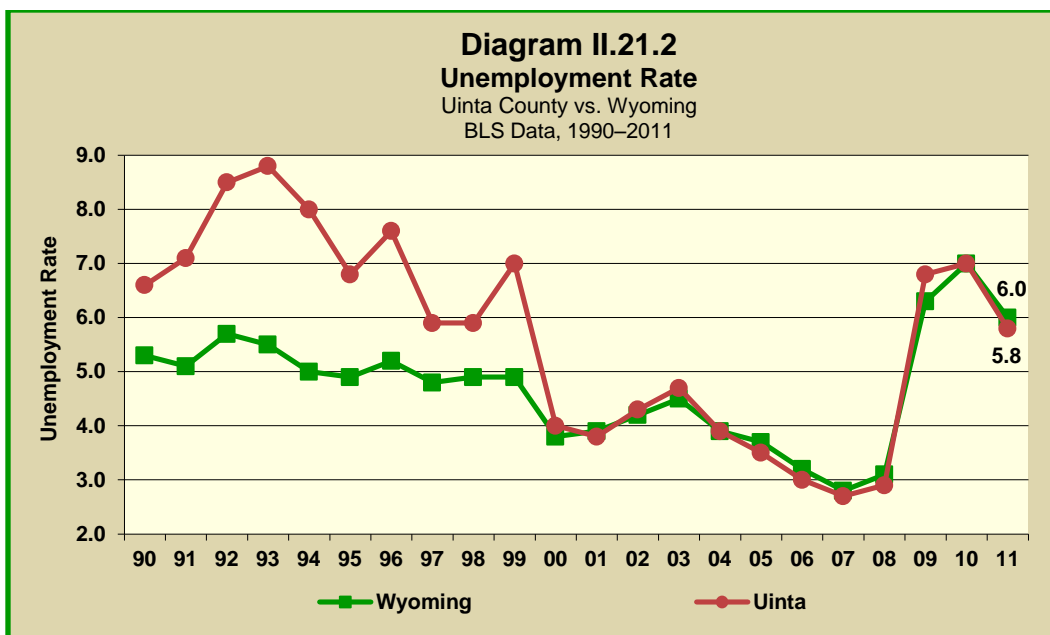
Economics

The HUD estimated MFI for Uinta County was \$73,300 in 2013.¹⁵⁵ This compares to Wyoming’s MFI of \$70,000. Diagram II.21.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Uinta County’s labor force, defined as the number of persons working or actively seeking work, decreased by 553 persons, from 11,561 in 2010 to 11,008 in 2011. Employment decreased by 389 persons; unemployment decreased by 164 persons; and the unemployment rate, or the number of unemployed persons as a percentage of the labor force, increased from 7.0 percent in 2010 to 5.8 percent in 2011, as shown on the following page in Diagram II.21.2.

¹⁵⁵ 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.21.21, below, annual total monthly employment decreased by 3.98 percent between 2010 and 2011 from a total of 9,357 to 8,985 workers. Preliminary estimates shows employment increased to 9,325 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	8,408	8,190	8,375	8,249	9,210	9,335	9,569	9,792	8,708	8,689	8,918
Feb	8,342	8,126	8,360	8,232	8,937	9,359	9,626	9,586	8,731	8,740	9,050
Mar	8,419	8,254	8,445	8,324	8,880	9,479	9,679	9,502	8,960	8,770	9,087
Apr	8,667	8,255	8,641	8,512	9,043	9,612	9,885	9,564	8,931	8,774	9,140
May	8,824	8,458	8,745	8,655	9,283	9,747	10,213	9,757	9,274	8,953	9,371
Jun	8,809	8,660	8,611	8,860	9,542	9,785	10,446	9,559	9,256	9,076	9,325
Jul	8,725	8,634	8,637	9,237	9,435	9,934	10,531	9,634	9,418	8,866	.
Aug	9,236	9,257	8,813	9,369	9,514	9,909	10,762	9,695	9,605	9,003	.
Sep	9,449	9,257	8,724	9,280	9,523	9,813	10,731	9,692	10,040	9,183	.
Oct	9,378	9,288	8,803	9,228	9,694	9,812	10,458	9,553	9,888	9,206	.
Nov	9,050	9,183	8,766	9,053	9,736	9,884	10,307	9,378	9,830	9,234	.
Dec	8,614	8,781	8,635	9,316	9,840	9,895	10,095	9,204	9,645	9,323	.
Annual	8,827	8,695	8,630	8,860	9,386	9,714	10,192	9,576	9,357	8,985	.
% Change	5.42	-1.50	-0.75	2.67	5.94	3.49	4.92	-6.04	-2.29	-3.98	.

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.21.22, on the following page, annual average weekly wages decreased by 5.60 percent between 2010 and 2011, from a total of \$821 to \$775. Preliminary estimates show average weekly wages increased to \$765 in the second quarter 2012.

Table II.21.22 Average Weekly Wages Uinta County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	515	484	503	523	506	.
2002	562	494	521	571	537	6.13
2003	557	511	543	589	551	2.61
2004	584	537	542	582	561	1.81
2005	590	576	604	616	597	6.42
2006	653	621	628	690	648	8.54
2007	722	691	694	774	720	11.11
2008	760	736	737	814	761	5.69
2009	798	742	714	804	764	0.39
2010	789	772	799	915	821	7.46
2011	774	749	782	794	775	-5.60
2012(p)	809	765	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.21.23. Annual establishments decreased by 0.12 percent between 2010 and 2011, from a total of 815 to 814 establishments. Preliminary estimate show business establishments decreased to 810 in the second quarter of 2012.

Table II.21.23 Number of Establishments Uinta County BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	671	686	699	706	691	.
2002	707	728	727	727	722	4.49
2003	729	743	744	749	741	2.63
2004	762	769	777	782	773	4.32
2005	765	770	786	786	777	0.52
2006	797	808	808	815	807	3.86
2007	794	820	813	812	810	0.37
2008	815	817	835	837	826	1.98
2009	830	840	837	831	835	1.09
2010	820	813	814	813	815	-2.40
2011	807	811	823	814	814	-0.12
2012(p)	808	810	.	.	.	.

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, Uinta County recorded 12,642 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 \$877,863,000, and real per capita income was \$41,833 in 2011. Average earnings per job in the county was \$44,479 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 Uinta County decreased from \$602 in second quarter 2011 to \$601 in second quarter 2012, or by 0.2 percent. Detached single-family home rents increased by 10.5 percent, rents for mobile homes on a lot increased by 6.0 percent, and rents for mobile home lots decreased by 9.9 percent.

Uinta County rental prices experienced average annualized increases of 2.4 percent for apartments, 2.5 percent for houses, 1.3 percent for mobile homes plus a lot, and 1.4 percent for mobile home lots since fourth quarter 1986 through second quarter 2012. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.21.24, at right, presents the Uinta County data for each rental type.¹⁵⁶

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 unit authorizations in Uinta County decreased from 45 authorized units in 2010 to 34 in 2011. Total units decreased from 45 units in 2010 to 34 in 2011.

The real value of single-family building permits increased from \$178,200 in 2010 to \$195,600 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$201,800 in 2008 to a low of \$107,800 in 2002. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.21.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	328	183	410	349
Q2.87	273	170	376	326
Q4.87	279	142	369	291
Q2.88	253	163	332	281
Q4.88	229	148	349	283
Q2.89	240	143	317	231
Q4.89	226	148	345	261
Q2.90	217	147	319	283
Q4.90	250	141	382	292
Q2.91	246	147	317	263
Q4.91	251	141	379	351
Q2.92	255	147	380	279
Q4.92	264	146	429	265
Q2.93	249	146	420	.
Q4.93	287	150	428	.
Q2.94	.	147	415	350
Q4.94	330	147	434	.
Q2.95	333	147	476	.
Q4.95	331	145	505	.
Q2.96	339	148	493	.
Q4.96	315	173	444	.
Q2.97	318	147	508	329
Q4.97	347	150	461	358
Q2.98	344	150	489	334
Q4.98	355	150	463	330
Q2.99	331	135	474	404
Q4.99	333	150	468	349
Q2.00	326	150	443	415
Q4.00	337	150	485	358
Q2.01	359	150	449	357
Q4.01	344	150	480	375
Q2.02	372	150	492	375
Q4.02	374	150	486	357
Q2.03	378	150	529	325
Q4.03	390	172	531	355
Q2.04	394	172	497	370
Q4.04	395	182	555	330
Q2.05	402	182	549	461
Q4.05	444	197	551	451
Q2.06	434	197	576	442
Q4.06	510	203	596	447
Q2.07	543	237	669	450
Q4.07	556	242	642	471
Q2.08	618	367	707	477
Q4.08	613	242	708	455
Q2.09	631	242	725	494
Q4.09	630	267	762	485
Q2.10	627	267	724	489
Q4.10	605	278	792	480
Q2.11	602	292	712	465
Q4.11	603	325	749	473
Q2.12	601	263	787	493

¹⁵⁶ 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.21.25 Building Permits and Valuation Uinta 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	196	16	.	7	219	.	.	129.5
1981	345	66	.	108	519	.	.	95.6
1982	593	.	.	186	779	.	.	76.8
1983	325	.	32	22	379	.	.	88.5
1984	108	.	3	90	201	.	.	80.1
1985	45	.	.	.	45	.	.	86.5
1986	14	.	.	.	14	.	.	85.7
1987	7	.	.	.	7	.	.	81.7
1988	2	.	.	.	2	.	.	97.2
1989	.	.	.	.	.	.	.	.
1990	4	.	.	.	4	.	.	87.7
1991	24	.	.	.	24	.	.	74.2
1992	35	.	.	.	35	.	.	90.1
1993	49	.	.	.	49	.	.	82.0
1994	70	.	.	.	70	.	12	108.4
1995	71	.	.	.	71	.	.	116.2
1996	62	.	.	.	62	24	5	106.7
1997	60	.	.	.	60	.	.	107.3
1998	63	.	.	.	63	.	14	118.6
1999	63	.	.	.	63	.	9	109.2
2000	72	.	.	.	72	24	14	116.9
2001	58	.	.	.	58	.	.	110.6
2002	58	.	.	.	58	.	.	107.8
2003	56	.	.	.	56	.	.	131.6
2004	64	.	.	.	64	.	.	109.1
2005	100	.	.	.	100	.	.	127.9
2006	109	.	.	.	109	.	.	119.2
2007	328	.	.	.	328	.	.	138.7
2008	71	.	16	.	87	48	.	201.8
2009	51	.	4	.	55	.	.	164.1
2010	45	.	.	.	45	.	.	178.2
2011	34	.	.	.	34	.	.	195.6

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 Uinta County was \$181,429. This represented an increase of 0.1 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.21.26, below.

Table II.21.26 Average Sales Prices Uinta County vs. Wyoming DOR Data, 1999–2011				
Year	Uinta County Average Price (\$)	Uinta County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,806	-2.39	101,517	4.76
2000	89,238	4.00	111,437	9.77
2001	99,157	11.12	116,469	4.52
2002	101,915	2.78	121,140	4.01
2003	116,031	13.85	132,708	9.55
2004	112,540	-3.01	142,501	7.38
2005	137,911	22.54	159,776	12.12
2006	145,243	5.32	187,869	17.58
2007	168,204	15.81	265,044	41.08
2008	133,754	8.4	256,045	-3.4
2009	194,928	-1.2	241,622	-5.6
2010	181,269	-7.01	250,958	3.9
2011	181,429	0.1	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in the semiannual report ending in December 2012.¹⁵⁷ During December 2012, a total of 57 surveys were completed by property managers in Uinta County. Of the 1,376 rental units surveyed, 111 were vacant, for a vacancy rate of 8.07 percent, as shown in Table II.21.27, below. This rate compares to a 6.60 percent vacancy rate one year ago, and a statewide December 2012 vacancy rate of 4.17 percent. The decrease in the vacancy rate can be attributed to the additional rental stock being absorbed into the market.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	849	34	4.00
2001b	13	620	69	11.13
2002a	13	532	67	12.59
2002b	19	570	20	3.51
2003a	12	374	39	10.43
2003b	26	790	72	9.11
2004a	23	1,153	93	8.07
2004b	24	973	60	6.17
2005a	28	1,187	44	3.71
2005b	25	1,514	24	1.59
2006a	20	947	24	2.53
2006b	26	991	3	0.30
2007a	29	848	0	0.00
2007b	25	948	6	0.63
2008a	29	1,195	6	0.50
2008b	33	1,195	73	6.11
2009a	23	762	56	7.35
2009b	40	1,060	135	12.74
2010a	46	958	88	9.19
2010b	42	782	84	10.74
2011a	45	998	165	16.53
2011b	43	985	65	6.60
2012a	47	1,131	71	6.28
2012b	57	1,376	111	8.07

Diagram II.21.3, on the following page, shows the historical vacancy rate for Uinta County and Wyoming. As can be seen, the vacancy rate in Uinta County was above the statewide rate, except for the period between 2005 and 2008, when the vacancy rate hovered around zero.

¹⁵⁷Those signified as a in the “year” column of Table II.21.10 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.

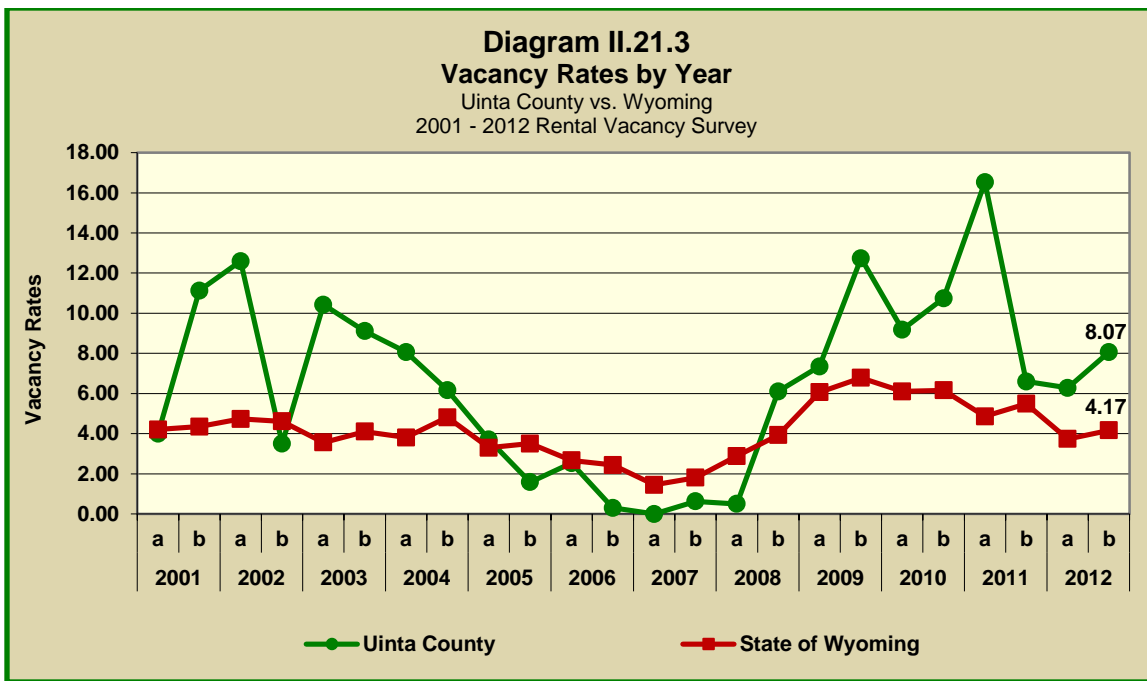
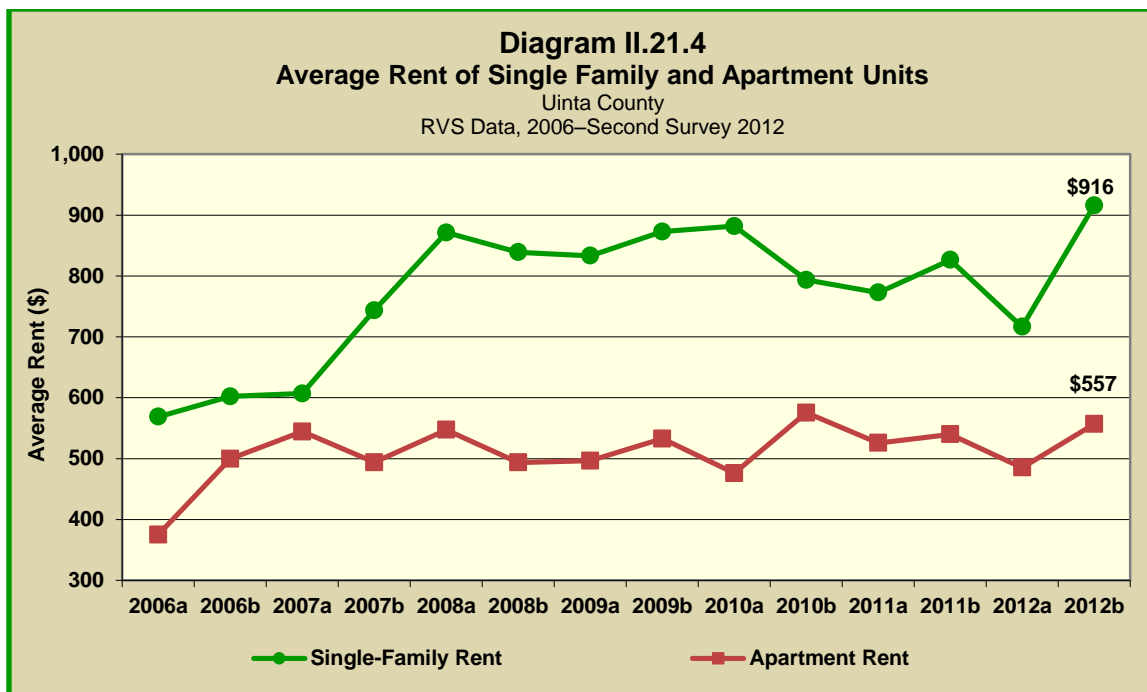


Diagram II.21.4, below, shows the average rent of single-family and apartment units in Uinta County. In the second half of 2012, average rents for single-family units increased to \$916 and average rents for apartments rose slightly, to \$557.



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 12 respondents in Uinta County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they sought to rent a home. Of those seeking to rent a home, 100 percent sought homes for above \$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, 95 or 1.3 percent of households in Uinta County were overcrowded and another 74 or 1.0 percent of units were severely overcrowded, as shown in Table II.21.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.21.28				
Overcrowding and Severe Overcrowding				
Uinta County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Uinta County				
Owner				
Households	5,487	20	42	5,549
Percentage	98.9%	0.4%	0.8%	100.0%
Renter				
Households	1,609	75	32	1,716
Percentage	93.8%	4.4%	1.9%	100.0%
Total				
Households	7,096	95	74	7,265
Percentage	97.7%	1.3%	1.0%	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 190 units or 2.2 percent of all housing units in Uinta 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.21.29, at right.

Table II.21.29 Housing Units with Incomplete Kitchen Facilities Uinta County 2007-2011 Five-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Kitchen Facilities	8,463	251,420
Lacking Complete Kitchen Facilities	190	7,570
Total Housing Units	8,653	258,990
Percent Lacking	2.2%	2.9%

At the time of the 2011 ACS, a total of 328 units or 3.8 percent of all housing units in Uinta 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.21.30, at right.

Table II.21.30 Housing Units with Incomplete Plumbing Facilities Uinta County 2007-2011 Five-Year ACS Data		
Facilities	Uinta County	State of Wyoming
Complete Plumbing Facilities	8,325	252,719
Lacking Complete Plumbing Facilities	328	6,271
Total Households	8,653	258,990
Percent Lacking	3.8%	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 Uinta County, 11.6 percent of households had a cost burden and 7.4 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 14.0 percent of homeowners with a mortgage in Uinta County experienced a cost burden and 5.6 percent experienced a severe cost burden, while 18.6 percent of renters had a cost burden and 15.0 percent had a severe cost burden, as shown in Table II.21.31, on the following page.

Table II.21.31					
Cost Burden and Severe Cost Burden by Tenure					
Uinta County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Uinta County					
Owner With a Mortgage					
Households	2,852	499	198	10	3,559
Percent	80.1%	14.0%	5.6%	0.3%	100.0%
Owner Without a Mortgage					
Households	1,855	26	85	24	1,990
Percent	93.2%	1.3%	4.3%	1.2%	100.0%
Renter					
Households	898	320	257	241	1,716
Percent	52.3%	18.6%	15.0%	14.0%	100.0%
Total					
Households	5,605	845	540	275	7,265
Percent	77.2%	11.6%	7.4%	3.8%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%

2013 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *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 3,914 households in Uinta County, from 7,668 in 2010 to 11,582 in 2040. Homeowners are expected to increase from 5,759 households in 2010 to 8,560 by 2040. Renters are anticipated to increase from 1,909 households in 2010 to 3,021 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 190 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 185 households and by 389 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 355 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 246 households over the period. Table II.21.32, on the following page, provides details of the household forecast by tenure and income.

Table II.21.32						
Household Forecast by Tenure and Income						
Uinta County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	391	380	799	440	3,747	5,759
2015	409	397	835	460	3,915	6,016
2020	436	424	890	490	4,173	6,413
2025	470	457	959	528	4,498	6,912
2030	506	492	1,034	569	4,846	7,447
2035	544	528	1,110	611	5,203	7,996
2040	582	566	1,188	654	5,570	8,560
Renters by Percent of Median Household Income						
2010	609	422	457	101	319	1,909
2015	658	456	494	109	345	2,061
2020	702	487	527	116	368	2,201
2025	763	528	573	126	400	2,390
2030	828	574	622	137	434	2,595
2035	895	620	672	148	469	2,805
2040	964	668	724	160	505	3,021
Total Households by Percent of Median Household Income						
2010	1,001	803	1,257	541	4,067	7,668
2015	1,067	853	1,329	569	4,260	8,077
2020	1,138	910	1,418	607	4,541	8,614
2025	1,233	985	1,532	655	4,897	9,302
2030	1,334	1,066	1,655	707	5,279	10,041
2035	1,439	1,148	1,782	760	5,672	10,801
2040	1,546	1,234	1,912	814	6,075	11,582

