

CROOK COUNTY

Demographics

The Census Bureau's current census estimates indicate that Albany County's population increased from 7,083 in 2010 to 7,155 in 2012, or by 1.0 percent. This compares to a statewide population growth of 2.3 percent over the period.⁷⁴ The number of people from 25 to 44 years of age decreased by 0.9 percent, and the number of people from 55 to 64 years of age increased by 8.0 percent. The white population decreased by 0.2 percent, while the black population increased by 376.5 percent. The Hispanic population increased from 141 to 165 people between 2010 and 2012 or by 17.0 percent. These data are presented in Table II.6.1, below.

Subject	Crook County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	7,083	7,155	1.0%	563,626	576,412	2.3%
Age						
Under 14 years	1,389	1,329	-4.3%	113,371	113,773	0.4%
15 to 24 years	755	764	1.2%	78,460	79,861	1.8%
25 to 44 years	1,529	1,515	-0.9%	144,615	149,367	3.3%
45 to 54 years	1,159	1,117	-3.6%	83,577	78,964	-5.5%
55 to 64 years	1,101	1,189	8.0%	73,513	78,939	7.4%
65 and Over	1,150	1,241	7.9%	70,090	75,508	7.7%
Race						
White	6,937	6,924	-0.2%	529,110	536,450	1.4%
Black	17	81	376.5%	5,135	8,555	66.6%
American Indian and Alaskan Native	48	54	12.5%	14,457	15,003	3.8%
Asian	11	12	9.1%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	0	0	.	521	575	10.4%
Two or more races	70	84	20.0%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	141	165	17.0%	50,231	54,770	9.0%

Table II.6.2, on the following page, presents the population of Crook County by age and gender from the 2000 and 2010 Census counts. The 2010 Census count showed a total of 3,648 males, who accounted for 51.5 percent of the population, and the remaining 48.5 percent, or 3,435 persons, were female. In 2012, the number of females increased to 3,501 persons, or 51.1 percent of the population, while the remaining 51.1 percent or 3,654 persons were male.

⁷⁴ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.6.2 Population by Age and Gender Crook County 2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	732	657	1,389	687	642	1,329	-4.3%
15 to 24 years	424	331	755	411	353	764	1.2%
25 to 44 years	780	749	1,529	781	734	1,515	-0.9%
45 to 54 years	565	594	1,159	562	555	1,117	-3.6%
55 to 64 years	569	532	1,101	591	598	1,189	8.0%
65 and Over	578	572	1,150	622	619	1,241	7.9%
Total	3,648	3,435	7,083	3,654	3,501	7,155	1.0%
% of Total	51.5%	48.5%	.	51.1%	48.9%	.	.

At the time of the 2010 Census, there were 34 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 66 percent, as shown in Table II.6.3, below.

Table II.6.3 Group Quarters Population Crook County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁷⁵	4	4	0.0%
Juvenile Facilities	.	.	.
Nursing Homes	74	30	-59.5%
Other Institutions	17	.	-100.0%
Total	95	34	-64.2%
Noninstitutionalized			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	.	-100.0%
Total	5	.	-100.0%
Group Quarters Population	100	34	-66.0%

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

⁷⁵ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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.6.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 2,023 family households, of which 1,714 housed married couple families and 309 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 55 families, or a female householder with no husband present, of which there were 254 families. There were also an estimated 923 "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 Crook County was 68.7 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Crook County, 84.7 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Crook County		State of Wyoming	
	Crook County	% of Total	State of Wyoming	% of Total
Family households	2,023	68.7%	145,992	65.9%
Married-couple family	1,714	84.7%	117,493	80.5%
Owner-occupied housing units	1,459	85.1%	98,110	83.5%
Renter-occupied housing units	255	14.9%	19,383	16.5%
Other family	309	15.3%	28,499	19.5%
Male householder, no wife present	55	2.7%	9,246	32.4%
Owner-occupied housing units	55	100.0%	5,485	59.3%
Renter-occupied housing units	0	.0%	3,761	40.7%
Female householder, no husband present	254	12.6%	19,253	67.6%
Owner-occupied housing units	137	53.9%	10,177	52.9%
Renter-occupied housing units	117	46.1%	9,076	47.1%
Nonfamily households	923	31.3%	75,487	34.1%
Owner-occupied housing units	638	69.1%	41,887	55.5%
Renter-occupied housing units	285	30.9%	33,600	44.5%
Total	2,946	100.0%	221,479	100.0%

Table II.6.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 1,176 two-person family households, 334 three-person family households and 241 four-person family households. One-person non-family households made up 90.0 percent of all non-family households or an estimated 831 households. Crook County's two persons households made up 42.9 percent of total housing units and four person households made up an additional 8.2 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.6.5				
Household Type by Household Size				
Crook County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Crook County				
One Person	.	831	831	28.2%
Two Person	1,176	87	1,263	42.9%
Three Person	334	5	339	11.5%
Four Person	241	0	241	8.2%
Five Person	198	0	198	6.7%
Six Person	34	0	34	1.2%
Seven Person	40	0	40	1.4%
Total	2,023	923	2,946	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 1,263 two-person households, 1,086 were owner-occupied and 177 were renter-occupied. Of the 241 four-person households, 211 were owner-occupied and 30 were renter-occupied. Further household size data by tenure are presented in Table II.6.6, below.

Table II.6.6				
Tenure by Household Size				
Crook County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Crook County				
One Person	603	228	831	28.2%
Two Person	1,086	177	1,263	42.9%
Three Person	237	102	339	11.5%
Four Person	211	30	241	8.2%
Five Person	103	95	198	6.7%
Six Person	9	25	34	1.2%
Seven Person or more	40	0	40	1.4%
Total	2,289	657	2,946	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.6.7, on the following page, Crook County had a total of 3,574 housing units of which 2,946 or 82.4 percent were occupied. Of these occupied units, 77.7 percent, or 2,289 units were owner occupied, which compares to a statewide rate of 70.3. A total of 628 units or 17.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.6.7 Housing Units by Tenure Crook County 2008-2012 5-Year ACS Data				
Tenure	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,946	82.4%	221,479	84.7
Owner-Occupied	2,289	77.7%	155,659	70.3
Renter-Occupied	657	22.3%	65,820	29.7
Vacant Housing Units	628	17.6%	39,951	15.3
Total Housing Units	3,574	100.0%	261,430	100.0

Table II.6.8, below, shows that of the 628 housing units in Crook County as reported in the 2012 ACS data, 7 or 1.1 percent were for rent and 53 or 8.4 percent were for sale. An estimated 365 units were for seasonal, recreational, or occasional use, and 174 or 27.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.6.8 Disposition of Vacant Housing Units Crook County 2008-2012 5-Year ACS Data				
Disposition	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	7	1.1%	5,825	14.6%
Rented, but not occupied	18	2.9%	1,811	4.5%
For sale only	53	8.4%	2,711	6.8%
Sold, but not occupied	6	1.0%	799	2.0%
For seasonal, recreational, or occasional use	365	58.1%	18,027	45.1%
For migrant workers	5	.8%	488	1.2%
Other vacant	174	27.7%	10,290	25.8%
Total	628	100.0%	39,951	100.0%

Table II.6.9, at right, presents different income statistics for Crook County. According to the 2012 ACS data averages, median family income for Crook County was \$57,299 compared to the statewide average of \$70,013. Per capita income for Crook County, which is calculated by dividing total income by population, was \$26,312, which compared to \$28,858 for the State of Wyoming.

Table II.6.9 Median and Per Capita Income Crook County 2008-2012 5-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	57,299	70,013
Median Household Income	51,319	56,573
Per Capita Income	26,312	28,858

Table II.6.10, on the following page, shows households by income for Crook County and the State of Wyoming. In Crook County, there were a total of 230 households or 7.8 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 489 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 14.9 percent of total households and numbered 439 in Crook County.

Table II.6.10 Households by Income Crook County 2008-2012 5-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	230	7.8%	21,996	9.9%
15,000 - 19,999	129	4.4%	10,608	4.8%
20,000 - 24,999	83	2.8%	10,519	4.7%
25,000 - 34,999	485	16.5%	22,992	10.4%
35,000 - 49,999	489	16.6%	31,395	14.2%
50,000 - 74,999	623	21.1%	44,135	19.9%
75,000 - 99,999	468	15.9%	31,949	14.4%
100,000 and above	439	14.9%	47,885	21.6%
Total	2,946	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.6.11, below. In total, the poverty rate in Crook County was 8.6 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Crook County had a poverty rate of 8.9 percent and the female population had a poverty rate of 8.2 percent. There were 49 males and 64 females in poverty under the age of 5. Overall, 19.0 percent of persons in poverty in Crook County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 56 individuals with incomes below the poverty level which represented 9.4 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.6.11 Poverty by Age Crook County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Crook County				
5 and Below	49	64	113	19.0%
6 to 18	49	47	96	16.1%
18 to 64	197	134	331	55.5%
65 and Older	21	35	56	9.4%
Total	316	280	596	100.0%
Poverty Rate	8.9%	8.2%	8.6%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.6.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Crook County saw an average of 1,722 owner-occupied single-family units compared to 345 single-family rental units. In Crook County, single-family units comprised 70.2 percent of all households compared with 71.5 percent statewide. Crook County

had a total of 45 apartment rental units and total apartment units accounted for 1.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 790 mobile homes in Crook County, which comprised 26.8 percent of all occupied housing units and compared to 13.6 statewide.

Table II.6.12				
Households by Unit Type				
Crook County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Crook County				
Single-Family Unit	1,722	345	2,067	70.2%
Duplex	0	10	10	.3%
Tri- or Four-Plex	2	24	26	.9%
Apartments	0	45	45	1.5%
Mobile Homes	557	233	790	26.8%
Boat, RV, Van, Etc.	8	0	8	.3%
Total	2,289	657	2,946	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.6.13, below, shows the number of households by year of construction. As shown, 10.2 percent, or 300 units, were built in 1939 or earlier in the county, and another 136 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 411, which accounted for 14.0 percent of all households, and an additional 47 households, or 1.6 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.6.13				
Households by Year Built				
Crook County				
2008-2012 5-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	300	10.2%	24,899	11.2%
1940 to 1949	136	4.6%	10,352	4.7%
1950 to 1959	215	7.3%	22,395	10.1%
1960 to 1969	168	5.7%	19,254	8.7%
1970 to 1979	636	21.6%	50,875	23.0%
1980 to 1989	561	19.0%	34,715	15.7%
1990 to 1999	472	16.0%	26,905	12.1%
2000 to 2004	411	14.0%	30,814	13.9%
Built 2005 or Later	47	1.6%	1,270	.6%
Total	2,946	100.0%	221,479	100.0%

Table II.6.14, below, displays housing units for Crook County and the State of Wyoming. The number of rooms in Crook County varied between households. Households with one room accounting for only 0.3 percent of total housing units, while households with five and six rooms accounted for 27.6 and 18.0 percent, respectively. The median number of rooms in Crook County was 6 rooms, which compared to 6 statewide.

Table II.6.14				
Housing Units by Number of Rooms				
Crook County				
2008-2012 5-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	11	.3%	4,323	1.7%
Two	48	1.3%	6,841	2.6%
Three	173	4.8%	19,299	7.4%
Four	571	16.0%	44,488	17.0%
Five	985	27.6%	51,437	19.7%
Six	642	18.0%	40,208	15.4%
Seven	413	11.6%	32,481	12.4%
Eight	309	8.6%	25,835	9.9%
Nine or more	422	11.8%	36,518	14.0%
Total	3,574	100.0%	261,430	100.0%
Median Rooms	6	.	6	.

Table II.6.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 5 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 22.5 percent of total households in Crook County, which compared to 24.6 percent statewide. In Crook County, the 1,586 households with three bedrooms accounted for 53.8 percent of all households, and there were only 161 five-bedroom or more households, which accounted for 5.5 percent of all households.

Table II.6.15				
Households by Number of Bedrooms				
Crook County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Crook County				
None	14	5	19	.6%
One	21	75	96	3.3%
Two	516	148	664	22.5%
Three	1,275	311	1,586	53.8%
Four	341	79	420	14.3%
Five or more	122	39	161	5.5%
Total	2,289	657	2,946	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.6.16, at right, structures built in 1939 or earlier had a median value of \$152,600, while structures built between 1950 and 1959 had a median value of \$131,400 and those built between 1990 to 1999 had a median value of \$123,700. 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 \$248,600 and \$226,400, respectively. The total average median value in Crook County was \$161,200, which compared to \$184,400 in the State of Wyoming.

Table II.6.16 Median Value by Year Structure Built Crook County 2008-2012 5-Year ACS Data		
Year Built	Crook County	State of Wyoming
1939 or earlier	152,600	153,500
1940 to 1949	158,300	136,800
1950 to 1959	131,400	156,600
1960 to 1969	148,800	173,700
1970 to 1979	131,000	181,700
1980 to 1989	172,600	196,100
1990 to 1999	123,700	228,400
2000 to 2004	248,600	248,900
Built 2005 or Later	226,400	221,600
Total	161,200	184,400

Household mortgage status is reported in Table II.6.17, below. In Crook County, households with a mortgage accounted for 42.7 percent of all households or 977 housing units, and the remaining 57.3 percent or 1,312 units had no mortgage. Of those units with a mortgage, 59 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 918 or 94.0 percent had no second mortgage or no home equity loan.

Table II.6.17 Mortgage Status Crook County 2008-2012 5-Year ACS Data				
Mortgage Status	Crook County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	977	42.7%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	59	6.0%	15,069	16.0%
Second mortgage only	18	30.5%	7,440	49.4%
Home equity loan only	41	69.5%	7,629	50.6%
Both second mortgage and home equity loan	0	.0%	645	.7%
No second mortgage and no home equity loan	918	94.0%	78,587	83.3%
Housing units without a mortgage	1,312	57.3%	61,358	39.4%
Total	2,289	100.0%	155,659	100.00%

The median rent in Crook County was \$574 as compared to \$618 statewide, as seen in Table II.6.18, below.

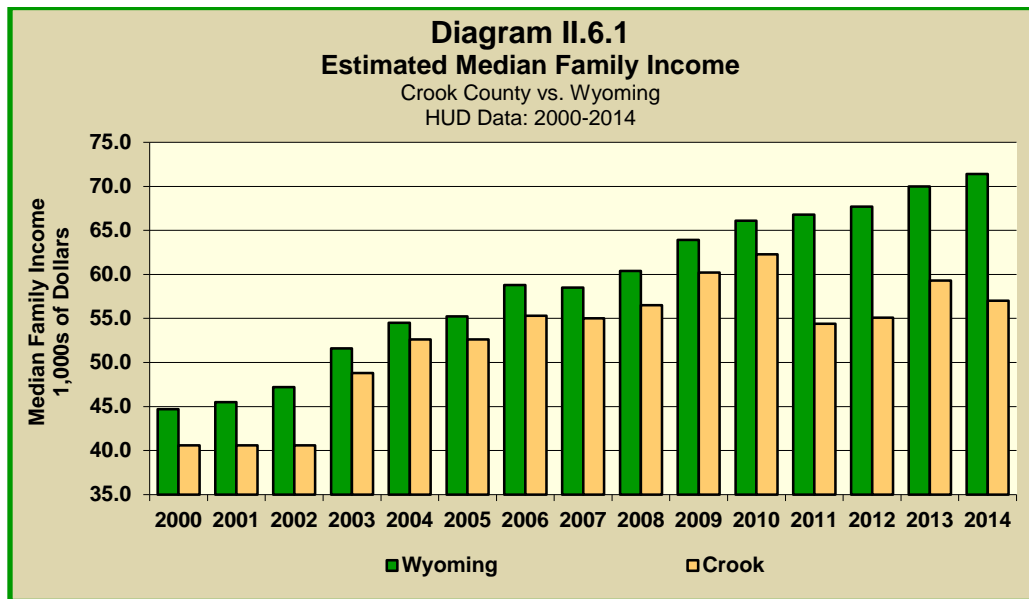
Table II.6.18 Median Rent Crook County 2008-2012 5-Year ACS Data	
Place	Rent
Crook County	\$574
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 6 persons during 2013. The driver’s license total exchanges since 2000 for Crook County are presented in Table II.6.19, below, and showed a net increase of 819 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
2010	218	106	112
2011	171	142	29
2012	198	166	32
2013	191	185	6
Total	2,871	2,052	819

Economics

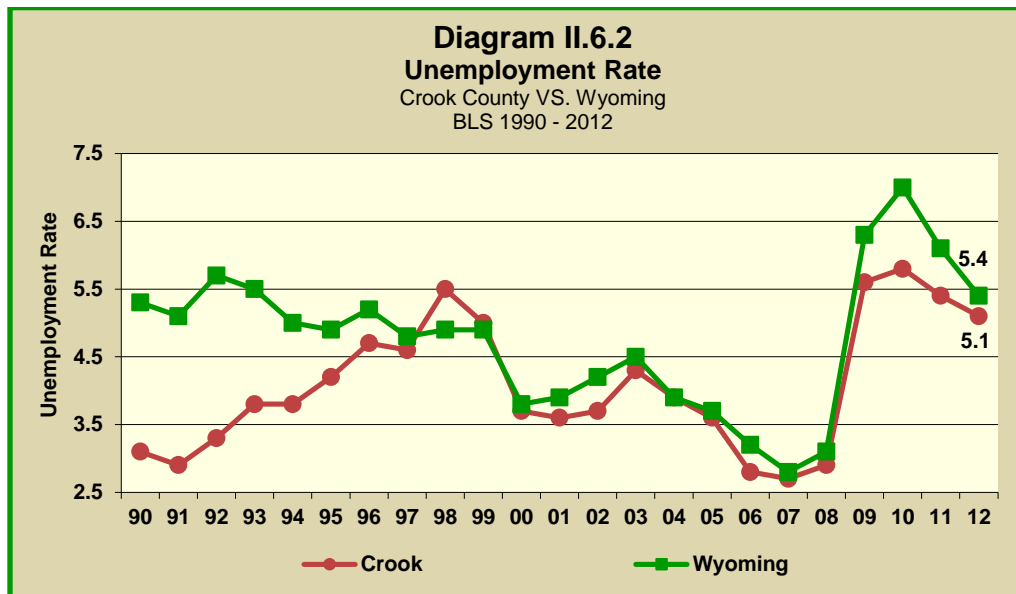
The HUD estimated MFI for Crook County was \$57,000 in 2014.⁷⁶ This figure compares to Wyoming’s MFI of \$71,400. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Crook County’s labor force, defined as the number of persons working or actively seeking work, increased by 49 persons, from 3,579 in 2011 to 3,628 in 2012. Employment increased by 58 persons; unemployment decreased by 9 persons; and the unemployment rate, the number of

⁷⁶ 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.

unemployed persons as a percentage of the labor force, decreased from 5.4 percent in 2011 to 5.1 percent in 2012, as shown below in Diagram II.6.2.



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 covered 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.6.20, below, annual total monthly employment increased by 1.30 percent between 2011 and 2012, from a total of 2,316 to 2,346 workers. Preliminary estimates shows total monthly employment increased to 2,475 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	1,825	1,837	1,920	2,116	2,208	2,191	2,224	2,174	2,223	2,235	2,245
Feb	1,805	1,839	1,941	2,137	2,229	2,213	2,222	2,189	2,174	2,227	2,223
Mar	1,803	1,856	1,960	2,177	2,261	2,234	2,186	2,204	2,197	2,257	2,228
Apr	1,914	1,977	2,062	2,232	2,296	2,329	2,215	2,259	2,250	2,304	2,260
May	2,045	2,067	2,185	2,311	2,390	2,412	2,347	2,441	2,386	2,413	2,367
Jun	2,183	2,230	2,284	2,532	2,539	2,546	2,512	2,600	2,496	2,552	2,475
Jul	2,004	2,281	2,302	2,342	2,388	2,394	2,407	2,434	2,359	2,371	.
Aug	2,075	2,289	2,318	2,298	2,367	2,362	2,371	2,398	2,334	2,370	.
Sep	2,046	2,144	2,203	2,348	2,357	2,458	2,417	2,317	2,416	2,387	.
Oct	2,025	2,092	2,171	2,391	2,381	2,376	2,331	2,376	2,340	2,391	.
Nov	1,988	2,068	2,138	2,308	2,358	2,346	2,320	2,329	2,320	2,340	.
Dec	1,957	2,078	2,138	2,275	2,274	2,317	2,252	2,303	2,298	2,305	.
Annual	1,973	2,063	2,135	2,289	2,337	2,348	2,317	2,335	2,316	2,346	.
% Change	0.97	4.56	3.49	7.21	2.10	0.47	-1.32	0.78	-0.81	1.30	.

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.6.21, on the following page, annual average weekly wages increased by 2.83 percent between 2011 and

2012, from \$672 to \$691. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$695.

Table II.6.21 Average Weekly Wages Crook County BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	446	454	462	495	464	.
2002	480	475	475	505	484	4.31
2003	490	483	478	507	490	1.24
2004	491	502	499	553	511	4.29
2005	519	536	526	600	546	6.85
2006	546	574	563	636	580	6.23
2007	586	616	610	663	619	6.72
2008	603	640	625	703	643	3.88
2009	619	652	605	699	644	0.16
2010	609	665	642	714	658	2.17
2011	642	682	675	688	672	2.13
2012	671	681	686	725	691	2.83
2013(p)	704	695	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.6.22. Annual establishments decreased by 1.98 percent between 2011 and 2012, from a total of 303 to 296 establishments. Preliminary estimates indicate the total number of establishments increased to 303 in the second quarter of 2013.

Table II.6.22 Number of Establishments Crook County BLS QCEW Data, 2001–2013(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	243	244	244	241	.
2002	238	245	249	249	245	1.66
2003	248	248	247	247	248	1.22
2004	253	255	254	260	256	3.23
2005	263	272	269	264	267	4.30
2006	270	279	285	289	281	5.24
2007	292	296	293	290	293	4.27
2008	286	290	295	296	292	-0.34
2009	297	296	299	289	295	1.03
2010	290	293	293	293	292	-1.02
2011	296	306	305	303	303	3.77
2012	298	298	295	294	296	-2.31
2013(p)	298	303	.	.	.	.

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, Crook County recorded 4,389 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 \$317,513,000, and real per capita income was \$44,652 in 2011. The average earnings per job in the county was \$33,516 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 Crook County increased from \$488 in second quarter 2012 to \$533 in second quarter 2013, or by 9.2 percent. Single-family homes decreased by 2.7 percent over the same period.

Crook County rental prices experienced average annualized increases of 2.8 percent for apartments. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot and 2.9 percent for mobile homes. Table II.6.23, at right, presents the Crook County data for each rental type.⁷⁷

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 Crook County increased from four to 10 authorized units between 2010 and 2011.

The real value of single-family building permits decreased from \$123,572 in 2011 to \$117,857 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$221,200 in 2008 to a low of \$120,500 in 2002. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.6.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
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	345	105	.	.
Q4.98	311	95	.	.
Q2.99	322	105	.	.
Q4.99	306	102	.	.
Q2.00	319	105	.	.
Q4.00	306	100	.	.
Q2.01	338	133	.	.
Q4.01	312	100	.	.
Q2.02	385	115	.	.
Q4.02	336	115	.	.
Q2.03	333	115	.	.
Q4.03	345	120	.	.
Q2.04	341	98	.	.
Q4.04	333	118	.	.
Q2.05	378	115	402	298
Q4.05	360	125	.	.
Q2.06	376	100	.	.
Q4.06	391	125	.	.
Q2.07	367	142	510	.
Q4.07	412	102	465	.
Q2.08	426	158	465	.
Q4.08	429	125	473	.
Q2.09	439	115	475	.
Q4.09	459	125	475	.
Q2.10	450	133	465	.
Q4.10	455	149	470	.
Q2.11	479	125	489	.
Q4.11	491	144	515	.
Q2.12	488	.	589	.
Q4.12	503	130	593	.
Q2.13	533	.	573	.

⁷⁷ 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.6.24 Building Permits and Valuation Crook County Census Bureau Data, 1980–2012								
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	5	6	.	.	11	.	.	167.3
1981	2	2	8	.	12	.	.	112.6
1982	9	.	.	.	9	.	.	100.2
1983	5	.	.	.	5	.	.	115.9
1984	9	.	.	.	9	.	.	61.9
1985	12	.	.	.	12	.	.	50.3
1986	3	.	.	.	3	.	.	111.7
1987	3	.	.	.	3	.	.	73.6
1988	13	.	.	.	13	.	.	67.4
1989	1	.	.	.	1	.	.	99.5
1990	1	.	.	.	1	.	.	71.8
1991	3	.	.	.	3	.	.	68.6
1992	4	.	.	.	4	.	.	73.0
1993	9	.	.	.	9	.	.	85.8
1994	10	.	4	.	14	.	.	70.7
1995	11	.	.	.	11	.	.	121.9
1996	5	.	.	.	5	.	.	116.5
1997	7	.	.	.	7	.	17	158.9
1998	10	.	.	.	10	.	.	122.1
1999	10	.	.	.	10	.	.	163.4
2000	7	.	.	.	7	.	.	123.3
2001	13	.	.	15	28	.	.	122.8
2002	30	.	.	.	30	.	.	120.5
2003	35	.	.	.	35	.	.	130.4
2004	24	.	.	.	24	.	.	127.0
2005	21	.	.	.	21	.	.	187.8
2006	33	.	.	.	33	.	.	211.5
2007	27	.	.	.	27	.	.	159.3
2008	10	.	.	.	10	.	.	221.2
2009	10	.	4	.	14	.	.	185.5
2010	4	.	.	.	4	.	.	220.9
2011	14	.	.	.	14	.	.	123.6
2012	7	.	.	.	7	.	.	117.9

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Crook County was \$169,922. This represented an increase of 8.4 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 1999 and 2012 is displayed in Table II.6.25, on the following page.

Table II.6.25				
Average Sales Prices				
Crook County vs. Wyoming				
DOR Data, 1999–2012				
Year	Crook County Average Price (\$)	Crook County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	76,326	.	131,207	.
2001	85,190	11.61	128,771	-1.86
2002	92,382	8.44	138,295	7.40
2003	109,050	18.04	148,276	7.22
2004	109,050	0.00	159,558	7.61
2005	138,128	26.66	178,183	11.67
2006	138,568	0.32	219,438	23.15
2007	166,892	20.44	265,044	20.78
2008	170,602	2.2	256,045	-3.40
2009	224,241	31.4	241,622	-5.63
2010	140,858	-37.18	250,958	3.86
2011	156,775	11.3	241,301	-3.85
2012	169,922	8.4	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.⁷⁸ During December 2013, a total of 28 surveys were completed in Crook County. Of the 131 rental units surveyed, 11 were vacant, representing an 8.40 percent vacancy rate, as shown in Table II.6.26, below. This compares to a 10.88 percent vacancy rate one year ago and a December 2013 statewide vacancy rate of 5.57 percent.

Table II.6.26				
Total Units, Vacant Units, and Vacancy Rate				
Crook County				
RVS Data, June 2001 – December 2013				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.00%
2001b	5	38	3	7.89%
2002a	4	27	1	3.70%
2002b	7	58	10	17.24%
2003a	5	34	2	5.88%
2003b	4	33	1	3.03%
2004a	9	63	2	3.17%
2004b	7	48	5	10.42%
2005a	9	88	7	7.95%
2005b	10	81	10	12.35%
2006a	8	65	3	4.62%
2006b	13	100	1	1.00%
2007a	9	66	0	0.00%
2007b	9	75	6	8.00%
2008a	10	64	5	7.81%
2008b	9	73	2	2.74%
2009a	12	81	2	2.47%
2009b	9	53	3	5.66%
2010a	15	97	10	10.31%
2010b	16	88	2	2.27%
2011a	21	99	6	6.06%
2011b	24	103	9	8.74%
2012a	29	116	6	5.17%
2012b	37	193	21	10.88%
2013a	27	167	13	7.78%
2013b	28	131	11	8.40%

Diagram II.6.3, on the following page, shows the historical vacancy rate for Crook County and Wyoming. As can be seen, the vacancy rate in Crook County has been similar to the statewide vacancy rate, trending roughly the same, but with higher volatility over the thirteen year period.

⁷⁸ Those signified as a in the “year” column of Table II.6.10 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.

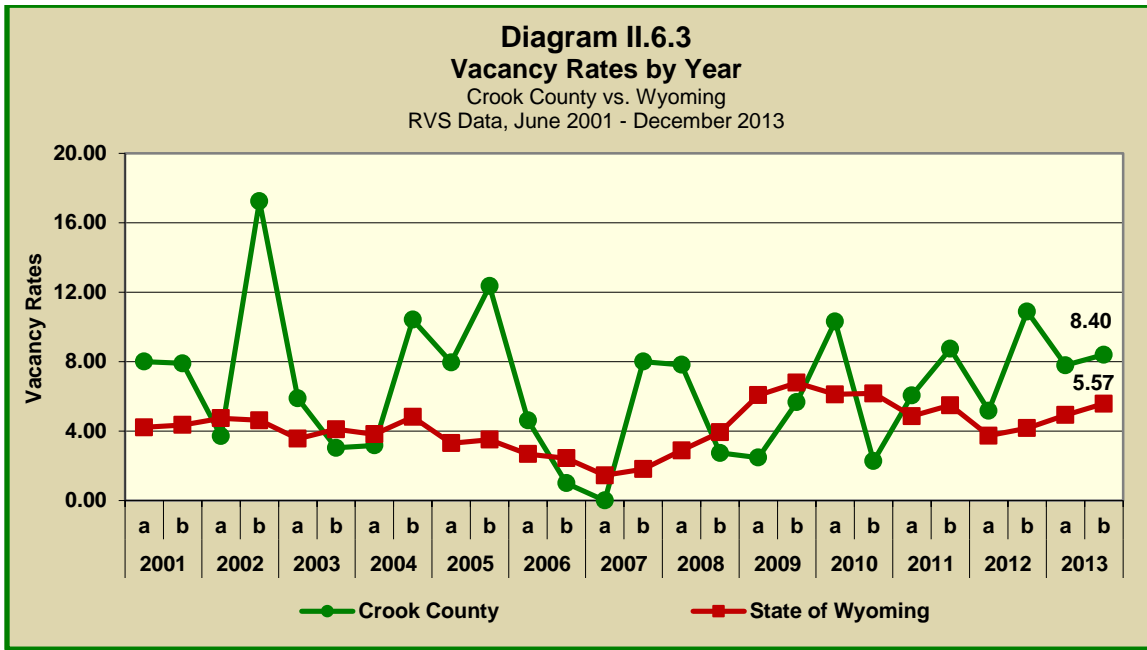


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In the second half of 2013, average rents for single-family units rose to \$833 and average rents for apartments rose to \$564.

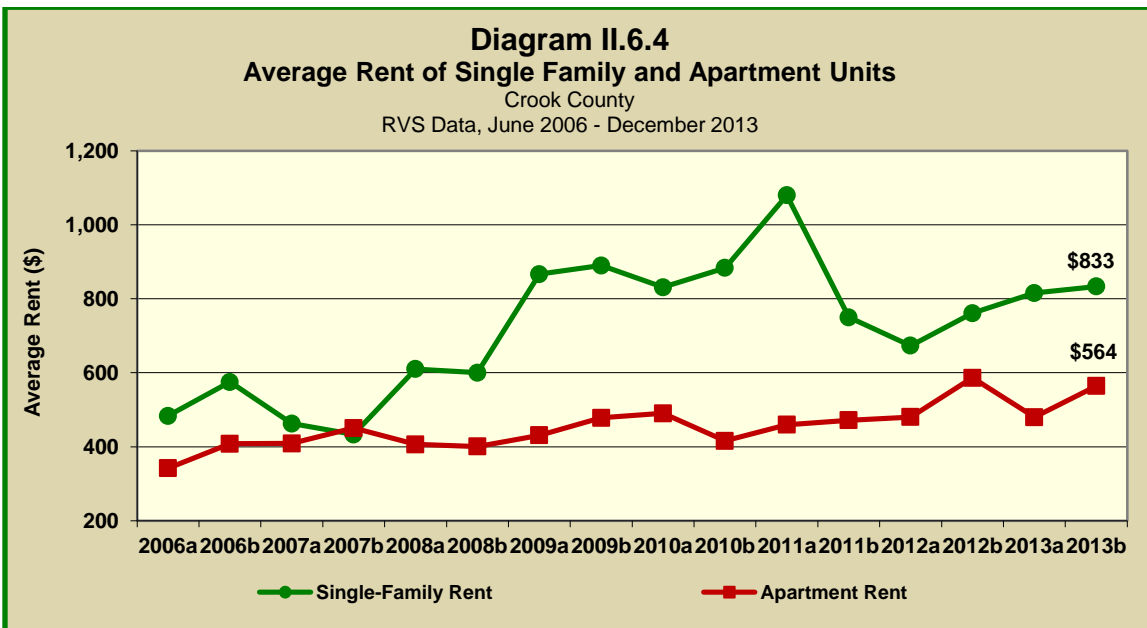


Table II.6.27 below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 16 single family units in Crook County, with 3 of them available. This translates into a vacancy rate of 18.8 percent in Crook County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 60 apartment units reported in the survey, with 4 of them available, which resulted in a vacancy rate of 6.7 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.6.27			
Rental Vacancy Survey by Type			
Crook County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	16	3	18.8%
Duplex units	4	0	.0%
Apartments	60	4	6.7%
Mobile Homes	45	4	8.9%
"Other" Units	0	0	%
Don't Know	6	0	.0%
Total	131	11	8.4%

Table II.6.28, below, reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 6 units. The most common apartment units were one bedroom units, with 30 units. Additional details for additional unit types are reported found below.

Table II.6.28							
Rental Units by Bedroom Size							
Crook County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	0	0	2	0	0	.	2
One	2	1	30	0	0	.	33
Two	6	3	25	13	0	.	47
Three	5	0	3	29	0	.	37
Four	2	0	0	1	0	.	3
Five	0	0	0	0	0	.	0
Don't Know	1	0	0	2	0	6	9
Total	16	4	60	45	0	6	131

Average market-rate rents by unit type are shown in Table II.6.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.6.29						
Average Market Rate Rents by Bedroom Size						
Crook County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$350	\$500	\$457	\$	\$	\$441
Two	\$675	\$550	\$610	\$756	\$	\$658
Three	\$780	\$	\$700	\$734	\$	\$748
Four	\$1,300	\$	\$	\$1,025	\$	\$1,208
Five	\$	\$	\$	\$	\$	\$
Total	\$833	\$538	\$564	\$747	\$	\$724

Table II.6.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.6.30						
Average Assisted Rate Rents by Bedroom Size						
Crook County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$	\$	\$	\$
Two	\$	\$	\$	\$	\$	\$
Three	\$	\$	\$	\$	\$	\$
Four	\$	\$	\$	\$	\$	\$
Five	\$	\$	\$	\$	\$	\$
Total	\$	\$	\$	\$	\$	\$

Table II.6.31, below, shows vacancy rates for single family units by average rental rates for Crook County. Single family units with the lowest vacancy rate had an average rent of 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.6.31			
Single Family Market Rate Rents by Vacancy Status			
Crook County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	11	2	18.2%
\$1,000 to \$1,500	4	0	.0%
Above \$1,500			%
Missing	1	1	100.0%
Total	16	3	18.8%

The average rent and availability of apartment units is displayed in Table II.6.32, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 0.0 percent.

Table II.6.32 Apartment Market Rate Rents by Vacancy Status Crook County RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	21	2	9.5%
\$500 to \$1,000	10	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	29	2	6.90%
Total	60	4	6.7%

Table II.6.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 8.57 percent.

Table II.6.33 Mobile Home Market Rate Rents by Vacancy Status Crook County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	35	3	8.6%
\$1,000 to \$1,500	7	1	14.3%
Above \$1,500			%
Missing	3	0	.0%
Total	45	4	8.9%

Table II.6.34, below, shows the condition of rental units by unit type for Crook County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.6.34 Condition by Unit Type Crook County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Poor						.	
Fair	1	0	0	1	0	.	2
Average	4	0	4	2	0	.	10
Good	7	2	54	37	0	.	100
Excellent	3	2	2	3	0	.	10
Don't Know	1	0	0	2	0	6	9
Total	16	4	60	45	0	6	131

The availability of single family units based on their condition is displayed in Table II.6.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.6.35			
Condition of Single Family Units by Vacancy Status			
Crook County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	4	0	.0%
Good	7	2	28.6%
Excellent	3	0	.0%
Don't Know	1		%
Total	16	3	18.8%

Table II.6.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 0.0 percent.

Table II.6.36			
Condition of Apartment Units by Vacancy Status			
Crook County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	4	0	.0%
Good	54	4	7.4%
Excellent	2	0	.0%
Don't Know	0		%
Total	60	4	6.7%

Table II.6.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent quality, with a vacancy rate of 0.0 percent.

Table II.6.37			
Condition of Mobile Home Units by Vacancy Status			
Crook County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	2	0	.0%
Good	37	4	10.8%
Excellent	3	0	.0%
Don't Know	2		%
Total	45	4	8.9%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.6.38, on the following page, respondents in Crook County said they would prefer 12 more single family units, 7 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 28 units.

Table II.6.38 If you had the opportunity to own/manage more units, how many would you prefer Crook County RVS Data, December 2013	
Unit Type	More Units
Single family units	12
Duplex Units	2
Apartments	7
Mobile homes	7
Other	
Don't Know	
All types	
Total	28

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 29 respondents in Crook County. Of the incoming persons who were unsatisfied with their current housing, 83.3 percent said they sought to own a home and 16.7 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy existing units, of which 50.0 percent sought homes between \$100,000 and \$250,000, and 50.0 percent anticipated spending above \$250,000. Of those seeking to build, 100.0 percent wished to build for between \$100,000 and \$249,999.

Of those persons currently renting or seeking to rent, 100.0 percent anticipated spending between \$475 to \$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 2012 5-year ACS data, 35 or 1.2 percent of households in Crook County were overcrowded and another 2 or 0.1 percent of units were severely overcrowded, as shown in Table II.6.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.6.39				
Overcrowding and Severe Overcrowding				
Crook County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Crook County				
Owner				
Households	2,284	3	2	2,289
Percentage	99.8%	.1%	.1%	100.0%
Renter				
Households	625	32	0	657
Percentage	95.1%	4.9%	.0%	100.0%
Total				
Households	2,909	35	2	2,946
Percentage	98.7%	1.2%	.1%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	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 2012 5-year ACS, a total of 106 units or 3.0 percent of all housing units in Crook 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.6.40, at right.

Table II.6.40		
Housing Units with Incomplete Kitchen Facilities		
Crook County 2008-2012 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,468	253,942
Lacking Complete Kitchen Facilities	106	7,488
Total Housing Units	3,574	261,430
Percent Lacking	3.0%	2.9%

At the time of the 2012 ACS, a total of 97 units or 2.7 percent of all housing units in Crook County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.6.41, on the following page.

Table II.6.41		
Housing Units with Incomplete Plumbing Facilities		
Crook County 2008-2012 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Plumbing Facilities	3,477	255,465
Lacking Complete Plumbing Facilities	97	5,965
Total Households	3,574	261,430
Percent Lacking	2.7%	2.3%

The third type of housing problem reported in the 2012 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 Crook County, 9.3 percent of households had a cost burden and 7.3 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 9.5 percent of homeowners with a mortgage in Crook County experienced a cost burden and 11.1 percent experienced a severe cost burden, while 15.1 percent of renters had a cost burden and 8.4 percent had a severe cost burden, as seen in Table II.6.42, on the following page.

Table II.6.42					
Cost Burden and Severe Cost Burden by Tenure					
Crook County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Crook County					
Owner With a Mortgage					
Households	776	93	108	0	977
Percent	79.4%	9.5%	11.1%	.0%	100.0%
Owner Without a Mortgage					
Households	1,166	82	52	12	1,312
Percent	88.9%	6.3%	4.0%	.9%	100.0%
Renter					
Households	336	99	55	167	657
Percent	51.1%	15.1%	8.4%	25.4%	100.0%
Total					
Households	2,278	274	215	179	2,946
Percent	77.3%	9.3%	7.3%	6.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 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 *2014 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 994 households in Crook County, from 2,921 in 2010 to 3,915 in 2040. Homeowners are expected to increase from 2,317 households in 2010 to 3,083 by 2040. Renters are anticipated to increase from 604 households in 2010 to 833 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 60 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 60 households and by 153 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 21 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 19 households over the period. Table II.6.32, on the following page, provides details of the household forecast by tenure and income.

Table II.6.43						
Household Forecast by Tenure and Income						
Crook County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	181	182	462	215	1,277	2,317
2015	182	184	466	217	1,287	2,336
2020	193	195	494	230	1,365	2,477
2025	205	207	525	244	1,450	2,632
2030	217	219	555	258	1,534	2,784
2035	229	231	586	272	1,617	2,935
2040	241	243	615	286	1,698	3,083
Renters by Percent of Median Household Income						
2010	57	51	178	35	283	604
2015	60	54	187	37	298	637
2020	63	57	198	39	316	674
2025	67	61	211	42	336	716
2030	71	64	223	44	355	756
2035	75	67	234	47	373	796
2040	78	70	245	49	390	833
Total Households by Percent of Median Household Income						
2010	238	233	640	251	1,560	2,921
2015	242	238	653	254	1,586	2,973
2020	257	252	692	269	1,681	3,151
2025	273	268	736	286	1,786	3,348
2030	288	283	778	303	1,888	3,540
2035	304	298	820	319	1,990	3,730
2040	319	313	860	335	2,089	3,915

