

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.⁷⁹ 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.

⁷⁹ 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 ⁸⁰	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 distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

⁸⁰ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.7.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 10,403 family households, of which 7,846 housed married couple families and 2,557 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 803 families, or a female householder with no husband present, of which there were 1,754 families. There were also an estimated 5,135 "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 67.0 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Fremont County, 75.4 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Fremont County		State of Wyoming	
	Fremont County	% of Total	State of Wyoming	% of Total
Family households	10,403	67.0%	145,992	65.9%
Married-couple family	7,846	75.4%	117,493	80.5%
Owner-occupied housing units	6,763	86.2%	98,110	83.5%
Renter-occupied housing units	1,083	13.8%	19,383	16.5%
Other family	2,557	24.6%	28,499	19.5%
Male householder, no wife present	803	7.7%	9,246	32.4%
Owner-occupied housing units	451	56.2%	5,485	59.3%
Renter-occupied housing units	352	43.8%	3,761	40.7%
Female householder, no husband present	1,754	16.9%	19,253	67.6%
Owner-occupied housing units	889	50.7%	10,177	52.9%
Renter-occupied housing units	865	49.3%	9,076	47.1%
Nonfamily households	5,135	33.0%	75,487	34.1%
Owner-occupied housing units	2,993	58.3%	41,887	55.5%
Renter-occupied housing units	2,142	41.7%	33,600	44.5%
Total	15,538	100.0%	221,479	100.0%

Table II.7.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 4,986 two-person family households, 1,949 three-person family households and 1,726 four-person family households. One-person non-family households made up 83.1 percent of all non-family households or an estimated 4,269 households. Fremont County's two persons households made up 37.2 percent of total housing units and four person households made up an additional 11.4 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.7.5				
Household Type by Household Size				
Fremont County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Fremont County				
One Person	.	4,269	4,269	27.5%
Two Person	4,986	793	5,779	37.2%
Three Person	1,949	33	1,982	12.8%
Four Person	1,726	38	1,764	11.4%
Five Person	1,065	2	1,067	6.9%
Six Person	325	0	325	2.1%
Seven Person	352	0	352	2.3%
Total	10,403	5,135	15,538	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 5,779 two-person households, 4,804 were owner-occupied and 975 were renter-occupied. Of the 1,764 four-person households, 1,316 were owner-occupied and 448 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				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Fremont County				
One Person	2,504	1,765	4,269	27.5%
Two Person	4,804	975	5,779	37.2%
Three Person	1,466	516	1,982	12.8%
Four Person	1,316	448	1,764	11.4%
Five Person	546	521	1,067	6.9%
Six Person	248	77	325	2.1%
Seven Person or more	212	140	352	2.3%
Total	11,096	4,442	15,538	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.7.7, on the following page, Fremont County had a total of 17,710 housing units of which 15,538 or 87.7 percent were occupied. Of these occupied units, 71.4 percent, or 11,096 units were owner occupied, which compares to a statewide rate of 70.3. A total of 2,172 units or 12.3 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.7.7 Housing Units by Tenure Fremont County 2008-2012 5-Year ACS Data				
Tenure	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,538	87.7%	221,479	84.7
Owner-Occupied	11,096	71.4%	155,659	70.3
Renter-Occupied	4,442	28.6%	65,820	29.7
Vacant Housing Units	2,172	12.3%	39,951	15.3
Total Housing Units	17,710	100.0%	261,430	100.0

Table II.7.8, below, shows that of the 2,172 housing units in Fremont County as reported in the 2012 ACS data, 371 or 17.1 percent were for rent and 67 or 3.1 percent were for sale. An estimated 940 units were for seasonal, recreational, or occasional use, and 683 or 31.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.7.8 Disposition of Vacant Housing Units Fremont County 2008-2012 5-Year ACS Data				
Disposition	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	371	17.1%	5,825	14.6%
Rented, but not occupied	63	2.9%	1,811	4.5%
For sale only	67	3.1%	2,711	6.8%
Sold, but not occupied	48	2.2%	799	2.0%
For seasonal, recreational, or occasional use	940	43.3%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	683	31.4%	10,290	25.8%
Total	2,172	100.0%	39,951	100.0%

Table II.7.9, at right, presents different income statistics for Fremont County. According to the 2012 ACS data averages, median family income for Fremont County was \$58,594 compared to the statewide average of \$70,013. Per capita income for Fremont County, which is calculated by dividing total income by population, was \$23,758, which compared to \$28,858 for the State of Wyoming.

Table II.7.9 Median and Per Capita Income Fremont County 2008-2012 5-Year ACS Data		
Income Type	Fremont County	Wyoming
Median Family Income	58,594	70,013
Median Household Income	48,565	56,573
Per Capita Income	23,758	28,858

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 1,784 households or 11.5 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 2,327 households that had incomes between \$35,000 and \$49,999, which accounted for 15.0 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.8 percent of total households and numbered 2,455 in Fremont County.

Table II.7.10 Households by Income Fremont County 2008-2012 5-Year ACS Data				
Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,784	11.5%	21,996	9.9%
15,000 - 19,999	1,225	7.9%	10,608	4.8%
20,000 - 24,999	1,069	6.9%	10,519	4.7%
25,000 - 34,999	1,542	9.9%	22,992	10.4%
35,000 - 49,999	2,327	15.0%	31,395	14.2%
50,000 - 74,999	3,222	20.7%	44,135	19.9%
75,000 - 99,999	1,914	12.3%	31,949	14.4%
100,000 and above	2,455	15.8%	47,885	21.6%
Total	15,538	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.7.11, below. In total, the poverty rate in Fremont County was 15.2 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Fremont County had a poverty rate of 14.5 percent and the female population had a poverty rate of 15.9 percent. There were 359 males and 477 females in poverty under the age of 5. Overall, 14.0 percent of persons in poverty in Fremont County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 311 individuals with incomes below the poverty level which represented 5.2 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.7.11 Poverty by Age Fremont County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Fremont County				
5 and Below	359	477	836	14.0%
6 to 18	874	611	1,485	24.9%
18 to 64	1,470	1,853	3,323	55.8%
65 and Older	116	195	311	5.2%
Total	2,819	3,136	5,955	100.0%
Poverty Rate	14.5%	15.9%	15.2%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.7.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Fremont County saw an average of 9,198 owner-occupied single-family units compared to 2,144 single-family rental units. In Fremont County, single-family units comprised 73.0 percent of all households compared with 71.5 percent statewide. Fremont County

had a total of 1,024 apartment rental units and total apartment units accounted for 6.7 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 2,592 mobile homes in Fremont County, which comprised 16.7 percent of all occupied housing units and compared to 13.6 statewide.

Table II.7.12				
Households by Unit Type				
Fremont County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
Single-Family Unit	9,198	2,144	11,342	73.0%
Duplex	24	247	271	1.7%
Tri- or Four-Plex	19	249	268	1.7%
Apartments	22	1,024	1,046	6.7%
Mobile Homes	1,827	765	2,592	16.7%
Boat, RV, Van, Etc.	6	13	19	.1%
Total	11,096	4,442	15,538	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.7.13, below, shows the number of households by year of construction. As shown, 8.3 percent, or 1,282 units, were built in 1939 or earlier in the county, and another 590 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,682, which accounted for 10.8 percent of all households, and an additional 27 households, or 0.2 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.7.13				
Households by Year Built				
Fremont County 2008-2012 5-Year ACS Data				
Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,282	8.3%	24,899	11.2%
1940 to 1949	590	3.8%	10,352	4.7%
1950 to 1959	1,384	8.9%	22,395	10.1%
1960 to 1969	2,147	13.8%	19,254	8.7%
1970 to 1979	4,097	26.4%	50,875	23.0%
1980 to 1989	2,454	15.8%	34,715	15.7%
1990 to 1999	1,875	12.1%	26,905	12.1%
2000 to 2004	1,682	10.8%	30,814	13.9%
Built 2005 or Later	27	.2%	1,270	.6%
Total	15,538	100.0%	221,479	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 1.5 percent of total housing units, while households with five and six rooms accounted for 23.7 and 18.2 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				
2008-2012 5-Year ACS Data				
Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	270	1.5%	4,323	1.7%
Two	569	3.2%	6,841	2.6%
Three	1,168	6.6%	19,299	7.4%
Four	2,971	16.8%	44,488	17.0%
Five	4,189	23.7%	51,437	19.7%
Six	3,215	18.2%	40,208	15.4%
Seven	1,988	11.2%	32,481	12.4%
Eight	1,386	7.8%	25,835	9.9%
Nine or more	1,954	11.0%	36,518	14.0%
Total	17,710	100.0%	261,430	100.0%
Median Rooms	5	.	6	.

Table II.7.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 107 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.1 percent of total households in Fremont County, which compared to 24.6 percent statewide. In Fremont County, the 6,967 households with three bedrooms accounted for 44.8 percent of all households, and there were only 824 five-bedroom or more households, which accounted for 5.3 percent of all households.

Table II.7.15				
Households by Number of Bedrooms				
Fremont County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
None	27	107	134	.9%
One	469	877	1,346	8.7%
Two	2,128	1,616	3,744	24.1%
Three	5,584	1,383	6,967	44.8%
Four	2,191	332	2,523	16.2%
Five or more	697	127	824	5.3%
Total	11,096	4,442	15,538	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	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 \$152,100, while structures built between 1950 and 1959 had a median value of \$167,200 and those built between 1990 to 1999 had a median value of \$178,000. 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 \$246,300 and \$262,500, respectively. The total average median value in Fremont County was \$177,300, which compared to \$184,400 in the State of Wyoming.

Table II.7.16 Median Value by Year Structure Built Fremont County 2008-2012 5-Year ACS Data		
Year Built	Fremont County	State of Wyoming
1939 or earlier	152,100	153,500
1940 to 1949	175,000	136,800
1950 to 1959	167,200	156,600
1960 to 1969	166,300	173,700
1970 to 1979	164,700	181,700
1980 to 1989	205,000	196,100
1990 to 1999	178,000	228,400
2000 to 2004	246,300	248,900
Built 2005 or Later	262,500	221,600
Total	177,300	184,400

Household mortgage status is reported in Table II.7.17, below. In Fremont County, households with a mortgage accounted for 51.6 percent of all households or 5,726 housing units, and the remaining 48.4 percent or 5,370 units had no mortgage. Of those units with a mortgage, 791 had either a second mortgage or home equity loan, 30 had both a second mortgage and home equity loan, and 4,905 or 85.7 percent had no second mortgage or no home equity loan.

Table II.7.17 Mortgage Status Fremont County 2008-2012 5-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	5,726	51.6%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	791	13.8%	15,069	16.0%
Second mortgage only	409	51.7%	7,440	49.4%
Home equity loan only	382	48.3%	7,629	50.6%
Both second mortgage and home equity loan	30	.5%	645	.7%
No second mortgage and no home equity loan	4,905	85.7%	78,587	83.3%
Housing units without a mortgage	5,370	48.4%	61,358	39.4%
Total	11,096	100.0%	155,659	100.00%

The median rent in Fremont County was \$505 as compared to \$618 statewide, as seen in Table II.7.18, below.

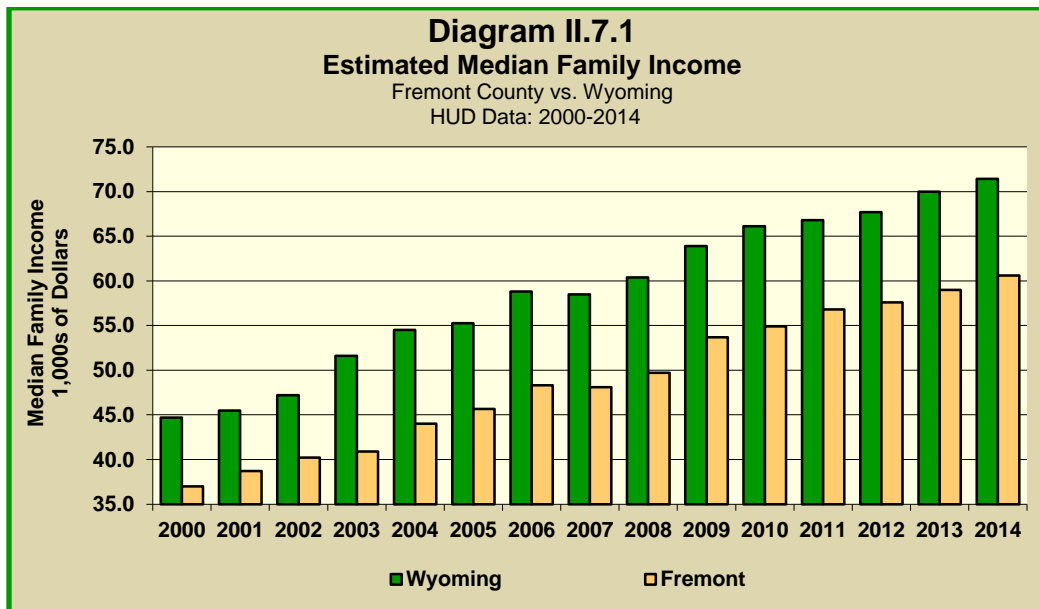
Table II.7.18 Median Rent Fremont County 2008-2012 5-Year ACS Data	
Place	Rent
Fremont County	\$505
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 18 persons during 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 3,077 persons over the time period.

Table II.7.19			
Driver’s Licenses Exchanged and Surrendered			
Fremont County			
WYDOT Data, 2000–2013			
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	712	694	18
Total	11,619	8,542	3,077

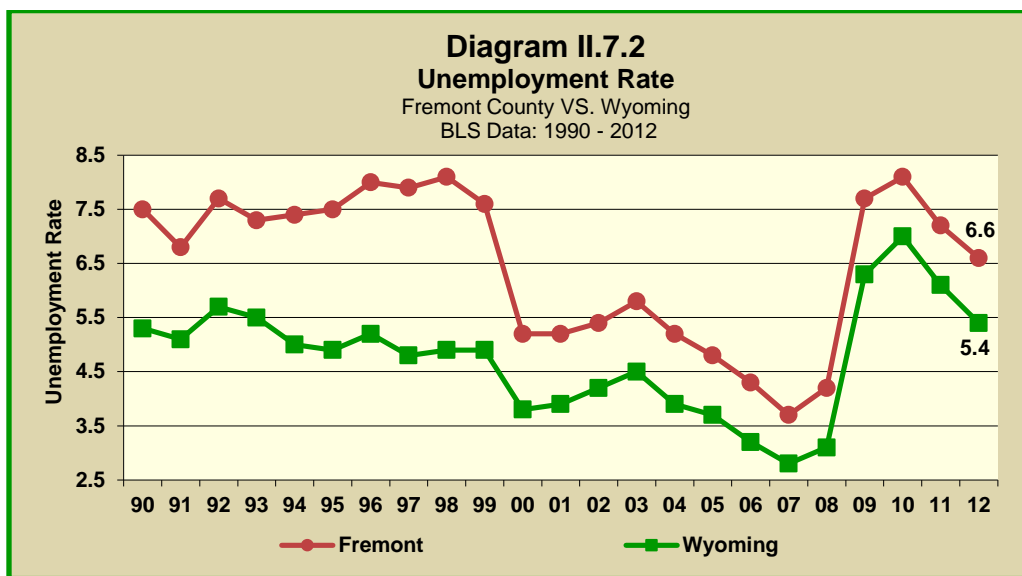
Economics

The HUD estimated MFI for Fremont County was \$60,600 in 2014.⁸¹ This compares to Wyoming’s MFI of \$71,400. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2014.



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.

⁸¹ 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 2013 information considered preliminary (p), annual total monthly employment increased by 0.97 percent between 2011 and 2012, from a total of 16,640 to 16,802 workers. Preliminary estimates shows total monthly employment increased to 17,166 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	13,811	13,977	14,305	14,758	15,296	15,897	16,199	15,618	15,940	16,200	16,392
Feb	13,937	14,085	14,461	14,909	15,480	16,029	16,269	15,698	16,079	16,242	16,409
Mar	14,068	14,331	14,678	15,164	15,710	16,183	16,214	16,001	16,292	16,600	16,662
Apr	14,289	14,516	14,997	15,223	15,777	16,335	16,242	16,088	16,457	16,639	16,590
May	14,794	14,851	15,229	15,637	16,306	16,779	16,511	16,472	16,692	16,997	16,938
Jun	15,033	15,070	15,700	16,185	16,719	17,162	16,666	16,677	16,860	17,411	17,166
Jul	14,520	14,742	15,046	15,279	16,050	16,739	16,279	16,397	16,475	16,606	.
Aug	14,519	14,709	15,101	15,498	16,406	16,894	16,566	16,976	16,821	17,102	.
Sep	14,890	15,232	15,584	15,705	16,513	17,026	16,687	16,981	17,219	17,015	.
Oct	14,684	15,005	15,435	15,697	16,453	17,083	16,377	16,908	17,062	17,126	.
Nov	14,479	15,124	15,541	15,830	16,596	16,838	16,437	16,994	16,926	16,923	.
Dec	14,522	14,789	15,329	15,730	16,213	16,756	16,078	16,490	16,856	16,767	.
Annual	14,462	14,703	15,117	15,468	16,127	16,643	16,377	16,442	16,640	16,802	.
% Change	-1.55	1.67	2.82	2.32	4.26	3.20	-1.60	0.40	1.20	0.97	.

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. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$755.

Table II.7.21						
Average Weekly Wages						
Fremont County						
BLS QCEW Data, 2001–2013(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	744	743	742	777	752	2.73
2013(p)	744	755

Total business establishments reported by the QCEW are displayed in Table II.7.22, below. Annual establishments increased by 0.77 percent between 2011 and 2012, falling from 1,561 to 1,573 establishments.

Table II.7.22						
Number of Establishments						
Fremont County						
BLS QCEW Data, 2001–2013(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
2012	1,569	1,586	1,572	1,565	1,573	0.77
2013p	1,564	1,567

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 decreased from \$589 in second quarter 2012 to \$571 in second quarter 2013, or by 3.1 percent. Detached single-family home rents increased by 6.9 percent, rents for mobile homes on a lot increased by 1.4 percent, and rents for mobile home lots remained unchanged.

Fremont County rental prices experienced average annualized increases of 2.9 percent for apartments, 4.0 percent for houses, 4.2 percent for mobile homes plus a lot, and 2.0 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.7.23, at right, presents the Fremont County data for each rental type.⁸²

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
Q2.13	571	200	903	734

⁸² 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 2013.⁸³ During December 2013, a total of 57 surveys were completed in Fremont County, as shown in Table II.7.26. Of the 1,029 rental units surveyed, 77 were vacant, indicating a vacancy rate of 7.50 percent. This compares to a 2.87 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 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%
2013b	57	1,026	77	7.50%

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. However, last over the last six months the vacancy rate increased to above the statewide rate.

⁸³Those 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.

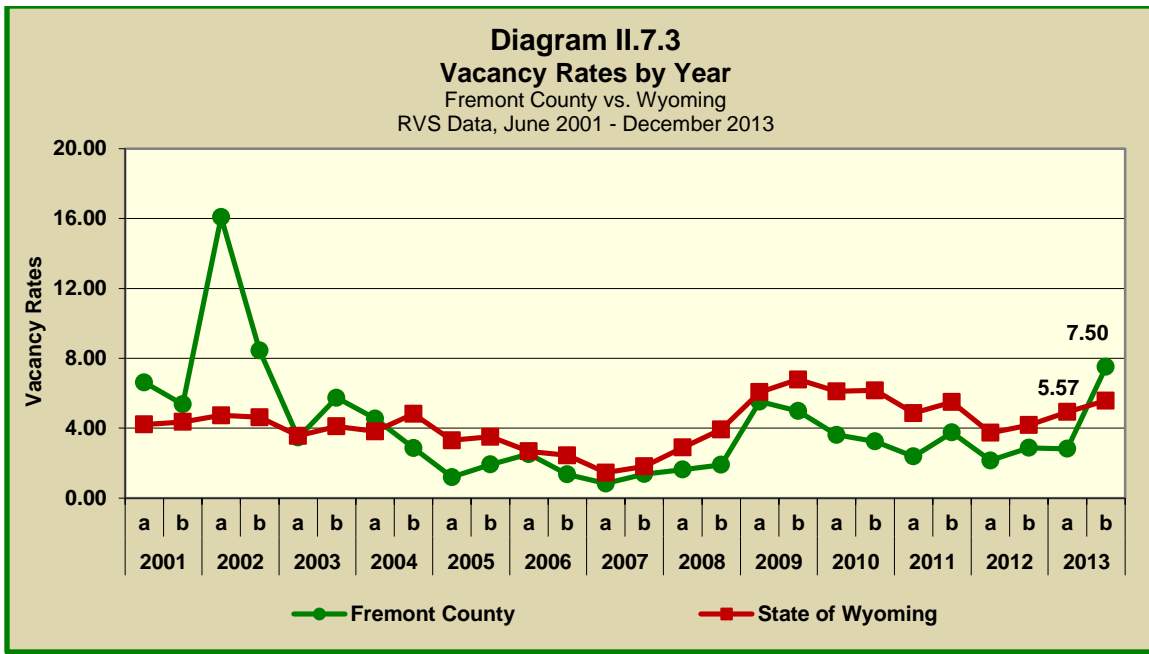


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In the second half of 2013, average rents for single-family units rose to \$980 and average rents for apartments increased to \$747.

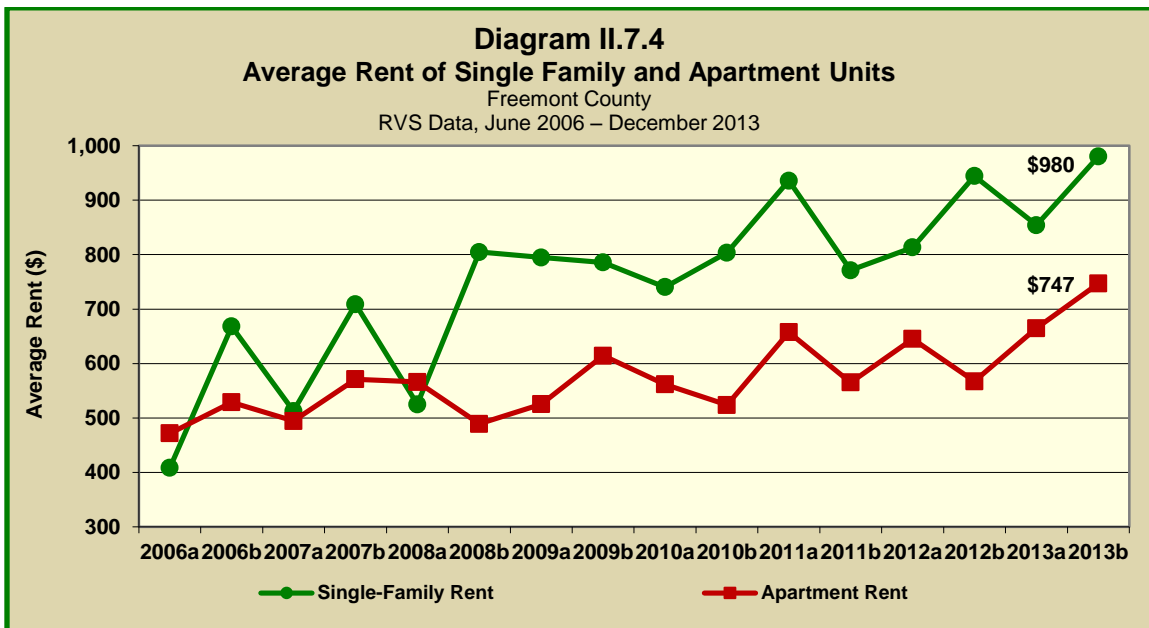


Table II.7.27, below, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 243 single family units in Fremont County, with 7 of them available. This translates into a vacancy rate of 2.9 percent in Fremont County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 634 apartment units reported in the survey, with 34 of them available, which resulted in a vacancy rate of 5.4 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.7.27			
Rental Vacancy Survey by Type			
Fremont County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	243	7	2.9%
Duplex units	57	1	1.8%
Apartments	634	34	5.4%
Mobile Homes	36	1	2.8%
“Other” Units	1	0	.0%
Don't Know	55	34	61.8%
Total	1,026	77	7.5%

Table II.7.28, below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 35 units. The most common apartment units were one bedroom units, with 328 units. Additional details for additional unit types are reported found below.

Table II.7.28							
Rental Units by Bedroom Size							
Fremont County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	0	0	0	.	0
One	3	1	328	0	0	.	332
Two	35	20	153	13	0	.	221
Three	28	34	5	11	1	.	79
Four	10	2	0	0	0	.	12
Five	3	0	0	0	0	.	3
Don't Know	164	0	148	12	0	55	379
Total	243	57	634	36	1	55	1,026

Average market-rate rents by unit type are shown in Table II.7.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.7.29						
Average Market Rate Rents by Bedroom Size						
Fremont County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$525	\$500	\$549	\$	\$	\$542
Two	\$804	\$650	\$670	\$620	\$450	\$695
Three	\$975	\$	\$811	\$680	\$725	\$863
Four	\$1,300	\$1,200	\$	\$	\$	\$1,288
Five	\$1,650	\$	\$	\$	\$	\$1,650
Total	\$980	\$675	\$747	\$661	\$700	\$765

Table II.7.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.7.30						
Average Assisted Rate Rents by Bedroom Size						
Fremont County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$395	\$	\$	\$395
Two	\$350	\$350	\$478	\$	\$	\$435
Three	\$495	\$495	\$745	\$	\$	\$578
Four	\$	\$595	\$	\$	\$	\$595
Five	\$	\$	\$	\$	\$	\$
Total	\$423	\$480	\$468	\$	\$	\$465

Table II.7.31, below, 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.7.31			
Single Family Market Rate Rents by Vacancy Status			
Fremont County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	56	1	1.8%
\$1,000 to \$1,500	13	0	.0%
Above \$1,500	4	0	.0%
Missing	170	6	3.5%
Total	243	7	2.9%

The average rent and availability of apartment units is displayed in Table II.7.32, below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.7.32 Apartment Market Rate Rents by Vacancy Status Fremont County RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	365	17	4.7%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500	0	0	%
Missing	267	17	6.37%
Total	634	34	5.4%

Table II.7.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 0.0 percent.

Table II.7.33 Mobile Home Market Rate Rents by Vacancy Status Fremont County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	24	0	.0%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	12	1	8.3%
Total	36	1	2.8%

Table II.7.34, 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 fair condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.7.34 Condition by Unit Type Fremont County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	139	0	0	0	0	.	139
Average	31	0	50	0	0	.	81
Good	47	49	354	11	1	.	462
Excellent	26	8	205	8	0	.	247
Don’t Know	0	0	25	17	0	55	97
Total	243	57	634	36	1	55	1,026

The availability of single family units based on their condition is displayed in Table II.7.35, below. As can be seen the single family units with the lowest vacancy rates were in good condition, with a vacancy rate of 0.0 percent.

Table II.7.35			
Condition of Single Family Units by Vacancy Status			
Fremont County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	139	5	3.6%
Average	31	0	.0%
Good	47	0	.0%
Excellent	26	2	7.7%
Don't Know	0		%
Total	243	7	2.9%

Table II.7.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in good condition, and had a vacancy rate of 1.41 percent.

Table II.7.36			
Condition of Apartment Units by Vacancy Status			
Fremont County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	50	9	18.0%
Good	354	5	1.4%
Excellent	205	19	9.3%
Don't Know	25		%
Total	634	34	5.4%

Table II.7.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in good quality, with a vacancy rate of 1.41 percent.

Table II.7.37			
Condition of Mobile Home Units by Vacancy Status			
Fremont County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	0	0	%
Good	11	0	.0%
Excellent	8	0	.0%
Don't Know	17		%
Total	36	1	2.8%

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.7.38 on the following page, respondents in Fremont County said they would prefer 49 more single family units, 6 more apartment units, and 15 units of all types. In total respondents indicated they wished to own or manage an additional 76 units.

Table II.7.38 If you had the opportunity to own/manage more units, how many would you prefer Fremont County RVS Data, December 2013	
Unit Type	More Units
Single family units	49
Duplex Units	
Apartments	6
Mobile homes	0
Other	
Don't Know	6
All types	15
Total	76

The calendar year 2013 Housing Needs Assessment Survey had 71 respondents in Fremont County. Of the incoming persons who were unsatisfied with their current housing, 33.3 percent said they were seeking to own a home and 66.7 percent wished to rent. Of those seeking to own a home, 100.0 percent wished to build, of which 50.0 percent expected to build for between \$100,000 and \$249,999 and the remaining 50.0 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 25.0 percent were willing to spend under \$475, 25.0 percent anticipated spending between \$475 and \$849, and the remaining 50.0 percent anticipated spending above \$850. Additional survey data are presented 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 2012 5-year ACS data, 453 or 2.9 percent of households in Fremont County were overcrowded and another 127 or 0.8 percent of units were severely overcrowded, as shown in Table II.7.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.7.39				
Overcrowding and Severe Overcrowding				
Fremont County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Fremont County				
Owner				
Households	10,782	202	112	11,096
Percentage	97.2%	1.8%	1.0%	100.0%
Renter				
Households	4,176	251	15	4,442
Percentage	94.0%	5.7%	.3%	100.0%
Total				
Households	14,958	453	127	15,538
Percentage	96.3%	2.9%	.8%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 590 units or 3.3 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.7.40, at right.

Table II.7.40		
Housing Units with Incomplete Kitchen Facilities		
Fremont County 2008-2012 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	17,120	253,942
Lacking Complete Kitchen Facilities	590	7,488
Total Housing Units	17,710	261,430
Percent Lacking	3.3%	2.9%

At the time of the 2012 ACS, a total of 480 units or 2.7 percent of all housing units in Fremont County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.7.41, on the following page.

Table II.7.41 Housing Units with Incomplete Plumbing Facilities Fremont County 2008-2012 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Plumbing Facilities	17,230	255,465
Lacking Complete Plumbing Facilities	480	5,965
Total Households	17,710	261,430
Percent Lacking	2.7%	2.3%

The third type of housing problem reported in the 2012 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, 14.3 percent of households had a cost burden and 9.9 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 17.4 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 11.5 percent experienced a severe cost burden, while 17.2 percent of renters had a cost burden and 17.3 percent had a severe cost burden, as seen in Table II.7.42, on the following page.

Table II.7.42 Cost Burden and Severe Cost Burden by Tenure Fremont County 2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Fremont County					
Owner With a Mortgage					
Households	4,044	999	658	25	5,726
Percent	70.6%	17.4%	11.5%	.4%	100.0%
Owner Without a Mortgage					
Households	4,783	466	117	4	5,370
Percent	89.1%	8.7%	2.2%	.1%	100.0%
Renter					
Households	2,328	762	769	583	4,442
Percent	52.4%	17.2%	17.3%	13.1%	100.0%
Total					
Households	11,155	2,227	1,544	612	15,538
Percent	71.8%	14.3%	9.9%	3.9%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 4,495 households in Fremont County, from 15,455 in 2010 to 19,950 in 2040. Homeowners are expected to increase from 11,006 households in 2010 to 14,333 by 2040. Renters are anticipated to increase from 4,449 households in 2010 to 5,618 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 237 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 390 households and by 407 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 242 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 241 households over the period. Table II.7.43, below, provides details of the household forecast by tenure and income.

Table II.7.43						
Household Forecast by Tenure and Income						
Fremont County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	785	1,289	1,345	754	6,832	11,006
2015	809	1,328	1,385	776	7,034	11,332
2020	848	1,392	1,452	814	7,374	11,879
2025	893	1,467	1,531	858	7,773	12,522
2030	938	1,541	1,608	901	8,162	13,150
2035	981	1,611	1,681	942	8,535	13,750
2040	1,023	1,679	1,752	982	8,897	14,333
Renters by Percent of Median Household Income						
2010	921	918	942	373	1,295	4,449
2015	921	918	941	373	1,294	4,447
2020	966	962	987	391	1,357	4,662
2025	1,020	1,016	1,043	413	1,434	4,925
2030	1,072	1,068	1,095	434	1,506	5,175
2035	1,119	1,115	1,144	453	1,573	5,404
2040	1,164	1,159	1,189	471	1,635	5,618
Total Households by Percent of Median Household Income						
2010	1,707	2,208	2,287	1,127	8,127	15,455
2015	1,730	2,245	2,327	1,149	8,329	15,779
2020	1,813	2,354	2,439	1,205	8,731	16,541
2025	1,914	2,483	2,573	1,271	9,206	17,447
2030	2,010	2,608	2,703	1,335	9,669	18,324
2035	2,100	2,726	2,825	1,395	10,108	19,154
2040	2,186	2,839	2,941	1,453	10,532	19,950

