

## CROOK COUNTY

### Demographics

The Census Bureau's intercensal estimates indicate that Albany County's population increased from 7,083 in 2010 to 7,111 in 2011, or by 0.4 percent. This compares to a statewide population growth of 0.8 percent over the period.<sup>81</sup> The number of people from 15 to 24 years of age increased by 3.7 percent, and the number of people from 55 to 64 years of age increased by 5.7 percent. The white population increased by 0.1 percent, while the black population increased by 41.2 percent. The Hispanic population increased from 141 to 147 people between 2010 and 2011 or by 4.3 percent. These data are presented in Table II.6.1, below.

Subject	Crook County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
<b>Population</b>	<b>7,083</b>	<b>7,111</b>	<b>0.4%</b>	<b>563,626</b>	<b>568,158</b>	<b>0.8%</b>
<b>Age</b>						
Under 14 years	1,389	1,360	-2.1%	113,371	113,462	0.1%
15 to 24 years	755	783	3.7%	78,460	78,704	0.3%
25 to 44 years	1,529	1,509	-1.3%	144,615	145,669	0.7%
45 to 54 years	1,159	1,129	-2.6%	83,577	80,936	-3.2%
55 to 64 years	1,101	1,164	5.7%	73,513	77,120	4.9%
65 and Over	1,150	1,166	1.4%	70,090	72,267	3.1%
<b>Race</b>						
White	6,937	6,942	0.1%	529,110	531,484	0.4%
Black	17	24	41.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	48	56	16.7%	14,457	14,774	2.2%
Asian	11	13	18.2%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	0	0	.	521	551	5.8%
Two or more races	70	76	8.6%	9,754	10,360	6.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	141	147	4.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Crook County's population increased from 5,887 persons in 2000 to 7,083 in 2010, or by 20.3 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 19.5 percent, while the black population increased by 366.7 percent. The Hispanic population increased from 54 to 141 persons between 2000 and 2010, or by 161.1 percent. These data are presented in Table II.6.2, on the following page.

<sup>81</sup> On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

<b>Table II.6.2</b>					
<b>Population by Race and Ethnicity</b>					
Crook County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	5,761	97.9%	6,884	97.2%	19.5%
Black	3	0.1%	14	0.2%	366.7%
American Indian	60	1.0%	48	0.7%	-20.0%
Asian	4	0.1%	11	0.2%	175.0%
Native Hawaiian/Pacific Islander	.	.	.	.	.
Other	15	0.3%	43	0.6%	186.7%
Two or More Races	44	0.7%	83	1.2%	88.6%
<b>Total</b>	<b>5,887</b>	<b>100.0%</b>	<b>7,083</b>	<b>100.0%</b>	<b>20.3%</b>
Hispanic (Ethnicity)	54	0.9%	141	2.0%	161.1%

Table II.6.3, below, presents the population of Crook County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 20.3 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 417 persons, or by 61 percent. In 2010, the largest age group in Crook County was the group aged 35 to 54, which accounted for 27.3 percent of the entire population. 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.

<b>Table II.6.3</b>							
<b>Population by Age and Gender</b>							
Crook County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	149	157	306	265	235	500	63.4%
5 to 19	741	679	1,420	724	615	1,339	-5.7%
20 to 24	134	111	245	167	138	305	24.5%
25 to 34	240	252	492	380	376	756	53.7%
35 to 54	948	924	1,872	965	967	1,932	3.2%
55 to 64	366	318	684	569	532	1,101	61.0%
65 and Over	401	467	868	578	572	1,150	32.5%
<b>Total</b>	<b>2,979</b>	<b>2,908</b>	<b>5,887</b>	<b>3,648</b>	<b>3,435</b>	<b>7,083</b>	<b>20.3%</b>

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.6.4, on the following page.

<b>Table II.6.4</b>			
<b>Group Quarters Population</b>			
Crook County			
2000 SF1 and 2010 Census Data			
<b>Group Quarters</b>	<b>2000 Census</b>	<b>2010 Census</b>	<b>% Change 00-10</b>
<b>Institutionalized</b>			
Correctional Institutions <sup>82</sup>	4	4	0.0%
Juvenile Facilities	.	.	.
Nursing Homes	74	30	-59.5%
Other Institutions	17	.	-100.0%
<b>Total</b>	<b>95</b>	<b>34</b>	<b>-64.2%</b>
<b>Noninstitutionalized</b>			
College Dormitories	.	.	.
Military Quarters	.	.	.
Other Noninstitutions	5	.	-100.0%
<b>Total</b>	<b>5</b>	<b>.</b>	<b>-100.0%</b>
<b>Group Quarters Population</b>	<b>100</b>	<b>34</b>	<b>-66.0%</b>

Table II.6.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 2,016 family households, 1,730 of which housed married couple families and 286 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 95 families, or a female householder with no husband present, of which there were 191 families. There were also an estimated 905 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 22.5 percent, and the number of married couple families increased by 20.4 percent. The number of male households with no wife present increased by 11.8 percent, the number of female households with no husband present increased by 54 percent, and non-family households increased by 36.7 percent.

<b>Table II.6.5</b>			
<b>Household Type by Tenure</b>			
Crook County			
2000 SF1 and 2010 Census Data			
<b>Family Type</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Family households	1,646	2,016	22.5%
Married couple family	1,437	1,730	20.4%
Owner-occupied housing units	1,232	1,483	20.4%
Renter-occupied housing units	205	247	20.5%
Other family	209	286	36.8%
Male householder, no wife present	85	95	11.8%
Owner-occupied housing units	68	72	5.9%
Renter-occupied housing units	17	23	35.3%
Female householder, no husband present	124	191	54.0%
Owner-occupied housing units	86	133	54.7%
Renter-occupied housing units	38	58	52.6%
Non-family households	662	905	36.7%
Owner-occupied housing units	459	629	37.0%
Renter-occupied housing units	203	276	36.0%
<b>Total</b>	<b>2,308</b>	<b>2,921</b>	<b>26.6%</b>

<sup>82</sup> In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.6.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 1,106 two-person family households, 346 three-person family households, and 315 four-person family households. One-person non-family households made up 80.8 percent of all non-family households, or an estimated 731 households. Between 2000 and 2010, the number of four-person households increased by 4.2 percent, or from 306 to 319 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	575	575	.	731	731	27.1%
Two Person	803	78	881	1,106	156	1,262	43.2%
Three Person	318	7	325	346	10	356	9.5%
Four Person	304	2	306	315	4	319	4.2%
Five Person	139	0	139	158	2	160	15.1%
Six Person	54	0	54	47	2	49	-9.3%
Seven Person	28	0	28	44	0	44	57.1%
<b>Total</b>	<b>1,646</b>	<b>662</b>	<b>2,308</b>	<b>2,016</b>	<b>905</b>	<b>2,921</b>	<b>26.6%</b>

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 1,262 two-person households, 1,065 were owner-occupied and 197 were renter-occupied. Of the 319 four-person households, 254 were owner-occupied and 65 were renter-occupied. Further household size data by tenure are presented in Table II.6.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	400	175	575	510	221	731	27.1%
Two Person	755	126	881	1,065	197	1,262	43.2%
Three Person	273	52	325	293	63	356	9.5%
Four Person	241	65	306	254	65	319	4.2%
Five Person	109	30	139	121	39	160	15.1%
Six Person	44	10	54	38	11	49	-9.3%
Seven Person or More	23	5	28	36	8	44	57.1%
<b>Total</b>	<b>1,845</b>	<b>463</b>	<b>2,308</b>	<b>2,317</b>	<b>604</b>	<b>2,921</b>	<b>26.6%</b>

<sup>83</sup> To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.6.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 25.6 percent, or from 1,845 to 2,317 households. The number of renter units increased from 463 to 604 households, or by 30.5 percent. In 2010, Crook County had a total of 3,595 housing units, of which 2,921, or 81.3 percent, were occupied. A total of 627 units, or 8.7 percent of all units, were vacant, which was an increase of 7.5 percent from the 2000 Census.

<b>Table II.6.8</b>			
<b>Housing Units by Tenure</b>			
Crook County			
2000 SF1 and 2010 Census Data			
<b>Tenure</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
Occupied Housing Units	2,308	2,921	26.6%
Owner-Occupied	1,845	2,317	25.6%
Renter-Occupied	463	604	30.5%
Vacant Housing Units	627	674	7.5%
<b>Total Housing Units</b>	<b>2,935</b>	<b>3,595</b>	<b>22.5%</b>
Homeownership Rate	79.9%	79.3%	.

Table II.6.9, below, shows that, of the 674 vacant housing units in Crook County at the time of the 2010 Census, 54, or 8 percent, were for rent and 38, or 5.6 percent, were for sale. An estimated 414 units were for seasonal, recreational, or occasional use, and 146, or 21.7 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 25 to 21 units, or by 16 percent, and units listed as “other vacant” increased from 145 to 146 units, or by 0.7 percent.

<b>Table II.6.9</b>			
<b>Disposition of Vacant Housing Units</b>			
Crook County			
2000 SF1 and 2010 Census Data			
<b>Disposition</b>	<b>2000</b>	<b>2010</b>	<b>% Change 00-10</b>
For rent	77	54	-29.9%
For sale only	36	38	5.6%
Rented or sold but not occupied	25	21	-16.0%
For seasonal, recreational, or occasional use	344	414	20.3%
For migrant workers	.	1	.
Other vacant	145	146	0.7%
<b>Total</b>	<b>627</b>	<b>674</b>	<b>7.5%</b>

*2010 Five-Year ACS Data*

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming’s more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.6.10, below, presents different income statistics for Crook County. According to the 2010 ACS data averages, Median Family Income (MFI) for Crook County was \$55,765 compared to the statewide average of \$65,964. Per capita income for Crook County, which is calculated by dividing total income by population, was \$24,520, which compared to \$27,860 for the State of Wyoming.

<b>Table II.6.10</b> <b>Median and Per Capita Income</b> Crook County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Crook County	Wyoming
Median Family Income	55,765	65,964
Median Household Income	49,890	53,802
Per Capita Income	24,520	27,860

Table II.6.11, below, shows households by income for Crook County and the State of Wyoming in 2010. In Crook County, there were a total of 202 households, or 7.3 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 499 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 18 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 13.1 percent of total households and numbered 363 in Crook County.

<b>Table II.6.11</b> <b>Households by Income</b> Crook County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Crook County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	202	7.3%	21,963	10.1%
\$15,000–\$19,999	135	4.9%	10,477	4.8%
\$20,000–\$24,999	141	5.1%	11,850	5.4%
\$25,000–\$34,999	413	14.9%	23,902	11.0%
\$35,000–\$49,999	499	18.0%	32,677	15.0%
\$50,000–\$74,999	582	21.0%	44,279	20.3%
\$75,000–\$99,999	434	15.7%	30,595	14.1%
\$100,000 and Above	363	13.1%	41,945	19.3%
<b>Total</b>	<b>2,769</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.6.12, on the following page. In total, the poverty rate in Crook County was 7.8 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Crook County had a poverty rate of 7 percent, and the female population had a poverty rate of 8.6 percent. There were 56 males and 43 females in poverty aged 5 and under. Overall, 19 percent of persons in poverty in Crook County were aged 5 and under, which compared to 12.8 percent

statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 79 persons, which represented 15.1 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

<b>Table II.6.12</b>				
<b>Poverty by Age</b>				
Crook County and the State of Wyoming				
2010 Five-Year ACS Data				
<b>Age</b>	<b>Male</b>	<b>Female</b>	<b>Total</b>	<b>% of Total</b>
<b>Crook County</b>				
5 and Under	56	43	99	19.0%
6 to 17	40	33	73	14.0%
18 to 64	102	169	271	51.9%
65 and Older	44	35	79	15.1%
<b>Total</b>	<b>242</b>	<b>280</b>	<b>522</b>	<b>100.0%</b>
Poverty Rate	7.0%	8.6%	7.8%	.
<b>State of Wyoming</b>				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
<b>Total</b>	<b>22,792</b>	<b>29,505</b>	<b>52,297</b>	<b>100.0%</b>
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.6.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Crook County saw an average of 1,574 owner-occupied single-family units compared to 408 single-family rental units. In Crook County, single-family units represented 71.6 percent of all households compared to 70.8 percent statewide. Crook County had a total of 58 apartment rental units, and total apartment units accounted for 2.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 708 mobile homes in Crook County, which made up 25.6 percent of all occupied housing units and compared to 14.3 percent statewide.

<b>Table II.6.13</b>				
<b>Households by Unit Type</b>				
Crook County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure		Total	% of Total
	Own	Rent		
<b>Crook County</b>				
Single-Family Unit	1,574	408	1,982	71.6%
Duplex	.	10	10	0.4%
Tri- or Four-Plex	.	11	11	0.4%
Apartment	.	58	58	2.1%
Mobile Home	516	192	708	25.6%
Boat, RV, Van, Etc.	.	.	.	.
<b>Total</b>	<b>2,090</b>	<b>679</b>	<b>2,769</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	0.1%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

Table II.6.14, below, shows the number of households by year of construction. As shown, 13.4 percent, or 372 units, were built in 1939 or earlier in the county and another 6.5 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 175, which accounted for 6.3 percent of all households, and an additional 122 households, or 4.4 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

<b>Table II.6.14</b>				
<b>Households by Year Built</b>				
Crook County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Crook County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	372	13.4%	25,116	11.5%
1940 to 1949	180	6.5%	11,481	5.3%
1950 to 1959	188	6.8%	21,920	10.1%
1960 to 1969	216	7.8%	19,433	8.9%
1970 to 1979	487	17.6%	53,519	24.6%
1980 to 1989	516	18.6%	34,949	16.1%
1990 to 1999	513	18.5%	26,791	12.3%
2000 to 2004	175	6.3%	14,090	6.5%
2005 or Later	122	4.4%	10,389	4.8%
<b>Total</b>	<b>2,769</b>	<b>100.0%</b>	<b>217,688</b>	<b>100.0%</b>

Table II.6.15, on the following page, 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 0.1 percent of total housing units, while households with five and six rooms accounted for 28.9 and 17 percent, respectively, in the county. The median number of rooms in Crook County was five rooms, which compared to six statewide.



<b>Table II.6.15</b>				
<b>Housing Units by Number of Rooms</b>				
Crook County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Crook County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	5	.1%	3,804	1.5%
Two	40	1.1%	6,391	2.5%
Three	214	6.1%	18,634	7.3%
Four	585	16.7%	45,335	17.8%
Five	1,013	28.9%	52,421	20.5%
Six	596	17.0%	39,475	15.5%
Seven	434	12.4%	31,509	12.4%
Eight	262	7.5%	25,135	9.9%
Nine or More	356	10.2%	32,392	12.7%
<b>Total</b>	<b>3,505</b>	<b>100.0%</b>	<b>255,096</b>	<b>100.0%</b>
Median Rooms	5	.	6	.

Table II.6.16, below, shows households in the county by number of bedrooms and tenure. There were five rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 26 percent of total households in Crook County, which compared to 25.5 percent statewide. In Crook County, the 1,456 households with three bedrooms accounted for 52.6 percent of all households, and there were only 95 five-bedroom or more households, which accounted for 3.4 percent of all households.

<b>Table II.6.16</b>				
<b>Households by Number of Bedrooms</b>				
Crook County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Crook County</b>				
None	10	5	15	0.5%
One	42	73	115	4.2%
Two	519	201	720	26.0%
Three	1,156	300	1,456	52.6%
Four	297	71	368	13.3%
Five or More	66	29	95	3.4%
<b>Total</b>	<b>2,090</b>	<b>679</b>	<b>2,769</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
<b>Total</b>	<b>152,806</b>	<b>64,882</b>	<b>217,688</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.6.17, at right, structures built in 1939 or earlier had a median value of \$136,600, while structures built between 1950 and 1959 had a median value of \$143,300 and those built between 1990 and 1999 had a median value of \$120,500. 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 \$221,800 and \$310,900, respectively. The median value in Crook County was \$151,100, which compared to \$174,000 in the State of Wyoming.

<b>Table II.6.17</b> <b>Median Value by Year Structure Built</b> Crook County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Crook County	State of Wyoming
1939 or Earlier	136,600	141,200
1940 to 1949	118,400	129,500
1950 to 1959	143,300	151,800
1960 to 1969	148,100	166,500
1970 to 1979	135,200	169,900
1980 to 1989	155,000	187,000
1990 to 1999	120,500	224,000
2000 to 2004	221,800	243,500
2005 or Later	310,900	244,600
<b>Median Value</b>	<b>151,100</b>	<b>174,000</b>

Household mortgage status is reported in Table II.6.18, below. In Crook County, households with a mortgage accounted for 45.9 percent of all households, or 959 housing units, and the remaining 54.1 percent, or 1,131 units, had no mortgage. Of those units with a mortgage, 50 had either a second mortgage or home equity loan, nine had both a second mortgage and home equity loan, and 900, or 93.8 percent of units with a mortgage, had no second mortgage and no home equity loan.

<b>Table II.6.18</b> <b>Mortgage Status</b> Crook County and the State of Wyoming 2010 Five-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	959	45.9%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	50	5.2%	17,932	19.1%
Second mortgage only	16	32.0%	8,629	48.1%
Home equity loan only	34	68.0%	9,303	51.9%
Both second mortgage and home equity loan	9	0.9%	741	0.8%
No second mortgage and no home equity loan	900	93.8%	75,088	80.1%
Housing units without a mortgage	1,131	54.1%	59,045	38.6%
<b>Total</b>	<b>2,090</b>	<b>100.0%</b>	<b>152,806</b>	<b>100.00%</b>

The median rent in Crook County was \$507 compared to \$552 statewide, as shown in Table II.6.19, below. These figures show that rents were very comparable.

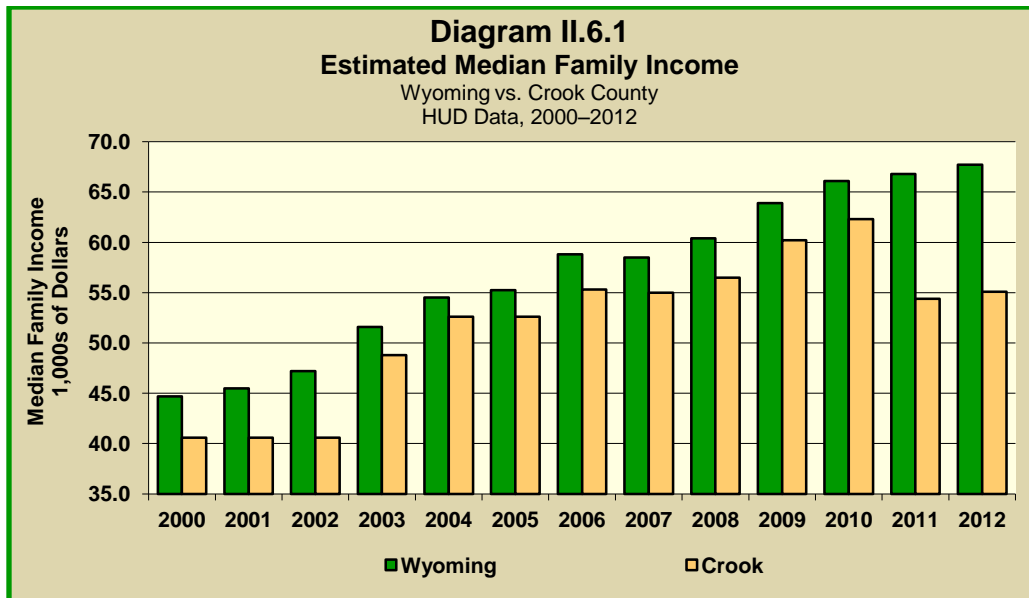
<b>Table II.6.19</b> <b>Median Rent</b> Crook County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Crook County	\$507
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 17 persons during the first half of 2011. The driver’s license total exchanges since 2000 for Crook County are presented in Table II.6.20, below, and showed a net increase of 798 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	187	167	20
2001	202	146	56
2002	191	131	60
2003	173	141	32
2004	184	157	27
2005	192	151	41
2006	214	156	58
2007	260	130	130
2008	259	126	133
2009	231	148	83
2010	218	106	112
2011	171	142	29
2012 – First Half	94	77	17
<b>Total</b>	<b>2,576</b>	<b>1,778</b>	<b>798</b>

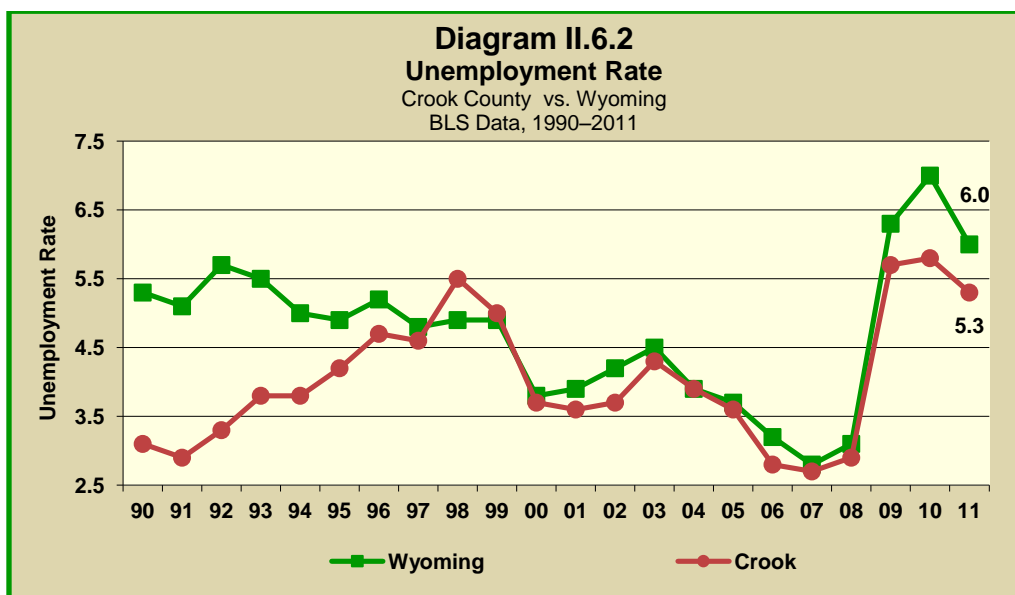
**Economics**

The HUD estimated MFI for Crook County was \$55,100 in 2012.<sup>84</sup> This figure compares to Wyoming’s MFI of \$67,700. Diagram II.6.1, below, illustrates the estimated MFI for 2000 through 2012.



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 46 persons, from 3,621 in 2010 to 3,575 in 2011. Employment decreased by 25 persons; unemployment decreased by 21 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 5.8 percent in 2010 to 5.3 percent in 2011, as shown on the following page in Diagram II.6.2.

<sup>84</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



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.6.21, below, with 2011 information considered preliminary (p), annual total monthly employment decreased by 0.99 percent between 2010 and 2011, from a total of 2,335 to 2,312 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	1,780	1,813	1,825	1,837	1,920	2,116	2,208	2,191	2,224	2,174	2,223
Feb	1,733	1,781	1,805	1,839	1,941	2,137	2,229	2,213	2,222	2,189	2,174
Mar	1,780	1,778	1,803	1,856	1,960	2,177	2,261	2,234	2,186	2,204	2,197
Apr	1,851	1,849	1,914	1,977	2,062	2,232	2,296	2,329	2,215	2,259	2,250
May	1,969	2,051	2,045	2,067	2,185	2,311	2,390	2,412	2,347	2,441	2,386
Jun	2,120	2,212	2,183	2,230	2,284	2,532	2,539	2,546	2,512	2,600	2,496
Jul	1,973	2,020	2,004	2,281	2,302	2,342	2,388	2,394	2,407	2,434	2,359
Aug	1,930	2,008	2,075	2,289	2,318	2,298	2,367	2,362	2,371	2,398	2,334
Sep	1,987	2,054	2,046	2,144	2,203	2,348	2,357	2,458	2,417	2,317	2,416
Oct	1,901	1,967	2,025	2,092	2,171	2,391	2,381	2,376	2,331	2,376	2,324
Nov	1,850	1,951	1,988	2,068	2,138	2,308	2,358	2,346	2,320	2,329	2,304
Dec	1,804	1,959	1,957	2,078	2,138	2,275	2,274	2,317	2,252	2,303	2,285
<b>Annual</b>	<b>1,890</b>	<b>1,954</b>	<b>1,973</b>	<b>2,063</b>	<b>2,135</b>	<b>2,289</b>	<b>2,337</b>	<b>2,348</b>	<b>2,317</b>	<b>2,335</b>	<b>2,312</b>
% Change	.	3.39	0.97	4.56	3.49	7.21	2.10	0.47	-1.32	0.78	-0.99

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.6.22, on the following page, annual average weekly wages increased by 2.13 percent between 2010 and 2011, to \$672.

<b>Table II.6.22</b>						
<b>Average Weekly Wages</b>						
Crook County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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(p)	642	682	675	687	672	2.13

Total business establishments reported by the QCEW are displayed below in Table II.6.23. Annual establishments increased by 3.77 percent between 2010 and 2011, from a total of 292 to 303 establishments.

<b>Table II.6.23</b>						
<b>Number of Establishments</b>						
Crook County						
BLS QCEW Data, 2001–2011(p)						
<b>Year</b>	<b>First Quarter</b>	<b>Second Quarter</b>	<b>Third Quarter</b>	<b>Fourth Quarter</b>	<b>Annual</b>	<b>% Change</b>
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(p)	296	306	305	303	303	3.77

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Crook County recorded 4,261 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 \$305,593,000, and real per capita income was \$42,951 in 2010. The average earnings per job in the county was \$34,498 in 2010. 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 \$455 in fourth quarter 2010 to \$491 in fourth quarter 2011, or by 7.9 percent. Single-family homes increased by 9.6 percent and mobile home lots decreased by 3.4 percent.

Crook County rental prices experienced average annualized increases of 3.6 percent for apartments and 3.3 percent for mobile homes since second quarter 1998.<sup>85</sup> These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot and 3.1 percent for mobile homes. Table II.6.24, at right, presents the Crook County data for each rental type.<sup>86</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Crook County increased from four to 10 authorized units between 2010 and 2011.

The real value of single-family building permits decreased from \$217,000 in 2010 to \$121,400 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$217,400 in 2008 to a low of \$118,400 in 2002. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details of permit activity and per unit valuations are given in Table II.6.25, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	.	.	.	.
Q2.87	.	.	.	.
Q4.87	.	.	.	.
Q2.88	.	.	.	.
Q4.88	.	.	.	.
Q2.89	.	.	.	.
Q4.89	.	.	.	.
Q2.90	.	.	.	.
Q4.90	.	.	.	.
Q2.91	.	.	.	.
Q4.91	.	.	.	.
Q2.92	.	.	.	.
Q4.92	.	.	.	.
Q2.93	.	.	.	.
Q4.93	.	.	.	.
Q2.94	.	.	.	.
Q4.94	.	.	.	.
Q2.95	.	.	.	.
Q4.95	.	.	.	.
Q2.96	.	.	.	.
Q4.96	.	.	.	.
Q2.97	.	.	.	.
Q4.97	.	.	.	.
Q2.98	345	105	.	.
Q4.98	311	95	.	.
Q2.99	322	105	.	.
Q4.99	306	102	.	.
Q2.00	319	105	.	.
Q4.00	306	100	.	.
Q2.01	338	133	.	.
Q4.01	312	100	.	.
Q2.02	385	115	.	.
Q4.02	336	115	.	.
Q2.03	333	115	.	.
Q4.03	345	120	.	.
Q2.04	341	98	.	.
Q4.04	333	118	.	.
Q2.05	378	115	402	298
Q4.05	360	125	.	.
Q2.06	376	100	.	.
Q4.06	391	125	.	.
Q2.07	367	142	510	.
Q4.07	412	102	465	.
Q2.08	426	158	465	.
Q4.08	429	125	473	.
Q2.09	439	115	475	.
Q4.09	459	125	475	.
Q2.10	450	133	465	.
Q4.10	455	149	470	.
Q2.11	479	125	489	.
Q4.11	491	144	515	.

<sup>85</sup> Data from 1986 to 1997 for Crook County is not reported by the EAD.

<sup>86</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

<b>Table II.6.25</b> <b>Building Permits and Valuation</b> Crook County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	5	6	.	.	11	.	.	164.4
1981	2	2	8	.	12	.	.	110.6
1982	9	.	.	.	9	.	.	98.5
1983	5	.	.	.	5	.	.	113.8
1984	9	.	.	.	9	.	.	60.9
1985	12	.	.	.	12	.	.	49.4
1986	3	.	.	.	3	.	.	109.8
1987	3	.	.	.	3	.	.	72.3
1988	13	.	.	.	13	.	.	66.2
1989	1	.	.	.	1	.	.	97.8
1990	1	.	.	.	1	.	.	70.6
1991	3	.	.	.	3	.	.	67.4
1992	4	.	.	.	4	.	.	71.8
1993	9	.	.	.	9	.	.	84.3
1994	10	.	4	.	14	.	.	69.5
1995	11	.	.	.	11	.	.	119.8
1996	5	.	.	.	5	.	.	114.5
1997	7	.	.	.	7	.	17	156.1
1998	10	.	.	.	10	.	.	120.0
1999	10	.	.	.	10	.	.	160.6
2000	7	.	.	.	7	.	.	121.2
2001	13	.	.	15	28	.	.	120.7
2002	30	.	.	.	30	.	.	118.4
2003	35	.	.	.	35	.	.	128.2
2004	24	.	.	.	24	.	.	124.8
2005	21	.	.	.	21	.	.	184.6
2006	33	.	.	.	33	.	.	207.8
2007	27	.	.	.	27	.	.	156.6
2008	10	.	.	.	10	.	.	217.4
2009	10	.	4	.	14	.	.	181.9
2010	4	.	.	.	4	.	.	217.0
2011	14	.	.	.	14	.	.	121.4

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Crook County was \$156,775. This represented an increase of 11.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301, or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2010 is displayed in Table II.6.26, on the following page.

<b>Table II.6.26</b> <b>Average Sales Prices</b> Crook County vs. Wyoming DOR Data, 1999–2011				
Year	Crook County Average Price (\$)	Crook County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	76,326	23.29	101,517	4.76
2000	76,326	0.00	111,437	9.77
2001	85,190	11.61	116,469	4.52
2002	92,382	8.44	121,140	4.01
2003	109,050	18.04	132,708	9.55
2004	109,050	0.00	142,501	7.38
2005	138,128	26.66	159,776	12.12
2006	138,568	0.32	187,869	17.58
2007	166,892	20.44	265,055	41.08
2008	170,602	2.2	256,045	-3.4
2009	224,241	31.4	241,622	-5.6
2010	140,858	-37.18	250,958	3.9
2011	156,775	11.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.<sup>87</sup> During June 2012, a total of 29 surveys were completed in Crook County. Of the 116 rental units surveyed, six were vacant, representing an 5.17 percent vacancy rate, as shown in Table II.6.27, below. This compares to a 6.06 percent vacancy rate one year ago and a June 2012 statewide vacancy rate of 3.74 percent.

<b>Table II.6.27</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Crook County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	7	50	4	8.00
2001b	5	38	3	7.89
2002a	4	27	1	3.70
2002b	7	58	10	17.24
2003a	5	34	2	5.88
2003b	4	33	1	3.03
2004a	9	63	2	3.17
2004b	7	48	5	10.42
2005a	9	88	7	7.95
2005b	10	81	10	12.35
2006a	8	65	3	4.62
2006b	13	100	1	1.00
2007a	9	66	0	0.00
2007b	9	75	6	8.00
2008a	10	64	5	7.81
2008b	9	73	2	2.74
2009a	12	81	2	2.47
2009b	9	53	3	5.66
2010a	15	97	10	10.31
2010b	16	88	2	2.27
2011a	21	99	6	6.06
2011b	24	103	9	8.74
2012a	29	116	6	5.17

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 eleven year period.

<sup>87</sup> Those signified as a in the “year” column of Table II.6.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.



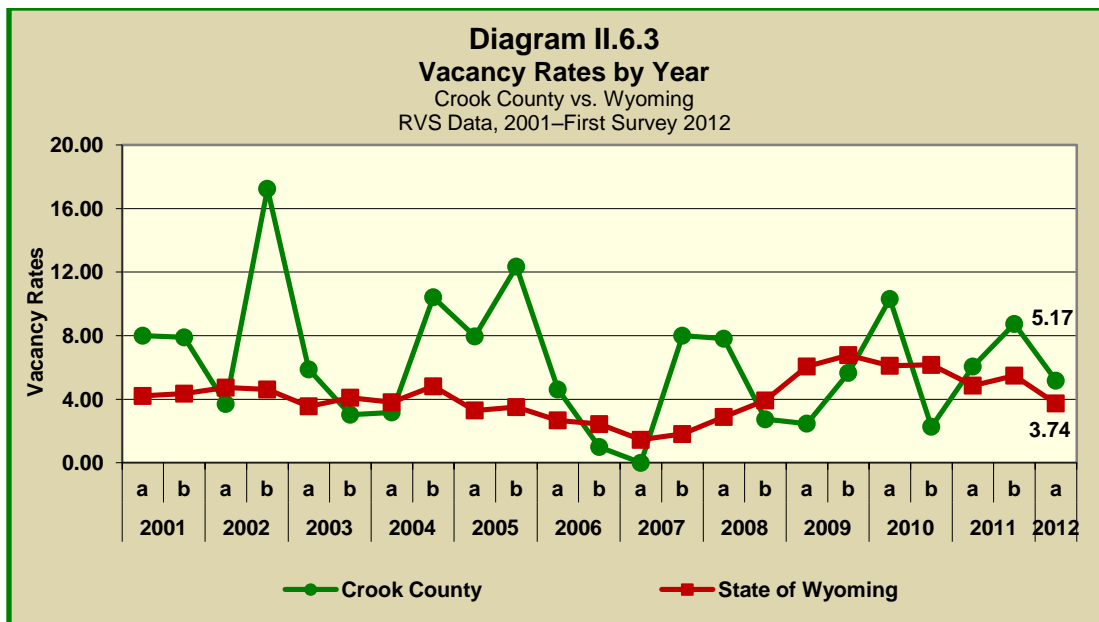
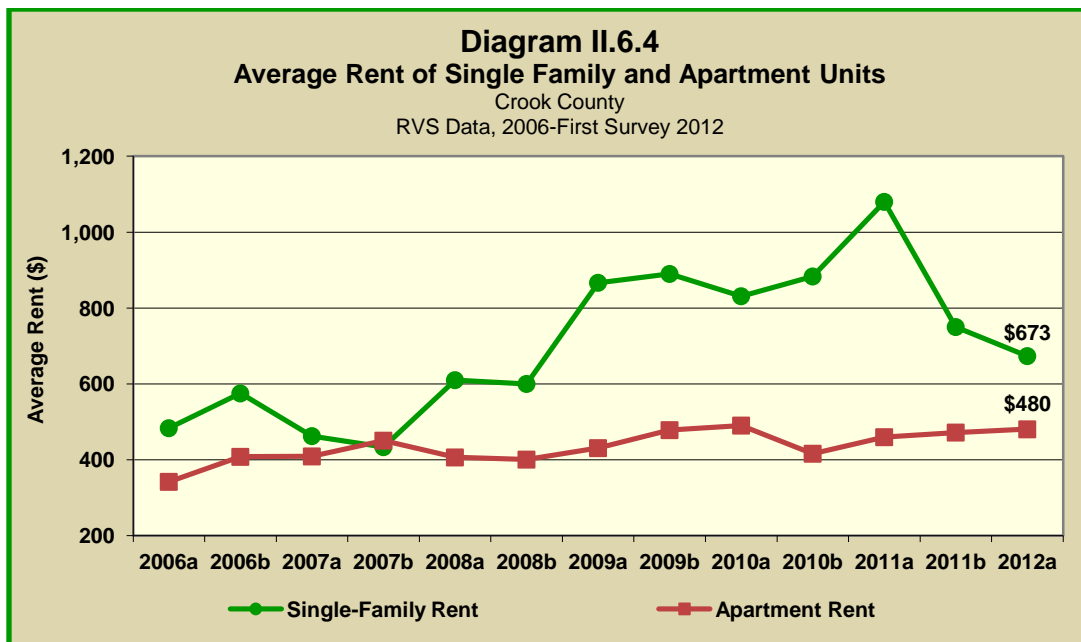


Diagram II.6.4, below, shows the average rent of single-family and apartment units in Crook County. In the first half of 2012, average rents for single-family units fell to \$673 and average rents for apartments rose to \$480.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 12 respondents in Crook County. Of the incoming persons who were unsatisfied with their current housing, 100 percent said they were seeking to own a home. Of those seeking to own a home, 100 percent wished to buy existing units, of which 50 percent anticipated spending between \$100,000 and \$249,999 and the remaining 50 percent anticipated spending above \$250,000.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 292 loans purchased in Crook County between 1979 and 2012, with five occurring in fiscal 2012. The average home size over the period was 1,304 square feet and 1,508 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1992. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$52,775. The average purchase price in fiscal 2012 was \$169,149. In fiscal 2012, 16.7 percent of loans purchased were for new construction, and 40 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

### *Housing Problems*

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 58, or 2.1 percent of households in Crook County, were overcrowded, while no units were severely overcrowded, as shown in Table II.6.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

<b>Table II.6.28</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Crook County and the State of Wyoming 2010 Five-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Crook County</b>				
<b>Owner</b>				
Households	2,073	17	0	2,090
Percentage	99.2%	.8%	0.0%	100.0%
<b>Renter</b>				
Households	638	41	0	679
Percentage	94.0%	6.0%	0.0%	100.0%
<b>Total</b>				
Households	2,711	58	0	2,769
Percentage	97.9%	2.1%	0.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
<b>Renter</b>				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
<b>Total</b>				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	100.0%

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

At the time of the 2010 ACS, a total of 113 units, or 3.2 percent of all housing units in Crook County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.6.29, below.

<b>Table II.6.29</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Crook County and the State of Wyoming 2010 Five-Year ACS Data		
<b>Facilities</b>	<b>Crook County</b>	<b>State of Wyoming</b>
Complete Kitchen Facilities	3,392	247,608
Lacking Complete Kitchen Facilities	113	7,488
<b>Total Housing Units</b>	<b>3,505</b>	<b>255,096</b>
Percent Lacking	3.2%	2.9%

At the time of the 2010 ACS, a total of 151 units, or 4.3 percent of all housing units in Crook County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.6.30, on the following page.

<b>Table II.6.30</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Crook County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Crook County	State of Wyoming
Complete Plumbing Facilities	3,354	249,046
Lacking Complete Plumbing Facilities	151	6,050
<b>Total Households</b>	<b>3,505</b>	<b>255,096</b>
Percent Lacking	4.3%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Crook County, 9.2 percent of households had a cost burden and 7.9 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 10.2 percent of homeowners with a mortgage in Crook County experienced a cost burden and 10.6 percent experienced a severe cost burden, while 8 percent of renters had a cost burden and 12.2 percent had a severe cost burden, as shown in Table II.6.31, below.

<b>Table II.6.31</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Crook County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
<b>Crook County</b>					
<b>Owner with a Mortgage</b>					
Households	759	98	102	0	959
Percent	79.1%	10.2%	10.6%	0.0%	100.0%
<b>Owner without a Mortgage</b>					
Households	992	102	34	3	1,131
Percent	87.7%	9.0%	3.0%	0.3%	100.0%
<b>Renter</b>					
Households	354	54	83	188	679
Percent	52.1%	8.0%	12.2%	27.7%	100.0%
<b>Total</b>					
Households	2,105	254	219	191	2,769
Percent	76.0%	9.2%	7.9%	6.9%	100.0%
<b>State of Wyoming</b>					
<b>Owner with a Mortgage</b>					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
<b>Owner without a Mortgage</b>					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
<b>Renter</b>					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
<b>Total</b>					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%