

FREMONT COUNTY

Demographics

The Census Bureau’s Current Census Estimates indicate that Fremont County’s population increased from 40,123 in 2010 to 41,110 in 2012, or by 2.5 percent. This compares to a statewide population growth of 2.3 percent over the period.⁷⁶ The number of people from 15 to 44 years of age increased by 3.2 percent, and the number of people from 55 to 64 years of age increased by 7.4 percent. The white population increased by 2.6 percent, while the black population increased by 228.4 percent. The Hispanic population increased from 2,264 to 2,555 people between 2010 and 2012 or by 12.9 percent. These data are presented in Table II.7.1, below.

| Table II.7.1 | | | | | | |
|---|----------------|---------------|-------------|----------------|----------------|-------------|
| Profile of Population Characteristics | | | | | | |
| Wyoming vs. Fremont County | | | | | | |
| 2010 Census and 2011 Current Census Estimates | | | | | | |
| Subject | Fremont County | | | Wyoming | | |
| | 2010 Census | Jul-12 | % Change | 2010 Census | Jul-12 | % Change |
| Population | 40,123 | 41,110 | 2.5% | 563,626 | 576,412 | 2.3% |
| Age | | | | | | |
| Under 14 years | 8,607 | 8,764 | 1.8% | 113,371 | 113,773 | 0.4% |
| 15 to 24 years | 5,123 | 5,113 | -0.2% | 78,460 | 79,861 | 1.8% |
| 25 to 44 years | 9,339 | 9,642 | 3.2% | 144,615 | 149,367 | 3.3% |
| 45 to 54 years | 5,753 | 5,421 | -5.8% | 83,577 | 78,964 | -5.5% |
| 55 to 64 years | 5,496 | 5,901 | 7.4% | 73,513 | 78,939 | 7.4% |
| 65 and Over | 5,805 | 6,269 | 8.0% | 70,090 | 75,508 | 7.7% |
| Race | | | | | | |
| White | 30,192 | 30,968 | 2.6% | 529,110 | 536,450 | 1.4% |
| Black | 102 | 335 | 228.4% | 5,135 | 8,555 | 66.6% |
| American Indian and Alaskan Native | 8,630 | 8,454 | -2.0% | 14,457 | 15,003 | 3.8% |
| Asian | 164 | 223 | 36.0% | 4,649 | 5,183 | 11.5% |
| Native Hawaiian or Pacific Islander | 15 | 22 | 46.7% | 521 | 575 | 10.4% |
| Two or more races | 1,020 | 1,108 | 8.6% | 9,754 | 10,646 | 9.1% |
| Ethnicity (of any race) | | | | | | |
| Hispanic or Latino | 2,264 | 2,555 | 12.9% | 50,231 | 54,770 | 9.0% |

Table II.7.2, on the following page, presents the population of Fremont County by age and gender from the 2010 census and 2012 intercensal estimates. The 2010 census count showed a total of 20,030 males, who accounted for 49.9 percent of the population, and the remaining 50.1 percent, or 20,093 persons, were female. In 2012 the number of females increased to 20,595, or 50.1 percent of the population, while the remaining 49.9 percent, or 20,515 persons were male.

⁷⁶ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

| Table II.7.2 | | | | | | | |
|---|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| Population by Age and Gender | | | | | | | |
| Fremont County | | | | | | | |
| 2010 Census and 2011 Current Census Estimates | | | | | | | |
| Age | 2010 Census | | | 2012 Current Census Estimates | | | % Change 10-12 |
| | Male | Female | Total | Male | Female | Total | |
| Under 14 years | 4,407 | 4,200 | 8,607 | 4,475 | 4,289 | 8,764 | 1.8% |
| 15 to 24 years | 2,636 | 2,487 | 5,123 | 2,617 | 2,496 | 5,113 | -0.2% |
| 25 to 44 years | 4,734 | 4,605 | 9,339 | 4,922 | 4,720 | 9,642 | 3.2% |
| 45 to 54 years | 2,820 | 2,933 | 5,753 | 2,665 | 2,756 | 5,421 | -5.8% |
| 55 to 64 years | 2,737 | 2,759 | 5,496 | 2,928 | 2,973 | 5,901 | 7.4% |
| 65 and Over | 2,696 | 3,109 | 5,805 | 2,908 | 3,361 | 6,269 | 8.0% |
| Total | 20,030 | 20,093 | 40,123 | 20,515 | 20,595 | 41,110 | 2.5% |
| % of Total | 49.9% | 50.1% | . | 49.9% | 50.1% | . | . |

At the time of the 2010 Census, there were 864 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 increased by 5.4 percent, as shown in Table II.7.3, below.

| Table II.7.3 | | | |
|---|-------------|-------------|----------------|
| Group Quarters Population | | | |
| Fremont County | | | |
| 2000 SF1 and 2010 Census Data | | | |
| Group Quarters | 2000 Census | 2010 Census | % Change 00-10 |
| Institutionalized | | | |
| Correctional Institutions ⁷⁷ | 245 | 388 | 58.4% |
| Juvenile Facilities | . | 10 | . |
| Nursing Homes | 180 | 163 | -9.4% |
| Other Institutions | 119 | . | -100.0% |
| Total | 544 | 561 | 3.1% |
| Noninstitutionalized | | | |
| College Dormitories | 112 | 213 | 90.2% |
| Military Quarters | . | . | . |
| Other Noninstitutions | 164 | 90 | -45.1% |
| Total | 276 | 303 | 9.8% |
| Group Quarters Population | 820 | 864 | 5.4% |

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 conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

⁷⁷ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.7.4, below, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 10,507 family households, of which 8,010 housed married couple families and 2,497 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 825 families, or a female householder with no husband present, of which there were 1,672 families. There were also an estimated 5,091 “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 Fremont County was 67.4 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Fremont County, 76.2 percent were married households, which compared to 80.5 percent in the State of Wyoming.

| Table II.7.4 | | | | |
|--|----------------|---------------|------------------|---------------|
| Household Type by Tenure | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Family Type | Fremont County | | State of Wyoming | |
| | Fremont County | % of Total | State of Wyoming | % of Total |
| Family households | 10,507 | 67.4% | 145,279 | 66.1% |
| Married-couple family | 8,010 | 76.2% | 116,920 | 80.5% |
| Owner-occupied housing units | 6,886 | 86.0% | 97,958 | 83.8% |
| Renter-occupied housing units | 1,124 | 14.0% | 18,962 | 16.2% |
| Other family | 2,497 | 23.8% | 28,359 | 19.5% |
| Male householder, no wife present | 825 | 33.0% | 9,289 | 32.8% |
| Owner-occupied housing units | 419 | 50.8% | 5,532 | 59.6% |
| Renter-occupied housing units | 406 | 49.2% | 3,757 | 40.4% |
| Female householder, no husband present | 1,672 | 67.0% | 19,070 | 67.2% |
| Owner-occupied housing units | 836 | 50.0% | 10,181 | 53.4% |
| Renter-occupied housing units | 836 | 50.0% | 8,889 | 46.6% |
| Nonfamily households | 5,091 | 32.6% | 74,349 | 33.9% |
| Owner-occupied housing units | 3,048 | 59.9% | 41,217 | 55.4% |
| Renter-occupied housing units | 2,043 | 40.1% | 33,132 | 44.6% |
| Total | 15,598 | 100.0% | 219,628 | 100.0% |

Table II.7.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 5,037 two-person family households, 1,781 three-person family households and 1,922 four-person family households. One-person non-family households made up 81.7 percent of all non-family households or an estimated 4,159 households. Fremont County’s two persons households made up 38.0 percent of total housing units and four person households made up an additional 12.6 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

| Table II.7.5 | | | | |
|---|--------------------------|------------------------------|----------------|-------------------|
| Household Type by Household Size | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household Size | Family Households | Non-Family Households | Total | % of Total |
| Fremont County | | | | |
| One Person | . | 4,159 | 4,159 | 26.7% |
| Two Person | 5,037 | 885 | 5,922 | 38.0% |
| Three Person | 1,781 | 9 | 1,790 | 11.5% |
| Four Person | 1,922 | 36 | 1,958 | 12.6% |
| Five Person | 1,019 | 2 | 1,021 | 6.5% |
| Six Person | 346 | 0 | 346 | 2.2% |
| Seven Person | 402 | 0 | 402 | 2.6% |
| Total | 10,507 | 5,091 | 15,598 | 100.0% |
| State of Wyoming | | | | |
| One Person | . | 60,205 | 60,205 | 27.4% |
| Two Person | 71,688 | 11,947 | 83,635 | 38.1% |
| Three Person | 29,300 | 1,506 | 30,806 | 14.0% |
| Four Person | 26,107 | 549 | 26,656 | 12.1% |
| Five Person | 11,231 | 96 | 11,327 | 5.2% |
| Six Person | 4,464 | 46 | 4,510 | 2.1% |
| Seven Person | 2,489 | 0 | 2,489 | 1.1% |
| Total | 145,279 | 74,349 | 219,628 | 100.0% |

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 5,922 two-person households, 4,863 were owner-occupied and 1,059 were renter-occupied. Of the 1,958 four-person households, 1,449 were owner-occupied and 509 were renter-occupied. Further household size data by tenure are presented in Table II.7.6, below.

| Table II.7.6 | | | | |
|---------------------------------|----------------|---------------|----------------|-------------------|
| Tenure by Household Size | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household Size | Own | Rent | Total | % of Total |
| Fremont County | | | | |
| One Person | 2,556 | 1,603 | 4,159 | 26.7% |
| Two Person | 4,863 | 1,059 | 5,922 | 38.0% |
| Three Person | 1,294 | 496 | 1,790 | 11.5% |
| Four Person | 1,449 | 509 | 1,958 | 12.6% |
| Five Person | 531 | 490 | 1,021 | 6.5% |
| Six Person | 242 | 104 | 346 | 2.2% |
| Seven Person or more | 254 | 148 | 402 | 2.6% |
| Total | 11,189 | 4,409 | 15,598 | 100.0% |
| State of Wyoming | | | | |
| One Person | 34,603 | 25,602 | 60,205 | 27.4% |
| Two Person | 65,587 | 18,048 | 83,635 | 38.1% |
| Three Person | 21,990 | 8,816 | 30,806 | 14.0% |
| Four Person | 19,817 | 6,839 | 26,656 | 12.1% |
| Five Person | 8,013 | 3,314 | 11,327 | 5.2% |
| Six Person | 3,314 | 1,196 | 4,510 | 2.1% |
| Seven Person or more | 1,564 | 925 | 2,489 | 1.1% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

As shown in Table II.7.7, on the following page, Fremont County had a total of 17,666 housing units of which 15,598 or 88.3 percent were occupied. Of these occupied units, 71.7 percent, or 11,189 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of

2,068 units or 11.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

| Table II.7.7 Housing Units by Tenure Fremont County 2007-2011 Five-Year ACS Data | | | | |
|---|-----------------------|-------------------|-------------------------|-------------------|
| Tenure | Fremont County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| Occupied Housing Units | 15,598 | 88.3% | 219,628 | 84.8% |
| Owner-Occupied | 11,189 | 71.7% | 154,888 | 70.5% |
| Renter-Occupied | 4,409 | 28.3% | 64,740 | 29.5% |
| Vacant Housing Units | 2,068 | 11.7% | 39,362 | 15.2% |
| Total Housing Units | 17,666 | 100.0% | 258,990 | 100.0% |

Table II.7.8, on the following page, shows that of the 2,068 housing units in Fremont County as reported in the 2011 ACS data, 320 or 15.5 percent were for rent and 80 or 3.9 percent were for sale. An estimated 859 units were for seasonal, recreational, or occasional use, and 675 or 32.6 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

| Table II.7.8 Disposition of Vacant Housing Units Fremont County 2007-2011 Five Year ACS Data | | | | |
|---|-----------------------|-------------------|-------------------------|-------------------|
| Disposition | Fremont County | | State of Wyoming | |
| | Units | % of Total | Units | % of Total |
| For rent | 320 | 15.5% | 5,138 | 13.1% |
| Rented, but not occupied | 36 | 1.7% | 2,072 | 5.3% |
| For sale only | 80 | 3.9% | 2,921 | 7.4% |
| Sold, but not occupied | 98 | 4.7% | 983 | 2.5% |
| For seasonal, recreational, or occasional use | 859 | 41.5% | 17,501 | 44.5% |
| For migrant workers | 0 | .0% | 498 | 1.3% |
| Other vacant | 675 | 32.6% | 10,249 | 26.0% |
| Total | 2,068 | 100.0% | 39,362 | 100.0% |

Table II.7.9, at right, presents different income statistics for Fremont County. According to the 2011 ACS data averages, median family income for Fremont County was \$58,225 compared to the statewide average of \$69,058. Per capita income for Fremont County, which is calculated by dividing total income by population, was \$24,206, which compared to \$28,952 for the State of Wyoming.

| Table II.7.9 Median and Per Capita Income Fremont County 2007-2011 Five-Year ACS Data | | |
|--|-----------------------|----------------|
| Income Type | Fremont County | Wyoming |
| Median Family Income | 58,225 | 69,058 |
| Median Household Income | 48,788 | 56,380 |
| Per Capita Income | 24,206 | 28,952 |

Table II.7.10, on the following page, shows households by income for Fremont County and the State of Wyoming. In Fremont County, there were a total of 1,831 households or 11.7 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 2,351 households that had incomes between \$35,000 and \$49,999, which accounted for 15.1 percent of households and compared to 14.2 percent for the State of Wyoming. Households with

incomes of \$100,000 or more accounted for 15.1 percent of total households and numbered 2,360 in Fremont County.

| Table II.7.10 | | | | |
|------------------------------|----------------|---------------|------------------|---------------|
| Households by Income | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Income | Fremont County | | State of Wyoming | |
| | Total | % of Total | Total | % of Total |
| Under 15,000 | 1,831 | 11.7% | 21,222 | 9.7% |
| 15,000 - 19,999 | 1,067 | 6.8% | 10,180 | 4.6% |
| 20,000 - 24,999 | 931 | 6.0% | 10,638 | 4.8% |
| 25,000 - 34,999 | 1,764 | 11.3% | 23,696 | 10.8% |
| 35,000 - 49,999 | 2,351 | 15.1% | 31,275 | 14.2% |
| 50,000 - 74,999 | 3,241 | 20.8% | 44,469 | 20.2% |
| 75,000 - 99,999 | 2,053 | 13.2% | 31,675 | 14.4% |
| 100,000 and above | 2,360 | 15.1% | 46,473 | 21.2% |
| Total | 15,598 | 100.0% | 219,628 | 100.0% |

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.7.11, below. In total, the poverty rate in Fremont County was 13.9 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Fremont County had a poverty rate of 13.1 percent and the female population had a poverty rate of 14.8 percent. There were 348 males and 357 females in poverty under the age of 5. Overall, 13.1 percent of persons in poverty in Fremont County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 337 individuals with incomes below the poverty level which represented 6.3 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

| Table II.7.11 | | | | |
|------------------------------|---------------|---------------|---------------|---------------|
| Poverty by Age | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Age | Male | Female | Total | % of Total |
| Fremont County | | | | |
| 5 and Below | 348 | 357 | 705 | 13.1% |
| 6 to 18 | 720 | 615 | 1,335 | 24.8% |
| 18 to 64 | 1,348 | 1,665 | 3,013 | 55.9% |
| 65 and Older | 111 | 226 | 337 | 6.3% |
| Total | 2,527 | 2,863 | 5,390 | 100.0% |
| Poverty Rate | 13.1% | 14.8% | 13.9% | . |
| State of Wyoming | | | | |
| 5 and Below | 3,930 | 3,291 | 7,221 | 13.2% |
| 6 to 18 | 5,508 | 4,781 | 10,289 | 18.7% |
| 18 to 64 | 13,586 | 19,675 | 33,261 | 60.6% |
| 65 and Older | 1,311 | 2,818 | 4,129 | 7.5% |
| Total | 24,335 | 30,565 | 54,900 | 100.0% |
| Poverty Rate | 9.0% | 11.0% | 10.1% | . |

Table II.7.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Fremont County saw an average of 9,193 owner-occupied single-

family units compared to 2,120 single-family rental units. In Fremont County, single-family units comprised 72.5 percent of all households compared with 71.7 percent statewide. Fremont County had a total of 1,034 apartment rental units and total apartment units accounted for 6.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,696 mobile homes in Fremont County, which comprised 17.3 percent of all occupied housing units and compared to 13.8 statewide.

| Table II.7.12 | | | | |
|--------------------------------|----------------|---------------|----------------|---------------|
| Households by Unit Type | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Unit Type | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Fremont County | | | | |
| Single-Family Unit | 9,193 | 2,120 | 11,313 | 72.5% |
| Duplex | 37 | 223 | 260 | 1.7% |
| Tri- or Four-Plex | 4 | 276 | 280 | 1.8% |
| Apartments | 0 | 1,034 | 1,034 | 6.6% |
| Mobile Homes | 1,940 | 756 | 2,696 | 17.3% |
| Boat, RV, Van, Etc. | 15 | 0 | 15 | 0.1% |
| Total | 11,189 | 4,409 | 15,598 | 100.0% |
| State of Wyoming | | | | |
| Single-Family Unit | 129,946 | 27,445 | 157,391 | 71.7% |
| Duplex | 837 | 4,691 | 5,528 | 2.5% |
| Tri- or Four-Plex | 397 | 8,950 | 9,347 | 4.3% |
| Apartments | 843 | 16,020 | 16,863 | 7.7% |
| Mobile Homes | 22,616 | 7,604 | 30,220 | 13.8% |
| Boat, RV, Van, Etc. | 249 | 30 | 279 | 0.1% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

Table II.7.13, below, shows the number of households by year of construction. As shown, 8.1 percent, or 1,266 units, were built in 1939 or earlier in the county, and another 736 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 913, which accounted for 5.9 percent of all households, and an additional 583 households, or 3.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

| Table II.7.13 | | | | |
|---------------------------------|----------------|---------------|------------------|---------------|
| Households by Year Built | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Year Built | Fremont County | | State of Wyoming | |
| | Households | % of Total | Households | % of Total |
| 1939 or earlier | 1,266 | 8.1% | 25,099 | 11.4% |
| 1940 to 1949 | 736 | 4.7% | 10,841 | 4.9% |
| 1950 to 1959 | 1,326 | 8.5% | 22,067 | 10.0% |
| 1960 to 1969 | 2,075 | 13.3% | 19,430 | 8.8% |
| 1970 to 1979 | 4,117 | 26.4% | 52,134 | 23.7% |
| 1980 to 1989 | 2,397 | 15.4% | 34,742 | 15.8% |
| 1990 to 1999 | 2,185 | 14.0% | 26,856 | 12.2% |
| 2000 to 2004 | 913 | 5.9% | 14,190 | 6.5% |
| Built 2005 or Later | 583 | 3.7% | 14,269 | 6.5% |
| Total | 15,598 | 100.0% | 219,628 | 100.0% |

Table II.7.14, below, displays housing units for Fremont County and the State of Wyoming. The number of rooms in Fremont County varied between households. Households with one room accounting for only 1.4 percent of total housing units, while households with five and six rooms accounted for 24.3 and 17.5 percent, respectively. The median number of rooms in Fremont County was 5 rooms, which compared to 6 statewide.

| Table II.7.14 | | | | |
|--|----------------|---------------|------------------|---------------|
| Housing Units by Number of Rooms | | | | |
| Fremont County 2007-2011 Five-Year ACS Data | | | | |
| Number of Rooms | Fremont County | | State of Wyoming | |
| | Housing Units | % of Total | Housing Units | % of Total |
| One | 242 | 1.4% | 4,252 | 1.6% |
| Two | 530 | 3.0% | 6,593 | 2.5% |
| Three | 1,317 | 7.5% | 19,112 | 7.4% |
| Four | 2,903 | 16.4% | 44,741 | 17.3% |
| Five | 4,291 | 24.3% | 52,369 | 20.2% |
| Six | 3,092 | 17.5% | 40,122 | 15.5% |
| Seven | 2,019 | 11.4% | 31,810 | 12.3% |
| Eight | 1,553 | 8.8% | 25,589 | 9.9% |
| Nine or more | 1,719 | 9.7% | 34,402 | 13.3% |
| Total | 17,666 | 100.0% | 258,990 | 100.0% |
| Median Rooms | 5 | . | 6 | . |

Table II.7.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 81 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.7 percent of total households in Fremont County, which compared to 24.8 percent statewide. In Fremont County, the 7,037 households with three bedrooms accounted for 45.1 percent of all households, and there were only 729 five-bedroom or more households, which accounted for 4.7 percent of all households.

| Table II.7.15 | | | | |
|--|----------------|---------------|----------------|---------------|
| Households by Number of Bedrooms | | | | |
| Fremont County 2007-2011 Five-Year ACS Data | | | | |
| Number of Bedrooms | Tenure | | | % of Total |
| | Own | Rent | Total | |
| Fremont County | | | | |
| None | 25 | 81 | 106 | 0.7% |
| One | 505 | 889 | 1,394 | 8.9% |
| Two | 2,185 | 1,516 | 3,701 | 23.7% |
| Three | 5,575 | 1,462 | 7,037 | 45.1% |
| Four | 2,220 | 411 | 2,631 | 16.9% |
| Five or more | 679 | 50 | 729 | 4.7% |
| Total | 11,189 | 4,409 | 15,598 | 100.0% |
| State of Wyoming | | | | |
| None | 343 | 1,715 | 2,058 | 0.9% |
| One | 4,009 | 12,897 | 16,906 | 7.7% |
| Two | 28,633 | 25,922 | 54,555 | 24.8% |
| Three | 71,265 | 17,440 | 88,705 | 40.4% |
| Four | 35,828 | 4,818 | 40,646 | 18.5% |
| Five or more | 14,810 | 1,948 | 16,758 | 7.6% |
| Total | 154,888 | 64,740 | 219,628 | 100.0% |

The age of a structure influences its value. As shown in Table II.7.16, at right, structures built in 1939 or earlier had a median value of \$144,500, while structures built between 1950 and 1959 had a median value of \$156,300 and those built between 1990 to 1999 had a median value of \$171,800. 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 \$254,900 and \$241,200, respectively. The total average median value in Fremont County was \$166,500, which compared to \$181,900 in the State of Wyoming.

| Table II.7.16 Median Value by Year Structure Built Fremont County 2007-2011 Five-Year ACS Data | | |
|---|----------------|------------------|
| Year Built | Fremont County | State of Wyoming |
| 1939 or earlier | 144,500 | 148,000 |
| 1940 to 1949 | 139,200 | 130,200 |
| 1950 to 1959 | 156,300 | 155,800 |
| 1960 to 1969 | 158,800 | 171,100 |
| 1970 to 1979 | 155,000 | 180,100 |
| 1980 to 1989 | 178,000 | 194,300 |
| 1990 to 1999 | 171,800 | 224,800 |
| 2000 to 2004 | 254,900 | 247,900 |
| Built 2005 or Later | 241,200 | 245,700 |
| Total | 166,500 | 181,900 |

Household mortgage status is reported in Table II.7.17, below. In Fremont County, households with a mortgage accounted for 53.5 percent of all households or 5,991 housing units, and the remaining 46.5 percent or 5,198 units had no mortgage. Of those units with a mortgage, 937 had either a second mortgage or home equity loan, 47 had both a second mortgage and home equity loan, and 5,007 or 83.6 percent had no second mortgage or no home equity loan.

| Table II.7.17 Mortgage Status Fremont County 2007-2011 Five-Year ACS Data | | | | |
|--|----------------|-----------------|------------------|-----------------|
| Mortgage Status | Fremont County | | State of Wyoming | |
| | Households | % of Households | Households | % of Households |
| Housing units with a mortgage, contract to purchase, or similar debt | 5,991 | 53.5% | 95,294 | 61.5% |
| With either a second mortgage or home equity loan, but not both | 937 | 15.6% | 16,846 | 17.7% |
| Second mortgage only | 464 | 49.5% | 8,326 | 49.4% |
| Home equity loan only | 473 | 50.5% | 8,520 | 50.6% |
| Both second mortgage and home equity loan | 47 | 0.8% | 733 | 0.8% |
| No second mortgage and no home equity loan | 5,007 | 83.6% | 77,715 | 81.6% |
| Housing units without a mortgage | 5,198 | 46.5% | 59,594 | 38.5% |
| Total | 11,189 | 100.0% | 154,888 | 100.0% |

The median rent in Fremont County was \$478 as compared to \$591 statewide, as shown in Table II.7.18, below.

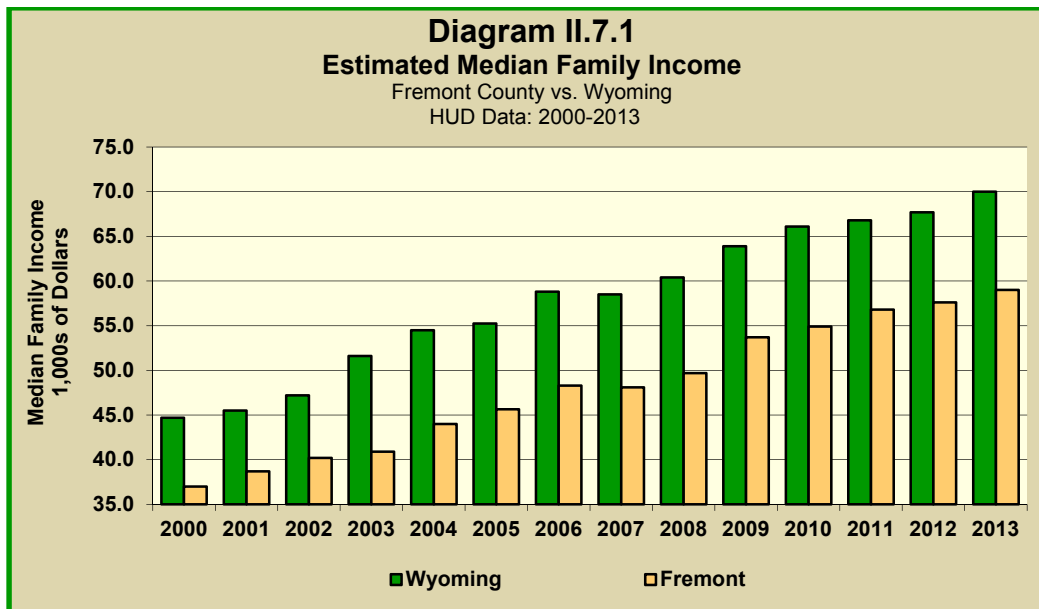
| Table II.7.18 Median Rent Fremont County 2007-2011 Five-Year ACS Data | |
|--|-------|
| Place | Rent |
| Fremont County | \$478 |
| State of Wyoming | \$591 |

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 75 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Fremont County are presented in Table II.7.19, below, and show a net increase of 3,134 persons over the time period.

| Table II.7.19 | | | |
|--|--------------------|---------------------|-------------------|
| Driver’s Licenses Exchanged and Surrendered | | | |
| Fremont County | | | |
| WYDOT Data, 2000–Second Quarter 2013 | | | |
| Year | In-Migrants | Out-Migrants | Net Change |
| 2000 | 844 | 751 | 93 |
| 2001 | 856 | 688 | 168 |
| 2002 | 866 | 582 | 284 |
| 2003 | 727 | 507 | 220 |
| 2004 | 759 | 659 | 100 |
| 2005 | 838 | 627 | 211 |
| 2006 | 894 | 576 | 318 |
| 2007 | 901 | 630 | 271 |
| 2008 | 931 | 581 | 350 |
| 2009 | 860 | 525 | 335 |
| 2010 | 872 | 440 | 432 |
| 2011 | 691 | 632 | 59 |
| 2012 | 868 | 650 | 218 |
| 2013 – First Half | 327 | 252 | 75 |
| Total | 11,234 | 8,100 | 3,134 |

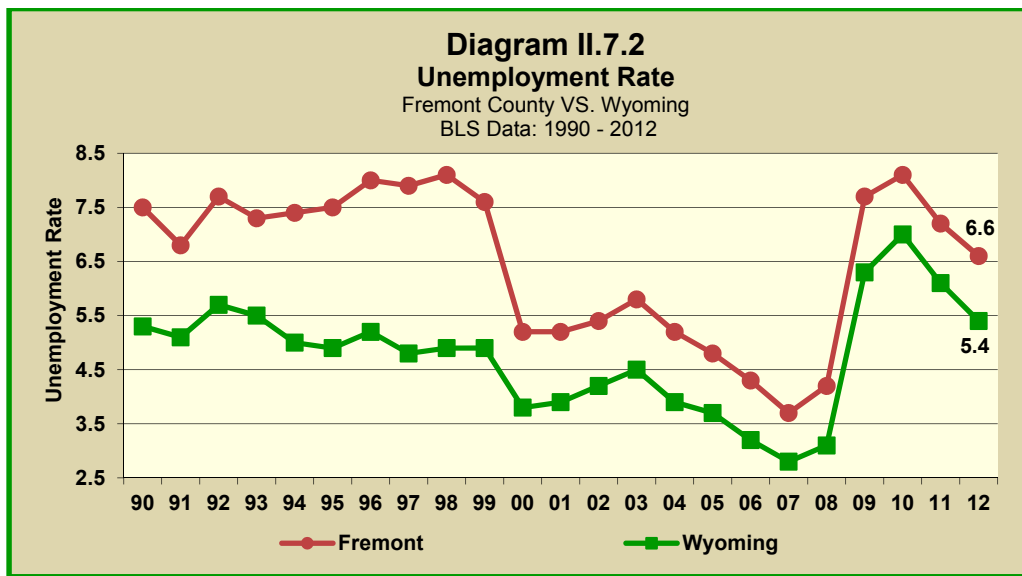
Economics

The HUD estimated MFI for Fremont County was \$59,000 in 2013.⁷⁸ This compares to Wyoming’s MFI of \$70,000. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Fremont County’s labor force, defined as the number of persons working or actively seeking work, increased by 114 persons, from 19,698 in 2011 to 19,812 in 2012. Employment increased by 229 persons; unemployment decreased by 115 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.2 percent in 2011 to 6.6 percent in 2012, as shown on the following page in Diagram II.7.2.

⁷⁸ 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 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.7.20, below, with 2012 information considered preliminary (p), annual total monthly employment increased by 0.95 percent between 2011 and 2012, from a total of 16,640 to 16,798 workers.

| Year | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012(p) |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|
| Jan | 14,347 | 13,811 | 13,977 | 14,305 | 14,758 | 15,296 | 15,897 | 16,199 | 15,618 | 15,940 | 16,200 |
| Feb | 14,370 | 13,937 | 14,085 | 14,461 | 14,909 | 15,480 | 16,029 | 16,269 | 15,698 | 16,079 | 16,242 |
| Mar | 14,544 | 14,068 | 14,331 | 14,678 | 15,164 | 15,710 | 16,183 | 16,214 | 16,001 | 16,292 | 16,600 |
| Apr | 14,669 | 14,289 | 14,516 | 14,997 | 15,223 | 15,777 | 16,335 | 16,242 | 16,088 | 16,457 | 16,639 |
| May | 15,086 | 14,794 | 14,851 | 15,229 | 15,637 | 16,306 | 16,779 | 16,511 | 16,472 | 16,692 | 16,997 |
| Jun | 15,200 | 15,033 | 15,070 | 15,700 | 16,185 | 16,719 | 17,162 | 16,666 | 16,677 | 16,860 | 17,411 |
| Jul | 14,653 | 14,520 | 14,742 | 15,046 | 15,279 | 16,050 | 16,739 | 16,279 | 16,397 | 16,475 | 16,606 |
| Aug | 14,627 | 14,519 | 14,709 | 15,101 | 15,498 | 16,406 | 16,894 | 16,566 | 16,976 | 16,821 | 17,102 |
| Sep | 15,008 | 14,890 | 15,232 | 15,584 | 15,705 | 16,513 | 17,026 | 16,687 | 16,981 | 17,219 | 17,015 |
| Oct | 14,711 | 14,684 | 15,005 | 15,435 | 15,697 | 16,453 | 17,083 | 16,377 | 16,908 | 17,062 | 17,104 |
| Nov | 14,515 | 14,479 | 15,124 | 15,541 | 15,830 | 16,596 | 16,838 | 16,437 | 16,994 | 16,926 | 16,906 |
| Dec | 14,541 | 14,522 | 14,789 | 15,329 | 15,730 | 16,213 | 16,756 | 16,078 | 16,490 | 16,856 | 16,752 |
| Annual | 14,689 | 14,462 | 14,703 | 15,117 | 15,468 | 16,127 | 16,643 | 16,377 | 16,442 | 16,640 | 16,798 |
| % Change | 2.04 | -1.55 | 1.67 | 2.82 | 2.32 | 4.26 | 3.20 | -1.60 | 0.40 | 1.20 | 0.95 |

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.7.21, on the following page, annual average weekly wages increased by 2.73 percent between 2011 and 2012, from a total of \$732 to \$752.

| Table II.7.21 | | | | | | |
|-----------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Average Weekly Wages | | | | | | |
| Fremont County | | | | | | |
| BLS QCEW Data, 2001–2012(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 444 | 467 | 441 | 485 | 460 | . |
| 2002 | 465 | 493 | 455 | 490 | 476 | 3.48 |
| 2003 | 459 | 484 | 470 | 508 | 481 | 1.05 |
| 2004 | 485 | 514 | 500 | 534 | 509 | 5.82 |
| 2005 | 516 | 534 | 541 | 569 | 540 | 6.09 |
| 2006 | 561 | 586 | 583 | 642 | 594 | 10.00 |
| 2007 | 604 | 668 | 608 | 684 | 641 | 7.91 |
| 2008 | 636 | 668 | 650 | 726 | 670 | 4.52 |
| 2009 | 657 | 675 | 647 | 712 | 673 | 0.45 |
| 2010 | 669 | 705 | 689 | 747 | 703 | 4.46 |
| 2011(| 708 | 728 | 734 | 756 | 732 | 4.13 |
| 2012(p) | 744 | 743 | 742 | 778 | 752 | 2.73 |

Total business establishments reported by the QCEW are displayed in Table II.7.22, below. Annual establishments increased by 0.90 percent between 2011 and 2012, falling from 1,561 to 1,575 establishments.

| Table II.7.22 | | | | | | |
|---------------------------------|----------------------|-----------------------|----------------------|-----------------------|---------------|-----------------|
| Number of Establishments | | | | | | |
| Fremont County | | | | | | |
| BLS QCEW Data, 2001–2012(p) | | | | | | |
| Year | First Quarter | Second Quarter | Third Quarter | Fourth Quarter | Annual | % Change |
| 2001 | 1,375 | 1,400 | 1,400 | 1,383 | 1,390 | . |
| 2002 | 1,384 | 1,411 | 1,410 | 1,402 | 1,402 | 0.86 |
| 2003 | 1,404 | 1,416 | 1,418 | 1,438 | 1,419 | 1.21 |
| 2004 | 1,440 | 1,466 | 1,470 | 1,457 | 1,458 | 2.75 |
| 2005 | 1,456 | 1,480 | 1,489 | 1,484 | 1,477 | 1.30 |
| 2006 | 1,493 | 1,518 | 1,524 | 1,515 | 1,513 | 2.44 |
| 2007 | 1,546 | 1,571 | 1,564 | 1,556 | 1,559 | 3.04 |
| 2008 | 1,568 | 1,576 | 1,595 | 1,590 | 1,582 | 1.48 |
| 2009 | 1,575 | 1,581 | 1,582 | 1,586 | 1,581 | -0.06 |
| 2010 | 1,579 | 1,580 | 1,586 | 1,576 | 1,580 | -0.06 |
| 2011 | 1,556 | 1,559 | 1,570 | 1,559 | 1,561 | -1.20 |
| 2012p | 1,569 | 1,586 | 1,572 | 1,571 | 1,575 | 0.90 |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Fremont County recorded 24,902 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 \$1,626,595,000, and real per capita income was \$40,084 in 2011. The average earnings per job in the county was \$39,957 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Fremont County increased from \$585 in fourth quarter 2012 to \$586 in fourth quarter 2012, or by 0.2 percent. Detached single-family home rents increased by 5.8 percent, rents for mobile homes on a lot decreased by 1.2 percent, and rents for mobile home lots remained unchanged.

Fremont County rental prices experienced average annualized increases of 3.1 percent for apartments, 4.0 percent for houses, 4.3 percent for mobile homes plus a lot, and 2.1 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2012. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots over the same period. Table II.7.23, at right, presents the Fremont County data for each rental type.⁷⁹

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 Fremont County decreased from 19 authorized units in 2011 to 18 in 2012. Total residential unit authorizations increased from 21 to 58 units between 2011 and 2012.

The real value of single-family building permits decreased from \$144,816 in 2011 to \$248,786 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$248,786 in 2006 to a low of \$72,200 in 2000. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details are in Table II.7.24, on the following page.

| Quarter Year | Apartments | Mobile Home Lot | House | Mobile Home |
|--------------|------------|-----------------|-------|-------------|
| Q4.86 | 256 | 114 | 303 | 232 |
| Q2.87 | 249 | 105 | 289 | 246 |
| Q4.87 | 250 | 99 | 282 | 239 |
| Q2.88 | 234 | 99 | 304 | 220 |
| Q4.88 | 251 | 104 | 265 | 208 |
| Q2.89 | 246 | 109 | 293 | 216 |
| Q4.89 | 257 | 109 | 294 | 212 |
| Q2.90 | 274 | 99 | 301 | 262 |
| Q4.90 | 257 | 100 | 33 | 245 |
| Q2.91 | 261 | 106 | 329 | 237 |
| Q4.91 | 284 | 108 | 387 | 243 |
| Q2.92 | 308 | 108 | 325 | 273 |
| Q4.92 | 300 | 103 | 379 | 213 |
| Q2.93 | 303 | 101 | 371 | 304 |
| Q4.93 | 332 | 110 | 418 | . |
| Q2.94 | 313 | 109 | 361 | . |
| Q4.94 | 344 | 131 | 402 | 329 |
| Q2.95 | 343 | 131 | 450 | 313 |
| Q4.95 | 330 | 139 | 368 | 324 |
| Q2.96 | 353 | 145 | 395 | 354 |
| Q4.96 | 351 | 145 | 433 | 321 |
| Q2.97 | 351 | 151 | 417 | 352 |
| Q4.97 | 347 | 154 | 410 | 350 |
| Q2.98 | 331 | 146 | 446 | 332 |
| Q4.98 | 354 | 143 | 437 | 350 |
| Q2.99 | 366 | 141 | 425 | 340 |
| Q4.99 | 349 | 148 | 467 | 323 |
| Q2.00 | 357 | 149 | 459 | 324 |
| Q4.00 | 376 | 146 | 459 | 341 |
| Q2.01 | 386 | 143 | 493 | 386 |
| Q4.01 | 366 | 144 | 519 | 363 |
| Q2.02 | 388 | 156 | 513 | 425 |
| Q4.02 | 410 | 163 | 482 | 379 |
| Q2.03 | 405 | 152 | 519 | 377 |
| Q4.03 | 404 | 154 | 548 | 404 |
| Q2.04 | 416 | 158 | 551 | 398 |
| Q4.04 | 433 | 175 | 538 | 437 |
| Q2.05 | 444 | 175 | 556 | 424 |
| Q4.05 | 462 | 170 | 549 | 441 |
| Q2.06 | 495 | 180 | 584 | 421 |
| Q4.06 | 495 | 187 | 605 | 498 |
| Q2.07 | 510 | 188 | 645 | 508 |
| Q4.07 | 539 | 182 | 672 | 480 |
| Q2.08 | 524 | 190 | 675 | 577 |
| Q4.08 | 588 | 204 | 700 | 653 |
| Q2.09 | 520 | 209 | 751 | 677 |
| Q4.09 | 568 | 199 | 756 | 698 |
| Q2.10 | 568 | 199 | 789 | 666 |
| Q4.10 | 571 | 199 | 821 | 724 |
| Q2.11 | 573 | 200 | 807 | 736 |
| Q4.11 | 585 | 200 | 827 | 737 |
| Q2.12 | 589 | 200 | 845 | 724 |
| Q4.12 | 586 | 200 | 875 | 728 |

⁷⁹ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

| Table II.7.24 Building Permits and Valuation Fremont County Census Bureau Data, 1980–2012 | | | | | | | | |
|--|---|--------------|--------------------------|--------------------|-------------|---------------------|---------------|--|
| Year | Authorized Construction in Permit Issuing Areas | | | | | WCDA | | Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars |
| | Single-Family Units | Duplex Units | Tri- and Four-Plex Units | Multi-Family Units | Total Units | Tax Credit Projects | HOME Projects | |
| 1980 | 102 | 2 | 36 | 30 | 170 | . | . | 98.8 |
| 1981 | 126 | 4 | 40 | . | 170 | . | . | 86.2 |
| 1982 | 64 | . | . | 24 | 88 | . | . | 91.9 |
| 1983 | 65 | . | 8 | 54 | 127 | . | . | 102.0 |
| 1984 | 10 | . | . | 81 | 91 | . | . | 105.8 |
| 1985 | 5 | . | . | . | 5 | . | . | 97.0 |
| 1986 | 6 | . | . | . | 6 | . | . | 128.3 |
| 1987 | 4 | . | . | 6 | 10 | . | . | 126.4 |
| 1988 | 3 | . | . | . | 3 | . | . | 91.0 |
| 1989 | 12 | . | . | . | 12 | . | . | 124.9 |
| 1990 | 10 | . | . | 48 | 58 | . | . | 124.5 |
| 1991 | 14 | . | . | . | 14 | 48 | . | 117.7 |
| 1992 | 50 | . | . | . | 50 | . | . | 96.5 |
| 1993 | 55 | 16 | . | . | 71 | . | 5 | 94.7 |
| 1994 | 67 | 6 | . | . | 73 | . | . | 103.8 |
| 1995 | 65 | . | . | . | 65 | . | 1 | 105.8 |
| 1996 | 56 | 4 | . | . | 60 | . | 9 | 125.1 |
| 1997 | 48 | 6 | . | . | 54 | . | . | 104.6 |
| 1998 | 47 | 14 | . | 20 | 81 | . | 22 | 114.2 |
| 1999 | 52 | 10 | . | . | 62 | . | . | 114.1 |
| 2000 | 37 | 6 | . | . | 43 | . | 8 | 72.2 |
| 2001 | 55 | 4 | . | 48 | 107 | 20 | 11 | 81.7 |
| 2002 | 37 | 8 | . | . | 45 | 68 | . | 136.4 |
| 2003 | 39 | 6 | . | 20 | 65 | . | . | 149.1 |
| 2004 | 60 | 6 | . | . | 66 | . | . | 130.7 |
| 2005 | 40 | 10 | 3 | 32 | 85 | . | . | 156.6 |
| 2006 | 51 | 2 | . | . | 53 | 32 | 6 | 210.9 |
| 2007 | 45 | 6 | 3 | . | 54 | . | . | 180.2 |
| 2008 | 43 | . | . | . | 43 | 40 | 6 | 171.7 |
| 2009 | 26 | 2 | 4 | . | 32 | . | . | 161.7 |
| 2010 | 21 | . | . | . | 21 | . | . | 152.4 |
| 2011 | 19 | 2 | . | . | 21 | . | . | 144.8 |
| 2012 | 18 | . | . | 40 | 58 | . | . | 248.8 |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Fremont County was \$201,800. This represented an increase of 10.6 percent from the previous year. In contrast, Wyoming’s weighted average was \$266,406 or an increase of 10.4 percent over the previous year. A comparison of average sales prices between 1999 and 2012 is displayed in Table II.7.25, below.

| Table II.7.25 Average Sales Prices Fremont County vs. Wyoming DOR Data, 2000–2012 | | | | |
|--|-----------------------------------|--------------------------------|-----------------------|-------------------------|
| Year | Fremont County Average Price (\$) | Fremont County Annual % Change | Wyoming Average Price | Wyoming Annual % Change |
| 2000 | 102,957 | -6.43 | 131,207 | . |
| 2001 | 111,638 | 8.43 | 128,771 | -1.86 |
| 2002 | 113,828 | 1.96 | 138,295 | 7.40 |
| 2003 | 125,767 | 10.49 | 148,276 | 7.22 |
| 2004 | 132,245 | 5.15 | 159,558 | 7.61 |
| 2005 | 140,975 | 6.60 | 178,183 | 11.67 |
| 2006 | 163,775 | 16.17 | 219,438 | 23.15 |
| 2007 | 185,918 | 13.52 | 265,044 | 20.78 |
| 2008 | 197,173 | 6.1 | 256,045 | -3.40 |
| 2009 | 194,633 | -1.3 | 241,622 | -5.63 |
| 2010 | 196,283 | 0.85 | 250,958 | 3.86 |
| 2011 | 182,541 | -7.0 | 241,301 | -3.85 |
| 2012 | 201,800 | 10.6 | 266,406 | 10.40 |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2012.⁸⁰ During June 2013, a total of 61 surveys were completed in Fremont County, as shown in Table II.7.26. Of the 1,919 rental units surveyed, 54 were vacant, indicating a vacancy rate of 2.81 percent. This compares to a 2.14 percent vacancy rate one year ago and a statewide June 2013 vacancy rate of 5.37 percent.

| Year | Sample | Total Units | Vacant Units | Vacancy Rate |
|-------|--------|-------------|--------------|--------------|
| 2001a | 16 | 287 | 19 | 6.62% |
| 2001b | 12 | 373 | 20 | 5.36% |
| 2002a | 10 | 143 | 23 | 16.08% |
| 2002b | 21 | 485 | 41 | 8.45% |
| 2003a | 21 | 752 | 26 | 3.46% |
| 2003b | 24 | 941 | 54 | 5.74% |
| 2004a | 25 | 901 | 41 | 4.55% |
| 2004b | 25 | 1,082 | 31 | 2.87% |
| 2005a | 19 | 750 | 9 | 1.20% |
| 2005b | 25 | 1,145 | 22 | 1.92% |
| 2006a | 19 | 675 | 17 | 2.52% |
| 2006b | 28 | 1,254 | 17 | 1.36% |
| 2007a | 28 | 1,080 | 9 | 0.83% |
| 2007b | 29 | 1,171 | 16 | 1.37% |
| 2008a | 35 | 1,231 | 20 | 1.62% |
| 2008b | 38 | 1,158 | 22 | 1.90% |
| 2009a | 35 | 1,141 | 63 | 5.52% |
| 2009b | 36 | 1,164 | 58 | 4.98% |
| 2010a | 48 | 1,108 | 40 | 3.61% |
| 2010b | 43 | 1,388 | 45 | 3.24% |
| 2011a | 48 | 1,092 | 26 | 2.38% |
| 2011b | 56 | 1,093 | 41 | 3.75% |
| 2012a | 59 | 1,073 | 23 | 2.14% |
| 2012b | 61 | 1,604 | 46 | 2.87% |
| 2013a | 61 | 1,919 | 54 | 2.81% |

Diagram II.7.3, on the following page, shows the historical vacancy rate for Fremont County and Wyoming. Except for a spike in 2002, the vacancy rate in Fremont County has been similar to the statewide vacancy rate, slightly less but trending roughly the same, over the twelve year period.

⁸⁰Those signified as a in the “year” column of Table II.7.10 are conducted in June/July of each year. Those signified as b are conducted each 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.

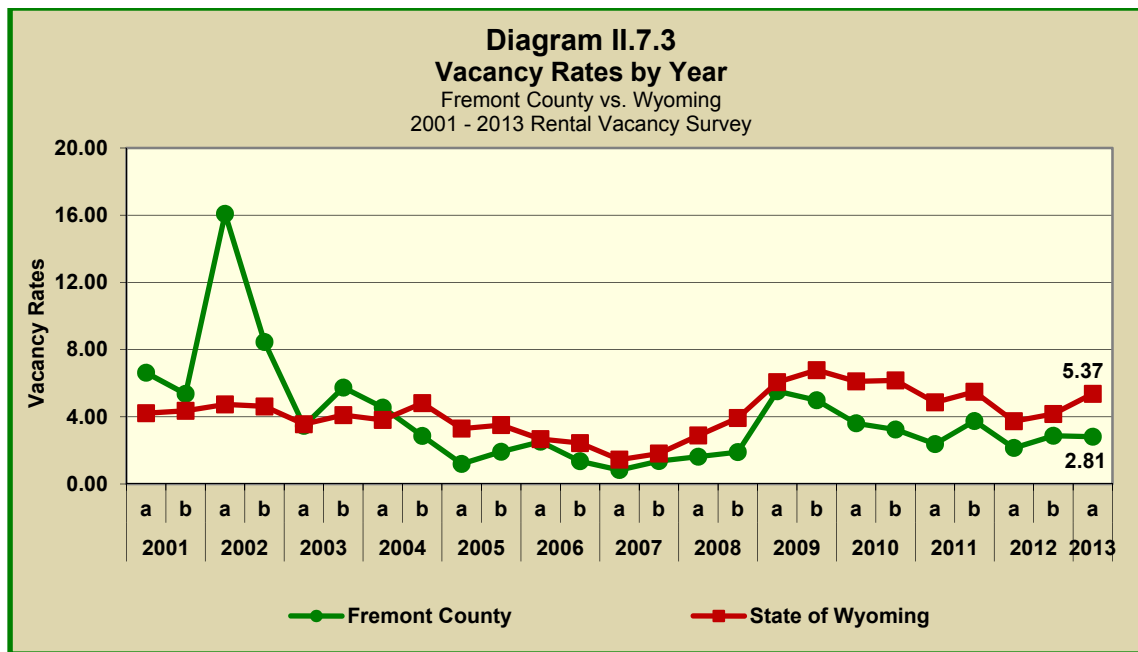


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In the first half of 2013, average rents for single-family units fell to \$854 and average rents for apartments increased to \$665.

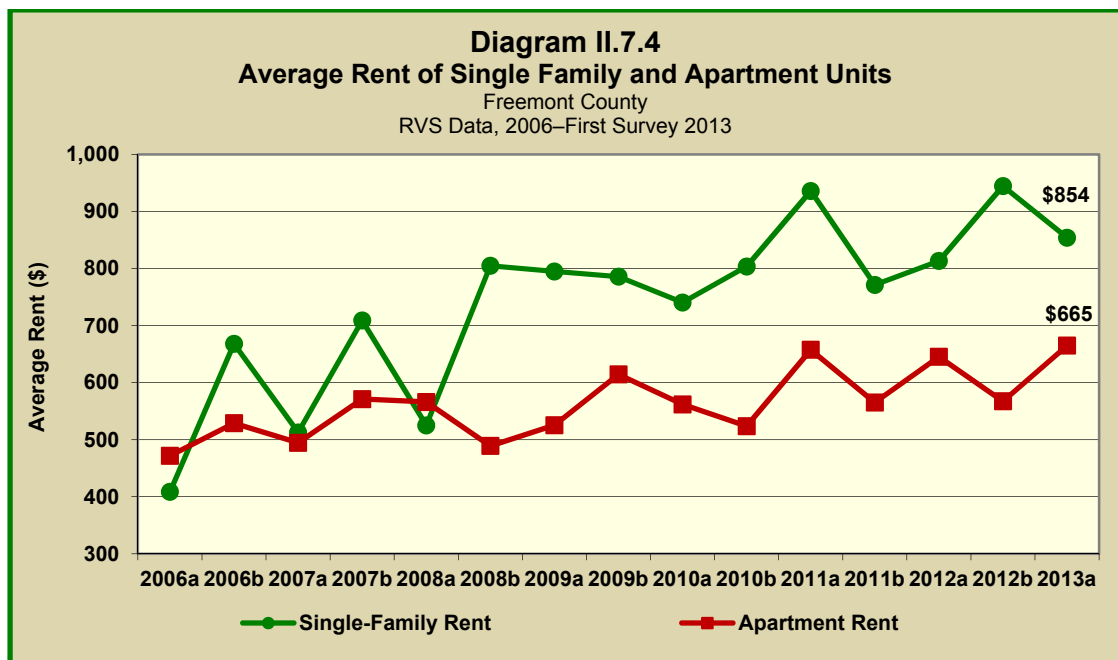


Table II.7.27 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 535 single family units in Fremont County, with 10 of them available. This translates into a vacancy rate of 1.9%, which compares to a single family vacancy rate of 4.04% for the State of Wyoming. There were 694 apartment units reported in the survey, with 32 of them available, which resulted in a vacancy rate of 4.6%. This compares to a statewide vacancy rate of 5.91% for apartment units across the state.

| Table II.7.27 | | | |
|--------------------------------------|--------------|--------------|--------------|
| Rental Vacancy Survey by Type | | | |
| Fremont County | | | |
| RVS Data, First Survey 2013 | | | |
| Place | Total Units | Vacant Units | Vacancy Rate |
| Single Family | 535 | 10 | 1.9% |
| Duplex units | 20 | 3 | 15.0% |
| Apartments | 694 | 32 | 4.6% |
| Mobile Homes | 28 | 2 | 7.1% |
| “Other” Units | 5 | 0 | .0% |
| Don't Know | 637 | 7 | 1.1% |
| Total | 1,919 | 54 | 2.8% |

Table II.7.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 217 units. The most common apartment units were one bedroom units, with 306 units. Additional details for additional unit types are reported found below.

| Table II.7.28 | | | | | | | |
|-------------------------------------|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Rental Units by Bedroom Size | | | | | | | |
| Fremont County | | | | | | | |
| RVS Data, First Survey 2013 | | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don't Know | Total |
| Efficiency | 0 | 0 | 25 | 0 | 0 | . | 25 |
| One | 2 | 0 | 306 | 0 | 0 | . | 308 |
| Two | 103 | 9 | 232 | 10 | 0 | . | 354 |
| Three | 217 | 8 | 49 | 8 | 0 | . | 282 |
| Four | 62 | 1 | 0 | 0 | 0 | . | 63 |
| Five | 4 | 0 | 0 | 0 | 0 | . | 4 |
| Don't Know | 147 | 2 | 82 | 10 | 5 | 637 | 883 |
| Total | 535 | 20 | 694 | 28 | 5 | 637 | 1,919 |

Average market-rate rents by unit type are shown in Table II.7.29, on the following page. Generally, those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

| Table II.7.29 | | | | | | |
|--|---------------------|--------------|-----------------|--------------|---------------|--------------|
| Average Market Rate Rents by Bedroom Size | | | | | | |
| Fremont County | | | | | | |
| RVS Data, First Survey 2013 | | | | | | |
| Number of Bedrooms | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Total |
| Efficiency | \$ | \$ | \$525 | \$ | \$ | \$525 |
| One | \$392 | \$ | \$549 | \$ | \$ | \$517 |
| Two | \$730 | \$545 | \$627 | \$608 | \$700 | \$648 |
| Three | \$890 | \$698 | \$778 | \$633 | \$925 | \$834 |
| Four | \$1,178 | \$565 | \$ | \$ | \$ | \$1,110 |
| Five | \$1,419 | \$ | \$ | \$ | \$ | \$1,419 |
| Total | \$854 | \$640 | \$665 | \$614 | \$875 | \$720 |

Table II.7.30, on the following page, shows vacancy rates for single family units by average rental rates for Fremont County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

| Table II.7.30 Single Family Market Rate Rents by Vacancy Status Fremont County RVS Data, First Survey 2013 | | | |
|---|---------------------|-------------------------------|--------------|
| Average Rents | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500 | 6 | 0 | .0% |
| \$500 to \$1,000 | 109 | 3 | 2.8% |
| \$1,000 to \$1,500 | 10 | 1 | 10.0% |
| Above \$1,500 | 4 | 0 | 0.0% |
| Missing | 406 | 6 | 1.5% |
| Total | 535 | 10 | 1.9% |

The average rent and availability of apartment units is displayed in Table II.7.31, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 4.85 percent.

| Table II.7.31 Apartment Market Rate Rents by Vacancy Status Fremont County RVS Data, First Survey 2013 | | | |
|---|-----------------|---------------------------|--------------|
| Average Rents | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500 | 16 | 1 | 6.3% |
| \$500 to \$1,000 | 618 | 30 | 4.9% |
| \$1,000 to \$1,500 | 0 | 0 | 0% |
| Above \$1,500 | 0 | 0 | 0% |
| Missing | 60 | 1 | 1.67% |
| Total | 694 | 32 | 4.6% |

Table II.7.32, below, shows the condition of rental units by unit type for Fremont County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in excellent condition. Details on the conditions of additional unit types are displayed below.

| Table II.7.32 Condition by Unit Type Fremont County RVS Data, First Survey 2013 | | | | | | | |
|--|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Conditions | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total |
| Poor | | | | | | . | |
| Fair | 11 | 0 | 29 | 0 | 0 | . | 40 |
| Average | 196 | 0 | 7 | 1 | 0 | . | 204 |
| Good | 304 | 4 | 244 | 22 | 5 | . | 579 |
| Excellent | 24 | 16 | 414 | 4 | 0 | . | 458 |
| Don’t Know | 0 | 0 | 0 | 1 | 0 | 637 | 638 |
| Total | 535 | 20 | 694 | 28 | 5 | 637 | 1,919 |

The availability of single family units based on their condition is displayed in Table II.7.33, on the following page. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

| Table II.7.33 | | | |
|---|----------------------------|--------------------------------------|---------------------|
| Condition of Single Family Units by Vacancy Status | | | |
| Fremont County | | | |
| RVS Data, First Survey 2013 | | | |
| Condition | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor | | | % |
| Fair | 11 | 0 | .0% |
| Average | 196 | 6 | 3.1% |
| Good | 304 | 4 | 1.3% |
| Excellent | 24 | 0 | .0% |
| Don't Know | 0 | | % |
| Total | 535 | 10 | 1.9% |

Table II.7.34, at right, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in average condition, and had a vacancy rate of 0.0 percent.

| Table II.7.34 | | | |
|---|------------------------|----------------------------------|---------------------|
| Condition of Apartment Units by Vacancy Status | | | |
| Fremont County | | | |
| RVS Data, First Survey 2013 | | | |
| Condition | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor | . | . | . |
| Fair | 29 | 3 | 10.3% |
| Average | 7 | 0 | .0% |
| Good | 244 | 14 | 5.7% |
| Excellent | 414 | 15 | 3.6% |
| Don't Know | . | . | . |
| Total | 694 | 32 | 4.6% |

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.7.35, below, respondents in Fremont County said they would prefer 376 more single family units, 84 more apartment units, and 45 units of all types. In total respondents indicated they wished to own or manage an additional 517 units.

| Table II.7.35 | |
|---|-------------------|
| If you had the opportunity to own/manage more units, how many would you prefer | |
| Fremont County | |
| RVS Data, First Survey 2013 | |
| Unit Type | More Units |
| Single family units | 376 |
| Duplex Units | . |
| Apartments | 84 |
| Mobile homes | 10 |
| Other | . |
| Don't Know | 2 |
| All types | 45 |
| Total | 517 |

The fiscal year 2013 Housing Needs Assessment Survey had 43 respondents in Fremont County. Of the incoming persons who were unsatisfied with their current housing, 50.0 percent said they were seeking to own a home and 50.0 percent wished to rent. Of those seeking to own a home, 50.0 percent wished to buy an existing unit, of which 100.0 percent anticipated spending in the range of \$100,000 to \$249,999. Of the remainder of those seeking to own a home, 50.0 percent wished to build, of which 100.0 percent expected to build for between \$100,000 and \$249,999.

Of those currently renting or seeking to rent, 100.0 percent were willing to spend between \$475 and \$849. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,186 loans purchased in Fremont County between 1979 and 2013 with 21 occurring in fiscal 2013. The average home size over the period was 1,195 square feet and 1,133 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1957. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$41,606. The average purchase price in fiscal 2013 was \$146,652. In fiscal 2013, 28.6 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 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 2011 five-year ACS data, 470 or 3.0 percent of households in Fremont County were overcrowded and another 125 or .8 percent of units were severely overcrowded, as shown in Table II.7.36, below. This housing problem was far more prevalent in renter households as compared to owner households.

| Table II.7.36 | | | | |
|---|-----------------|--------------|---------------------|---------|
| Overcrowding and Severe Overcrowding | | | | |
| Fremont County | | | | |
| 2007-2011 Five-Year ACS Data | | | | |
| Household | No Overcrowding | Overcrowding | Severe Overcrowding | Total |
| Fremont County | | | | |
| Owner | | | | |
| Households | 10,869 | 225 | 95 | 11,189 |
| Percentage | 97.1% | 2.0% | 0.8% | 100.0% |
| Renter | | | | |
| Households | 4,134 | 245 | 30 | 4,409 |
| Percentage | 93.8% | 5.6% | 0.7% | 100.0% |
| Total | | | | |
| Households | 15,003 | 470 | 125 | 15,598 |
| Percentage | 96.2% | 3.0% | 0.8% | 100.0% |
| State of Wyoming | | | | |
| Owner | | | | |
| Households | 152,816 | 1,630 | 442 | 154,888 |
| Percentage | 98.7% | 1.1% | 0.3% | 100.0% |
| Renter | | | | |
| Households | 62,434 | 1,856 | 450 | 64,740 |
| Percentage | 96.4% | 2.9% | 0.7% | 100.0% |
| Total | | | | |
| Households | 215,250 | 3,486 | 892 | 219,628 |
| 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 2011 five-year ACS, a total of 601 units or 3.4 percent of all housing units in Fremont 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.7.37, at right.

| Table II.7.37 Housing Units with Incomplete Kitchen Facilities Fremont County 2007-2011 Five-Year ACS Data | | |
|---|-----------------------|-------------------------|
| Facilities | Fremont County | State of Wyoming |
| Complete Kitchen Facilities | 17,065 | 251,420 |
| Lacking Complete Kitchen Facilities | 601 | 7,570 |
| Total Housing Units | 17,666 | 258,990 |
| Percent Lacking | 3.4% | 2.9% |

At the time of the 2011 ACS, a total of 452 units or 2.6 percent of all housing units in Fremont 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.7.38, at right.

| Table II.7.38 Housing Units with Incomplete Plumbing Facilities Fremont County 2007-2011 Five-Year ACS Data | | |
|--|-----------------------|-------------------------|
| Facilities | Fremont County | State of Wyoming |
| Complete Plumbing Facilities | 17,214 | 252,719 |
| Lacking Complete Plumbing Facilities | 452 | 6,271 |
| Total Households | 17,666 | 258,990 |
| Percent Lacking | 2.6% | 2.4% |

The third type of housing problem reported in the 2011 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 Fremont County, 13.9 percent of households had a cost burden and 8.7 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 17.3 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 9.5 percent experienced a severe cost burden, while 15.3 percent of renters had a cost burden and 14.6 percent had a severe cost burden, as shown in Table II.7.39, on the following page.

| Table II.7.39 | | | | | |
|---|------------------------|------------------|------------------|---------------------|--------------|
| Cost Burden and Severe Cost Burden by Tenure | | | | | |
| Fremont County | | | | | |
| 2007-2011 Five-Year ACS Data | | | | | |
| Households | Less Than 30.0% | 31% - 50% | Above 50% | Not Computed | Total |
| Fremont County | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 4,358 | 1,037 | 571 | 25 | 5,991 |
| Percent | 72.7% | 17.3% | 9.5% | 0.4% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 4,598 | 452 | 145 | 3 | 5,198 |
| Percent | 88.5% | 8.7% | 2.8% | 0.1% | 100.0% |
| Renter | | | | | |
| Households | 2,470 | 673 | 645 | 621 | 4,409 |
| Percent | 56.0% | 15.3% | 14.6% | 14.1% | 100.0% |
| Total | | | | | |
| Households | 11,426 | 2,162 | 1,361 | 649 | 15,598 |
| Percent | 73.3% | 13.9% | 8.7% | 4.2% | 100.0% |
| State of Wyoming | | | | | |
| Owner With a Mortgage | | | | | |
| Households | 69,978 | 16,599 | 8,551 | 166 | 95,294 |
| Percent | 73.4% | 17.4% | 9.0% | 0.2% | 100.0% |
| Owner Without a Mortgage | | | | | |
| Households | 53,907 | 3,140 | 2,176 | 371 | 59,594 |
| Percent | 90.5% | 5.3% | 3.7% | 0.6% | 100.0% |
| Renter | | | | | |
| Households | 36,244 | 10,740 | 10,064 | 7,692 | 64,740 |
| Percent | 56.0% | 16.6% | 15.5% | 11.9% | 100.0% |
| Total | | | | | |
| Households | 160,129 | 30,479 | 20,791 | 8,229 | 219,628 |
| Percent | 72.9% | 13.9% | 9.5% | 3.7% | 100.0% |