

CROOK COUNTY

Demographics

The Census Bureau's current census estimates indicate that Crook County's population increased from 7,083 in 2010 to 7,248 in 2014, or by 2.3 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age decreased by 1.8 percent, and the number of people from 55 to 64 years of age increased by 10.4 percent. The white population increased by 0.7 percent, while the black population increased by 364.7 percent. The Hispanic population increased from 141 to 185 people between 2010 and 2014, or by 31.2 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 2014 Current Census Estimates						
Subject	Crook County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	7,083	7,248	2.3%	563,626	584,153	3.6%
Age						
Under 14 years	1,389	1,439	3.6%	113,371	115,517	1.9%
15 to 24 years	755	790	4.6%	78,460	80,249	2.3%
25 to 44 years	1,529	1,501	-1.8%	144,615	152,555	5.5%
45 to 54 years	1,159	1,000	-13.7%	83,577	73,372	-12.2%
55 to 64 years	1,101	1,215	10.4%	73,513	80,819	9.9%
65 and Over	1,150	1,303	13.3%	70,090	81,641	16.5%
Race						
White	6,937	6,983	.7%	529,110	541,596	2.4%
Black	17	79	364.7%	5,135	9,112	77.4%
American Indian and Alaskan Native	48	64	33.3%	14,457	15,541	7.5%
Asian	11	26	136.4%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	0	0	%	521	632	21.3%
Two or more races	70	96	37.1%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	141	185	31.2%	50,231	57,065	13.6%

Table II.6.2, on the following page, presents the population of Crook County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 3,661 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 3,587 persons, being female.

Table II.6.2 Population by Age and Gender Crook County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	732	657	1,389	705	734	1,439	3.6%
15 to 24 years	424	331	755	429	361	790	4.6%
25 to 44 years	780	749	1,529	776	725	1,501	-1.8%
45 to 54 years	565	594	1,159	498	502	1,000	-13.7%
55 to 64 years	569	532	1,101	605	610	1,215	10.4%
65 and Over	578	572	1,150	648	655	1,303	13.3%
Total	3,648	3,435	7,083	3,661	3,587	7,248	2.3%
% of Total	51.5%	48.5%	.	50.5%	49.5%	.	

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 ¹¹⁴	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

¹¹⁴ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 2,151 family households, of which 1,893 housed married couple families and 258 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 42 families, or a female householder with no husband present, of which there were 216 families. There were also an estimated 823 "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 72.3 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Crook County, 88.0 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Family Type	Crook County		State of Wyoming	
	Crook County	% of Total	State of Wyoming	% of Total
Family households	2,151	72.3%	147,321	65.3%
Married-couple family	1,893	88.0%	117,624	79.8%
Owner-occupied housing units	1,575	83.2%	97,837	83.2%
Renter-occupied housing units	318	16.8%	19,787	16.8%
Other family	258	12.0%	29,697	20.2%
Male householder, no wife present	42	16.3%	9,885	33.3%
Owner-occupied housing units	42	100.0%	5,955	60.2%
Renter-occupied housing units	0	.0%	3,930	39.8%
Female householder, no husband present	216	83.7%	19,812	66.7%
Owner-occupied housing units	137	63.4%	9,942	50.2%
Renter-occupied housing units	79	36.6%	9,870	49.8%
Nonfamily households	823	27.7%	78,193	34.7%
Owner-occupied housing units	584	71.0%	42,555	54.4%
Renter-occupied housing units	239	29.0%	35,638	45.6%
Total	2,974	100.0%	225,514	100.0%

Table II.6.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 1,288 two-person family households, 335 three-person family households and 273 four-person family households. One-person non-family households made up 88.6 percent of all non-family households or an estimated 729 households. Crook County's two persons households made up 45.5 percent of total housing units and four person households made up an additional 9.2 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.6.5				
Household Type by Household Size				
Crook County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Crook County				
One Person	.	729	729	24.5%
Two Person	1,288	65	1,353	45.5%
Three Person	335	29	364	12.2%
Four Person	273	0	273	9.2%
Five Person	167	0	167	5.6%
Six Person	51	0	51	1.7%
Seven Person	37	0	37	1.2%
Total	2,151	823	2,974	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 1,353 two-person households, 1,134 were owner-occupied and 219 were renter-occupied. Of the 273 four-person households, 241 were owner-occupied and 32 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Crook County				
One Person	556	173	729	24.5%
Two Person	1,134	219	1,353	45.5%
Three Person	237	127	364	12.2%
Four Person	241	32	273	9.2%
Five Person	89	78	167	5.6%
Six Person	44	7	51	1.7%
Seven Person or more	37	0	37	1.2%
Total	2,338	636	2,974	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.6.7, on the following page, Crook County had a total of 3,590 housing units of which 2,974 or 82.8 percent were occupied. Of these occupied units, 78.6 percent, or 2,338 units were owner occupied, which compares to a statewide rate of 69.3. A total of 616 units or 17.2 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.6.7 Housing Units by Tenure Crook County 2010-2014 5-Year ACS Data				
Tenure	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	2,974	82.8%	225,514	85.0
Owner-Occupied	2,338	78.6%	156,289	69.3
Renter-Occupied	636	21.4%	69,225	30.7
Vacant Housing Units	616	17.2%	39,681	15.0
Total Housing Units	3,590	100.0%	265,195	100.0

Table II.6.8, below, shows that of the 616 housing units in Crook County as reported in the 2014 ACS data, 27 or 4.4 percent were for rent and 81 or 13.1 percent were for sale. An estimated 340 units were for seasonal, recreational, or occasional use, and 162 or 26.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.6.8 Disposition of Vacant Housing Units Crook County 2010-2014 5-Year ACS Data				
Disposition	Crook County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	27	4.4%	5,921	14.9%
Rented, but not occupied	0	.0%	1,577	4.0%
For sale only	81	13.1%	2,601	6.6%
Sold, but not occupied	6	1.0%	802	2.0%
For seasonal, recreational, or occasional use	340	55.2%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	162	26.3%	10,922	27.5%
Total	616	100.0%	39,681	100.0%

Table II.6.9, at right, presents different income statistics for Crook County. According to the 2014 ACS data averages, median family income for Crook County was \$66,014 compared to the statewide average of \$72,086. Per capita income for Crook County, which is calculated by dividing total income by population, was \$31,183, which compared to \$29,381 for the State of Wyoming.

Table II.6.9 Median and Per Capita Income Crook County 2010-2014 5-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	66,014	72,086
Median Household Income	58,795	58,252
Per Capita Income	31,183	29,381

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 206 households or 6.9 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 568 households that had incomes between \$35,000 and \$49,999, which accounted for 19.1 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 21.7 percent of total households and numbered 646 in Crook County.

Table II.6.10 Households by Income Crook County 2010-2014 5-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	206	6.9%	21,756	9.6%
15,000 - 19,999	64	2.2%	10,739	4.8%
20,000 - 24,999	119	4.0%	11,332	5.0%
25,000 - 34,999	288	9.7%	22,763	10.1%
35,000 - 49,999	568	19.1%	30,423	13.5%
50,000 - 74,999	661	22.2%	43,643	19.4%
75,000 - 99,999	422	14.2%	31,799	14.1%
100,000 and above	646	21.7%	53,059	23.5%
Total	2,974	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.6.11, below. In total, the poverty rate in Crook County was 5.0 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Crook County had a poverty rate of 5.4 percent and the female population had a poverty rate of 4.5 percent. There were 22 males and 7 females in poverty under the age of 5. Overall, 8.2 percent of persons in poverty in Crook County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 102 individuals with incomes below the poverty level which represented 29.0 percent of the total population in poverty. In the State of Wyoming there were 4,574 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 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Crook County				
5 and Below	22	7	29	8.2%
6 to 17	18	29	47	13.4%
18 to 64	106	68	174	49.4%
65 and Older	52	50	102	29.0%
Total	198	154	352	100.0%
Poverty Rate	5.4%	4.5%	5.0%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 1,800 owner-occupied single-family units compared to 344 single-family rental units. In Crook County, single-family units comprised 72.1 percent of all households compared with 71.7 percent statewide. Crook County had a total of 49 apartment rental units and total apartment units accounted for 1.6 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 683 mobile homes in Crook County, which comprised 23.0 percent of all occupied housing units and compared to 13.0 statewide.

Table II.6.12 Households by Unit Type Crook County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Crook County				
Single-Family Unit	1,800	344	2,144	72.1%
Duplex	0	17	17	.6%
Tri- or Four-Plex	2	72	74	2.5%
Apartments	0	49	49	1.6%
Mobile Homes	529	154	683	23.0%
Boat, RV, Van, Etc.	7	0	7	.2%
Total	2,338	636	2,974	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.6.13, below, shows the number of households by year of construction. As shown, 9.3 percent, or 276 units, were built in 1939 or earlier in the county, and another 135 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 544, which accounted for 18.3 percent of all households, and an additional 67 households, or 2.3 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.6.13 Households by Year Built Crook County 2010-2014 5-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	276	9.3%	24,514	10.9%
1940 to 1949	135	4.5%	10,454	4.6%
1950 to 1959	180	6.1%	22,142	9.8%
1960 to 1969	196	6.6%	18,728	8.3%
1970 to 1979	546	18.4%	49,663	22.0%
1980 to 1989	486	16.3%	32,994	14.6%
1990 to 1999	544	18.3%	26,751	11.9%
2000 to 2009	544	18.3%	35,858	15.9%
Built 2010 or Later	67	2.3%	4,410	2.0%
Total	2,974	100.0%	225,514	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 accounted for only 1.4 percent of total housing units, while households with five and six rooms accounted for 26.3 and 17.0 percent, respectively. The median number of rooms in Crook County was 6 rooms, which compared to 6 statewide.

Table II.6.14 Housing Units by Number of Rooms Crook County 2010-2014 5-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	51	1.4%	4,521	1.7%
Two	32	.9%	7,349	2.8%
Three	137	3.8%	20,368	7.7%
Four	591	16.5%	42,809	16.1%
Five	945	26.3%	53,147	20.0%
Six	609	17.0%	41,493	15.6%
Seven	436	12.1%	31,612	11.9%
Eight	335	9.3%	25,739	9.7%
Nine or more	454	12.6%	38,157	14.4%
Total	3,590	100.0%	265,195	100.0%
Median Rooms	6	.	6	.

Table II.6.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 5 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.0 percent of total households in Crook County, which compared to 24.4 percent statewide. In Crook County, the 1,532 households with three bedrooms accounted for 51.5 percent of all households, and there were only 158 five-bedroom or more households, which accounted for 5.3 percent of all households.

Table II.6.15 Households by Number of Bedrooms Crook County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Crook County				
None	2	5	7	.2%
One	20	70	90	3.0%
Two	515	198	713	24.0%
Three	1,269	263	1,532	51.5%
Four	394	80	474	15.9%
Five or more	138	20	158	5.3%
Total	2,338	636	2,974	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	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 \$194,400, while structures built between 1950 and 1959 had a median value of \$135,900 and those built between 1990 to 1999 had a median value of \$188,600. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$244,200 and \$239,900, respectively. The total average median value in Crook County was \$188,100, which compared to \$189,300 in the State of Wyoming.

Table II.6.16 Median Value by Year Structure Built Crook County 2010-2014 5-Year ACS Data		
Year Built	Crook County	State of Wyoming
1939 or earlier	194,400	153,700
1940 to 1949	107,500	140,900
1950 to 1959	135,900	158,200
1960 to 1969	171,200	177,300
1970 to 1979	155,700	184,100
1980 to 1989	210,500	197,900
1990 to 1999	188,600	233,600
2000 to 2009	244,200	252,800
Built 2010 or Later	239,900	258,900
Total	188,100	189,300

Household mortgage status is reported in Table II.6.17, below. In Crook County, households with a mortgage accounted for 42.9 percent of all households or 1,003 housing units, and the remaining 57.1 percent or 1,335 units had no mortgage. Of those units with a mortgage, 72 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 931 or 92.8 percent had no second mortgage or no home equity loan.

Table II.6.17 Mortgage Status Crook County 2010-2014 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	1,003	42.9%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	72	7.2%	12,104	13.1%
Second mortgage only	12	16.7%	5,864	48.4%
Home equity loan only	60	83.3%	6,240	51.6%
Both second mortgage and home equity loan	0	.0%	545	.6%
No second mortgage and no home equity loan	931	92.8%	80,039	86.4%
Housing units without a mortgage	1,335	57.1%	63,601	40.7%
Total	2,338	100.0%	156,289	100.00%

The median rent in Crook County was \$567 as compared to \$663 statewide, as seen in Table II.6.18, below.

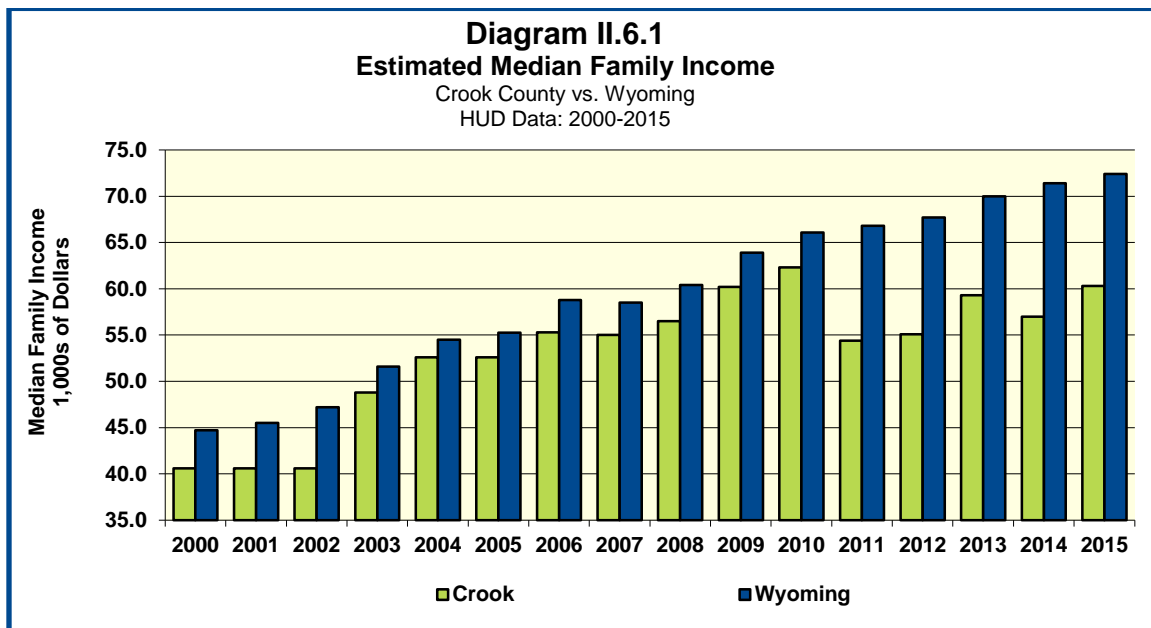
Table II.6.18 Median Rent Crook County 2010-2014 5-Year ACS Data	
Place	Rent
Crook County	\$567
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 22 persons during 2015. 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 822 persons over the time period.

Table II.6.19			
Driver’s Licenses Exchanged and Surrendered			
Crook County vs Wyoming			
WYDOT Data, 2000 – 2015			
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
2015	172	194	-22
Total	3,263	2,441	822

Economics

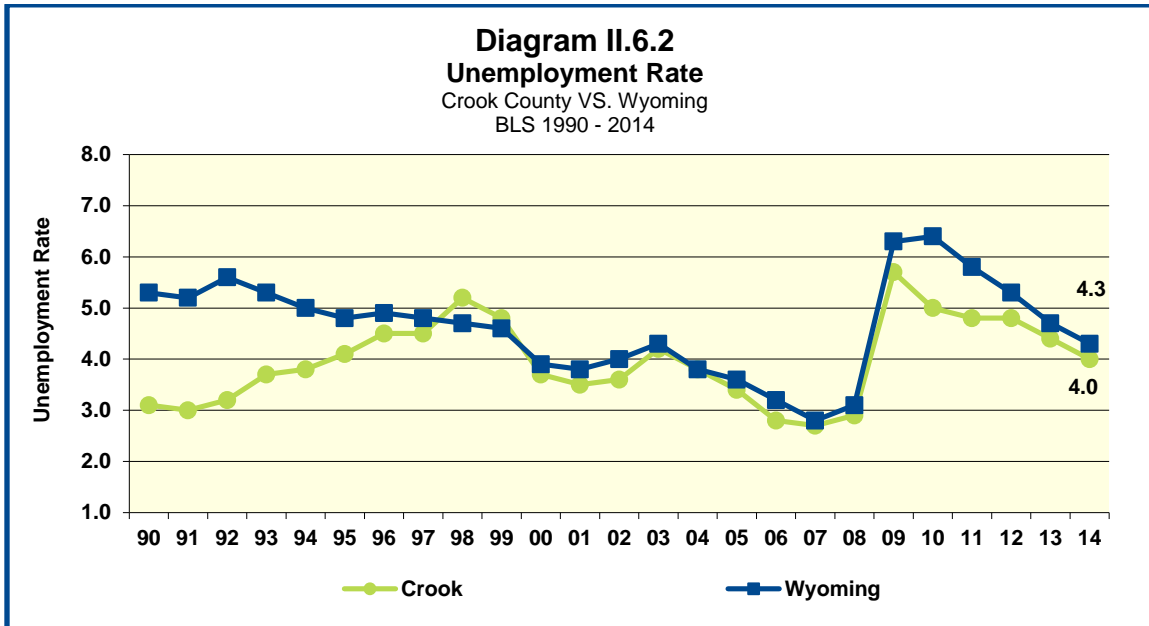
The HUD estimated MFI for Crook County was \$60,300 in 2015.¹¹⁵ This figure compares to Wyoming’s MFI of \$72,400. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2015.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Crook County’s labor force, defined as the number of persons working or actively seeking work, increased by 21 persons, from 3,693 in 2013 to 3,714 in 2014. Employment increased by 35

¹¹⁵ 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 14 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.4 percent in 2013 to 4.0 percent in 2014, 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 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.6.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 2,352 persons in 2014; this figure was higher than the 2013 average by 50 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 2,519 to 2,525 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	1,920	2,116	2,208	2,191	2,224	2,174	2,223	2,235	2,245	2,273	2,216
Feb	1,941	2,137	2,229	2,213	2,222	2,189	2,174	2,227	2,223	2,260	2,223
Mar	1,960	2,177	2,261	2,234	2,186	2,204	2,197	2,257	2,228	2,267	2,229
Apr	2,062	2,232	2,296	2,329	2,215	2,259	2,250	2,304	2,260	2,282	2,287
May	2,185	2,311	2,390	2,412	2,347	2,441	2,386	2,413	2,358	2,397	2,370
Jun	2,284	2,532	2,539	2,546	2,512	2,600	2,496	2,552	2,465	2,519	2,525
Jul	2,302	2,342	2,388	2,394	2,407	2,434	2,359	2,371	2,311	2,409	
Aug	2,318	2,298	2,367	2,362	2,371	2,398	2,334	2,370	2,287	2,407	
Sep	2,203	2,348	2,357	2,458	2,417	2,317	2,416	2,387	2,353	2,436	
Oct	2,171	2,391	2,381	2,376	2,331	2,376	2,340	2,391	2,321	2,406	
Nov	2,138	2,308	2,358	2,346	2,320	2,329	2,320	2,340	2,266	2,291	
Dec	2,138	2,275	2,274	2,317	2,252	2,303	2,298	2,305	2,306	2,278	
Annual	2,135	2,289	2,337	2,348	2,317	2,335	2,316	2,346	2,302	2,352	
% Change	3.49	7.21	2.10	.47	-1.32	.78	-.81	1.30	-1.88	2.17	

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 \$720 in 2013. In 2014, average weekly wages saw an increase of 3.75 over the prior year, rising to \$747. These data are shown in Table II.6.21, below. Preliminary estimates show average weekly wages fell from \$752 to \$739 between the second quarter of 2014 and 2015.

Table II.6.21 Average Weekly Wages Crook County BLS QCEW Data, 2001–2015(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(p)	671	739				

Total business establishments reported by the QCEW are displayed in Table II.6.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 1.32 percent to 294 establishments. Preliminary estimates show the number of establishments rose from 300 to 301 between the second quarter of 2014 and 2015.

Table II.6.22 Number of Business Establishments Crook County BLS QCEW Data, 2001–2015(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(p)	297	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 2014, the most recent year for which data are available, Crook County recorded 4,510 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 \$337,242,000, and real per capita income was \$46,529 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$38,206 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$577 in second quarter 2014 to \$586 in second quarter 2015, or by 1.6 percent. Single-family homes increased by 4.6 percent over the same period.

Table II.6.23 Semiannual Average Monthly Rental Prices Crook County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q2.98	480	146	.	.
Q4.98	433	132	.	.
Q2.99	441	144	.	.
Q4.99	420	140	.	.
Q2.00	428	141	.	.
Q4.00	410	134	.	.
Q2.01	443	174	.	.
Q4.01	409	131	.	.
Q2.02	497	148	.	.
Q4.02	434	148	.	.
Q2.03	421	146	.	.
Q4.03	437	152	.	.
Q2.04	420	121	.	.
Q4.04	410	145	.	.
Q2.05	451	137	480	356
Q4.05	430	149	.	.
Q2.06	435	116	.	.
Q4.06	453	145	.	.
Q2.07	414	160	575	.
Q4.07	465	115	524	.
Q2.08	471	175	514	.
Q4.08	474	138	523	.
Q2.09	482	126	521	.
Q4.09	504	137	521	.
Q2.10	488	144	504	.
Q4.10	493	162	510	.
Q2.11	509	133	520	.
Q4.11	522	153	547	.
Q2.12	509	.	614	.
Q4.12	525	136	619	.
Q2.13	547	.	588	.
Q4.13	547	.	612	.
Q2.14	577	.	627	.
Q4.14	581	.	665	.
Q2.15	586	.	656	.

Crook County rental prices experienced average annualized increases of 1.1 percent for apartments. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot and 0.8 percent for mobile homes. Table II.6.23, above, presents the Crook County data for each rental type.¹¹⁶

¹¹⁶ 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 5 authorizations in 2013 and 2014.

The real value of single-family building permits decreased from \$235,954 in 2013 to \$119,600 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.6.24, below.

Table II.6.24 Building Permits and Valuation Crook County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	5	6	.	.	11	168.9	.
1981	2	2	8	.	12	113.7	.
1982	9	.	.	.	9	101.1	.
1983	5	.	.	.	5	116.9	.
1984	9	.	.	.	9	62.6	.
1985	12	.	.	.	12	50.8	.
1986	3	.	.	.	3	113.0	.
1987	3	.	.	.	3	74.7	.
1988	13	.	.	.	13	68.3	.
1989	1	.	.	.	1	100.8	.
1990	1	.	.	.	1	72.9	.
1991	3	.	.	.	3	69.8	.
1992	4	.	.	.	4	74.3	.
1993	9	.	.	.	9	87.2	.
1994	10	.	4	.	14	71.8	.
1995	11	.	.	.	11	123.8	.
1996	5	.	.	.	5	118.4	.
1997	7	.	.	.	7	161.6	.
1998	10	.	.	.	10	124.2	.
1999	10	.	.	.	10	166.3	.
2000	7	.	.	.	7	125.4	.
2001	13	.	.	15	28	124.9	49.0
2002	30	.	.	.	30	122.6	.
2003	35	.	.	.	35	132.8	.
2004	24	.	.	.	24	129.4	.
2005	21	.	.	.	21	191.6	.
2006	33	.	.	.	33	216.1	.
2007	27	.	.	.	27	163.2	.
2008	10	.	.	.	10	227.2	.
2009	10	.	4	.	14	190.7	.
2010	4	.	.	.	4	227.3	.
2011	14	.	.	.	14	127.3	.
2012	7	.	.	.	7	121.3	.
2013	5	.	.	.	5	236.0	.
2014	5	.	.	.	5	119.6	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Crook County was \$215,397. This represented an increase of 16.1 percent from the previous year. In contrast, Wyoming’s average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 1999 and 2014 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
2014	215,397	16.1	263,432	-6.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.¹¹⁷ During December 2015, a total of 16 surveys were completed in Crook County. Of the 80 rental units surveyed, 7 were vacant, representing an 8.8 percent vacancy rate, as shown in Table II.6.26, at right. This compares to a 9.5 percent vacancy rate one year ago and a December 2015 statewide vacancy rate of 6.9 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.

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%

¹¹⁷ 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.

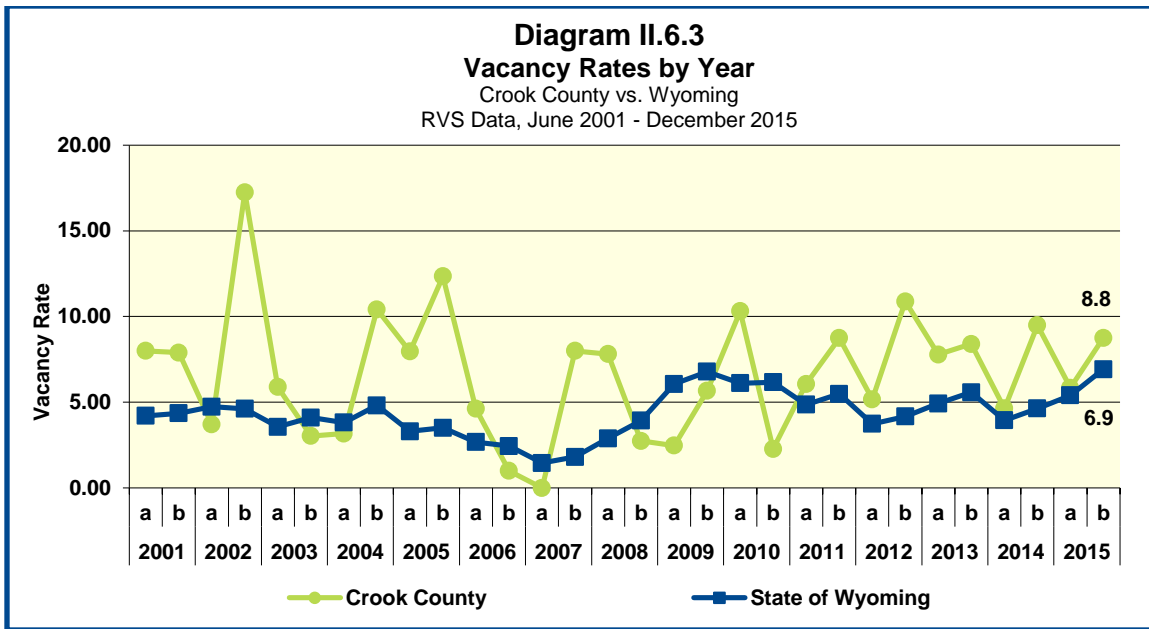


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In 2015, average rents for single-family units fell to \$711 and average rents for apartments fell to \$526.

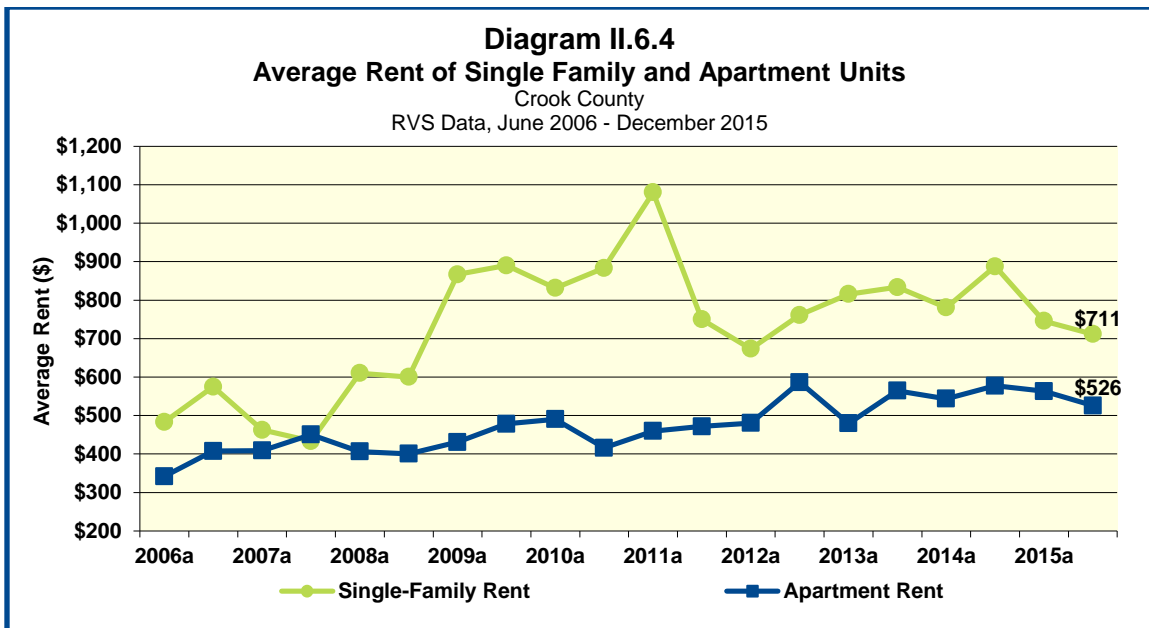


Table II.6.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 21 single family units in Crook County, with 1 of them available. This translates into a vacancy rate of 4.8 percent in Crook County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 33 apartment units reported in the survey, with 2 of them available, which resulted in a vacancy rate of 6.1 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.6.27			
Rental Vacancy Survey by Type			
Crook County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	21	1	4.8%
Duplex units	0	0	%
Apartments	33	2	6.1%
Mobile Homes	26	2	7.7%
“Other” Units	0	0	%
Don’t Know	0	2	%
Total	80	7	8.8%

Table II.6.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 8 units. The most common apartment units were two bedroom units, with 10 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 2015							
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	2	0	2	0	0	.	4
Two	5	0	10	7	0	.	22
Three	8	0	3	10	0	.	21
Four	1	0	0	0	0	.	1
Five	0	0	0	0	0	.	0
Don’t Know	5	0	18	9	0	0	32
Total	21	0	33	26	0	0	80

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 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$375	\$	\$420	\$	\$	\$405
Two	\$583	\$	\$475	\$600	\$	\$563
Three	\$817	\$	\$450	\$625	\$	\$647
Four	\$1,100	\$	\$	\$	\$	\$1,100
Five	\$	\$	\$	\$	\$	\$
Total	\$711	\$	\$526	\$617	\$	\$618

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 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	14	1	7.1%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	5	0	.0%
Total	21	1	4.8%

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 less than 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 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	18	0	.0%
\$500 to \$1,000	15	2	13.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	33	2	6.1%

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 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	25	2	8.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	0	0	%
Total	26	2	7.7%

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 excellent condition. Details by unit type and condition are displayed below.

Table II.6.33 Condition by Unit Type Crook County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	8	0	2	2	0	.	12
Good	5	0	4	18	0	.	27
Excellent	8	0	27	6	0	.	41
Don’t Know	0	0	0	0	0	0	0
Total	21	0	33	26	0	0	80

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 percent.

Table II.6.34 Condition of Single Family Units by Vacancy Status Crook County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	8	0	.0%
Good	5	1	20.0%
Excellent	8	0	.0%
Don’t Know	0	0	%
Total	21	1	4.8%

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 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	2	1	50.0%
Good	4	1	25.0%
Excellent	27	0	.0%
Don't Know	0	0	%
Total	33	2	6.1%

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 .0 percent.

Table II.6.36			
Condition of Mobile Home Units by Vacancy Status			
Crook County			
RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair			%
Average	2	0	.0%
Good	18	2	11.1%
Excellent	6	0	.0%
Don't Know	0	0	%
Total	26	2	7.7%

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, below, respondents in Crook County said they would prefer 4 more single family units, 4 more apartment units, and units of all types. In total, respondents indicated they wished to own or manage an additional 20 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 2015	
Unit Type	More Units
Single family units	4
Duplex Units	2
Apartments	4
Mobile homes	10
Other	
Don't Know	
All types	
Total	20

Table II.6.38, below, shows the most common answers from the 2015 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 14 respondents, with an average persons per household of 4.0 people. Of new residents to Crook County, 78.6 percent were married and the most common age group arriving in the state was 25 to 34 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 57.1 percent of respondents owning thier residence. The average mortgage payment in Crook County was \$685 and the average rent was \$725. When asked if they were satisfied with their current housing, 85.7 percent said they were satisfied with thier current housing.

Table II.6.38 Most Replied Response Crook County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	14
Number of persons in household (Average)	4.0
Current age	25 to 34 years old (35.7%)
Marital status	Married (78.6%)
Primary reason for moving to Wyoming	Other reason (35.7%)
In which industry are you primarily employed	Other (35.7%)
Highest education level completed	High School Diploma/GED (21.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (37.5%)
Current Housing Characteristics	
Current Residence	Single family home (78.6%)
Do you own or rent	Own (57.1%)
How many bedrooms (Average)	3.4
How many full bathrooms (Average)	2.1
Average mortgage payment	\$685
Average rental payment	\$725
Are you satisfied with your current housing	Satisfied with current housing (85.7%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (100.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
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	\$200,000 to \$249,999 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, 100.0 percent were unsatisfied because the housing unit is too small. 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 and 0.0 percent wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 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**.¹¹⁸

¹¹⁸ 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.

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 2014 5-year ACS data, 34 or 1.1 percent of households in Crook County were overcrowded and another 2 or .1 percent of units were severely overcrowded, as shown in Table II.6.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.6.39				
Overcrowding and Severe Overcrowding				
Crook County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Crook County				
Owner				
Households	2,309	27	2	2,338
Percentage	98.8%	1.2%	.1%	100.0%
Renter				
Households	629	7	0	636
Percentage	98.9%	1.1%	.0%	100.0%
Total				
Households	2,938	34	2	2,974
Percentage	98.8%	1.1%	.1%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 136 units or 3.8 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 2010-2014 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Kitchen Facilities	3,454	258,329
Lacking Complete Kitchen Facilities	136	6,866
Total Housing Units	3,590	265,195
Percent Lacking	3.8%	2.6%

At the time of the 2014 ACS, a total of 127 units or 3.5 percent of all housing units in Crook County were lacking complete plumbing facilities. This compared to 2.2 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 2010-2014 5-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Plumbing Facilities	3,463	259,378
Lacking Complete Plumbing Facilities	127	5,817
Total Households	3,590	265,195
Percent Lacking	3.5%	2.2%

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, 7.7 percent of households had a cost burden and 5.9 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 9.0 percent of homeowners with a mortgage in Crook County experienced a cost burden and 7.8 percent experienced a severe cost burden, while 7.5 percent of renters had a cost burden and 5.3 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					
2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Crook County					
Owner With a Mortgage					
Households	835	90	78	0	1,003
Percent	83.3%	9.0%	7.8%	.0%	100.0%
Owner Without a Mortgage					
Households	1,159	91	64	21	1,335
Percent	86.8%	6.8%	4.8%	1.6%	100.0%
Renter					
Households	388	48	34	166	636
Percent	61.0%	7.5%	5.3%	26.1%	100.0%
Total					
Households	2,382	229	176	187	2,974
Percent	80.1%	7.7%	5.9%	6.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 856 households in Crook County, from 2,921 in 2010 to 3,777 in 2040. Homeowners are expected to increase from 2,317 households in 2010 to 2,977 by 2040. Renters are anticipated to increase from 604 households in 2010 to 800 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 60 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 58 households and by 131 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 8 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 23 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	211	203	461	199	1,243	2,317
2015	222	213	485	209	1,306	2,435
2020	232	222	505	217	1,361	2,538
2025	243	233	530	228	1,428	2,662
2030	252	242	551	237	1,484	2,767
2035	262	251	572	246	1,540	2,870
2040	272	260	593	255	1,597	2,977
Renters by Percent of Median Household Income						
2010	26	70	143	62	303	604
2015	28	75	154	67	325	649
2020	29	78	161	70	339	677
2025	30	82	169	73	356	711
2030	32	85	176	76	371	740
2035	33	89	183	79	386	769
2040	34	92	190	82	401	800
Total Households by Percent of Median Household Income						
2010	237	273	605	261	1,546	2,921
2015	250	288	639	275	1,632	3,084
2020	261	300	666	287	1,700	3,214
2025	273	315	699	301	1,784	3,373
2030	284	328	727	313	1,855	3,507
2035	295	340	754	325	1,925	3,640
2040	306	353	783	337	1,998	3,777

Additional Comments

While the State of Wyoming is seeing an increase in minority populations, Crook County has the smallest minority population in the State at 5.9 percent.¹¹⁹ Many minority populations have migrated to areas of increased energy production. However, as of March, Crook County contained the sites of two new uranium site developments in the State.

