

WESTON COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Weston County's population decreased from 5,902 in 2010 to 5,794 in 2011, or by 1.8 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁶³ The number of people from 15 to 24 years of age decreased by 3.5 percent, and the number of people from 55 to 64 years of age increased by 2.4 percent. The white population decreased by 1.9 percent, while the black population increased by 50.0 percent. The Hispanic population increased from 216 to 230 people between 2010 and 2011 or by 6.5 percent. These data are presented in Table II.23.1, below.

Subject	Weston County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	5,902	5,794	-1.8%	563,626	568,158	0.8%
Age						
Under 14 years	1,306	1,314	0.6%	113,371	113,462	0.1%
15 to 24 years	810	782	-3.5%	78,460	78,704	0.3%
25 to 44 years	1,711	1,723	0.7%	144,615	145,669	0.7%
45 to 54 years	1,173	1,087	-7.3%	83,577	80,936	-3.2%
55 to 64 years	1,059	1,084	2.4%	73,513	77,120	4.9%
65 and Over	1,149	1,118	-2.7%	70,090	72,267	3.1%
Race						
White	6,954	6,819	-1.9%	529,110	531,484	0.4%
Black	22	33	50.0%	5,135	6,024	17.3%
American Indian and Alaskan Native	97	106	9.3%	14,457	14,774	2.2%
Asian	21	26	23.8%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	3	2	-33.3%	521	551	5.8%
Two or more races	111	122	9.9%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	216	230	6.5%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Weston County's population increased from 6,644 persons in 2000 to 7,208 in 2010, or by 8.5 percent. This compares to a statewide population growth of 14.4 percent over the period. The white population increased by 8.0 percent, while the black population increased by 162.5 percent. The Hispanic population increased from 137 to 216 persons between 2000 and 2010, or by 57.7 percent. These data are presented in Table II.23.2, on the following page.

¹⁶³ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.23.2					
Population by Race and Ethnicity					
Weston County 2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	6,374	95.9%	6,885	95.5%	8.0%
Black	8	0.1%	21	0.3%	162.5%
American Indian	84	1.3%	91	1.3%	8.3%
Asian	13	0.2%	20	0.3%	53.8%
Native Hawaiian/Pacific Islander	1	.	3	.	200.0%
Other	62	0.9%	67	0.9%	8.1%
Two or More Races	102	1.5%	121	1.7%	18.6%
Total	6,644	100.0%	7,208	100.0%	8.5%
Hispanic (Ethnicity)	137	2.1%	216	3.0%	57.7%

Table II.23.3, below, presents the population of Weston County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 8.5 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 347 persons, or by 48.7 percent. In 2010, the largest age group in Weston County was the group aged 35 to 54, which accounted for 27.7 percent of the entire population. The 2010 census count showed a total of 3,790 males, who accounted for 52.6 percent of the population, and the remaining 47.4 percent, or 3,418 persons, were female.

Table II.23.3							
Population by Age and Gender							
Weston County 2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	179	169	348	217	193	410	17.8%
5 to 19	731	716	1,447	681	620	1,301	-10.1%
20 to 24	184	112	296	235	170	405	36.8%
25 to 34	336	323	659	486	398	884	34.1%
35 to 54	1,146	1,000	2,146	1,084	916	2,000	-6.8%
55 to 64	336	376	712	580	479	1,059	48.7%
65 and Over	461	575	1,036	507	642	1,149	10.9%
Total	3,373	3,271	6,644	3,790	3,418	7,208	8.5%

At the time of the 2010 Census, there were 313 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.23.4, on the following page.

Table II.23.4			
Group Quarters Population			
Weston County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶⁴	194	261	34.5%
Juvenile Facilities	.	.	.
Nursing Homes	48	52	8.3%
Other Institutions	.	.	.
Total	242	313	29.3%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	55	.	-100.0%
Total	55	.	-100.0%
Group Quarters Population	297	313	5.4%

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one or three year sample estimates.

Table II.23.5, 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 1,968 family households, of which 1,662 housed married couple families and 306 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 107 families, or a female householder with no husband present, of which there were 199 families. There were also an estimated 976 "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 Weston County was 66.8 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Weston County, 84.5 percent were married households, which compared to 80.5 percent in the State of Wyoming.

¹⁶⁴ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.23.5				
Household Type by Tenure				
Weston County				
2007-2011 Five-Year ACS Data				
Family Type	Weston County		State of Wyoming	
	Weston County	% of Total	State of Wyoming	% of Total
Family households	1,968	66.8%	145,279	66.1%
Married-couple family	1,662	84.5%	116,920	80.5%
Owner-occupied housing units	1,426	85.8%	97,958	83.8%
Renter-occupied housing units	236	14.2%	18,962	16.2%
Other family	306	15.5%	28,359	19.5%
Male householder, no wife present	107	5.4%	9,289	32.8%
Owner-occupied housing units	107	100.0%	5,532	59.6%
Renter-occupied housing units	0	0.0%	3,757	40.4%
Female householder, no husband present	199	10.1%	19,070	67.2%
Owner-occupied housing units	136	68.3%	10,181	53.4%
Renter-occupied housing units	63	31.7%	8,889	46.6%
Nonfamily households	976	33.2%	74,349	33.9%
Owner-occupied housing units	635	65.1%	41,217	55.4%
Renter-occupied housing units	341	34.9%	33,132	44.6%
Total	2,944	100.0%	219,628	100.0%

Table II.23.6, below, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 1,215 two-person family households, 271 three-person family households and 301 four-person family households. One-person non-family households made up 87.3 percent of all non-family households or an estimated 852 households. Weston County's two persons households made up 44.4 percent of total housing units and four person households made up an additional 10.2 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.23.6				
Household Type by Household Size				
Weston County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Weston County				
One Person	.	852	852	28.9%
Two Person	1,215	93	1,308	44.4%
Three Person	271	31	302	10.3%
Four Person	301	0	301	10.2%
Five Person	123	0	123	4.2%
Six Person	36	0	36	1.2%
Seven Person	22	0	22	0.7%
Total	1,968	976	2,944	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 1,308 two-person households, 1,110 were owner-occupied and 198 were renter-occupied. Of the 301 four-person households, 243 were owner-occupied and 58 were renter-occupied. Further household size data by tenure are presented in Table II.23.7, below.

Table II.23.7 Tenure by Household Size				
Weston County 2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Weston County				
One Person	546	306	852	28.9%
Two Person	1,110	198	1,308	44.4%
Three Person	262	40	302	10.3%
Four Person	243	58	301	10.2%
Five Person	85	38	123	4.2%
Six Person	36	0	36	1.2%
Seven Person or more	22	0	22	0.7%
Total	2,304	640	2,944	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.23.8, below, Weston County had a total of 3,506 housing units of which 2,944 or 84.0 percent were occupied. Of these occupied units, 78.3 percent, or 2,304 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of 562 units or 16.0 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.23.8 Housing Units by Tenure				
Weston County 2007-2011 Five-Year ACS Data				
Tenure	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,944	84.0%	219,628	84.8%
Owner-Occupied	2,304	78.3%	154,888	70.5%
Renter-Occupied	640	21.7%	64,740	29.5%
Vacant Housing Units	562	16.0%	39,362	15.2%
Total Housing Units	3,506	100.0%	258,990	100.0%

Table II.23.9, on the following page, shows that of the 562 housing units in Weston County as reported in the 2011 ACS data, 0 or 0.0 percent were for rent and 67 or 11.9 percent were for sale. An estimated 227 units were for seasonal, recreational, or occasional use, and 268 or 47.7 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.23.9				
Disposition of Vacant Housing Units				
Weston County 2007-2011 Five Year ACS Data				
Disposition	Weston County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	0	0.0%	5,138	13.1%
Rented, but not occupied	0	0.0%	2,072	5.3%
For sale only	67	11.9%	2,921	7.4%
Sold, but not occupied	0	0.0%	983	2.5%
For seasonal, recreational, or occasional use	227	40.4%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	268	47.7%	10,249	26.0%
Total	562	100.0%	39,362	100.0%

Table II.23.10, at right, presents different income statistics for Weston County. According to the 2011 ACS data averages, median family income for Weston County was \$72,785 compared to the statewide average of \$69,058. Per capita income for Weston County, which is calculated by dividing total income by population, was \$29,558, which compared to \$28,952 for the State of Wyoming.

Table II.23.10		
Median and Per Capita Income		
Weston County 2007-2011 Five-Year ACS Data		
Income Type	Weston County	Wyoming
Median Family Income	72,785	69,058
Median Household Income	55,156	56,380
Per Capita Income	29,558	28,952

Table II.23.11, below, shows households by income for Weston County and the State of Wyoming. In Weston County, there were a total of 281 households or 9.5 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 497 households that had incomes between \$35,000 and \$49,999, which accounted for 16.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.8 percent of total households and numbered 583 in Weston County.

Table II.23.11				
Households by Income				
Weston County 2007-2011 Five-Year ACS Data				
Income	Weston County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	281	9.5%	21,222	9.7%
15,000 - 19,999	127	4.3%	10,180	4.6%
20,000 - 24,999	67	2.3%	10,638	4.8%
25,000 - 34,999	361	12.3%	23,696	10.8%
35,000 - 49,999	497	16.9%	31,275	14.2%
50,000 - 74,999	548	18.6%	44,469	20.2%
75,000 - 99,999	480	16.3%	31,675	14.4%
100,000 and above	583	19.8%	46,473	21.2%
Total	2,944	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.23.12, below. In total, the poverty rate in Weston County was 11.2 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Weston County had a poverty rate of 7.9 percent and the female population had a poverty rate of 14.5 percent. There were 72 males and 143 females in poverty under the age of 5. Overall, 28.5 percent of persons in poverty in Weston 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 106 individuals with incomes below the poverty level which represented 14.0 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.23.12				
Poverty by Age				
Weston County				
2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Weston County				
5 and Below	72	143	215	28.5%
6 to 18	54	48	102	13.5%
18 to 64	119	213	332	44.0%
65 and Older	25	81	106	14.0%
Total	270	485	755	100.0%
Poverty Rate	7.9%	14.5%	11.2%	.
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.23.13, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Weston County saw an average of 1,700 owner-occupied single-family units compared to 313 single-family rental units. In Weston County, single-family units comprised 68.4 percent of all households compared with 71.7 percent statewide. Weston County had a total of 47 apartment rental units and total apartment units accounted for 2.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 725 mobile homes in Weston County, which comprised 24.6 percent of all occupied housing units and compared to 13.8 statewide.

Table II.23.13				
Households by Unit Type				
Weston County 2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Weston County				
Single-Family Unit	1,700	313	2,013	68.4%
Duplex	2	69	71	2.4%
Tri- or Four-Plex	0	73	73	2.5%
Apartments	15	47	62	2.1%
Mobile Homes	587	138	725	24.6%
Boat, RV, Van, Etc.	0	0	0	0.0%
Total	2,304	640	2,944	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.23.14, below, shows the number of households by year of construction. As shown, 14.4 percent, or 423 units, were built in 1939 or earlier in the county, and another 164 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 161, which accounted for 5.5 percent of all households, and an additional 109 households, or 3.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.23.14				
Households by Year Built				
Weston County 2007-2011 Five-Year ACS Data				
Year Built	Weston County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	423	14.4%	25,099	11.4%
1940 to 1949	164	5.6%	10,841	4.9%
1950 to 1959	533	18.1%	22,067	10.0%
1960 to 1969	202	6.9%	19,430	8.8%
1970 to 1979	515	17.5%	52,134	23.7%
1980 to 1989	447	15.2%	34,742	15.8%
1990 to 1999	390	13.2%	26,856	12.2%
2000 to 2004	161	5.5%	14,190	6.5%
Built 2005 or Later	109	3.7%	14,269	6.5%
Total	2,944	100.0%	219,628	100.0%

Table II.23.15, on the following page, displays housing units for Weston County and the State of Wyoming. The number of rooms in Weston County varied between households. Households with one room accounting for only 2.6 percent of total housing units, while households with five and six

rooms accounted for 19.7 and 14.4 percent, respectively. The median number of rooms in Weston County was 5 rooms, which compared to 6 statewide.

Number of Rooms	Weston County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	92	2.6%	4,252	1.6%
Two	77	2.2%	6,593	2.5%
Three	232	6.6%	19,112	7.4%
Four	709	20.2%	44,741	17.3%
Five	692	19.7%	52,369	20.2%
Six	505	14.4%	40,122	15.5%
Seven	487	13.9%	31,810	12.3%
Eight	292	8.3%	25,589	9.9%
Nine or more	420	12.0%	34,402	13.3%
Total	3,506	100.0%	258,990	100.0%
Median Rooms	5	.	6	.

Table II.23.16, below, shows the number of households in the county by number of bedrooms and tenure. There were 19 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.5 percent of total households in Weston County, which compared to 24.8 percent statewide. In Weston County, the 1,352 households with three bedrooms accounted for 45.9 percent of all households, and there were only 162 five-bedroom or more households, which accounted for 5.5 percent of all households.

Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Weston County				
None	0	19	19	0.6%
One	43	168	211	7.2%
Two	561	191	752	25.5%
Three	1,111	241	1,352	45.9%
Four	430	18	448	15.2%
Five or more	159	3	162	5.5%
Total	2,304	640	2,944	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.23.17, at right, structures built in 1939 or earlier had a median value of \$76,100, while structures built between 1950 and 1959 had a median value of \$113,800 and those built between 1990 to 1999 had a median value of \$163,700. 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 \$249,100 and \$224,000, respectively. The total average median value in Weston County was \$139,800, which compared to \$181,900 in the State of Wyoming.

Table II.23.17 Median Value by Year Structure Built Weston County 2007-2011 Five-Year ACS Data		
Year Built	Weston County	State of Wyoming
1939 or earlier	76,100	148,000
1940 to 1949	101,600	130,200
1950 to 1959	113,800	155,800
1960 to 1969	123,600	171,100
1970 to 1979	123,200	180,100
1980 to 1989	151,900	194,300
1990 to 1999	163,700	224,800
2000 to 2004	249,100	247,900
Built 2005 or Later	224,000	245,700
Total	139,800	181,900

Household mortgage status is reported in Table II.23.18, below. In Weston County, households with a mortgage accounted for 49.9 percent of all households or 1,150 housing units, and the remaining 50.1 percent or 1,154 units had no mortgage. Of those units with a mortgage, 154 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 996 or 86.6 percent had no second mortgage or no home equity loan.

Table II.23.18 Mortgage Status Weston County 2007-2011 Five-Year ACS Data				
Mortgage Status	Weston County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	1,150	49.9%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	154	13.4%	16,846	17.7%
Second mortgage only	45	29.2%	8,326	49.4%
Home equity loan only	109	70.8%	8,520	50.6%
Both second mortgage and home equity loan	0	0.0%	733	0.8%
No second mortgage and no home equity loan	996	86.6%	77,715	81.6%
Housing units without a mortgage	1,154	50.1%	59,594	38.5%
Total	2,304	100.0%	154,888	100.00%

The median rent in Weston County was \$443 as compared to \$591 statewide, as shown in Table II.23.19, below.

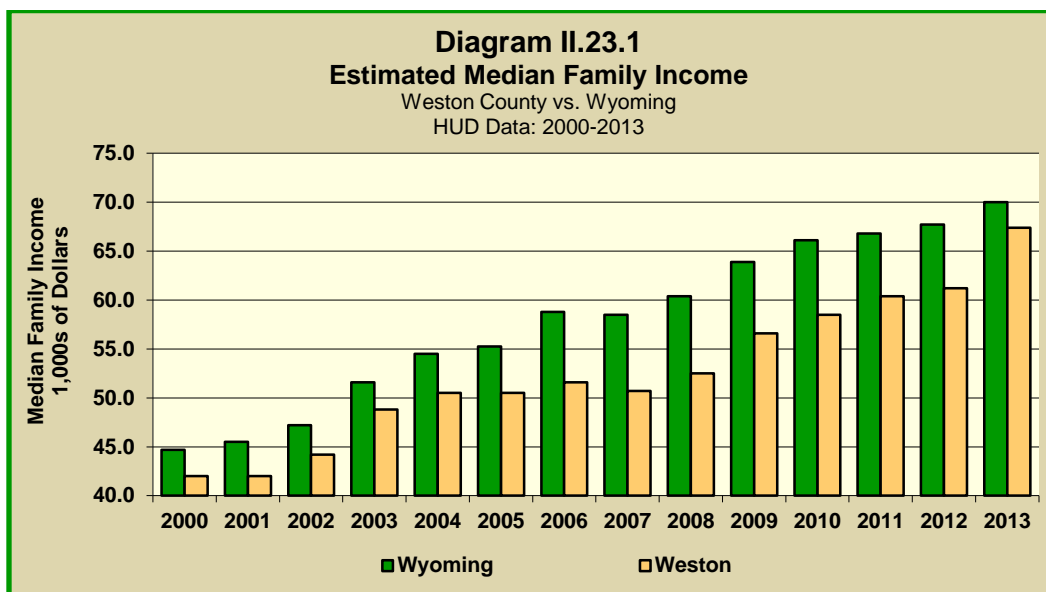
Table II.23.19 Median Rent Weston County 2007-2011 Five-Year ACS Data	
Place	Rent
Weston County	\$443
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net change of 21 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Weston County are presented in Table II.23.20, below, and indicate a net increase of 587 persons over the time period.

Table II.23.20			
Driver’s Licenses Exchanged and Surrendered			
Weston County			
WYDOT Data, 2000–Second Quarter 2012			
Year	In-Migrants	Out-Migrants	Net Change
2000	199	190	9
2001	196	166	30
2002	169	135	34
2003	146	121	25
2004	173	161	12
2005	177	174	3
2006	209	123	86
2007	248	115	133
2008	232	173	59
2009	223	149	74
2010	196	103	93
2011	148	140	8
2012 – First Half	81	60	21
Total	2,397	1,810	587

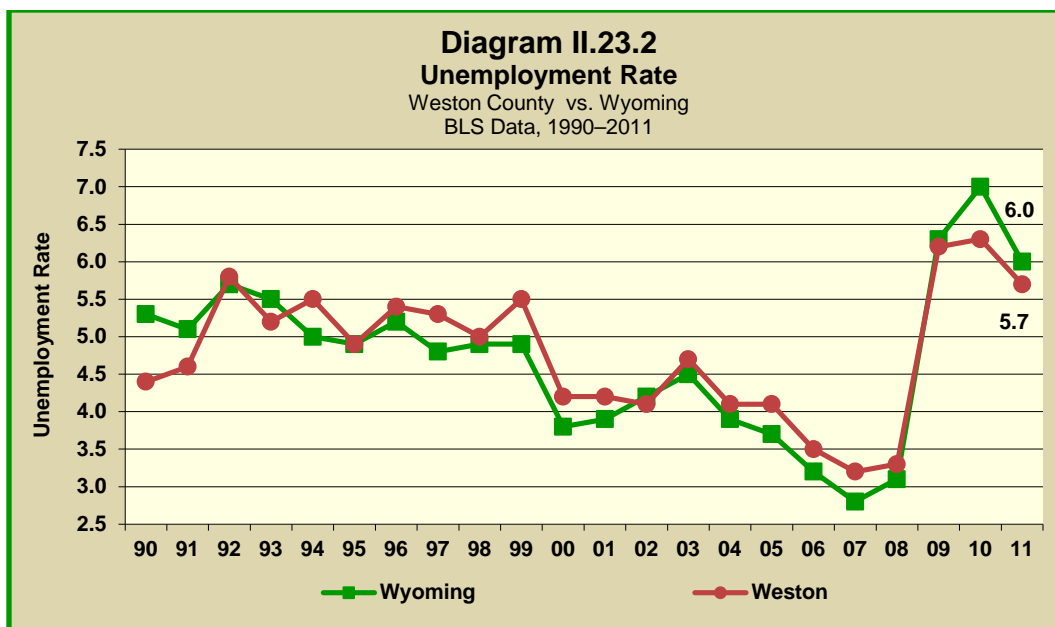
Economics

The HUD estimated MFI for Weston County was \$67,400 in 2013.¹⁶⁵ This rate compares to Wyoming’s MFI of \$70,000. Diagram II.23.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Weston County’s labor force, defined as the number of persons working or actively seeking work, decreased by 75 persons, from 3,379 in 2010 to 3,304 in 2011. Employment decreased by 50 persons; unemployment decreased by 25 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2010 to 5.7 in 2011, as shown on the following page in Diagram II.23.2.

¹⁶⁵ 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.23.21, below, annual total monthly employment decreased by 1.91 percent between 2010 and 2011, from a total of 2,304 to 2,260 workers. Preliminary estimates shows employment increased to 2,364 persons in June 2012.

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	2,215	2,073	2,103	2,141	2,143	2,249	2,278	2,277	2,270	2,207	2,182
Feb	2,219	2,086	2,089	2,155	2,140	2,231	2,300	2,255	2,246	2,202	2,180
Mar	2,193	2,098	2,097	2,167	2,181	2,261	2,328	2,273	2,285	2,209	2,199
Apr	2,237	2,118	2,141	2,181	2,165	2,281	2,357	2,262	2,308	2,196	2,257
May	2,293	2,248	2,212	2,259	2,192	2,347	2,386	2,299	2,400	2,315	2,347
Jun	2,340	2,238	2,214	2,233	2,220	2,377	2,397	2,269	2,349	2,300	2,364
Jul	2,234	2,094	2,133	2,178	2,106	2,219	2,286	2,275	2,232	2,169	.
Aug	2,250	2,110	2,150	2,173	2,099	2,249	2,324	2,212	2,257	2,245	.
Sep	2,329	2,214	2,252	2,284	2,186	2,311	2,398	2,289	2,331	2,347	.
Oct	2,272	2,227	2,205	2,272	2,149	2,310	2,334	2,255	2,339	2,340	.
Nov	2,228	2,180	2,190	2,265	2,179	2,355	2,360	2,271	2,362	2,294	.
Dec	2,209	2,131	2,186	2,264	2,217	2,348	2,348	2,286	2,270	2,290	.
Annual	2,252	2,151	2,164	2,214	2,165	2,295	2,341	2,269	2,304	2,260	.
% Change	1.85	-4.48	0.60	2.31	-2.21	6.00	2.00	-3.08	1.54	-1.91	.

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.23.22, on the following page, annual average weekly wages increased by 3.19 percent between 2010 and 2011, from a total of \$659 to \$680. Preliminary estimates show average weekly wages increased to \$707 in the second quarter 2012.

Table II.23.22						
Average Weekly Wages						
Weston County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	493	493	473	524	496	.
2002	521	511	506	499	509	2.62
2003	458	475	482	507	480	-5.70
2004	470	491	492	503	489	1.88
2005	486	502	489	521	500	2.25
2006	546	548	543	587	556	11.20
2007	617	625	605	676	631	13.49
2008	658	676	670	672	669	6.02
2009	609	632	590	654	621	-7.17
2010	607	689	641	696	659	6.12
2011	629	764	654	670	680	3.19
2012(p)	683	707	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.23.23. Annual establishments decreased by 1.45 percent between 2010 and 2011, from a total of 276 to 272 establishments. Preliminary estimate show business establishments increased to 274 in the second quarter of 2012.

Table II.23.23						
Number of Establishments						
Weston County						
BLS QCEW Data, 2001–2011(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	246	261	264	259	258	.
2002	255	257	259	257	257	-0.39
2003	259	260	264	266	262	1.95
2004	262	262	261	263	262	0.00
2005	264	266	265	267	266	1.53
2006	268	271	269	268	269	1.13
2007	269	276	279	276	275	2.23
2008	279	283	278	278	280	1.82
2009	285	283	283	278	282	0.71
2010	278	277	273	274	276	-2.13
2011	275	275	272	266	272	-1.45
2012(p)	268	274	.	.	.	.

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, Weston County recorded 5,341 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 \$350,567,000, and real per capita income was \$49,320 in 2011. Average earnings per job in the county was \$38,789 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 Weston County remained unchanged at \$570 between second quarter 2011 and second quarter 2012. Detached single-family home rents decreased by 0.3 percent, rents for mobile homes on a lot increased by 2.0 percent, and rents for mobile home lots increased by 4.9 percent.

Weston County rental prices experienced average annualized increases of 2.7 percent for apartments, 3.7 percent for houses, 3.0 percent for mobile homes plus a lot, and 2.4 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.23.24, at right, presents the Weston County data for each rental type.¹⁶⁶

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 Weston County remained unchanged between 2009 and 2010 at 4 units.

The real value of single-family building permits decreased from \$153,200 in 2010 to \$124,000 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$161,400 in 2002 to a low of \$26,200 in 2001. Additional details of permit activity and per unit valuations are given in Table II.23.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	284	82	262	213
Q2.87	293	83	289	225
Q4.87	303	83	297	298
Q2.88	312	79	282	207
Q4.88	194	83	246	214
Q2.89	235	87	269	222
Q4.89	222	83	259	224
Q2.90	249	115	269	240
Q4.90	222	82	255	208
Q2.91	271	154	282	248
Q4.91	225	115	275	183
Q2.92	243	90	247	230
Q4.92	.	82	250	243
Q2.93	.	82	.	.
Q4.93	.	82	.	.
Q2.94	.	83	303	260
Q4.94	.	87	336	.
Q2.95	.	81	338	280
Q4.95	280	88	318	.
Q2.96	.	88	365	294
Q4.96	275	88	328	.
Q2.97	275	88	298	.
Q4.97	346	89	355	360
Q2.98	345	98	334	295
Q4.98	346	95	312	272
Q2.99	292	80	339	325
Q4.99	.	95	344	304
Q2.00	304	90	367	328
Q4.00	340	92	361	339
Q2.01	330	97	350	350
Q4.01	341	94	352	335
Q2.02	329	93	371	354
Q4.02	292	93	380	343
Q2.03	357	97	358	344
Q4.03	333	99	380	365
Q2.04	329	95	352	345
Q4.04	312	101	416	396
Q2.05	319	107	448	397
Q4.05	350	119	496	431
Q2.06	400	109	510	438
Q4.06	459	119	567	505
Q2.07	500	125	655	403
Q4.07	525	119	675	402
Q2.08	576	120	647	396
Q4.08	563	120	657	431
Q2.09	556	121	650	434
Q4.09	564	123	636	428
Q2.10	547	123	647	438
Q4.10	558	130	639	439
Q2.11	570	143	681	446
Q4.11	572	141	644	443
Q2.12	570	150	679	455

¹⁶⁶ 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.23.25 Building Permits and Valuation Weston 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	23	4	.	.	27	.	.	97.0
1981	24	.	20	8	52	.	.	69.7
1982	8	4	8	.	20	.	.	72.4
1983	18	.	.	.	18	.	.	67.5
1984	8	.	.	.	8	.	.	97.3
1985	7	.	.	.	7	.	.	61.6
1986	6	.	.	.	6	.	.	58.0
1987	3	.	.	.	3	.	.	52.7
1988	4	.	.	.	4	.	.	61.4
1989	6	.	.	.	6	.	.	44.6
1990	4	.	.	.	4	.	.	59.0
1991	2	.	.	.	2	.	.	61.4
1992	.	.	.	.	.	.	.	.
1993	5	.	.	.	5	.	.	52.7
1994	5	.	.	.	5	.	.	83.8
1995	5	4	.	.	9	.	.	91.0
1996	3	.	.	.	3	.	10	78.6
1997	2	2	.	.	4	.	.	77.6
1998	6	.	.	.	6	.	.	139.6
1999	3	.	.	.	3	.	.	108.8
2000	1	.	.	10	11	.	.	86.9
2001	3	.	.	.	3	.	.	26.2
2002	4	.	.	.	4	.	.	161.4
2003	2	.	.	.	2	.	.	90.3
2004	8	4	4	.	16	.	.	92.2
2005	5	.	.	.	5	.	.	159.4
2006	8	2	.	.	10	.	.	152.9
2007	19	.	.	.	19	.	.	120.1
2008	12	.	.	.	12	.	.	134.6
2009	7	.	.	.	7	.	.	124.0
2010	4	.	.	.	4	.	.	153.2
2011	4	.	.	.	4	.	.	124.0

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2010, the average sales price in Weston County was \$145,512. This represented a decrease of 11.5 percent from the previous year. In contrast, Wyoming's average was \$250,958, an increase of 3.9 percent over the previous year. A comparison of average sales prices between 1999 and 2010 is displayed in Table II.23.26, below.

Table II.23.26 Average Sales Prices Weston County vs. Wyoming DOR Data, 1999–2011				
Year	Weston County Average Price (\$)	Weston County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	56,283	-2.05	101,517	4.76
2000	74,379	32.15	111,437	9.77
2001	65,422	-12.04	116,469	4.52
2002	70,674	8.03	121,140	4.01
2003	72,765	2.96	132,708	9.55
2004	64,784	-10.97	142,501	7.38
2005	80,313	23.97	159,776	12.12
2006	107,437	33.77	187,869	17.58
2007	140,127	30.43	265,044	41.08
2008	129,108	-7.9	256,045	-3.4
2009	164,337	27.3	241,622	-5.6
2010	145,512	-11.46	250,958	3.9
2011	142,007	-2.4	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 2012.¹⁶⁷ During December 2012, a total of 22 surveys were completed by property managers in Weston County. Of the 187 rental units surveyed, 14 were vacant, indicating a vacancy rate of 7.49 percent, as shown in Table II.23.27, below. This rate compares to a 14.08 percent vacancy last year and a statewide December 2012 vacancy rate of 4.17 percent.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	4	60	3	5.00%
2001b	4	23	0	0
2002a	4	11	0	0
2002b	4	16	2	12.50%
2003a	3	35	1	2.86%
2003b	9	91	7	7.69%
2004a	11	91	3	3.30%
2004b	9	79	4	5.06%
2005a	7	51	5	9.80%
2005b	7	53	2	3.77%
2006a	3	13	0	0
2006b	10	113	0	0
2007a	8	97	4	4.12%
2007b	13	193	14	7.25%
2008a	7	88	3	3.41%
2008b	9	116	6	5.17%
2009a	11	128	6	4.69%
2009b	7	89	1	1.12%
2010a	16	167	7	4.19%
2010b	13	129	8	6.20%
2011a	14	146	13	8.90%
2011b	19	206	29	14.08%
2012a	23	215	9	4.19%
2012b	22	187	14	7.49%

Diagram II.23.3, on the following page, shows the historical vacancy rate for Weston County and Wyoming. As can be seen, the vacancy rate in Weston County has been volatile over the 12 year period, moving above and below the statewide rate, with several periods matching the statewide average, as the most recent estimate for December 2012 shows.

¹⁶⁷Those signified as *a* in the “year” column of Table II.23.10 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.

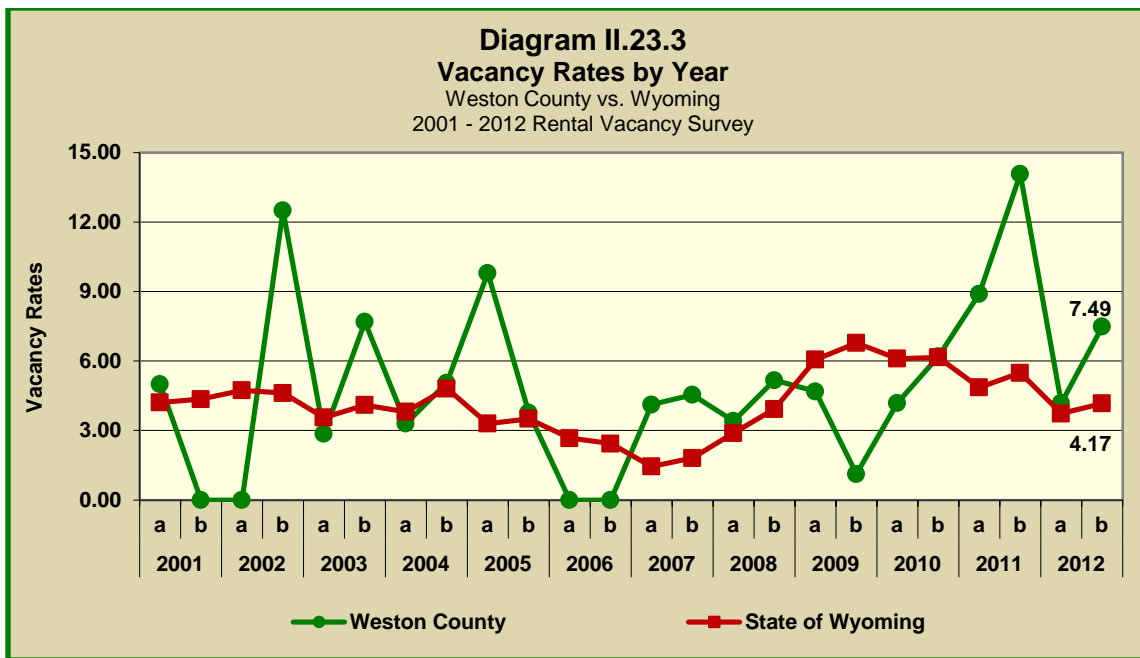
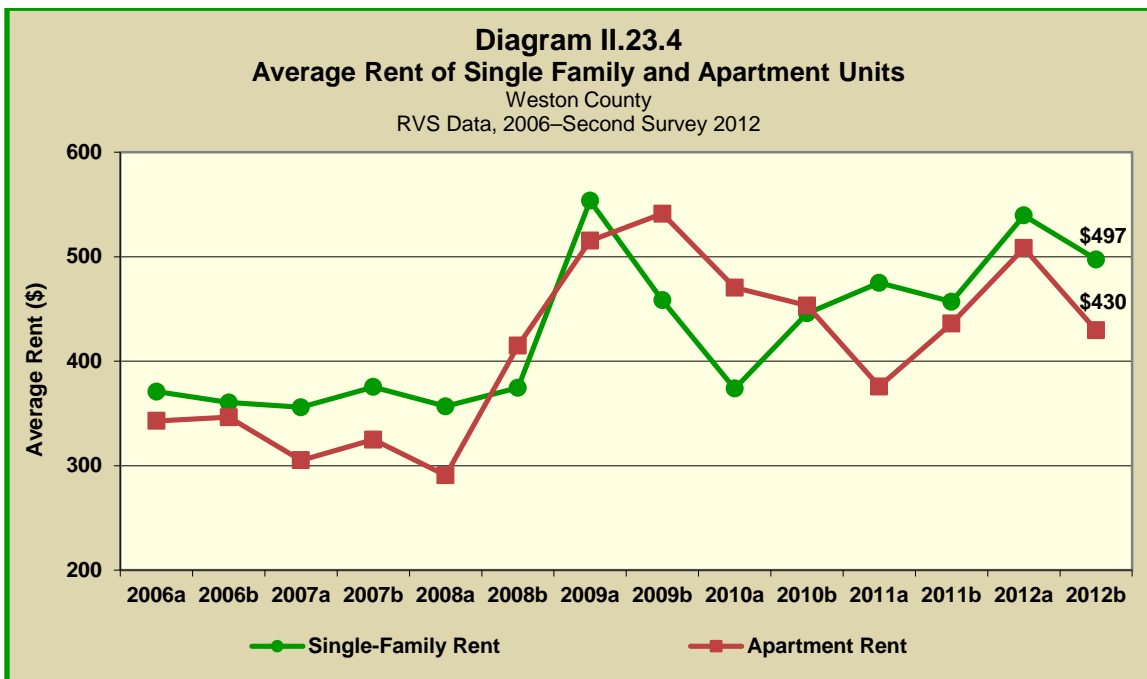


Diagram II.23.4, below, shows the average rent of single-family and apartment units in Weston County. In the second half of 2012, average rents for single-family units decreased to \$497 and average rents for apartments fell to \$430.



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 nine respondents in Weston County. Of the incoming persons who were unsatisfied with their current housing, 100.0 percent said they were seeking to own a home. Of those seeking to buy an existing home, 100.0 percent anticipated spending less than \$100,000. 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, 18 or 0.6 percent of households in Weston County were overcrowded and another 39 or 1.3 percent of units were severely overcrowded, as shown in Table II.23.28, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.23.28				
Overcrowding and Severe Overcrowding				
Weston County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Weston County				
Owner				
Households	2,247	18	39	2,304
Percentage	97.5%	0.8%	1.7%	100.0%
Renter				
Households	640	0	0	640
Percentage	100.0%	0.0%	0.0%	100.0%
Total				
Households	2,887	18	39	2,944
Percentage	98.1%	0.6%	1.3%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	100.0%

Incomplete plumbing and kitchen facilities are another indicator of potential housing problems. According to the Census Bureau, a housing unit is classified as lacking complete plumbing facilities when any of the following are not present: piped hot and cold water, a flush toilet, and a bathtub or shower. Likewise, a unit is categorized as deficient when any of the following are missing from the kitchen: a sink with piped hot and cold water, a range or cook top and oven, and a refrigerator.

At the time of the 2011 five-year ACS, a total of 171 units or 4.9 percent of all housing units in Weston 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.23.29, at right.

Table II.23.29		
Housing Units with Incomplete Kitchen Facilities		
Weston County 2007-2011 Five-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Kitchen Facilities	3,335	251,420
Lacking Complete Kitchen Facilities	171	7,570
Total Housing Units	3,506	258,990
Percent Lacking	4.9%	2.9%

At the time of the 2011 ACS, a total of 74 units or 2.1 percent of all housing units in Weston 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.23.30, at right.

Table II.23.30		
Housing Units with Incomplete Plumbing Facilities		
Weston County 2007-2011 Five-Year ACS Data		
Facilities	Weston County	State of Wyoming
Complete Plumbing Facilities	3,432	252,719
Lacking Complete Plumbing Facilities	74	6,271
Total Households	3,506	258,990
Percent Lacking	2.1%	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 Weston County, 10.6 percent of households had a cost burden and 5.5 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 15.2 percent of homeowners with a mortgage in Weston County experienced a cost burden and 6.0 percent experienced a severe cost burden, while 3.9 percent of renters had a cost burden and 9.8 percent had a severe cost burden, as shown in Table II.23.31, on the following page.

Table II.23.31					
Cost Burden and Severe Cost Burden by Tenure					
Weston County					
2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Weston County					
Owner With a Mortgage					
Households	906	175	69	0	1,150
Percent	78.8%	15.2%	6.0%	0.0%	100.0%
Owner Without a Mortgage					
Households	1,013	112	29	0	1,154
Percent	87.8%	9.7%	2.5%	0.0%	100.0%
Renter					
Households	469	25	63	83	640
Percent	73.3%	3.9%	9.8%	13.0%	100.0%
Total					
Households	2,388	312	161	83	2,944
Percent	81.1%	10.6%	5.5%	2.8%	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 1,291 households in Weston County, from 3,021 in 2010 to 4,312 in 2040. Homeowners are expected to increase from 2,349 households in 2010 to 3,364 by 2040. Renters are anticipated to increase from 672 households in 2010 to 948 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 96 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 76 households and by 180 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 45 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 32 households over the period. Table II.23.32, on the following page, provides details of the household forecast by tenure and income.

Table II.23.32						
Household Forecast by Tenure and Income						
Weston County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	226	132	460	184	1,348	2,349
2015	231	135	470	188	1,378	2,403
2020	246	144	501	200	1,469	2,561
2025	265	154	540	215	1,581	2,756
2030	284	166	579	231	1,696	2,956
2035	304	177	618	247	1,812	3,158
2040	324	189	659	263	1,930	3,364
Renters by Percent of Median Household Income						
2010	115	92	184	64	216	672
2015	120	96	192	67	224	698
2020	126	101	202	71	237	736
2025	135	108	217	76	254	789
2030	144	116	231	81	271	842
2035	153	123	246	86	288	895
2040	162	130	260	91	305	948
Total Households by Percent of Median Household Income						
2010	341	224	644	248	1,564	3,021
2015	351	231	662	255	1,603	3,101
2020	372	245	704	271	1,706	3,297
2025	400	263	756	291	1,835	3,546
2030	429	281	810	312	1,967	3,798
2035	457	300	864	333	2,100	4,054
2040	486	319	919	354	2,235	4,312