

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.

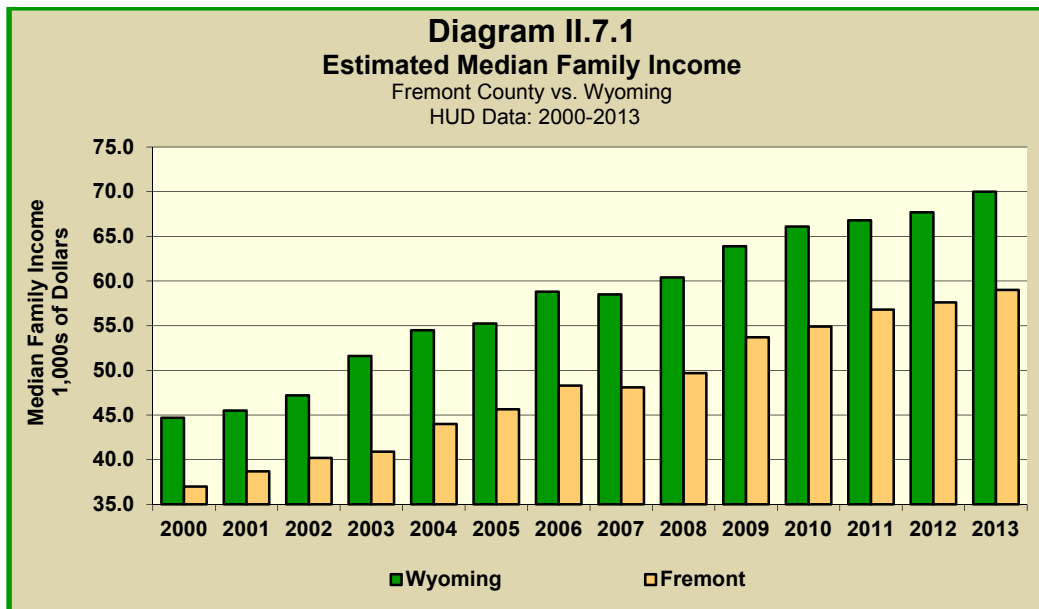
Table II.7.18 Median Rent Fremont County 2007-2011 Five-Year ACS Data	
Place	Rent
Fremont County	\$478
State of Wyoming	\$591

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

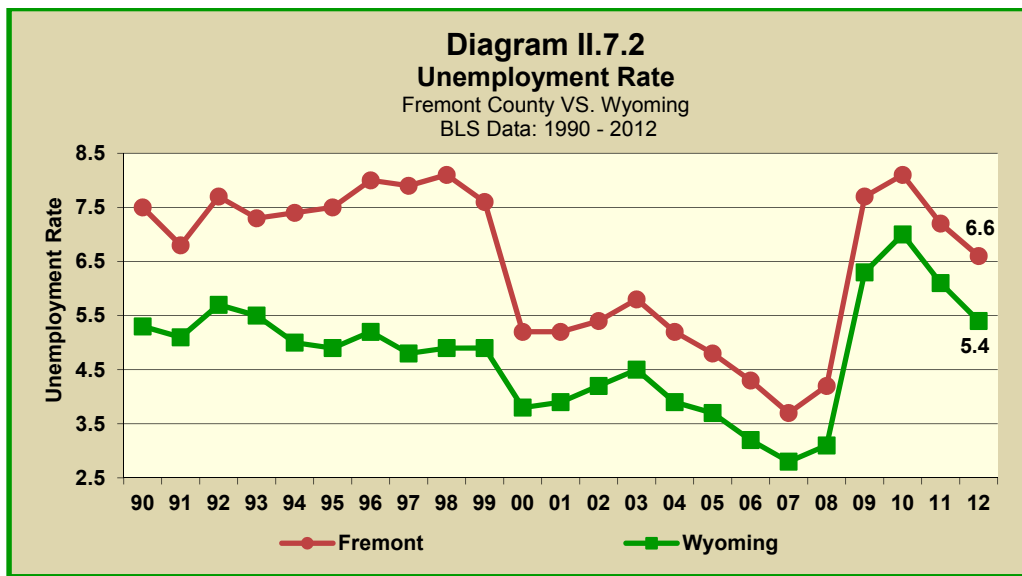
Economics

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.

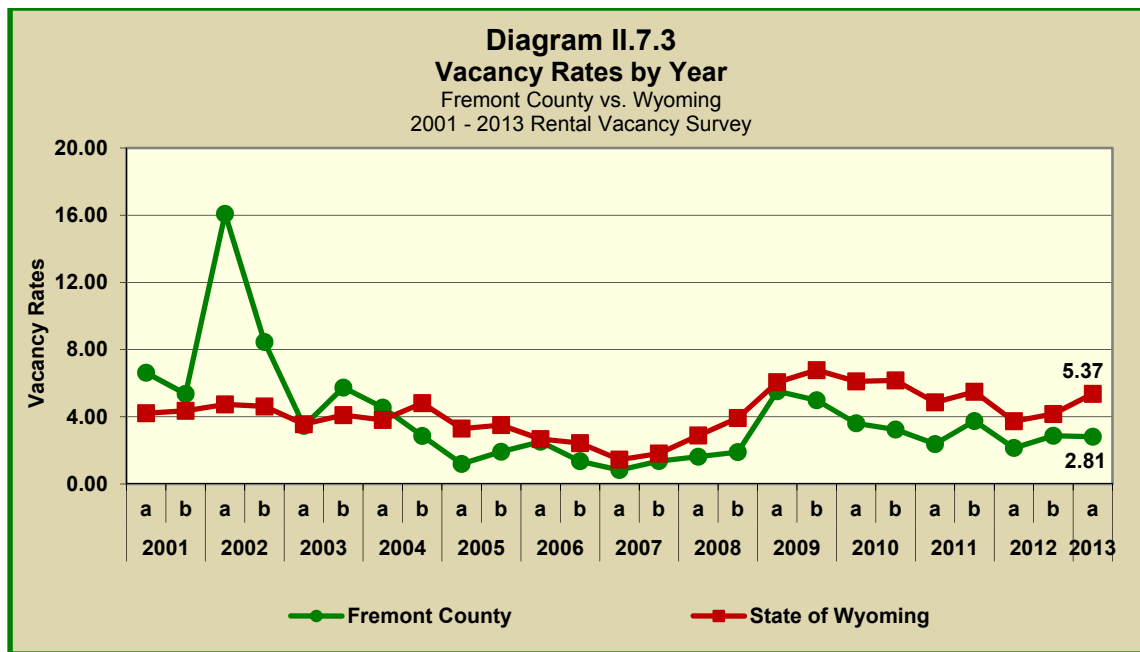


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In the first half of 2013, average rents for single-family units fell to \$854 and average rents for apartments increased to \$665.

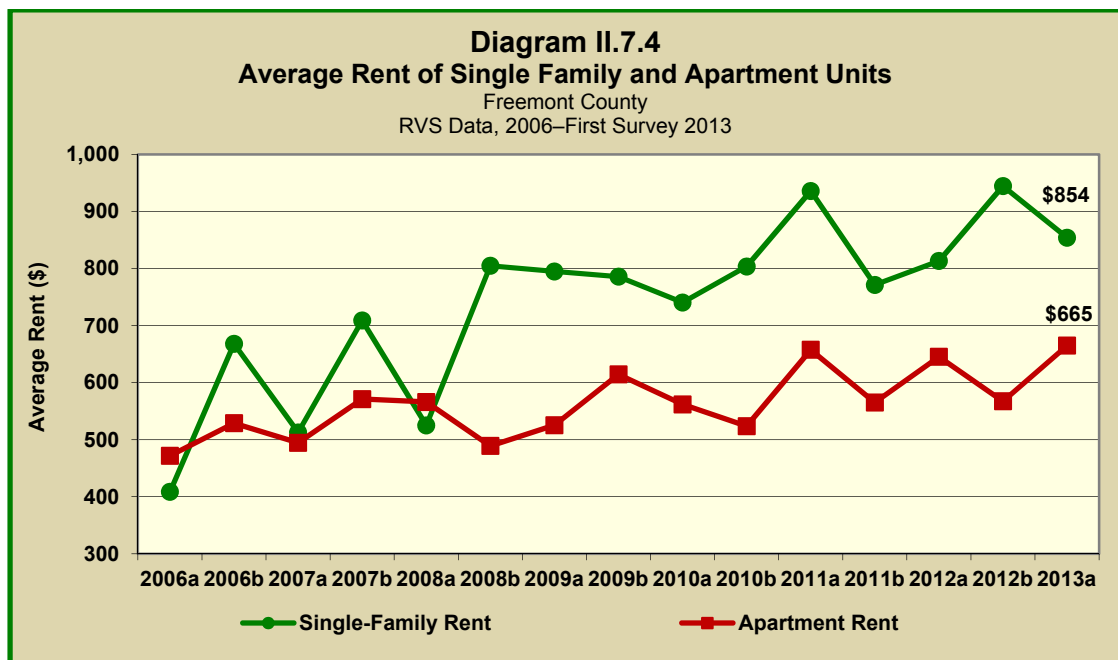


Table II.7.27 on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 535 single family units in Fremont County, with 10 of them available. This translates into a vacancy rate of 1.9%, which compares to 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%