

## CROOK COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Crook County's population increased from 7,083 in 2010 to 7,444 in 2015, or by 5.1 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 2.7 percent, and the number of people from 55 to 64 years of age increased by 10.5 percent. The white population increased by 3.3 percent, while the black population increased by 347.1 percent. The Hispanic population increased from 141 to 198 people between 2010 and 2015 or by 40.4 percent. These data are presented in Table II.6.1, below.

<b>Table II.6.1</b>						
<b>Profile of Population Characteristics</b>						
Crook County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Crook County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
<b>Population</b>	<b>7,083</b>	<b>7,444</b>	<b>5.1%</b>	<b>563,626</b>	<b>586,107</b>	<b>4.0%</b>
<b>Age</b>						
Under 14 years	1,389	1,542	11.0%	113,371	116,880	3.1%
15 to 24 years	755	785	4.0%	78,460	78,529	0.1%
25 to 44 years	1,529	1,571	2.7%	144,615	153,641	6.2%
45 to 54 years	1,159	982	-15.3%	83,577	71,070	-15.0%
55 to 64 years	1,101	1,217	10.5%	73,513	81,288	10.6%
65 and Over	1,150	1,347	17.1%	70,090	84,699	20.8%
<b>Race</b>						
White	6,937	7,166	3.3%	529,110	543,292	2.7%
Black	17	76	347.1%	5,135	8,286	61.4%
American Indian and Alaskan Native	48	71	47.9%	14,457	15,757	9.0%
Asian	11	26	136.4%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	0	0	%	521	676	29.8%
Two or more races	70	105	50.0%	9,754	12,024	23.3%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	141	198	40.4%	50,231	58,207	15.9%

Table II.6.2, on the following page, presents the population of Crook County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 3,766 persons, and accounted for 50.6 percent of the population, with the remaining 49.4 percent, or 3,678 persons being female.

<b>Table II.6.2</b> <b>Population by Age and Gender</b> Crook County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	732	657	1,389	752	790	1,542	11.0%
15 to 24 years	424	331	755	428	357	785	4.0%
25 to 44 years	780	749	1,529	812	759	1,571	2.7%
45 to 54 years	565	594	1,159	494	488	982	-15.3%
55 to 64 years	569	532	1,101	613	604	1,217	10.5%
65 and Over	578	572	1,150	667	680	1,347	17.1%
<b>Total</b>	<b>3,648</b>	<b>3,435</b>	<b>7,083</b>	<b>3,766</b>	<b>3,678</b>	<b>7,444</b>	<b>5.1%</b>
% of Total	51.5%	48.5%	.	50.6%	49.4%	.	

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.

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

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

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

<sup>95</sup> 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,153 family households, of which 1,897 housed married couple families and 256 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 53 families, or a female householder with no husband present, of which there were 203 families. There were also an estimated 805 “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 72.8 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Crook County, 88.1 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Family Type	Crook County		State of Wyoming	
	Crook County	% of Total	State of Wyoming	% of Total
Family households	2,153	72.8%	147,229	64.9%
Married-couple family	1,897	88.1%	117,355	79.7%
Owner-occupied housing units	1,601	84.4%	97,628	83.2%
Renter-occupied housing units	296	15.6%	19,727	16.8%
Other family	256	11.9%	29,874	20.3%
Male householder, no wife present	53	20.7%	10,771	36.1%
Owner-occupied housing units	53	100.0%	6,308	58.6%
Renter-occupied housing units	0	.0%	4,463	41.4%
Female householder, no husband present	203	79.3%	19,103	63.9%
Owner-occupied housing units	126	62.1%	9,562	50.1%
Renter-occupied housing units	77	37.9%	9,541	49.9%
Nonfamily households	805	27.2%	79,636	35.1%
Owner-occupied housing units	537	66.7%	43,177	54.2%
Renter-occupied housing units	268	33.3%	36,459	45.8%
<b>Total</b>	<b>2,958</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Table II.6.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 1,365 two-person family households, 342 three-person family households and 184 four-person family households. One-person non-family households made up 88.9 percent of all non-family households or an estimated 716 households. Crook County’s two persons households made up 48.2 percent of total housing units and four person households made up an additional 6.2 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

<b>Table II.6.5</b>				
<b>Household Type by Household Size</b>				
Crook County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Crook County</b>				
One Person	.	716	716	24.2%
Two Person	1,365	62	1,427	48.2%
Three Person	342	27	369	12.5%
Four Person	184	0	184	6.2%
Five Person	162	0	162	5.5%
Six Person	65	0	65	2.2%
Seven Person	35	0	35	1.2%
<b>Total</b>	<b>2,153</b>	<b>805</b>	<b>2,958</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
<b>Total</b>	<b>147,229</b>	<b>79,636</b>	<b>226,865</b>	<b>100.0%</b>

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,427 two-person households, 1,206 were owner-occupied and 221 were renter-occupied. Of the 184 four-person households, 157 were owner-occupied and 27 were renter-occupied. Further household size data by tenure are presented in Table II.6.6, below.

<b>Table II.6.6</b>				
<b>Tenure by Household Size</b>				
Crook County				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Crook County</b>				
One Person	512	204	716	24.2%
Two Person	1,206	221	1,427	48.2%
Three Person	245	124	369	12.5%
Four Person	157	27	184	6.2%
Five Person	116	46	162	5.5%
Six Person	48	17	65	2.2%
Seven Person or more	33	2	35	1.2%
<b>Total</b>	<b>2,317</b>	<b>641</b>	<b>2,958</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

As seen in Table II.6.7, on the following page, Crook County had a total of 3,587 housing units of which 2,958 or 82.5 percent were occupied. Of these occupied units, 78.3 percent, or 2,317 units were owner occupied, which compares to a statewide rate of 69.1. A total of 629 units or 17.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

<b>Table II.6.7 Housing Units by Tenure</b> Crook County 2010-2015 5-Year ACS Data				
Tenure	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,958	82.5%	226,865	85.1
Owner-Occupied	2,317	78.3%	156,675	69.1
Renter-Occupied	641	21.7%	70,190	30.9
Vacant Housing Units	629	17.5%	39,765	14.9
<b>Total Housing Units</b>	<b>3,587</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0</b>

Table II.6.8, below, shows that of the 629 housing units in Crook County as reported in the 2015 ACS data, 32 or 5.1 percent were for rent and 81 or 12.9 percent were for sale. An estimated 305 units were for seasonal, recreational, or occasional use, and 204 or 32.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

<b>Table II.6.8 Disposition of Vacant Housing Units</b> Crook County 2010-2015 5-Year ACS Data				
Disposition	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	32	5.1%	6,460	16.2%
Rented, but not occupied	0	.0%	1,371	3.4%
For sale only	81	12.9%	2,571	6.5%
Sold, but not occupied	7	1.1%	931	2.3%
For seasonal, recreational, or occasional use	305	48.5%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	204	32.4%	10,921	27.5%
<b>Total</b>	<b>629</b>	<b>100.0%</b>	<b>39,765</b>	<b>100.0%</b>

Table II.6.9, at right, presents different income statistics for Crook County. According to the 2015 ACS data averages, median family income for Crook County was \$68,012 compared to the statewide average of \$73,194.

<b>Table II.6.9 Median and Per Capita Income</b> Crook County 2010-2015 5-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	68,012	73,194
Median Household Income	60,445	58,840

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 184 households or 6.2 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 548 households that had incomes between \$35,000 and \$49,999, which accounted for 18.5 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.8 percent of total households and numbered 673 in Crook County.

<b>Table II.6.10</b>				
<b>Households by Income</b>				
Crook County				
2010-2015 5-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	184	6.2%	21,426	9.4%
15,000 - 19,999	73	2.5%	10,358	4.6%
20,000 - 24,999	106	3.6%	11,900	5.2%
25,000 - 34,999	276	9.3%	22,435	9.9%
35,000 - 49,999	548	18.5%	30,775	13.6%
50,000 - 74,999	678	22.9%	43,104	19.0%
75,000 - 99,999	420	14.2%	32,540	14.3%
100,000 and above	673	22.8%	54,327	23.9%
<b>Total</b>	<b>2,958</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.6.11, below. In total, the poverty rate in Crook County was 5 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Crook County had a poverty rate of 6 percent and the female population had a poverty rate of 4 percent. There were 31 males and 9 females in poverty under the age of 5. Overall, 11.0 percent of persons in poverty in Crook County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 72 individuals with incomes below the poverty level which represented 19.9 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.6.11</b>				
<b>Poverty by Age</b>				
Crook County				
2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Crook County</b>				
5 and Below	31	9	40	11.0%
6 to 17	22	31	53	14.6%
18 to 64	121	76	197	54.4%
65 and Older	32	40	72	19.9%
<b>Total</b>	<b>206</b>	<b>156</b>	<b>362</b>	<b>100.0%</b>
Poverty Rate	6%	4%	5%	.
<b>State of Wyoming</b>				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
<b>Total</b>	<b>28,882</b>	<b>36,113</b>	<b>64,995</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11%	.

Table II.6.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Crook County saw an average of 1,782 owner-occupied single-family units compared to 348 single-family rental units. In Crook County, single-family units comprised 72.0 percent of all households compared with 71.8 percent statewide. Crook County

had a total of 37 apartment rental units and total apartment units accounted for 1.3 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 690 mobile homes in Crook County, which comprised 23.3 percent of all occupied housing units and compared to 12.9 statewide.

<b>Table II.6.12 Households by Unit Type</b> Crook County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Crook County</b>				
Single-Family Unit	1,782	348	2,130	72.0%
Duplex	0	16	16	.5%
Tri- or Four-Plex	2	78	80	2.7%
Apartments	0	37	37	1.3%
Mobile Homes	528	162	690	23.3%
Boat, RV, Van, Etc.	5	0	5	.2%
<b>Total</b>	<b>2,317</b>	<b>641</b>	<b>2,958</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>

Table II.6.13, below, shows the number of households by year of construction. As shown, 9.9 percent, or 293 units, were built in 1939 or earlier in the county, and another 105 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 501, which accounted for 16.9 percent of all households, and an additional 127 households, or 4.3 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

<b>Table II.6.13 Households by Year Built</b> Crook County 2010-2015 5-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	293	9.9%	24,616	10.9%
1940 to 1949	105	3.5%	10,203	4.5%
1950 to 1959	184	6.2%	21,453	9.5%
1960 to 1969	191	6.5%	18,653	8.2%
1970 to 1979	592	20.0%	48,616	21.4%
1980 to 1989	483	16.3%	33,033	14.6%
1990 to 1999	482	16.3%	26,955	11.9%
2000 to 2009	501	16.9%	36,947	16.3%
Built 2010 or Later	127	4.3%	6,389	2.8%
<b>Total</b>	<b>2,958</b>	<b>100.0%</b>	<b>226,865</b>	<b>100.0%</b>



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 accounted for only 1.5 percent of total housing units, while households with five and six rooms accounted for 24.3 and 19.7 percent, respectively. The median number of rooms in Crook County was 6 rooms, which compared to 6 statewide.

<b>Table II.6.14 Housing Units by Number of Rooms</b> Crook County 2010-2015 5-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	53	1.5%	4,535	1.7%
Two	20	.6%	7,317	2.7%
Three	160	4.5%	20,228	7.6%
Four	564	15.7%	41,849	15.7%
Five	871	24.3%	54,574	20.5%
Six	706	19.7%	42,082	15.8%
Seven	404	11.3%	31,471	11.8%
Eight	365	10.2%	25,750	9.7%
Nine or more	444	12.4%	38,824	14.6%
<b>Total</b>	<b>3,587</b>	<b>100.0%</b>	<b>266,630</b>	<b>100.0%</b>
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 0 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.6 percent of total households in Crook County, which compared to 24.3 percent statewide. In Crook County, the 1,428 households with three bedrooms accounted for 48.3 percent of all households, and there were only 159 five-bedroom or more households, which accounted for 5.4 percent of all households.

<b>Table II.6.15 Households by Number of Bedrooms</b> Crook County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Crook County</b>				
None	6	0	6	.2%
One	48	74	122	4.1%
Two	501	226	727	24.6%
Three	1,189	239	1,428	48.3%
Four	438	78	516	17.4%
Five or more	135	24	159	5.4%
<b>Total</b>	<b>2,317</b>	<b>641</b>	<b>2,958</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
<b>Total</b>	<b>156,675</b>	<b>70,190</b>	<b>226,865</b>	<b>100.0%</b>



Household mortgage status is reported in Table II.6.16, below. In Crook County, households with a mortgage accounted for 40.9 percent of all households or 947 housing units, and the remaining 59.1 percent or 1,370 units had no mortgage. Of those units with a mortgage, 131 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 816 or 86.2 percent had no second mortgage or no home equity loan.

<b>Table II.6.16</b>				
<b>Mortgage Status</b>				
Crook County 2010-2015 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	947	40.9%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	131	13.8%	10,910	11.8%
Second mortgage only	7	5.3%	5,021	46.0%
Home equity loan only	124	94.7%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	816	86.2%	81,121	87.7%
Housing units without a mortgage	1,370	59.1%	64,130	40.9%
<b>Total</b>	<b>2,317</b>	<b>100.0%</b>	<b>156,675</b>	<b>100.00%</b>

The median rent in Crook County was \$587 as compared to \$674 statewide, as seen in Table II.6.17, below.

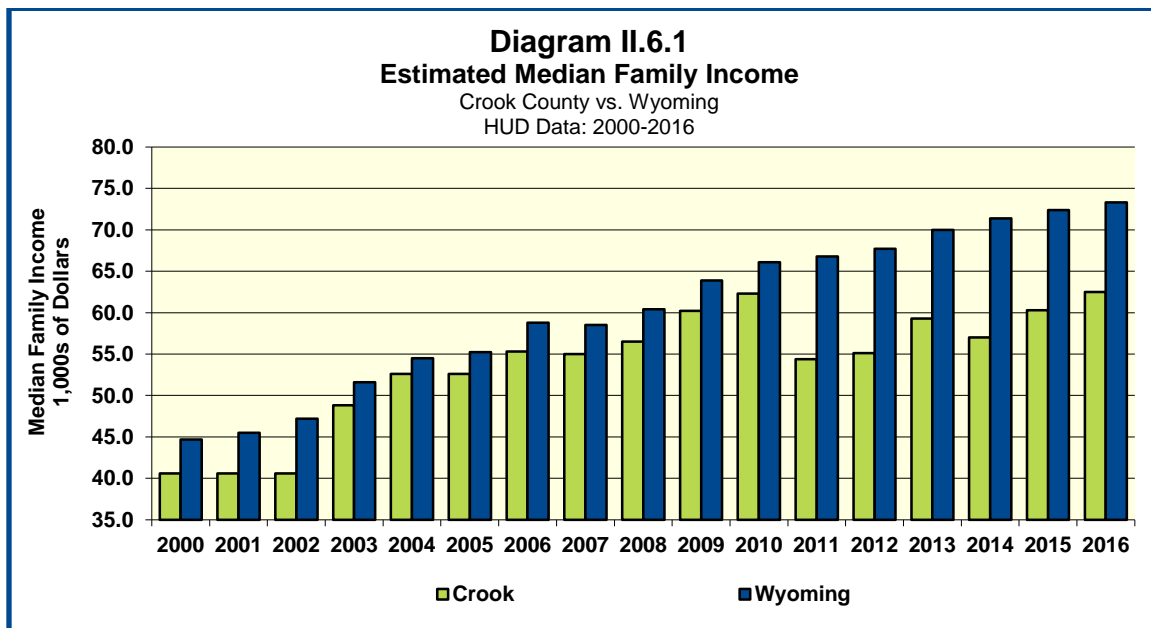
<b>Table II.6.17</b>	
<b>Median Rent</b>	
Crook County 2010-2015 5-Year ACS Data	
Place	Rent
Crook County	\$587
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 5 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Crook County are presented in Table II.6.18, below, and showed a net increase of 5 persons over the time period.

<b>Table II.6.18</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Crook County vs Wyoming			
WYDOT Data, 2000 – First Half of 2016			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
2014	220	195	25
2015	172	194	-22
2016 – First Half	82	77	5
<b>Total</b>	<b>3,345</b>	<b>2,518</b>	<b>827</b>

**Economics**

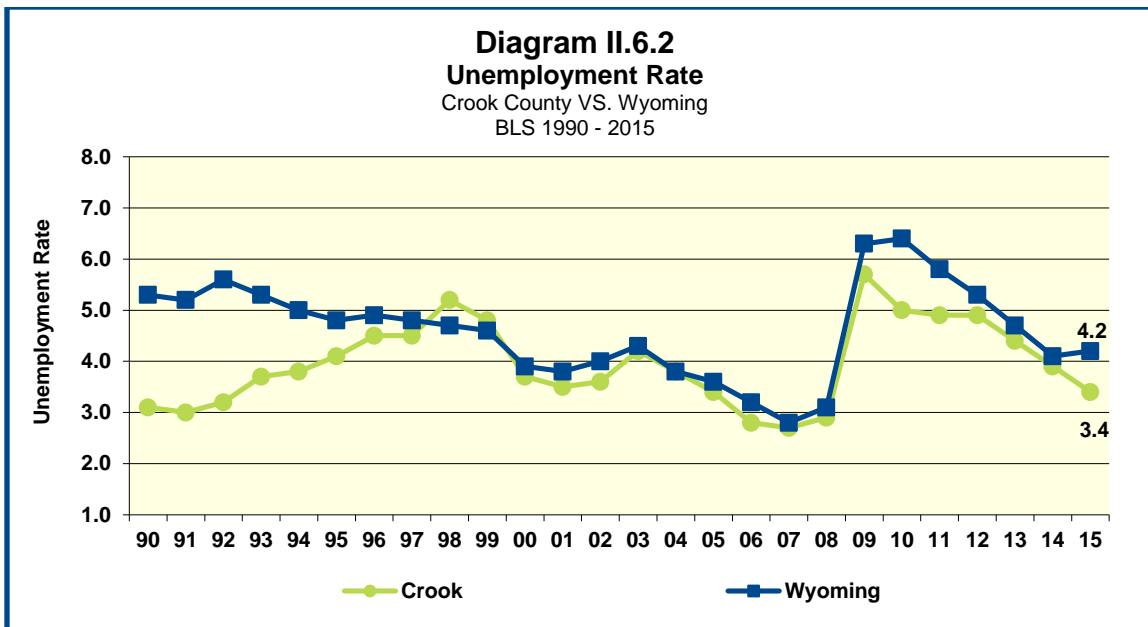
The HUD estimated MFI for Crook County was \$62,500 in 2016.<sup>96</sup> This figure compares to Wyoming’s MFI of \$73,300. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2016.



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,

<sup>96</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

decreased by 6 persons, from 3,717 in 2014 to 3,711 in 2015. Employment increased by 1 persons; unemployment decreased by 17 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 3.9 percent in 2014 to 3.4 percent in 2015, as shown below in Diagram II.6.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.6.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 2,340 persons in 2015; this figure was lower than the 2014 average by 12 jobs. In June total preliminary monthly employment was estimated to be 2,534 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	1,920	2,116	2,208	2,191	2,224	2,174	2,223	2,235	2,245	2,273	2,216	2,238
Feb	1,941	2,137	2,229	2,213	2,222	2,189	2,174	2,227	2,223	2,260	2,223	2,221
Mar	1,960	2,177	2,261	2,234	2,186	2,204	2,197	2,257	2,228	2,267	2,229	2,221
Apr	2,062	2,232	2,296	2,329	2,215	2,259	2,250	2,304	2,260	2,282	2,295	2,273
May	2,185	2,311	2,390	2,412	2,347	2,441	2,386	2,413	2,358	2,397	2,378	2,402
Jun	2,284	2,532	2,539	2,546	2,512	2,600	2,496	2,552	2,465	2,519	2,535	2,534
Jul	2,302	2,342	2,388	2,394	2,407	2,434	2,359	2,371	2,311	2,409	2,393	.
Aug	2,318	2,298	2,367	2,362	2,371	2,398	2,334	2,370	2,287	2,407	2,379	.
Sep	2,203	2,348	2,357	2,458	2,417	2,317	2,416	2,387	2,353	2,436	2,451	.
Oct	2,171	2,391	2,381	2,376	2,331	2,376	2,340	2,391	2,321	2,406	2,381	.
Nov	2,138	2,308	2,358	2,346	2,320	2,329	2,320	2,340	2,266	2,291	2,315	.
Dec	2,138	2,275	2,274	2,317	2,252	2,303	2,298	2,305	2,306	2,278	2,283	.
<b>Annual</b>	<b>2,135</b>	<b>2,289</b>	<b>2,337</b>	<b>2,348</b>	<b>2,317</b>	<b>2,335</b>	<b>2,316</b>	<b>2,346</b>	<b>2,302</b>	<b>2,352</b>	<b>2,340</b>	.
% Change	3.49%	7.21%	2.10%	.47%	-1.32%	.78%	-8.1%	1.30%	-1.88%	2.17%	-5.1%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$747 in 2014. In 2015, average weekly wages saw an increase of 3.48 over the prior year, rising to \$773. The most recent preliminary estimates show average weekly wages were 769 in the second quarter on 2016. These data are shown in Table II.6.20, below.

<b>Table II.6.20</b> <b>Average Weekly Wages</b> Crook County BLS QCEW Data, 2001–2016(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	.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	704	696	733	746	720	4.20%
2014	721	752	737	776	747	3.75%
2015	750	738	772	832	773	3.48%
2016(p)	749	769				

Total business establishments reported by the QCEW are displayed in II.6.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 2.01 percent to 303 establishments. The most recent preliminary estimates show the number of business establishments were 305 in the second quarter on 2016.

<b>Table II.6.21</b> <b>Number of Business Establishments</b> Crook County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	232	243	244	244	244	
2002	238	245	249	249	249	1.66%
2003	248	248	247	247	247	1.22%
2004	253	255	254	260	260	3.23%
2005	263	272	269	264	264	4.30%
2006	270	279	285	289	289	5.24%
2007	292	296	293	290	290	4.27%
2008	286	290	295	296	296	-.34%
2009	297	296	299	289	289	1.03%
2010	290	293	293	293	293	-1.02%
2011	296	306	305	303	303	3.77%
2012	298	298	295	294	294	-2.31%
2013	298	305	301	305	305	2.03%
2014	302	300	297	294	294	-1.32%
2015	297	307	308	303	303	2.01%
2016	303	305				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Crook County recorded 4,495 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 \$328,440,000, and real per capita income was \$44,121 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$39,911 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming Cost of Living Index, real average apartment rent in Crook County increased from \$594 in second quarter 2015 to \$628 in second quarter 2016, or by 5.8 percent. Single-family homes decreased by 1.0 percent over the same period.

Crook County rental prices experienced average annualized increases of 1.4 percent for apartments. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot and 0.9 percent for mobile homes. Table II.6.22, above, presents the Crook County data for each rental type.<sup>97</sup>

Table II.6.22 Semiannual Average Monthly Rental Prices Crook County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	488	148	.	.
Q4.98	440	134	.	.
Q2.99	448	146	.	.
Q4.99	426	142	.	.
Q2.00	434	143	.	.
Q4.00	416	136	.	.
Q2.01	450	177	.	.
Q4.01	415	133	.	.
Q2.02	505	151	.	.
Q4.02	440	151	.	.
Q2.03	428	148	.	.
Q4.03	443	154	.	.
Q2.04	426	123	.	.
Q4.04	416	148	.	.
Q2.05	458	139	487	361
Q4.05	436	151	.	.
Q2.06	442	118	.	.
Q4.06	460	147	.	.
Q2.07	420	163	584	.
Q4.07	472	117	532	.
Q2.08	478	177	522	.
Q4.08	482	140	531	.
Q2.09	489	128	529	.
Q4.09	512	139	529	.
Q2.10	495	146	512	.
Q4.10	501	164	517	.
Q2.11	517	135	528	.
Q4.11	530	155	556	.
Q2.12	517	.	624	.
Q4.12	533	138	628	.
Q2.13	556	.	597	.
Q4.13	556	.	621	.
Q2.14	585	.	636	.
Q4.14	589	.	674	.
Q2.15	594	.	665	.
Q4.15	599	.	672	.
Q2.16	628	.	658	.

<sup>97</sup> 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.

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 remained at from 5 authorizations in 2014 to 5 in 2015.

The real value of single-family building permits increased from \$120,790 in 2014 to \$262,800 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.6.23, below.

Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	5	6	.	.	11	171.4	.
1981	2	2	8	.	12	115.4	.
1982	9	.	.	.	9	102.6	.
1983	5	.	.	.	5	118.7	.
1984	9	.	.	.	9	63.5	.
1985	12	.	.	.	12	51.5	.
1986	3	.	.	.	3	114.7	.
1987	3	.	.	.	3	75.8	.
1988	13	.	.	.	13	69.3	.
1989	1	.	.	.	1	102.3	.
1990	1	.	.	.	1	74.0	.
1991	3	.	.	.	3	70.8	.
1992	4	.	.	.	4	75.4	.
1993	9	.	.	.	9	88.5	.
1994	10	.	4	.	14	72.9	.
1995	11	.	.	.	11	125.6	.
1996	5	.	.	.	5	120.2	.
1997	7	.	.	.	7	164.0	.
1998	10	.	.	.	10	126.1	.
1999	10	.	.	.	10	168.6	.
2000	7	.	.	.	7	127.2	.
2001	13	.	.	15	28	126.6	49.7
2002	30	.	.	.	30	124.3	.
2003	35	.	.	.	35	134.7	.
2004	24	.	.	.	24	131.2	.
2005	21	.	.	.	21	194.3	.
2006	33	.	.	.	33	219.1	.
2007	27	.	.	.	27	165.4	.
2008	10	.	.	.	10	230.3	.
2009	10	.	4	.	14	193.3	.
2010	4	.	.	.	4	230.4	.
2011	14	.	.	.	14	129.0	.
2012	7	.	.	.	7	123.0	.
2013	5	.	.	.	5	238.8	.
2014	5	.	.	.	5	120.8	.
2015	5	.	.	.	5	262.8	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Crook County was \$217,716. This represented an increase of 1.1 percent from the previous year. In contrast, Wyoming’s average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.6.24, on the following page.

<b>Table II.6.24</b> <b>Average Sales Prices</b> Crook County vs. Wyoming DOR Data, 2000–2015				
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
2013	185,488	9.2	281,345	5.6
2014	215,397	16.1	263,432	-6.4
2015	217,716	1.1	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.<sup>98</sup> During December 2016, a total of 18 surveys were completed in Crook County. Of the 118 rental units surveyed, 36 were vacant, representing a 30.5 percent vacancy rate, as shown in Table II.6.25, at right. This compares to an 8.8 percent vacancy rate one year ago and a December 2016 statewide vacancy rate of 11.1 percent.

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 fourteen year period.

<b>Table II.6.25</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Crook County RVS Data, June 2001–December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.0%
2001b	5	38	3	7.9%
2002a	4	27	1	3.7%
2002b	7	58	10	17.2%
2003a	5	34	2	5.9%
2003b	4	33	1	3.0%
2004a	9	63	2	3.2%
2004b	7	48	5	10.4%
2005a	9	88	7	8.0%
2005b	10	81	10	12.4%
2006a	8	65	3	4.6%
2006b	13	100	1	1.0%
2007a	9	66	0	0.0%
2007b	9	75	6	8.0%
2008a	10	64	5	7.8%
2008b	9	73	2	2.7%
2009a	12	81	2	2.5%
2009b	9	53	3	5.7%
2010a	15	97	10	10.3%
2010b	16	88	2	2.3%
2011a	21	99	6	6.1%
2011b	24	103	9	8.7%
2012a	29	116	6	5.2%
2012b	37	193	21	10.9%
2013a	27	167	13	7.8%
2013b	28	131	11	8.4%
2014a	29	151	7	4.6%
2014b	27	137	13	9.5%
2015a	25	137	8	5.8%
2015b	16	80	7	8.8%
2016a	20	120	21	17.5%
2016b	18	118	36	30.5%

<sup>98</sup> 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.



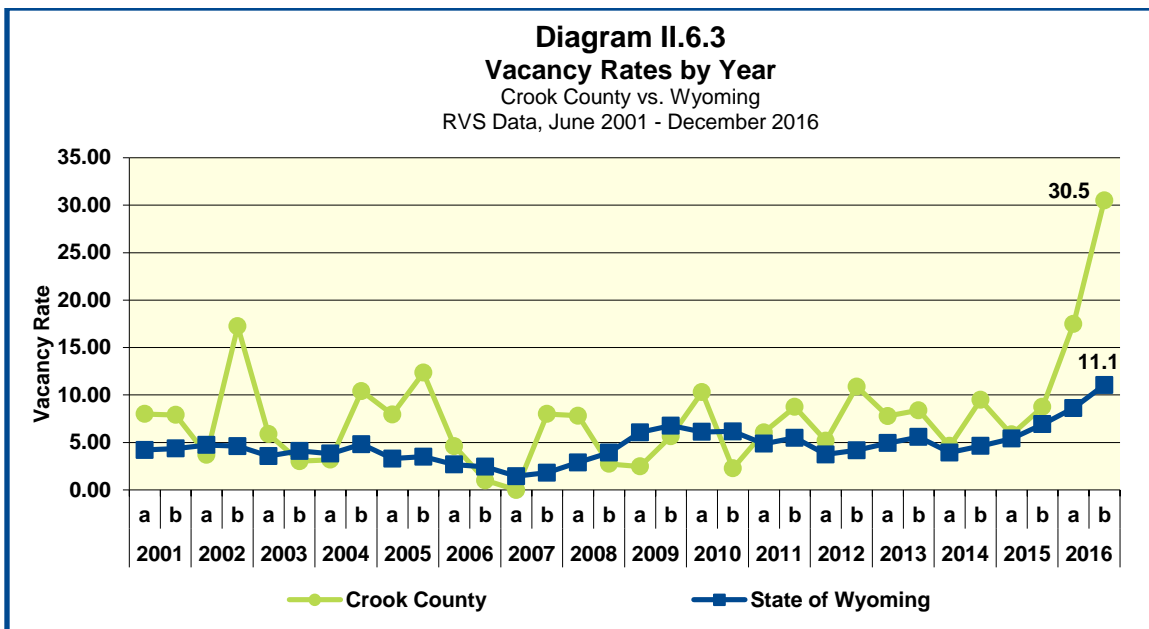


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In 2016, average rents for single-family units fell to \$770 and average rents for apartments fell to \$559.

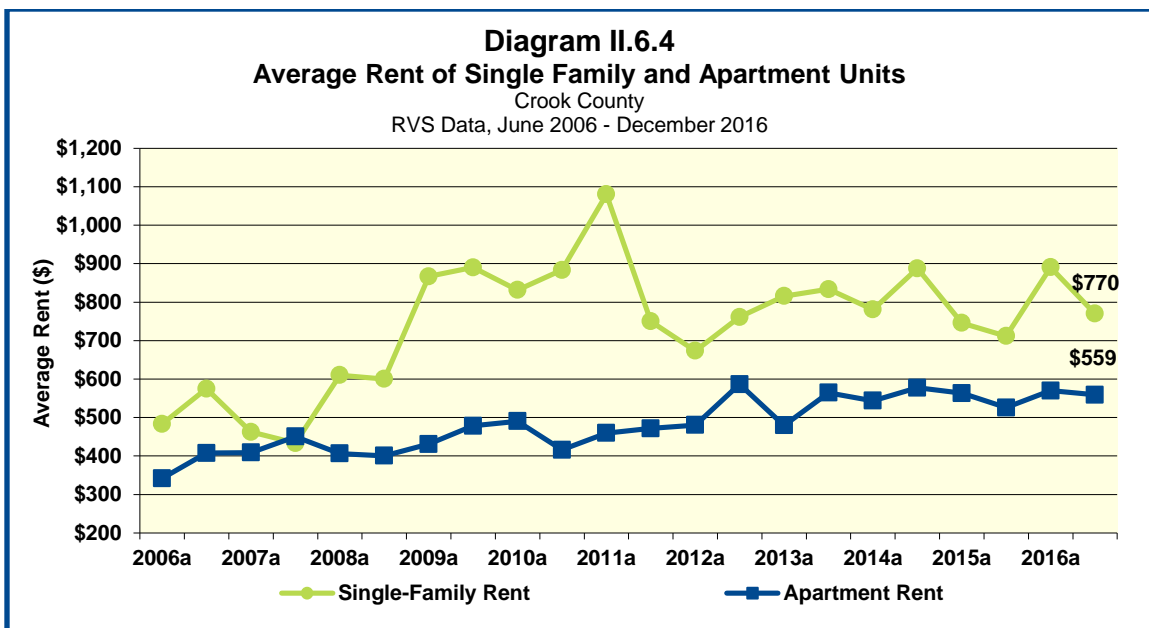


Table II.6.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 15 single family units in Crook County, with 3 of them available. This translates into a vacancy rate of 20.0 percent in Crook County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 87 apartment units reported in the survey, with 23 of them available, which resulted in a vacancy rate of 26.4 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

<b>Table II.6.26</b>			
<b>Rental Vacancy Survey by Type</b>			
Crook County			
RVS Data, December 2016			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	15	3	20.0%
Duplex units	0	0	%
Apartments	87	23	26.4%
Mobile Homes	16	6	37.5%
“Other” Units	0	0	%
Don't Know	0	4	%
<b>Total</b>	<b>118</b>	<b>36</b>	<b>30.5%</b>

Table II.6.27 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 6 units. The most common apartment units were two bedroom units, with 41 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.6.27</b>							
<b>Rental Units by Number of Bedrooms</b>							
Crook County							
RVS Data, December 2016							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	0	0	2	0	0	.	2
One	2	0	28	0	0	.	30
Two	6	0	41	8	0	.	55
Three	6	0	8	7	0	.	21
Four	1	0	0	1	0	.	2
Five	0	0	0	0	0	.	0
Don't Know	0	0	8	0	0	0	8
<b>Total</b>	<b>15</b>	<b>0</b>	<b>87</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>118</b>

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.6.28, on the following page, one bedroom apartments were the most available apartment units, with two bedroom units being the most available single family units.

<b>Table II.6.28</b> <b>Available Rental Units by Number of Bedrooms</b> Crook County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	9	0	0	.	10
Two	1	0	8	3	0	.	12
Three	0	0	2	3	0	.	5
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	1	0	4	0	0	4	9
<b>Total</b>	<b>3</b>	<b>0</b>	<b>23</b>	<b>6</b>	<b>0</b>	<b>4</b>	<b>36</b>

Table II.6.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 32.1 percent, with one bedroom single family units having the highest vacancy rate at 50.0 percent.

<b>Table II.6.29</b> <b>Vacancy Rates by Number of Bedrooms</b> Crook County RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	50.0%	%	32.1%	%	%		33.3%
Two	16.7%	%	19.5%	37.5%	%		21.8%
Three	.0%	%	25.0%	42.9%	%		23.8%
Four	.0%	%	%	.0%	%		.0%
Five	%	%	%	%	%		%
Don't Know	%	%	50.0%	%	%	%	112.5%
<b>Total</b>	<b>20.0%</b>	<b>%</b>	<b>26.4%</b>	<b>37.5%</b>	<b>%</b>	<b>%</b>	<b>30.5%</b>

Average market-rate rents by unit type are shown in Table II.6.30, below. 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.

<b>Table II.6.30</b> <b>Average Market Rate Rents by Number of Bedrooms</b> Crook County RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$413	\$	\$473	\$	\$	\$443
Two	\$558	\$	\$534	\$583	\$	\$556
Three	\$800	\$	\$565	\$813	\$	\$736
Four	\$1,395	\$	\$	\$	\$	\$1,395
Five	\$	\$	\$	\$	\$	\$
<b>Total</b>	<b>\$770</b>	<b>\$</b>	<b>\$559</b>	<b>\$629</b>	<b>\$</b>	<b>\$637</b>

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.

<b>Table II.6.31</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Crook County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	8	3	37.5%
\$1,000 to \$1,500	5	0	.0%
Above \$1,500			%
Missing	1	0	.0%
<b>Total</b>	<b>15</b>	<b>3</b>	<b>20.0%</b>

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

<b>Table II.6.32</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Crook County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	19	0	.0%
\$500 to \$1,000	60	19	31.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	8	4	50.0%
<b>Total</b>	<b>87</b>	<b>23</b>	<b>26.4%</b>

Table II.6.33, 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 did not 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 average condition. Details by unit type and condition are displayed below.

<b>Table II.6.33</b> <b>Condition by Unit Type</b> Crook County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	3	0	34	0	0	.	37
Good	9	0	21	9	0	.	39
Excellent	2	0	24	6	0	.	32
Don’t Know	1	0	8	1	0	0	10
<b>Total</b>	<b>15</b>	<b>0</b>	<b>87</b>	<b>16</b>	<b>0</b>	<b>0</b>	<b>118</b>

The availability of single family units based on their condition is displayed in Table II.6.34, 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.

<b>Table II.6.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Crook County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	3	0	.0%
Good	9	3	33.3%
Excellent	2	0	.0%
Don't Know	1	0	.0%
<b>Total</b>	<b>15</b>	<b>3</b>	<b>20.0%</b>

Table II.6.35, 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 good condition, and had a vacancy rate of 0.0 percent.

<b>Table II.6.35</b> <b>Condition of Apartment Units by Vacancy Status</b> Crook County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	34	13	38.2%
Good	21	0	.0%
Excellent	24	6	25.0%
Don't Know	8	4	50.0%
<b>Total</b>	<b>87</b>	<b>23</b>	<b>26.4%</b>

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.6.36, below, 2 respondents said they would prefer more single family units, 1 respondent wanted more apartment units, and 1 respondent indicated they would prefer more units of any type.

<b>Table II.6.36</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Crook County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	2
Duplex Units	0
Apartments	1
Mobile homes	0
Other	0
All types	1
<b>Total</b>	<b>4</b>

Table, II.6.37, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Crook County had a total of 8 respondents, with an average persons per household of 3.3 people. Of new residents to Crook County, 87.5 percent were married and the most common age group arriving in the state was 45 to 54 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.0 percent of respondents owning thier residence. The average mortgage payment in Crook County was \$1,000 and the average rent was \$1,350. When asked if they were satisfied with their current housing, 100.0 percent said they were satisfied with thier current housing.

<b>Table II.6.37</b>	
<b>Most Replied Response</b>	
Crook County	
HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	8
Number of persons in household (Average)	3.3
Current age	45 to 54 years old (37.5%)
Marital status	Married (87.5%)
Primary reason for moving to Wyoming	New job (37.5%)
In which industry are you primarily employed	Utilities (12.5%)
Highest education level completed	Some College (37.5%)
Total household income from all sources	\$50,000 to \$74,999 dollars (33.3%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (75.0%)
Do you own or rent	Own (50.0%)
How many bedrooms (Average)	3.5
How many full bathrooms (Average)	2.5
Average mortgage payment	\$1,000
Average rental payment	\$1,350
Are you satisfied with your current housing	Satisfied with current housing (100.0%)

Additional survey data are presented in **Volume II. Technical Appendix.**<sup>99</sup>

### 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 2015 5-year ACS data, 47 or 1.6 percent of households in Crook County were overcrowded and another 8 or .3 percent of units were severely overcrowded, as shown in Table II.6.38, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<sup>99</sup> Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

<b>Table II.6.38</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Crook County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Crook County</b>				
<b>Owner</b>				
Households	2,281	30	6	2,317
Percentage	98.4%	1.3%	.3%	100.0%
<b>Renter</b>				
Households	622	17	2	641
Percentage	97.0%	2.7%	.3%	100.0%
<b>Total</b>				
Households	2,903	47	8	2,958
Percentage	98.1%	1.6%	.3%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
<b>Renter</b>				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
<b>Total</b>				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 126 units or 3.5 percent of all housing units in Crook County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.6.39, at right.

<b>Table II.6.39</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Crook County		
2010-2015 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,461	259,728
Lacking Complete Kitchen Facilities	126	6,902
<b>Total Housing Units</b>	<b>3,587</b>	<b>266,630</b>
Percent Lacking	3.5%	2.6%



At the time of the 2015 ACS, a total of 135 units or 3.8 percent of all housing units in Crook 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.6.40, below.

<b>Table II.6.40</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Crook County 2010-2015 5-Year ACS Data		
<b>Facilities</b>	<b>Crook County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	3,452	260,327
Lacking Complete Plumbing Facilities	135	6,303
<b>Total Households</b>	<b>3,587</b>	<b>266,630</b>
Percent Lacking	3.8%	2.4%

The third type of housing problem reported in the 2014 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, 7.2 percent of households had a cost burden and 5.1 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 9.7 percent of homeowners with a mortgage in Crook County experienced a cost burden and 3.9 percent experienced a severe cost burden, while 7.6 percent of renters had a cost burden and 8.7 percent had a severe cost burden, as seen in Table II.6.41, on the following page.

<b>Table II.6.41</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Crook County 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Crook County</b>					
<b>Owner With a Mortgage</b>					
Households	818	92	37	0	947
Percent	86.4%	9.7%	3.9%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	1,222	71	59	18	1,370
Percent	89.2%	5.2%	4.3%	1.3%	100.0%
<b>Renter</b>					
Households	401	49	56	135	641
Percent	62.6%	7.6%	8.7%	21.1%	100.0%
<b>Total</b>					
Households	2,441	212	152	153	2,958
Percent	82.5%	7.2%	5.1%	5.2%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
<b>Renter</b>					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
<b>Total</b>					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

### 2017 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 2016 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 627 households in Crook County, from 2,921 in 2010 to 3,548 in 2040. Homeowners are expected to increase from 2,317 households in 2010 to 2,796 by 2040. Renters are anticipated to increase from 604 households in 2010 to 752 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 39 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 41 households and by 96 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 10 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.6.42, below, provides details of the household forecast by tenure and income.

<b>Table II.6.42</b>						
<b>Household Forecast by Tenure and Income</b>						
Crook County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	188	198	465	203	1,263	2,317
2015	188	198	465	203	1,263	2,317
2020	200	210	496	216	1,346	2,469
2025	209	220	519	227	1,408	2,583
2030	216	227	536	234	1,455	2,668
2035	222	234	550	240	1,494	2,740
2040	227	238	561	245	1,524	2,796
<b>Renters by Percent of Median Household Income</b>						
2010	40	76	145	55	287	604
2015	43	81	154	59	304	641
2020	44	84	160	61	315	665
2025	47	88	168	64	331	697
2030	48	91	173	66	342	720
2035	49	93	178	68	350	738
2040	50	95	181	69	357	752
<b>Total Households by Percent of Median Household Income</b>						
2010	228	274	610	258	1,550	2,921
2015	231	279	619	262	1,568	2,958
2020	245	294	655	277	1,661	3,133
2025	256	308	686	290	1,739	3,280
2030	264	318	709	300	1,797	3,388
2035	271	327	727	308	1,844	3,478
2040	277	333	742	314	1,881	3,548

