

FREMONT COUNTY

Demographics

The Census Bureau's current census estimates indicate that Fremont County's population increased from 40,123 in 2010 to 40,315 in 2015, or by 0.5 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 1.1 percent, and the number of people from 55 to 64 years of age increased by 6.2 percent. The white population decreased by 0.4 percent, while the black population increased by 132.4 percent. The Hispanic population increased from 2,264 to 2,738 people between 2010 and 2015 or by 20.9 percent. These data are presented in Table II.7.1, below.

Table II.7.1						
Profile of Population Characteristics						
Fremont County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Fremont County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	40,123	40,315	.5%	563,626	586,107	4.0%
Age						
Under 14 years	8,607	8,752	1.7%	113,371	116,880	3.1%
15 to 24 years	5,123	4,738	-7.5%	78,460	78,529	0.1%
25 to 44 years	9,339	9,441	1.1%	144,615	153,641	6.2%
45 to 54 years	5,753	4,775	-17.0%	83,577	71,070	-15.0%
55 to 64 years	5,496	5,836	6.2%	73,513	81,288	10.6%
65 and Over	5,805	6,773	16.7%	70,090	84,699	20.8%
Race						
White	30,192	30,063	-.4%	529,110	543,292	2.7%
Black	102	237	132.4%	5,135	8,286	61.4%
American Indian and Alaskan Native	8,630	8,600	-.3%	14,457	15,757	9.0%
Asian	164	207	26.2%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	15	31	106.7%	521	676	29.8%
Two or more races	1,020	1,177	15.4%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	2,264	2,738	20.9%	50,231	58,207	15.9%

Table II.7.2, on the following page, presents the population of Fremont County by age and gender from the 2010 Census and 2015 current census 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 2015, the number of males rose to 20,097 persons, and accounted for 49.8 percent of the population, with the remaining 50.2 percent, or 20,218 persons being female.

Table II.7.2 Population by Age and Gender Fremont County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	4,407	4,200	8,607	4,416	4,336	8,752	1.7%
15 to 24 years	2,636	2,487	5,123	2,512	2,226	4,738	-7.5%
25 to 44 years	4,734	4,605	9,339	4,775	4,666	9,441	1.1%
45 to 54 years	2,820	2,933	5,753	2,370	2,405	4,775	-17.0%
55 to 64 years	2,737	2,759	5,496	2,869	2,967	5,836	6.2%
65 and Over	2,696	3,109	5,805	3,155	3,618	6,773	16.7%
Total	20,030	20,093	40,123	20,097	20,218	40,315	.5%
% of Total	49.9%	50.1%	.	49.8%	50.2%	.	

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 ¹⁰⁰	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

¹⁰⁰ 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 10,118 family households, of which 7,589 housed married couple families and 2,529 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 891 families, or a female householder with no husband present, of which there were 1,638 families. There were also an estimated 5,212 “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 66.0 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Fremont County, 75.0 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.7.4				
Household Type by Tenure				
Fremont County				
2010-2015 5-Year ACS Data				
Family Type	Fremont County		State of Wyoming	
	Fremont County	% of Total	State of Wyoming	% of Total
Family households	10,118	66.0%	147,229	64.9%
Married-couple family	7,589	75.0%	117,355	79.7%
Owner-occupied housing units	6,297	83.0%	97,628	83.2%
Renter-occupied housing units	1,292	17.0%	19,727	16.8%
Other family	2,529	25.0%	29,874	20.3%
Male householder, no wife present	891	35.2%	10,771	36.1%
Owner-occupied housing units	524	58.8%	6,308	58.6%
Renter-occupied housing units	367	41.2%	4,463	41.4%
Female householder, no husband present	1,638	64.8%	19,103	63.9%
Owner-occupied housing units	869	53.1%	9,562	50.1%
Renter-occupied housing units	769	46.9%	9,541	49.9%
Nonfamily households	5,212	34.0%	79,636	35.1%
Owner-occupied housing units	3,185	61.1%	43,177	54.2%
Renter-occupied housing units	2,027	38.9%	36,459	45.8%
Total	15,330	100.0%	226,865	100.0%

Table II.7.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 5,054 two-person family households, 1,879 three-person family households and 1,415 four-person family households. One-person non-family households made up 79.8 percent of all non-family households or an estimated 4,158 households. Fremont County’s two persons households made up 39.0 percent of total housing units and four person households made up an additional 9.5 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.7.5 Household Type by Household Size				
Fremont County 2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Fremont County				
One Person	.	4,158	4,158	27.1%
Two Person	5,054	918	5,972	39.0%
Three Person	1,879	86	1,965	12.8%
Four Person	1,415	34	1,449	9.5%
Five Person	917	16	933	6.1%
Six Person	464	0	464	3.0%
Seven Person	389	0	389	2.5%
Total	10,118	5,212	15,330	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,972 two-person households, 4,929 were owner-occupied and 1,043 were renter-occupied. Of the 1,449 four-person households, 949 were owner-occupied and 500 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 2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Fremont County				
One Person	2,554	1,604	4,158	27.1%
Two Person	4,929	1,043	5,972	39.0%
Three Person	1,396	569	1,965	12.8%
Four Person	949	500	1,449	9.5%
Five Person	487	446	933	6.1%
Six Person	301	163	464	3.0%
Seven Person or more	259	130	389	2.5%
Total	10,875	4,455	15,330	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.7.7, on the following page, Fremont County had a total of 17,723 housing units of which 15,330 or 86.5 percent were occupied. Of these occupied units, 70.9 percent, or 10,875 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,393 units or 13.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.7.7 Housing Units by Tenure Fremont County 2010-2015 5-Year ACS Data				
Tenure	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,330	86.5%	226,865	85.1
Owner-Occupied	10,875	70.9%	156,675	69.1
Renter-Occupied	4,455	29.1%	70,190	30.9
Vacant Housing Units	2,393	13.5%	39,765	14.9
Total Housing Units	17,723	100.0%	266,630	100.0

Table II.7.8, below, shows that of the 2,393 housing units in Fremont County as reported in the 2014 ACS data, 223 or 9.3 percent were for rent and 99 or 4.1 percent were for sale. An estimated 1,215 units were for seasonal, recreational, or occasional use, and 767 or 32.1 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.7.8 Disposition of Vacant Housing Units Fremont County 2010-2015 5-Year ACS Data				
Disposition	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	223	9.3%	6,460	16.2%
Rented, but not occupied	40	1.7%	1,371	3.4%
For sale only	99	4.1%	2,571	6.5%
Sold, but not occupied	34	1.4%	931	2.3%
For seasonal, recreational, or occasional use	1,215	50.8%	17,209	43.3%
For migrant workers	15	.6%	302	.8%
Other vacant	767	32.1%	10,921	27.5%
Total	2,393	100.0%	39,765	100.0%

Table II.7.9, at right, presents different income statistics for Fremont County. According to the 2014 ACS data averages, median family income for Fremont County was \$64,694 compared to the statewide average of \$73,194.

Table II.7.9 Median and Per Capita Income Fremont County 2010-2015 5-Year ACS Data		
Income Type	Fremont County	Wyoming
Median Family Income	64,694	73,194
Median Household Income	52,773	58,840

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 1,447 households or 9.4 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 2,243 households that had incomes between \$35,000 and \$49,999, which accounted for 14.6 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.6 percent of total households and numbered 3,006 in Fremont County.

Table II.7.10 Households by Income Fremont County 2010-2015 5-Year ACS Data				
Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,447	9.4%	21,426	9.4%
15,000 - 19,999	1,157	7.5%	10,358	4.6%
20,000 - 24,999	963	6.3%	11,900	5.2%
25,000 - 34,999	1,555	10.1%	22,435	9.9%
35,000 - 49,999	2,243	14.6%	30,775	13.6%
50,000 - 74,999	2,973	19.4%	43,104	19.0%
75,000 - 99,999	1,986	13.0%	32,540	14.3%
100,000 and above	3,006	19.6%	54,327	23.9%
Total	15,330	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.7.11, below. In total, the poverty rate in Fremont County was 14 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Fremont County had a poverty rate of 13 percent and the female population had a poverty rate of 15 percent. There were 461 males and 447 females in poverty under the age of 5. Overall, 16.1 percent of persons in poverty in Fremont County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 349 individuals with incomes below the poverty level which represented 6.2 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.7.11 Poverty by Age Fremont County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Fremont County				
5 and Below	461	447	908	16.1%
6 to 17	684	496	1,180	20.9%
18 to 64	1,304	1,896	3,200	56.8%
65 and Older	137	212	349	6.2%
Total	2,586	3,051	5,637	100.0%
Poverty Rate	13%	15%	14%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.7.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Fremont County saw an average of 9,046 owner-occupied single-family units compared to 2,148 single-family rental units. In Fremont County, single-family units comprised 73.0 percent of all households compared with 71.8 percent statewide. Fremont County

had a total of 833 apartment rental units and total apartment units accounted for 5.6 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 2,586 mobile homes in Fremont County, which comprised 16.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.7.12 Households by Unit Type Fremont County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
Single-Family Unit	9,046	2,148	11,194	73.0%
Duplex	23	242	265	1.7%
Tri- or Four-Plex	28	396	424	2.8%
Apartments	18	833	851	5.6%
Mobile Homes	1,760	826	2,586	16.9%
Boat, RV, Van, Etc.	0	10	10	.1%
Total	10,875	4,455	15,330	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.7.13, below, shows the number of households by year of construction. As shown, 8.0 percent, or 1,224 units, were built in 1939 or earlier in the county, and another 729 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,960, which accounted for 12.8 percent of all households, and an additional 164 households, or 1.1 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.7.13 Households by Year Built Fremont County 2010-2015 5-Year ACS Data				
Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,224	8.0%	24,616	10.9%
1940 to 1949	729	4.8%	10,203	4.5%
1950 to 1959	1,416	9.2%	21,453	9.5%
1960 to 1969	2,100	13.7%	18,653	8.2%
1970 to 1979	4,063	26.5%	48,616	21.4%
1980 to 1989	1,905	12.4%	33,033	14.6%
1990 to 1999	1,769	11.5%	26,955	11.9%
2000 to 2009	1,960	12.8%	36,947	16.3%
Built 2010 or Later	164	1.1%	6,389	2.8%
Total	15,330	100.0%	226,865	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 accounted for only 1.9 percent of total housing units, while households with five and six rooms accounted for 23.4 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 2010-2015 5-Year ACS Data				
Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	338	1.9%	4,535	1.7%
Two	413	2.3%	7,317	2.7%
Three	1,340	7.6%	20,228	7.6%
Four	2,968	16.7%	41,849	15.7%
Five	4,139	23.4%	54,574	20.5%
Six	3,100	17.5%	42,082	15.8%
Seven	1,744	9.8%	31,471	11.8%
Eight	1,495	8.4%	25,750	9.7%
Nine or more	2,186	12.3%	38,824	14.6%
Total	17,723	100.0%	266,630	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 121 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.0 percent of total households in Fremont County, which compared to 24.3 percent statewide. In Fremont County, the 6,962 households with three bedrooms accounted for 45.4 percent of all households, and there were only 981 five-bedroom or more households, which accounted for 6.4 percent of all households.

Table II.7.15 Households by Number of Bedrooms Fremont County 2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
None	31	121	152	1.0%
One	284	773	1,057	6.9%
Two	2,119	1,707	3,826	25.0%
Three	5,539	1,423	6,962	45.4%
Four	2,103	249	2,352	15.3%
Five or more	799	182	981	6.4%
Total	10,875	4,455	15,330	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

Household mortgage status is reported in Table II.7.16, on the following page. In Fremont County, households with a mortgage accounted for 50.9 percent of all households or 5,534 housing units, and the remaining 49.1 percent or 5,341 units had no mortgage. Of those units with a mortgage, 536 had either a second mortgage or home equity loan, 8 had both a second mortgage and home equity loan, and 4,990 or 90.2 percent had no second mortgage or no home equity loan.

Table II.7.16				
Mortgage Status				
Fremont County 2010-2015 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	5,534	50.9%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	536	9.7%	10,910	11.8%
Second mortgage only	273	50.9%	5,021	46.0%
Home equity loan only	263	49.1%	5,889	54.0%
Both second mortgage and home equity loan	8	.1%	514	.6%
No second mortgage and no home equity loan	4,990	90.2%	81,121	87.7%
Housing units without a mortgage	5,341	49.1%	64,130	40.9%
Total	10,875	100.0%	156,675	100.00%

The median rent in Fremont County was \$595 as compared to \$674 statewide, as seen in Table II.7.17, below.

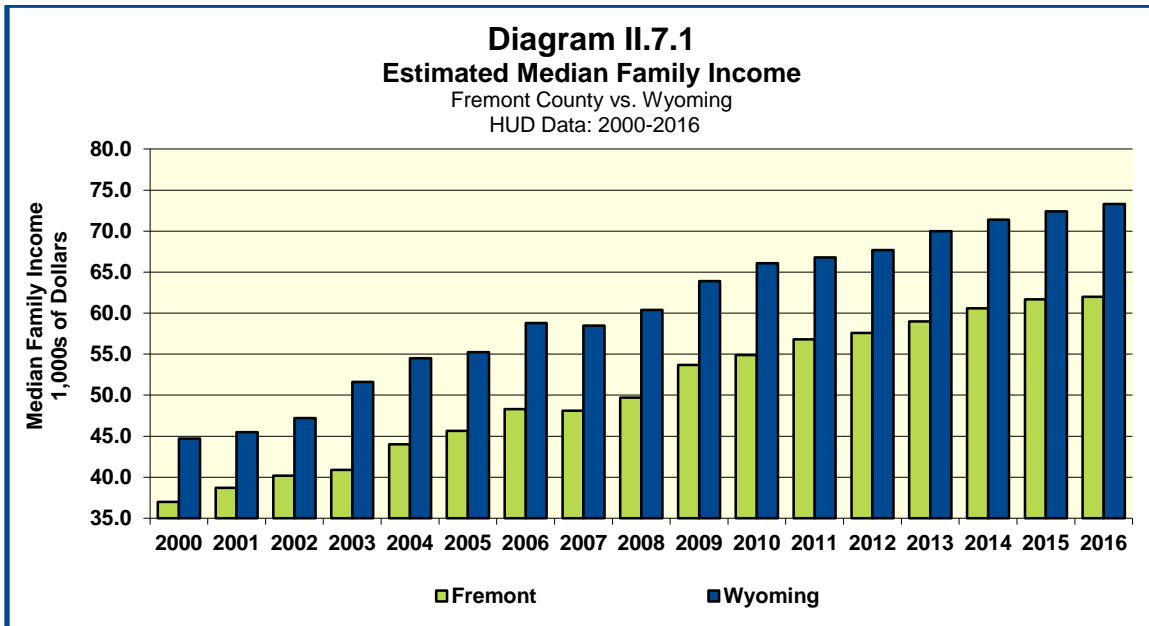
Table II.7.17	
Median Rent	
Fremont County 2010-2015 5-Year ACS Data	
Place	Rent
Fremont County	\$595
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 35 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Fremont County are presented in Table II.7.18, below, and show a net increase of 3,201 persons over the time period.

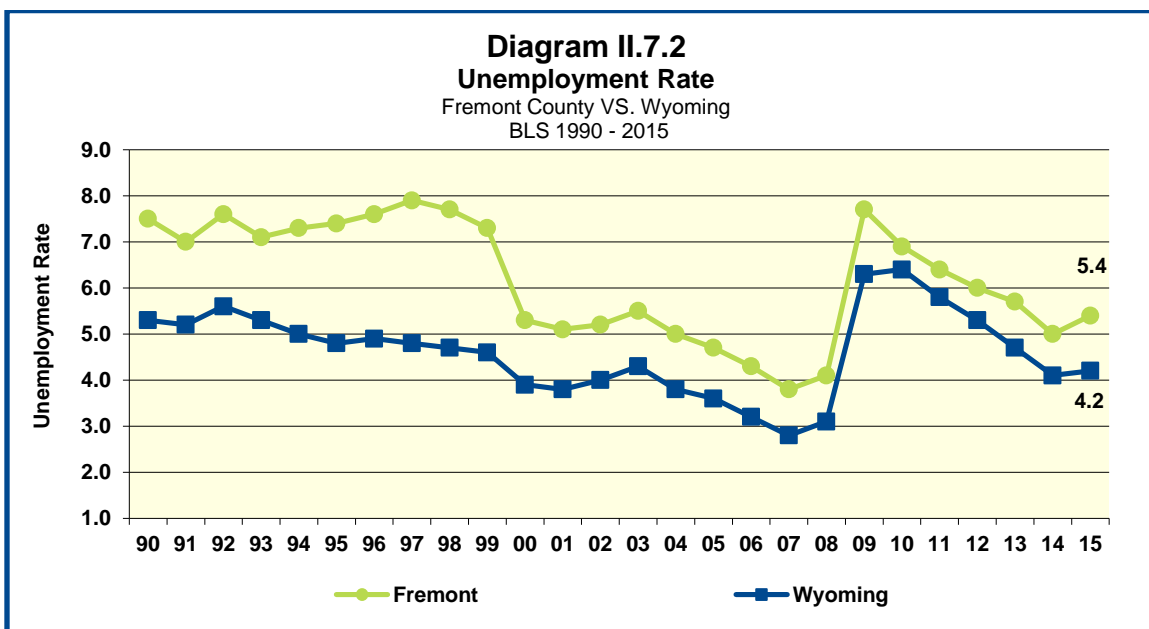
Table II.7.18			
Driver’s Licenses Exchanged and Surrendered			
Fremont County WYDOT Data, 2000 – First Half of 2016			
Year	In-Migrants	Out-Migrants	Net Change
2000	844	751	93
2001	856	688	168
2002	866	582	284
2003	727	507	220
2004	759	659	100
2005	838	627	211
2006	894	576	318
2007	901	630	271
2008	931	581	350
2009	860	525	335
2010	872	440	432
2011	691	632	59
2012	868	650	218
2013	712	694	18
2014	807	695	112
2015	699	722	-23
2016 – First Half	363	328	35
Total	13,488	10,287	3,201

Economics

The HUD estimated MFI for Fremont County was \$62,000 in 2016.¹⁰¹ This compares to Wyoming’s MFI of \$73,300. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2016.



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, decreased by 219 persons, from 20,598 in 2014 to 20,379 in 2015. Employment decreased by 301 persons; unemployment increased by 82 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 5.0 percent in 2014 to 5.4 percent in 2015, as shown below in Diagram II.7.2.



¹⁰¹ 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 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.7.19, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 16,242 persons in 2015; this figure was lower than the 2014 average by 294 jobs. In June total preliminary monthly employment was estimated to be 15,894 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	14,305	14,758	15,296	15,897	16,199	15,618	15,940	16,200	16,392	16,043	16,030	15,257
Feb	14,461	14,909	15,480	16,029	16,269	15,698	16,079	16,242	16,409	16,057	15,937	15,273
Mar	14,678	15,164	15,710	16,183	16,214	16,001	16,292	16,600	16,662	16,312	15,980	15,419
Apr	14,997	15,223	15,777	16,335	16,242	16,088	16,457	16,639	16,608	16,548	16,104	15,484
May	15,229	15,637	16,306	16,779	16,511	16,472	16,692	16,997	16,956	16,806	16,338	15,601
Jun	15,700	16,185	16,719	17,162	16,666	16,677	16,860	17,411	17,177	16,844	16,817	15,894
Jul	15,046	15,279	16,050	16,739	16,279	16,397	16,475	16,606	16,422	16,271	16,039	.
Aug	15,101	15,498	16,406	16,894	16,566	16,976	16,821	17,102	16,805	16,664	16,287	.
Sep	15,584	15,705	16,513	17,026	16,687	16,981	17,219	17,015	16,973	16,821	16,457	.
Oct	15,435	15,697	16,453	17,083	16,377	16,908	17,062	17,126	16,867	17,189	16,771	.
Nov	15,541	15,830	16,596	16,838	16,437	16,994	16,926	16,923	16,850	16,462	16,166	.
Dec	15,329	15,730	16,213	16,756	16,078	16,490	16,856	16,767	16,548	16,409	15,974	.
Annual	15,117	15,468	16,127	16,643	16,377	16,442	16,640	16,802	16,722	16,536	16,242	.
% Change	2.82%	2.32%	4.26%	3.20%	-1.60%	.40%	1.20%	.97%	-4.8%	-1.11%	-1.78%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$784 in 2014. In 2015, average weekly wages saw a decrease of 1.15 over the prior year, rising to \$775. The most recent preliminary estimates show average weekly wages were 760 in the second quarter on 2016. These data are shown in Table II.7.20, below.

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	.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	744	755	751	804	764	1.60%
2014	761	779	758	835	784	2.62%
2015	775	779	740	805	775	-1.15%
2016(p)	730	760				

Total business establishments reported by the QCEW are displayed in II.7.21, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 6.87 percent to 1,657 establishments. The most recent preliminary estimates show the number of business establishments were 1,680 in the second quarter on 2016.

Table II.7.21						
Number of Business Establishments						
Fremont County						
BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,375	1,400	1,400	1,383	1,383	
2002	1,384	1,411	1,410	1,402	1,402	.86%
2003	1,404	1,416	1,418	1,438	1,438	1.21%
2004	1,440	1,466	1,470	1,457	1,457	2.75%
2005	1,456	1,480	1,489	1,484	1,484	1.30%
2006	1,493	1,518	1,524	1,515	1,515	2.44%
2007	1,546	1,571	1,564	1,556	1,556	3.04%
2008	1,568	1,576	1,595	1,590	1,590	1.48%
2009	1,575	1,581	1,582	1,586	1,586	-.06%
2010	1,579	1,580	1,586	1,576	1,576	-.06%
2011	1,556	1,559	1,570	1,559	1,559	-1.20%
2012	1,569	1,586	1,572	1,565	1,565	.77%
2013	1,565	1,572	1,578	1,571	1,571	-.06%
2014	1,542	1,553	1,543	1,539	1,539	-1.78%
2015	1,625	1,649	1,669	1,657	1,657	6.87%
2016	1,665	1,680				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Fremont County recorded 24,394 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 \$1,653,701,000, and real per capita income was \$41,019 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$42,518 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Fremont County decreased from \$684 in second quarter 2015 to \$671 in second quarter 2016, or by 1.9 percent. Detached single-family home rents decreased by 1.9 percent, rents for mobile homes on a lot decreased by 3.2 percent, and rents for mobile home lots rose by 2.8 percent.

Fremont County rental prices experienced average annualized increases of 1.0 percent for apartments, 1.4 percent for houses, 1.5 percent for mobile homes plus a lot, and -0.3 percent for mobile home lots since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.7.22, at right, presents the Fremont County data for each rental type.¹⁰²

Table II.7.22				
Semiannual Average Monthly Rental Prices				
Fremont County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	488	217	579	443
Q2.87	463	195	537	459
Q4.87	466	184	525	444
Q2.88	421	178	547	395
Q4.88	450	187	476	373
Q2.89	427	188	507	375
Q4.89	445	189	509	367
Q2.90	457	165	502	437
Q4.90	429	167	55	409
Q2.91	422	171	531	383
Q4.91	459	174	625	393
Q2.92	486	171	513	431
Q4.92	474	163	599	336
Q2.93	467	156	572	469
Q4.93	512	170	645	0
Q2.94	473	165	545	0
Q4.94	520	198	607	497
Q2.95	507	194	666	463
Q4.95	488	206	544	479
Q2.96	513	211	574	514
Q4.96	510	211	629	466
Q2.97	501	216	596	503
Q4.97	496	220	586	500
Q2.98	468	206	630	469
Q4.98	500	202	618	495
Q2.99	509	196	592	473
Q4.99	486	206	650	450
Q2.00	486	203	625	441
Q4.00	512	199	625	464
Q2.01	514	190	656	514
Q4.01	487	192	691	483
Q2.02	508	204	672	557
Q4.02	537	214	632	497
Q2.03	520	195	667	484
Q4.03	519	198	704	519
Q2.04	520	198	689	498
Q4.04	541	219	673	546
Q2.05	538	212	674	514
Q4.05	560	206	665	534
Q2.06	582	212	686	495
Q4.06	582	220	711	585
Q2.07	584	215	738	582
Q4.07	617	208	769	550
Q2.08	588	213	758	648
Q4.08	660	229	786	733
Q2.09	580	233	837	754
Q4.09	633	222	843	778
Q2.10	625	219	869	733
Q4.10	629	219	904	797
Q2.11	618	216	871	794
Q4.11	631	216	892	795
Q2.12	624	212	895	767
Q4.12	621	212	927	771
Q2.13	595	208	941	765
Q4.13	605	208	951	756
Q2.14	592	198	956	760
Q4.14	663	195	988	772
Q2.15	684	195	908	736
Q4.15	676	201	911	718
Q2.16	671	200	891	712

¹⁰² Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Fremont County increased from 12 authorizations in 2014 to 15 in 2015.

The real value of single-family building permits decreased from \$201,505 in 2014 to \$192,067 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.7.23, below.

Table II.7.23 Building Permits and Valuation Fremont County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	102	2	36	30	170	101.2	50.6
1981	126	4	40	.	170	88.3	.
1982	64	.	.	24	88	94.1	54.1
1983	65	.	8	54	127	104.5	36.7
1984	10	.	.	81	91	108.6	31.9
1985	5	.	.	.	5	99.4	.
1986	6	.	.	.	6	131.7	.
1987	4	.	.	6	10	130.2	62.0
1988	3	.	.	.	3	93.6	.
1989	12	.	.	.	12	128.4	.
1990	10	.	.	48	58	128.2	67.0
1991	14	.	.	.	14	121.4	.
1992	50	.	.	.	50	99.6	.
1993	55	16	.	.	71	97.6	.
1994	67	6	.	.	73	107.0	.
1995	65	.	.	.	65	109.1	.
1996	56	4	.	.	60	129.0	.
1997	48	6	.	.	54	108.0	.
1998	47	14	.	20	81	118.0	77.8
1999	52	10	.	.	62	117.8	.
2000	37	6	.	.	43	74.4	.
2001	55	4	.	48	107	84.2	60.8
2002	37	8	.	.	45	140.7	.
2003	39	6	.	20	65	154.0	36.6
2004	60	6	.	.	66	135.1	.
2005	40	10	3	32	85	162.0	48.8
2006	51	2	.	.	53	218.5	.
2007	45	6	3	.	54	187.1	.
2008	43	.	.	.	43	178.8	.
2009	26	2	4	.	32	168.6	.
2010	21	.	.	.	21	159.1	.
2011	19	2	.	.	21	151.2	.
2012	18	.	.	40	58	259.6	86.9
2013	16	4	.	.	20	171.2	.
2014	12	2	4	.	18	201.5	.
2015	15	4	.	.	19	192.1	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Fremont County was \$213,533. This represented a decrease of 1.2 percent from the previous year. In contrast, Wyoming’s average was \$275,611, or an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.7.24, on the following page.

Table II.7.24 Average Sales Prices Fremont County vs. Wyoming DOR Data, 2000–2015				
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
2013	198,273	-1.7	281,345	5.6
2014	216,167	9.0	263,432	-6.4
2015	213,533	-1.2	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.¹⁰³ During December 2016, a total of 72 surveys were completed in Fremont County, as shown in Table II.7.25, at right. Of the 1,448 rental units surveyed, 103 were vacant, indicating a vacancy rate of 7.1 percent. This compares to a 6.3 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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, over the last year the vacancy rose above the statewide rate, but fell below the statewide rate in the most recent survey.

Table II.7.25 Total Units, Vacant Units, and Vacancy Rate Fremont County RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	287	19	6.6%
2001b	12	373	20	5.4%
2002a	10	143	23	16.1%
2002b	21	485	41	8.5%
2003a	21	752	26	3.5%
2003b	24	941	54	5.7%
2004a	25	901	41	4.6%
2004b	25	1,082	31	2.9%
2005a	19	750	9	1.2%
2005b	25	1,145	22	1.9%
2006a	19	675	17	2.5%
2006b	28	1,254	17	1.4%
2007a	28	1,080	9	0.8%
2007b	29	1,171	16	1.4%
2008a	35	1,231	20	1.6%
2008b	38	1,158	22	1.9%
2009a	35	1,141	63	5.5%
2009b	36	1,164	58	5.0%
2010a	48	1,108	40	3.6%
2010b	43	1,388	45	3.2%
2011a	48	1,092	26	2.4%
2011b	56	1,093	41	3.8%
2012a	59	1,073	23	2.1%
2012b	61	1,604	46	2.9%
2013a	61	1,919	54	2.8%
2013b	57	1,026	77	7.5%
2014a	66	1,367	52	3.8%
2014b	72	1,540	129	8.4%
2015a	81	1,605	109	6.8%
2015b	81	1,434	91	6.3%
2016a	82	1,572	145	9.2%
2016b	72	1,448	103	7.1%

¹⁰³Those 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.

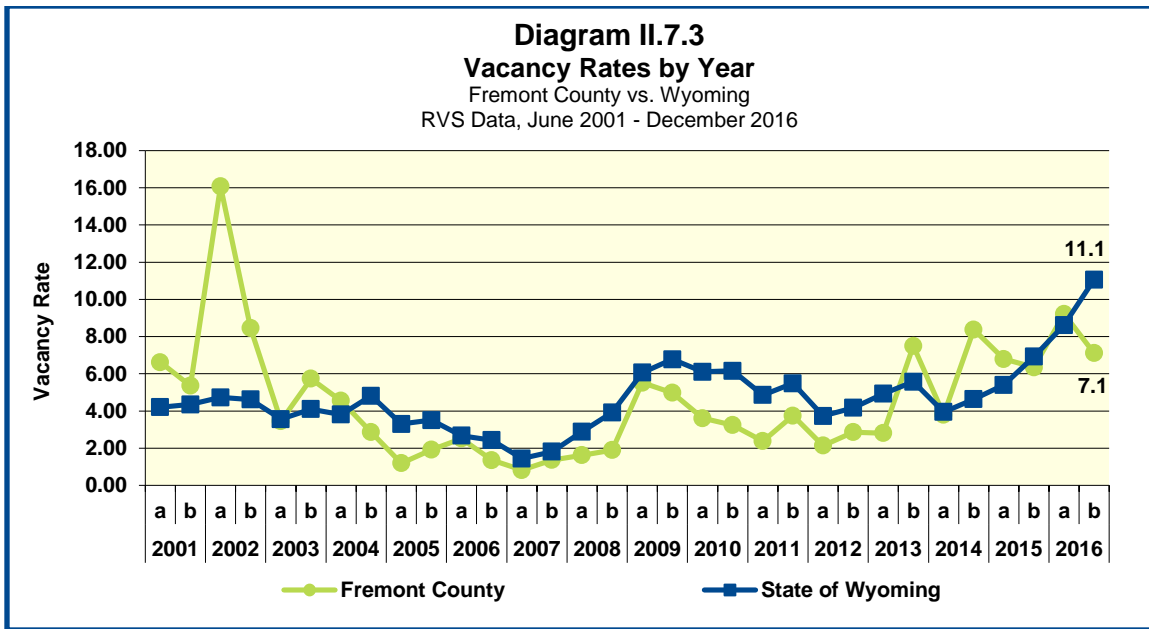


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In 2016, average rents for single-family units rose to \$862 and average rents for apartments fell to \$675.

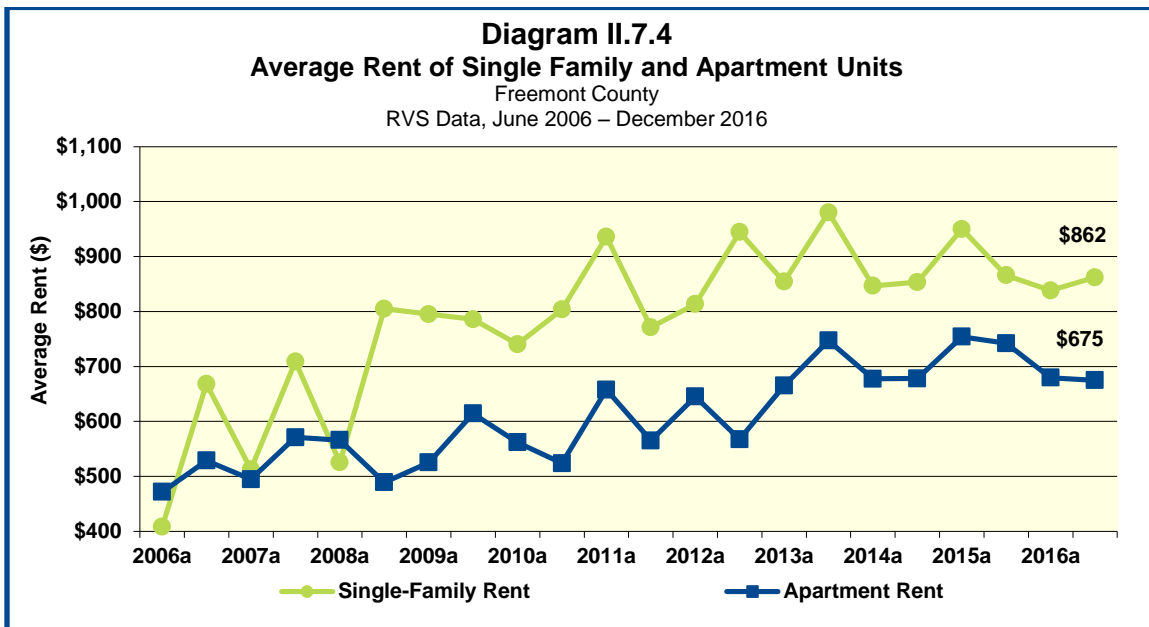


Table II.7.26 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 239 single family units in Fremont County, with 17 of them available. This translates into a vacancy rate of 7.1 percent in Fremont County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 721 apartment units reported in the survey, with 63 of them available, which resulted in a vacancy rate of 8.7 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.7.26			
Rental Vacancy Survey by Type			
Fremont County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	239	17	7.1%
Duplex units	46	3	6.5%
Apartments	721	63	8.7%
Mobile Homes	88	10	11.4%
“Other” Units	10	2	20.0%
Don't Know	344	8	2.3%
Total	1,448	103	7.1%

Table II.7.27 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 52 units. The most common apartment units were two bedroom units, with 292 units. Additional details of unit types by bedrooms are reported below.

Table II.7.27							
Rental Units by Number of Bedrooms							
Fremont County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	5	0	24	0	0	.	29
One	15	1	283	3	0	.	302
Two	36	18	292	30	3	.	379
Three	52	12	91	31	7	.	193
Four	8	4	0	0	0	.	12
Five	4	0	0	0	0	.	4
Don't Know	119	11	31	24	0	344	529
Total	239	46	721	88	10	344	1,448

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.7.28, on the following page, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.7.28							
Available Rental Units by Number of Bedrooms							
Fremont County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	2	0	3	0	0	.	5
One	2	0	15	0	0	.	17
Two	3	1	33	0	2	.	39
Three	3	1	9	1	0	.	14
Four	2	0	0	0	0	.	2
Five	1	0	0	0	0	.	1
Don't Know	4	1	3	9	0	8	25
Total	17	3	63	10	2	8	103

Table II.7.29 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 12.5 percent, with efficiency single family units having the highest vacancy rate at 40.0 percent.

Table II.7.29							
Vacancy Rates by Number of Bedrooms							
Fremont County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	40.0%	%	12.5%	%	%		17.2%
One	13.3%	.0%	5.3%	.0%	%		5.6%
Two	8.3%	5.6%	11.3%	.0%	66.7%		10.3%
Three	5.8%	8.3%	9.9%	3.2%	.0%		7.3%
Four	25.0%	.0%	%	%	%		16.7%
Five	25.0%	%	%	%	%		25.0%
Don't Know	3.4%	9.1%	9.7%	37.5%	%	2.3%	4.8%
Total	7.1%	6.5%	8.7%	11.4%	20.0%	2.3%	7.1%

Average market-rate rents by unit type are shown in Table II.7.30, below. 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.7.30						
Average Market Rate Rents by Number of Bedrooms						
Fremont County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$425	\$700	\$438	\$	\$	\$500
One	\$536	\$500	\$545	\$470	\$	\$533
Two	\$871	\$676	\$668	\$611	\$763	\$717
Three	\$1,042	\$814	\$764	\$741	\$585	\$850
Four	\$1,233	\$965	\$	\$	\$	\$1,099
Five	\$1,300	\$	\$	\$	\$	\$1,300
Total	\$862	\$761	\$675	\$695	\$656	\$727

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 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	127	7	5.5%
\$500 to \$1,000	57	4	7.0%
\$1,000 to \$1,500	15	2	13.3%
Above \$1,500	2	0	.0%
Missing	38	4	10.5%
Total	239	17	7.1%

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

Table II.7.32 Apartment Market Rate Rents by Vacancy Status Fremont County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	0	.0%
\$500 to \$1,000	653	58	8.9%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	58	5	8.6%
Total	721	63	8.7%

Table II.7.33, 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 did not wish to comment on the condition of their units. As reported below, most single family units were in excellent condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.7.33 Condition by Unit Type Fremont County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	3	22	1	0	.	26
Average	2	3	13	14	1	.	33
Good	82	10	395	41	3	.	531
Excellent	154	30	288	32	6	.	510
Don’t Know	1	0	3	0	0	344	348
Total	239	46	721	88	10	344	1,448

The availability of single family units based on their condition is displayed in Table II.7.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.7.34 Condition of Single Family Units by Vacancy Status Fremont County RVS Data, December 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	2	0	.0%
Good	82	13	15.9%
Excellent	154	4	2.6%
Don't Know	1	0	.0%
Total	239	17	7.1%

Table II.7.35, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 5.6 percent.

Table II.7.35 Condition of Apartment Units by Vacancy Status Fremont County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	22	3	13.6%
Average	13	1	7.7%
Good	395	43	10.9%
Excellent	288	16	5.6%
Don't Know	3	0	.0%
Total	721	63	8.7%

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.7.36, below, 4 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 11 respondents indicated they would prefer more units of any type.

Table II.7.36 If you had the opportunity to own/manage more units, how many would you prefer Fremont County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	4
Duplex Units	3
Apartments	4
Mobile homes	2
Other	0
All types	11
Total	24

Table, II.7.37, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents

and was conducted over the phone using a sample from data provided by the WYDOT. Fremont County had a total of 27 respondents, with an average persons per household of 2.2 people. Of new residents to Fremont County, 63.0 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 59.3 percent of respondents renting their residence. The average mortgage payment in Fremont County was \$851 and the average rent was \$893. When asked if they were satisfied with their current housing, 74.1 percent said they were satisfied with thier current housing.

Table II.7.37 Most Replied Response Fremont County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	27
Number of persons in household (Average)	2.2
Current age	25 to 34 years old (29.6%)
Marital status	Married (63.0%)
Primary reason for moving to Wyoming	New job (25.9%)
In which industry are you primarily employed	Retired (23.1%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (33.3%)
Total household income from all sources	\$75,000 to \$99,999 dollars (27.8%)
Current Housing Characteristics	
Current Residence	Single family home (85.2%)
Do you own or rent	Rent (59.3%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.5
Average mortgage payment	\$851
Average rental payment	\$893
Are you satisfied with your current housing	Satisfied with current housing (74.1%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (25.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (85.7%)
Type of tenure seeking	Seeking to buy (57.1%)
If own, do you plan on building or buying	Buy an existing unit (50.0%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (50.0%)
Expected rental price	\$901 to \$1,000 dollars (66.7%)

For residents who are unsatisfied with their current housing, 25.0 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 85.7 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 57.1 percent wanted to buy and 42.9 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 66.7 percent of respondents, anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.¹⁰⁴

¹⁰⁴ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

Housing Problems

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

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2015 5-year ACS data, 436 or 2.8 percent of households in Fremont County were overcrowded and another 100 or .7 percent of units were severely overcrowded, as shown in Table II.7.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.7.38				
Overcrowding and Severe Overcrowding				
Fremont County				
2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Fremont County				
Owner				
Households	10,579	216	80	10,875
Percentage	97.3%	2.0%	.7%	100.0%
Renter				
Households	4,215	220	20	4,455
Percentage	94.6%	4.9%	.4%	100.0%
Total				
Households	14,794	436	100	15,330
Percentage	96.5%	2.8%	.7%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 599 units or 3.4 percent of all housing units in Fremont County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.7.39, at right.

Table II.7.39 Housing Units with Incomplete Kitchen Facilities Fremont County 2010-2015 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	17,124	259,728
Lacking Complete Kitchen Facilities	599	6,902
Total Housing Units	17,723	266,630
Percent Lacking	3.4%	2.6%

At the time of the 2015 ACS, a total of 675 units or 3.8 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.7.40, below.

Table II.7.40 Housing Units with Incomplete Plumbing Facilities Fremont County 2010-2015 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Plumbing Facilities	17,048	260,327
Lacking Complete Plumbing Facilities	675	6,303
Total Households	17,723	266,630
Percent Lacking	3.8%	2.4%

The third type of housing problem reported in the 2014 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Fremont County, 15.0 percent of households had a cost burden and 8.4 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 20.8 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 7.4 percent experienced a severe cost burden, while 17.8 percent of renters had a cost burden and 15.3 percent had a severe cost burden, as seen in Table II.7.41, on the following page.

Table II.7.41					
Cost Burden and Severe Cost Burden by Tenure					
Fremont County					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Fremont County					
Owner With a Mortgage					
Households	3,958	1,149	407	20	5,534
Percent	71.5%	20.8%	7.4%	.4%	100.0%
Owner Without a Mortgage					
Households	4,748	365	201	27	5,341
Percent	88.9%	6.8%	3.8%	.5%	100.0%
Renter					
Households	2,396	793	681	585	4,455
Percent	53.8%	17.8%	15.3%	13.1%	100.0%
Total					
Households	11,102	2,307	1,289	632	15,330
Percent	72.4%	15.0%	8.4%	4.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 2,448 households in Fremont County, from 15,455 in 2010 to 17,903 in 2040. Homeowners are expected to increase from 11,006 households in 2010 to 12,958 by 2040. Renters are anticipated to increase from 4,449 households in 2010 to 4,945 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 132 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 227 households and by 272 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 102 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 96 households over the period. Table II.7.42, below, provides details of the household forecast by tenure and income.

Table II.7.42						
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	746	1,278	1,532	828	6,622	11,006
2015	737	1,263	1,514	818	6,543	10,875
2020	801	1,374	1,647	890	7,116	11,828
2025	826	1,416	1,698	917	7,337	12,195
2030	848	1,454	1,743	942	7,533	12,521
2035	865	1,483	1,778	960	7,681	12,767
2040	878	1,505	1,804	975	7,796	12,958
Renters by Percent of Median Household Income						
2010	917	865	913	357	1,396	4,449
2015	918	866	915	357	1,398	4,455
2020	952	898	948	370	1,450	4,619
2025	976	920	972	380	1,486	4,734
2030	996	940	992	388	1,517	4,833
2035	1,010	953	1,006	393	1,538	4,900
2040	1,019	962	1,015	397	1,552	4,945
Total Households by Percent of Median Household Income						
2010	1,663	2,143	2,446	1,185	8,018	15,455
2015	1,655	2,129	2,429	1,175	7,941	15,330
2020	1,754	2,272	2,595	1,260	8,566	16,447
2025	1,802	2,337	2,670	1,297	8,823	16,929
2030	1,845	2,394	2,736	1,329	9,050	17,354
2035	1,875	2,436	2,784	1,353	9,220	17,668
2040	1,897	2,467	2,820	1,371	9,348	17,903

