

CROOK COUNTY

Demographics

The Census Bureau's current census estimates indicate that Crook County's population increased from 7,083 in 2010 to 7,184 in 2013, or by 1.4 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age decreased by -0.6 percent, and the number of people from 55 to 64 years of age increased by 10.3 percent. The white population decreased by -.2 percent, while the black population increased by 400.0 percent. The Hispanic population increased from 141 to 202 people between 2010 and 2013 or by 43.3 percent. These data are presented in Table II.6.1, below.

Table II.6.1						
Profile of Population Characteristics						
Wyoming vs. Crook County						
2010 Census and 2013 Current Census Estimates						
Subject	Crook County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	7,083	7,184	1.4%	563,626	582,658	3.4%
Age						
Under 14 years	1,389	1,409	1.4%	113,371	115,337	1.7%
15 to 24 years	755	768	1.7%	78,460	80,908	3.1%
25 to 44 years	1,529	1,520	-0.6%	144,615	151,055	4.5%
45 to 54 years	1,159	1,025	-11.6%	83,577	76,258	-8.8%
55 to 64 years	1,101	1,214	10.3%	73,513	80,411	9.4%
65 and Over	1,150	1,248	8.5%	70,090	78,689	12.3%
Race						
White	6,937	6,920	-0.2%	529,110	539,936	2.0%
Black	17	85	400.0%	5,135	10,186	98.4%
American Indian and Alaskan Native	48	65	35.4%	14,457	15,258	5.5%
Asian	11	15	36.4%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	0	0	%	521	630	20.9%
Two or more races	70	99	41.4%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	141	202	43.3%	50,231	56,363	12.2%

Table II.6.2, on the following page, presents the population of Crook County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 3,674 persons, and accounted for 51.1 percent of the population, with the remaining 48.9 percent, or 3,510 persons being female.

Table II.6.2 Population by Age and Gender Crook County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-12 Male
	Male	Female	Total	Male	Female	Total	
Under 14 years	732	657	1,389	719	690	1,409	1.4%
15 to 24 years	424	331	755	412	356	768	1.7%
25 to 44 years	780	749	1,529	796	724	1,520	-.6%
45 to 54 years	565	594	1,159	503	522	1,025	-11.6%
55 to 64 years	569	532	1,101	610	604	1,214	10.3%
65 and Over	578	572	1,150	634	614	1,248	8.5%
Total	3,648	3,435	7,083	3,674	3,510	7,184	1.4%
% 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 ⁸³	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

⁸³ 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 2,130 family households, of which 1,846 housed married couple families and 284 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 41 families, or a female householder with no husband present, of which there were 243 families. There were also an estimated 880 "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 70.8 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Crook County, 86.7 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.6.4				
Household Type by Tenure				
Crook County				
2009-2013 5-Year ACS Data				
Family Type	Crook County		State of Wyoming	
	Crook County	% of Total	State of Wyoming	% of Total
Family households	2,130	70.8%	147,018	66.0%
Married-couple family	1,846	86.7%	118,096	80.3%
Owner-occupied housing units	1,516	82.1%	98,615	83.5%
Renter-occupied housing units	330	17.9%	19,481	16.5%
Other family	284	13.3%	28,922	19.7%
Male householder, no wife present	41	1.9%	9,489	32.8%
Owner-occupied housing units	41	100.0%	5,628	59.3%
Renter-occupied housing units	0	.0%	3,861	40.7%
Female householder, no husband present	243	11.4%	19,433	67.2%
Owner-occupied housing units	137	56.4%	9,887	50.9%
Renter-occupied housing units	106	43.6%	9,546	49.1%
Nonfamily households	880	29.2%	75,828	34.0%
Owner-occupied housing units	637	72.4%	42,072	55.5%
Renter-occupied housing units	243	27.6%	33,756	44.5%
Total	3,010	100.0%	222,846	100.0%

Table II.6.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 1,313 two-person family households, 350 three-person family households and 256 four-person family households. One-person non-family households made up 89.5 percent of all non-family households or an estimated 788 households. Crook County's two persons households made up 46.5 percent of total housing units and four person households made up an additional 8.5 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.6.5				
Household Type by Household Size				
Crook County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Crook County				
One Person	.	788	788	26.2%
Two Person	1,313	86	1,399	46.5%
Three Person	350	6	356	11.8%
Four Person	256	0	256	8.5%
Five Person	149	0	149	5.0%
Six Person	27	0	27	.9%
Seven Person	35	0	35	1.2%
Total	2,130	880	3,010	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 1,399 two-person households, 1,179 were owner-occupied and 220 were renter-occupied. Of the 256 four-person households, 218 were owner-occupied and 38 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Crook County				
One Person	594	194	788	26.2%
Two Person	1,179	220	1,399	46.5%
Three Person	221	135	356	11.8%
Four Person	218	38	256	8.5%
Five Person	73	76	149	5.0%
Six Person	11	16	27	.9%
Seven Person or more	35	0	35	1.2%
Total	2,331	679	3,010	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	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 3,010 or 84.2 percent were occupied. Of these occupied units, 77.4 percent, or 2,331 units were owner occupied, which compares to a statewide rate of 70.1. A total of 564 units or 15.8 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 2009-2013 5-Year ACS Data				
Tenure	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	3,010	84.2%	222,846	84.7
Owner-Occupied	2,331	77.4%	156,202	70.1
Renter-Occupied	679	22.6%	66,644	29.9
Vacant Housing Units	564	15.8%	40,194	15.3
Total Housing Units	3,574	100.0%	263,040	100.0

Table II.6.8, below, shows that of the 564 housing units in Crook County as reported in the 2013 ACS data, 15 or 2.7 percent were for rent and 56 or 9.9 percent were for sale. An estimated 313 units were for seasonal, recreational, or occasional use, and 174 or 30.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.6.8 Disposition of Vacant Housing Units Crook County 2009-2013 5-Year ACS Data				
Disposition	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	15	2.7%	5,920	14.7%
Rented, but not occupied	0	.0%	1,757	4.4%
For sale only	56	9.9%	2,733	6.8%
Sold, but not occupied	6	1.1%	774	1.9%
For seasonal, recreational, or occasional use	313	55.5%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	174	30.9%	10,684	26.6%
Total	564	100.0%	40,194	100.0%

Table II.6.9, at right, presents different income statistics for Crook County. According to the 2013 ACS data averages, median family income for Crook County was \$60,909 compared to the statewide average of \$70,868. Per capita income for Crook County, which is calculated by dividing total income by population, was \$28,212, which compared to \$28,902 for the State of Wyoming.

Table II.6.9 Median and Per Capita Income Crook County 2009-2013 5-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	60,909	70,868
Median Household Income	53,237	57,406
Per Capita Income	28,212	28,902

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 224 households or 7.4 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 529 households that had incomes between \$35,000 and \$49,999, which accounted for 17.6 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.6 percent of total households and numbered 530 in Crook County.

Table II.6.10 Households by Income Crook County 2009-2013 5-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	224	7.4%	21,737	9.8%
15,000 - 19,999	99	3.3%	10,770	4.8%
20,000 - 24,999	129	4.3%	10,936	4.9%
25,000 - 34,999	417	13.9%	22,748	10.2%
35,000 - 49,999	529	17.6%	30,917	13.9%
50,000 - 74,999	667	22.2%	43,782	19.6%
75,000 - 99,999	415	13.8%	32,050	14.4%
100,000 and above	530	17.6%	49,906	22.4%
Total	3,010	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.6.11, below. In total, the poverty rate in Crook County was 6.7 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Crook County had a poverty rate of 7.2 percent and the female population had a poverty rate of 6.2 percent. There were 50 males and 40 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 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 81 individuals with incomes below the poverty level which represented 17.1 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Crook County				
5 and Below	50	40	90	19.0%
6 to 18	22	33	55	11.6%
18 to 64	156	91	247	52.2%
65 and Older	35	46	81	17.1%
Total	263	210	473	100.0%
Poverty Rate	7.2%	6.2%	6.7%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.6.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Crook County saw an average of 1,781 owner-occupied single-family units compared to 390 single-family rental units. In Crook County, single-family units comprised 72.1 percent of all households compared with 71.8 percent statewide. Crook County had a total of 36 apartment rental units and total apartment units accounted for 1.2 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 713 mobile homes in Crook County, which comprised 23.7 percent of all occupied housing units and compared to 13.4 statewide.

Table II.6.12 Households by Unit Type				
Crook County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Crook County				
Single-Family Unit	1,781	390	2,171	72.1%
Duplex	0	16	16	.5%
Tri- or Four-Plex	2	64	66	2.2%
Apartments	0	36	36	1.2%
Mobile Homes	540	173	713	23.7%
Boat, RV, Van, Etc.	8	0	8	.3%
Total	2,331	679	3,010	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.6.13, below, shows the number of households by year of construction. As shown, 10.7 percent, or 322 units, were built in 1939 or earlier in the county, and another 139 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 478, which accounted for 15.9 percent of all households, and an additional 69 households, or 2.3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.6.13 Households by Year Built				
Crook County 2009-2013 5-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	322	10.7%	24,806	11.1%
1940 to 1949	139	4.6%	10,660	4.8%
1950 to 1959	192	6.4%	22,003	9.9%
1960 to 1969	186	6.2%	18,965	8.5%
1970 to 1979	624	20.7%	50,045	22.5%
1980 to 1989	513	17.0%	33,947	15.2%
1990 to 1999	487	16.2%	26,271	11.8%
2000 to 2004	478	15.9%	33,516	15.0%
Built 2005 or Later	69	2.3%	2,633	1.2%
Total	3,010	100.0%	222,846	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 1.0 percent of total housing units, while households with five and six rooms accounted for 25.1 and 19.1 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	35	1.0%	4,380	1.7%
Two	43	1.2%	6,986	2.7%
Three	148	4.1%	19,468	7.4%
Four	604	16.9%	43,545	16.6%
Five	897	25.1%	52,356	19.9%
Six	682	19.1%	40,659	15.5%
Seven	428	12.0%	32,683	12.4%
Eight	326	9.1%	25,669	9.8%
Nine or more	411	11.5%	37,294	14.2%
Total	3,574	100.0%	263,040	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 4 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.9 percent of total households in Crook County, which compared to 24.2 percent statewide. In Crook County, the 1,507 households with three bedrooms accounted for 50.1 percent of all households, and there were only 153 five-bedroom or more households, which accounted for 5.1 percent of all households.

Table II.6.15				
Households by Number of Bedrooms				
Crook County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Crook County				
None	12	4	16	.5%
One	21	64	85	2.8%
Two	565	216	781	25.9%
Three	1,232	275	1,507	50.1%
Four	382	86	468	15.5%
Five or more	119	34	153	5.1%
Total	2,331	679	3,010	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$164,700, while structures built between 1950 and 1959 had a median value of \$131,100 and those built between 1990 to 1999 had a median value of \$173,200. 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 \$282,100 and \$244,900, respectively. The total average median value in Crook County was \$172,200, which compared to \$185,900 in the State of Wyoming.

Table II.6.16 Median Value by Year Structure Built Crook County 2009-2013 5-Year ACS Data		
Year Built	Crook County	State of Wyoming
1939 or earlier	164,700	154,300
1940 to 1949	88,700	136,700
1950 to 1959	131,100	156,800
1960 to 1969	172,400	176,000
1970 to 1979	150,400	182,000
1980 to 1989	180,600	196,100
1990 to 1999	173,200	225,600
2000 to 2004	282,100	253,100
Built 2005 or Later	244,900	239,800
Total	172,200	185,900

Household mortgage status is reported in Table II.6.17, below. In Crook County, households with a mortgage accounted for 41.8 percent of all households or 974 housing units, and the remaining 58.2 percent or 1,357 units had no mortgage. Of those units with a mortgage, 48 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 926 or 95.1 percent had no second mortgage or no home equity loan.

Table II.6.17 Mortgage Status Crook County 2009-2013 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	974	41.8%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	48	4.9%	13,352	14.3%
Second mortgage only	9	18.8%	6,691	50.1%
Home equity loan only	39	81.3%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	926	95.1%	79,545	85.1%
Housing units without a mortgage	1,357	58.2%	62,707	40.1%
Total	2,331	100.0%	156,202	100.00%

The median rent in Crook County was \$569 as compared to \$647 statewide, as seen in Table II.6.18, below.

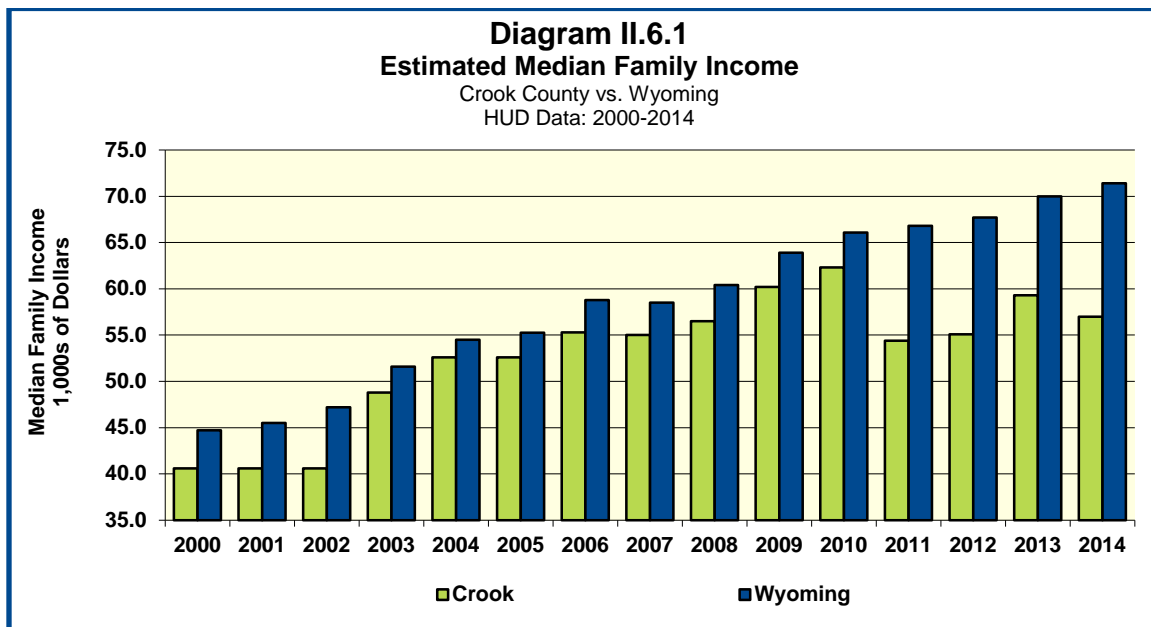
Table II.6.18 Median Rent Crook County 2009-2013 5-Year ACS Data	
Place	Rent
Crook County	\$569
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 25 persons during 2014. 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 844 persons over the time period.

Table II.6.19			
Driver’s Licenses Exchanged and Surrendered			
Crook County vs Wyoming WYDOT Data, 2000–2014			
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
2014	220	195	25
Total	3,091	2,247	844

Economics

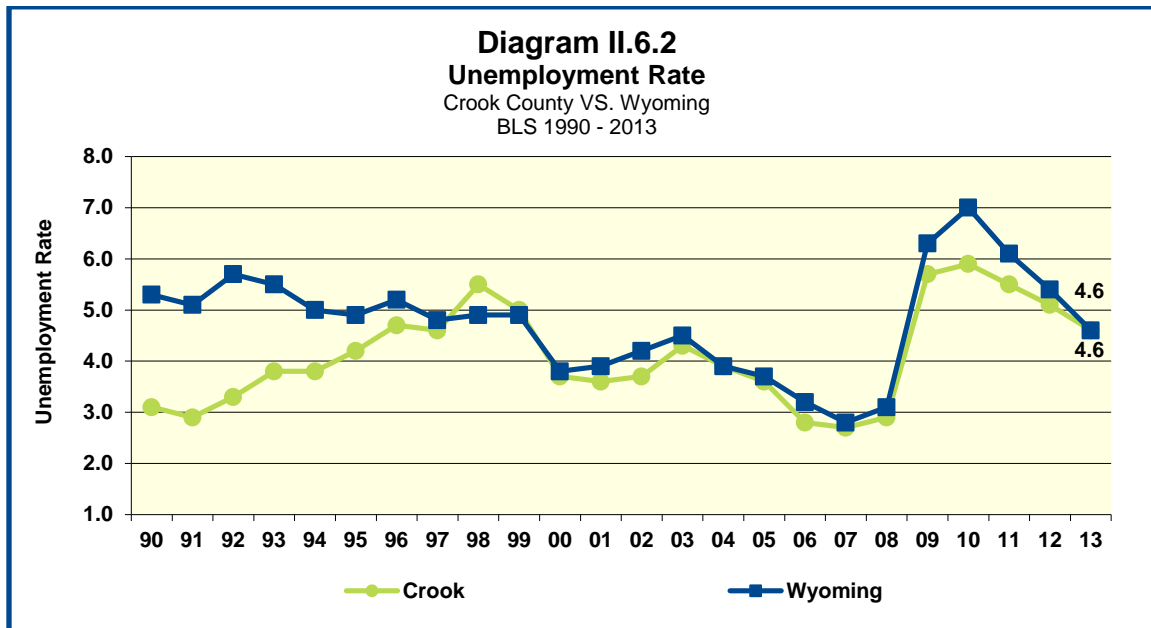
The HUD estimated MFI for Crook County was \$57,000 in 2014.⁸⁴ This figure compares to Wyoming’s MFI of \$71,400. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 98 persons, from 3,628 in 2012 to 3,530 in 2013. Employment decreased by 73

⁸⁴ 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.

persons; unemployment decreased by 25 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.1 percent in 2012 to 4.6 percent in 2013, 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 decreased by 1.88 percent between 2012 and 2013, from a total of 2,346 to 2,302 workers. Preliminary estimates shows employment increased to 2,517 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	1,837	1,920	2,116	2,208	2,191	2,224	2,174	2,223	2,235	2,245	2,273
Feb	1,839	1,941	2,137	2,229	2,213	2,222	2,189	2,174	2,227	2,223	2,260
Mar	1,856	1,960	2,177	2,261	2,234	2,186	2,204	2,197	2,257	2,228	2,267
Apr	1,977	2,062	2,232	2,296	2,329	2,215	2,259	2,250	2,304	2,260	2,277
May	2,067	2,185	2,311	2,390	2,412	2,347	2,441	2,386	2,413	2,358	2,390
Jun	2,230	2,284	2,532	2,539	2,546	2,512	2,600	2,496	2,552	2,465	2,517
Jul	2,281	2,302	2,342	2,388	2,394	2,407	2,434	2,359	2,371	2,311	.
Aug	2,289	2,318	2,298	2,367	2,362	2,371	2,398	2,334	2,370	2,287	.
Sep	2,144	2,203	2,348	2,357	2,458	2,417	2,317	2,416	2,387	2,353	.
Oct	2,092	2,171	2,391	2,381	2,376	2,331	2,376	2,340	2,391	2,321	.
Nov	2,068	2,138	2,308	2,358	2,346	2,320	2,329	2,320	2,340	2,266	.
Dec	2,078	2,138	2,275	2,274	2,317	2,252	2,303	2,298	2,305	2,306	.
Annual	2,063	2,135	2,289	2,337	2,348	2,317	2,335	2,316	2,346	2,302	.
% Change	4.56	3.49	7.21	2.10	0.47	-1.32	0.78	-0.81	1.30	-1.88	.

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, below, annual average weekly wages increased by 4.20 percent between 2012 and 2013, from \$691 to \$720. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$753.

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	704	696	733	746	720	4.20
2014(p)	721	753				

Total business establishments reported by the QCEW are displayed below in Table II.6.22. Annual establishments increased by 2.03 percent between 2012 and 2013, from a total of 296 to 302 establishments. Preliminary estimates indicate the total number of establishments decreased to 301 in the second quarter of 2014.

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	298	305	301	305	302	2.03
2014(p)	303	301				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Crook County recorded 4,455 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 \$341,193,000, and real per capita income was \$47,493 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job

in the county was \$36,518 in 2013, while Wyoming average earnings per job was \$52,420. 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 \$533 in second quarter 2014 to \$571 in second quarter 2014, or by 7.1 percent. Single-family homes increased by 8.4 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 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot and 3.1 percent for mobile homes. Table II.6.23, at right, presents the Crook County data for each rental type.⁸⁵

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 increased from \$119,617 in 2012 to \$232,600 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$232,600 in 2013 to a low of \$120,703 in 2002. These figures compare to the state average high of \$289,650 in 2000 and low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.6.24, on the following page.

Table II.6.23 Semiannual Average Monthly Rental Prices Crook County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
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	.
Q4.13	533	.	596	.
Q2.14	571	.	621	.

⁸⁵ 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, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	5	6	.	.	11	.	.	166.2	.
1981	2	2	8	.	12	.	.	111.9	.
1982	9	.	.	.	9	.	.	99.5	.
1983	5	.	.	.	5	.	.	115.1	.
1984	9	.	.	.	9	.	.	61.6	.
1985	12	.	.	.	12	.	.	50.0	.
1986	3	.	.	.	3	.	.	111.2	.
1987	3	.	.	.	3	.	.	73.5	.
1988	13	.	.	.	13	.	.	67.2	.
1989	1	.	.	.	1	.	.	99.2	.
1990	1	.	.	.	1	.	.	71.7	.
1991	3	.	.	.	3	.	.	68.7	.
1992	4	.	.	.	4	.	.	73.2	.
1993	9	.	.	.	9	.	.	85.8	.
1994	10	.	4	.	14	.	.	70.7	.
1995	11	.	.	.	11	.	.	121.8	.
1996	5	.	.	.	5	.	.	116.6	.
1997	7	.	.	.	7	.	17	159.1	.
1998	10	.	.	.	10	.	.	122.3	.
1999	10	.	.	.	10	.	.	163.7	.
2000	7	.	.	.	7	.	.	123.4	.
2001	13	.	.	15	28	.	.	122.9	48.3
2002	30	.	.	.	30	.	.	120.7	.
2003	35	.	.	.	35	.	.	130.7	.
2004	24	.	.	.	24	.	.	127.4	.
2005	21	.	.	.	21	.	.	188.6	.
2006	33	.	.	.	33	.	.	212.7	.
2007	27	.	.	.	27	.	.	160.6	.
2008	10	.	.	.	10	.	.	223.6	.
2009	10	.	4	.	14	.	.	187.7	.
2010	4	.	.	.	4	.	.	223.8	.
2011	14	.	.	.	14	.	.	125.4	.
2012	7	.	.	.	7	.	.	119.6	.
2013	5	.	.	.	5	.	.	232.6	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Crook County was \$185,488. This represented an increase of 5.6 percent from the previous year. In contrast, Wyoming’s average was \$281,345 or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 1999 and 2013 is displayed in Table II.6.25, on the following page.

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.⁸⁶ During December 2014, a total of 27 surveys were completed in Crook County. Of the 137 rental units surveyed, 13 were vacant, representing an 9.5 percent vacancy rate, as shown in Table II.6.26, below. This compares to an 8.4 percent vacancy rate one year ago and a December 2014 statewide vacancy rate of 4.6 percent.

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%

⁸⁶ 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.6.3, below, 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.

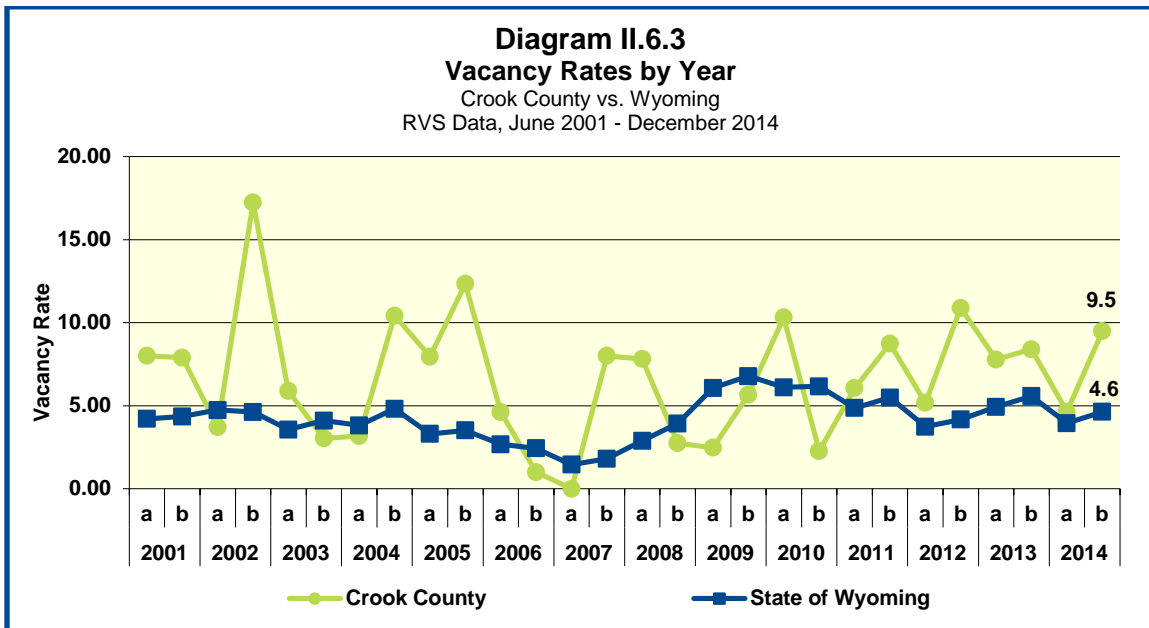


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In 2014, average rents for single-family units rose to \$888 and average rents for apartments fell to \$578.

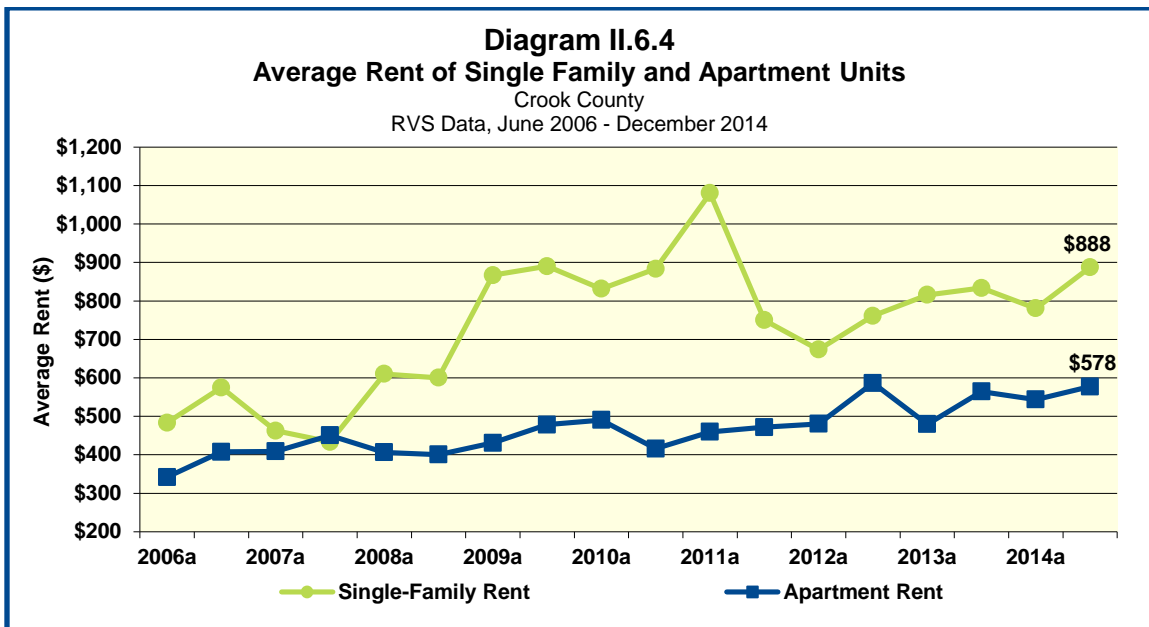


Table II.6.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 18 single family units in Crook County, with 1 of them available. This translates into a vacancy rate of 5.6 percent in Crook County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 62 apartment units reported in the survey, with 1 of them available, which resulted in a vacancy rate of 1.6 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.6.27			
Rental Vacancy Survey by Type			
Crook County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	18	1	5.6%
Duplex units	0	0	%
Apartments	62	1	1.6%
Mobile Homes	38	9	23.7%
“Other” Units	0	0	%
Don’t Know	19	2	10.5%
Total	137	13	9.5%

Table II.6.28, below reports units by bedroom size. Three 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 of unit types by bedrooms are reported below.

Table II.6.28							
Rental Units by Bedroom Size							
Crook County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	3	0	0	.	3
One	1	0	30	0	0	.	31
Two	6	0	23	12	0	.	41
Three	6	0	5	16	0	.	27
Four	2	0	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	3	0	1	10	0	19	33
Total	18	0	62	38	0	19	137

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 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$450	\$	\$	\$450
One	\$	\$	\$436	\$	\$	\$436
Two	\$750	\$	\$629	\$750	\$	\$683
Three	\$	\$	\$594	\$738	\$	\$690
Four	\$1,175	\$	\$	\$	\$	\$1,175
Five	\$	\$	\$	\$	\$	\$
Total	\$888	\$	\$578	\$725	\$	\$726

Table II.6.30 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.6.30			
Single Family Market Rate Rents by Vacancy Status			
Crook County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	9	1	11.1%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500			%
Missing	7	0	.0%
Total	18	1	5.6%

The availability of apartment units by average rent is displayed in Table II.6.31 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.6.31			
Apartment Market Rate Rents by Vacancy Status			
Crook County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	31	1	3.2%
\$500 to \$1,000	26	0	.0%
\$1,000 to \$1,500	4	0	.0%
Above \$1,500			%
Missing	1	0	.0%
Total	62	1	1.6%

Table II.6.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of 0.0 percent.

Table II.6.32 Mobile Home Market Rate Rents by Vacancy Status Crook County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	12	1	8.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	25	8	32.0%
Total	38	9	23.7%

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 excellent condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.6.33 Condition by Unit Type Crook County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	1	0	4	0	0	.	5
Good	3	0	54	21	0	.	78
Excellent	11	0	3	7	0	.	21
Don’t Know	3	0	1	10	0	19	33
Total	18	0	62	38	0	19	137

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.

Table II.6.34 Condition of Single Family Units by Vacancy Status Crook County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	1	0	.0%
Good	3	1	33.3%
Excellent	11	0	.0%
Don’t Know	3	0	.0%
Total	18	1	5.6%

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 excellent condition, and had a vacancy rate of 0.0 percent.

Table II.6.35			
Condition of Apartment Units by Vacancy Status			
Crook County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	4	0	.0%
Good	54	1	1.9%
Excellent	3	0	.0%
Don't Know	1	0	.0%
Total	62	1	1.6%

Table II.6.36, below, 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 condition, with a vacancy rate of 14.3 percent.

Table II.6.36			
Condition of Mobile Home Units by Vacancy Status			
Crook County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	0	0	%
Good	21	8	38.1%
Excellent	7	1	14.3%
Don't Know	10	0	.0%
Total	38	9	23.7%

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.6.37, on the following page, respondents in Crook County said they would prefer 5 more single family units and 7 more apartment units. In total, respondents indicated they wished to own or manage an additional 24 units.

Table II.6.37 If you had the opportunity to own/manage more units, how many would you prefer Crook County RVS Data, December 2014	
Unit Type	More Units
Single family units	5
Duplex Units	
Apartments	7
Mobile homes	12
Other	
Don't Know	
All types	
Total	24

Table, II.6.38, on the following page shows the most common answers from the 2014 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 32 respondents, with an average persons per household of 2.7 people. Of new residents to Crook County, 70.0 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 53.1 percent of respondents owning their residence. The average mortgage payment in Crook County was \$1,473 and the average rent was \$658. When asked if they were satisfied with their current housing, 87.5 percent said they were satisfied with their current housing.

Table II.6.38 Most Replied Response Crook County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	32
Number of persons in household (Average)	2.7
Current age	55 to 64 years old (25.8%)
Marital status	Married (70.0%)
Primary reason for moving to Wyoming	Other reason (28.1%)
In which industry are you primarily employed	Retired (25.0%)
Highest education level completed	Some College (31.3%)
Total household income from all sources	\$75,000 to \$99,999 dollars (19.0%)
Current Housing Characteristics	
Current Residence	Single family home (53.1%)
Do you own or rent	Own (53.1%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,473
Average rental payment	\$658
Are you satisfied with your current housing	Satisfied with current housing (87.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (33.3%)
Are you seeking to change your housing situation	Not seeking different housing (57.1%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Build a new unit (50.0%)
Expected buying price	\$50,000 to \$99,999 dollars (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 33.3 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy their next residence. Most residents wishing to buy a house anticipated spending \$50,000 to \$99,999 dollars if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**⁸⁷.

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 2013 5-year ACS data, 25 or 0.8 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.

⁸⁷ 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.

Table II.6.39				
Overcrowding and Severe Overcrowding				
Crook County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Crook County				
Owner				
Households	2,328	1	2	2,331
Percentage	99.9%	.0%	.1%	100.0%
Renter				
Households	655	24	0	679
Percentage	96.5%	3.5%	.0%	100.0%
Total				
Households	2,983	25	2	3,010
Percentage	99.1%	.8%	.1%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 82 units or 2.3 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.6.40, at right.

Table II.6.40		
Housing Units with Incomplete Kitchen Facilities		
Crook County 2009-2013 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,492	256,276
Lacking Complete Kitchen Facilities	82	6,764
Total Housing Units	3,574	263,040
Percent Lacking	2.3%	2.6%

At the time of the 2013 ACS, a total of 87 units or 2.4 percent of all housing units in Crook County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.6.41, below.

Table II.6.41		
Housing Units with Incomplete Plumbing Facilities		
Crook County 2009-2013 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Plumbing Facilities	3,487	257,728
Lacking Complete Plumbing Facilities	87	5,312
Total Households	3,574	263,040
Percent Lacking	2.4%	2.0%

The third type of housing problem reported in the 2013 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, 11.4 percent of households had a cost burden and 5.4 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 13.1 percent of homeowners with a mortgage in Crook County experienced a cost burden and 8.2 percent experienced a severe cost burden, while 12.7 percent of renters had a cost burden and 5.7 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Crook County					
Owner With a Mortgage					
Households	766	128	80	0	974
Percent	78.6%	13.1%	8.2%	.0%	100.0%
Owner Without a Mortgage					
Households	1,163	130	45	19	1,357
Percent	85.7%	9.6%	3.3%	1.4%	100.0%
Renter					
Households	370	86	39	184	679
Percent	54.5%	12.7%	5.7%	27.1%	100.0%
Total					
Households	2,299	344	164	203	3,010
Percent	76.4%	11.4%	5.4%	6.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 666 households in Crook County, from 2,921 in 2010 to 3,587 in 2040. Homeowners are expected to increase from 2,317 households in 2010 to 2,846 by 2040. Renters are anticipated to increase from 604 households in 2010 to 741 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 48 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 44 households and by 99 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 6 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 17 households over the period. Table II.6.43, below, 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	212	194	434	213	1,264	2,317
2015	215	196	440	216	1,281	2,348
2020	222	203	455	223	1,324	2,427
2025	231	212	474	233	1,381	2,531
2030	241	221	494	243	1,439	2,638
2035	251	229	514	252	1,496	2,743
2040	260	238	533	262	1,553	2,846
Renters by Percent of Median Household Income						
2010	27	75	158	56	288	604
2015	28	77	163	57	298	624
2020	29	79	167	59	305	639
2025	30	82	173	61	316	661
2030	31	85	180	63	328	688
2035	32	89	187	66	342	715
2040	34	92	194	68	354	741
Total Households by Percent of Median Household Income						
2010	239	269	592	269	1,553	2,921
2015	243	274	603	273	1,579	2,971
2020	251	282	622	282	1,629	3,066
2025	261	294	647	294	1,696	3,192
2030	272	306	674	306	1,767	3,325
2035	283	318	701	318	1,838	3,458
2040	294	330	727	330	1,906	3,587