

## FREMONT COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Fremont County's population increased from 40,123 in 2010 to 40,998 in 2013, or by 2.2 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 2.6 percent, and the number of people from 55 to 64 years of age increased by 6.9 percent. The white population increased by 1.8 percent, while the black population increased by 280.4 percent. The Hispanic population increased from 2,264 to 2,680 people between 2010 and 2013 or by 18.4 percent. These data are presented in Table II.7.1, below.

<b>Table II.7.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Fremont County						
2010 Census and 2013 Current Census Estimates						
Subject	Fremont County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
<b>Population</b>	<b>40,123</b>	<b>40,998</b>	<b>2.2%</b>	<b>563,626</b>	<b>582,658</b>	<b>3.4%</b>
<b>Age</b>						
Under 14 years	8,607	8,775	2.0%	113,371	115,337	1.7%
15 to 24 years	5,123	5,050	-1.4%	78,460	80,908	3.1%
25 to 44 years	9,339	9,585	2.6%	144,615	151,055	4.5%
45 to 54 years	5,753	5,258	-8.6%	83,577	76,258	-8.8%
55 to 64 years	5,496	5,875	6.9%	73,513	80,411	9.4%
65 and Over	5,805	6,455	11.2%	70,090	78,689	12.3%
<b>Race</b>						
White	30,192	30,731	1.8%	529,110	539,936	2.0%
Black	102	388	280.4%	5,135	10,186	98.4%
American Indian and Alaskan Native	8,630	8,529	-1.2%	14,457	15,258	5.5%
Asian	164	220	34.1%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	15	19	26.7%	521	630	20.9%
Two or more races	1,020	1,111	8.9%	9,754	11,142	14.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	2,264	2,680	18.4%	50,231	56,363	12.2%

Table II.7.2, on the following page, presents the population of Fremont County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 20,484 persons, and accounted for 50.0 percent of the population, with the remaining 50.0 percent, or 20,514 persons being female.

<b>Table II.7.2</b>							
<b>Population by Age and Gender</b>							
Fremont County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	4,407	4,200	8,607	4,483	4,292	8,775	2.0%
15 to 24 years	2,636	2,487	5,123	2,603	2,447	5,050	-1.4%
25 to 44 years	4,734	4,605	9,339	4,898	4,687	9,585	2.6%
45 to 54 years	2,820	2,933	5,753	2,579	2,679	5,258	-8.6%
55 to 64 years	2,737	2,759	5,496	2,928	2,947	5,875	6.9%
65 and Over	2,696	3,109	5,805	2,993	3,462	6,455	11.2%
<b>Total</b>	<b>20,030</b>	<b>20,093</b>	<b>40,123</b>	<b>20,484</b>	<b>20,514</b>	<b>40,998</b>	<b>2.2%</b>
% of Total	49.9%	50.1%	.	50.0%	50.0%	.	

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.

<b>Table II.7.3</b>			
<b>Group Quarters Population</b>			
Fremont County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>88</sup>	245	388	58.4%
Juvenile Facilities	.	10	.
Nursing Homes	180	163	-9.4%
Other Institutions	119	.	-100.0%
<b>Total</b>	<b>544</b>	<b>561</b>	<b>3.1%</b>
<b>Noninstitutionalized</b>			
College Dormitories	112	213	90.2%
Military Quarters	.	.	.
Other Noninstitutions	164	90	-45.1%
<b>Total</b>	<b>276</b>	<b>303</b>	<b>9.8%</b>
<b>Group Quarters Population</b>	<b>820</b>	<b>864</b>	<b>5.4%</b>

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

<sup>88</sup> 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 10,340 family households, of which 7,946 housed married couple families and 2,394 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 788 families, or a female householder with no husband present, of which there were 1,606 families. There were also an estimated 5,085 “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 66.0 percent. Of the family households in Fremont County, 76.8 percent were married households, which compared to 80.3 percent in the State of Wyoming.

<b>Table II.7.4</b>				
<b>Household Type by Tenure</b>				
Fremont County				
2009-2013 5-Year ACS Data				
Family Type	Fremont County		State of Wyoming	
	Fremont County	% of Total	State of Wyoming	% of Total
Family households	10,340	67.0%	147,018	66.0%
Married-couple family	7,946	76.8%	118,096	80.3%
Owner-occupied housing units	6,793	85.5%	98,615	83.5%
Renter-occupied housing units	1,153	14.5%	19,481	16.5%
Other family	2,394	23.2%	28,922	19.7%
Male householder, no wife present	788	7.6%	9,489	32.8%
Owner-occupied housing units	415	52.7%	5,628	59.3%
Renter-occupied housing units	373	47.3%	3,861	40.7%
Female householder, no husband present	1,606	15.5%	19,433	67.2%
Owner-occupied housing units	835	52.0%	9,887	50.9%
Renter-occupied housing units	771	48.0%	9,546	49.1%
Nonfamily households	5,085	33.0%	75,828	34.0%
Owner-occupied housing units	3,057	60.1%	42,072	55.5%
Renter-occupied housing units	2,028	39.9%	33,756	44.5%
<b>Total</b>	<b>15,425</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.7.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 5,173 two-person family households, 1,871 three-person family households and 1,539 four-person family households. One-person non-family households made up 82.6 percent of all non-family households or an estimated 4,198 households. Fremont County’s two persons households made up 38.8 percent of total housing units and four person households made up an additional 10.2 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.7.5</b>				
<b>Household Type by Household Size</b>				
Fremont County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Fremont County</b>				
One Person	.	4,198	4,198	27.2%
Two Person	5,173	810	5,983	38.8%
Three Person	1,871	36	1,907	12.4%
Four Person	1,539	39	1,578	10.2%
Five Person	997	2	999	6.5%
Six Person	403	0	403	2.6%
Seven Person	357	0	357	2.3%
<b>Total</b>	<b>10,340</b>	<b>5,085</b>	<b>15,425</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 5,983 two-person households, 4,918 were owner-occupied and 1,065 were renter-occupied. Of the 1,578 four-person households, 1,173 were owner-occupied and 405 were renter-occupied. Further household size data by tenure are presented in Table II.7.6, below.

<b>Table II.7.6</b>				
<b>Tenure by Household Size</b>				
Fremont County				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Fremont County</b>				
One Person	2,546	1,652	4,198	27.2%
Two Person	4,918	1,065	5,983	38.8%
Three Person	1,489	418	1,907	12.4%
Four Person	1,173	405	1,578	10.2%
Five Person	467	532	999	6.5%
Six Person	292	111	403	2.6%
Seven Person or more	215	142	357	2.3%
<b>Total</b>	<b>11,100</b>	<b>4,325</b>	<b>15,425</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.7.7, on the following page, Fremont County had a total of 17,698 housing units of which 15,425 or 87.2 percent were occupied. Of these occupied units, 72.0 percent, or 11,100 units were owner occupied, which compares to a statewide rate of 70.1. A total of 2,273 units or 12.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.7.7 Housing Units by Tenure</b> Fremont County 2009-2013 5-Year ACS Data				
Tenure	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,425	87.2%	222,846	84.7
Owner-Occupied	11,100	72.0%	156,202	70.1
Renter-Occupied	4,325	28.0%	66,644	29.9
Vacant Housing Units	2,273	12.8%	40,194	15.3
<b>Total Housing Units</b>	<b>17,698</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.7.8, below, shows that of the 2,273 housing units in Fremont County as reported in the 2013 ACS data, 387 or 17.0 percent were for rent and 76 or 3.3 percent were for sale. An estimated 1,002 units were for seasonal, recreational, or occasional use, and 697 or 30.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.7.8 Disposition of Vacant Housing Units</b> Fremont County 2009-2013 5-Year ACS Data				
Disposition	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	387	17.0%	5,920	14.7%
Rented, but not occupied	62	2.7%	1,757	4.4%
For sale only	76	3.3%	2,733	6.8%
Sold, but not occupied	44	1.9%	774	1.9%
For seasonal, recreational, or occasional use	1,002	44.1%	17,878	44.5%
For migrant workers	5	.2%	448	1.1%
Other vacant	697	30.7%	10,684	26.6%
<b>Total</b>	<b>2,273</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.7.9, at right, presents different income statistics for Fremont County. According to the 2013 ACS data averages, median family income for Fremont County was \$60,397 compared to the statewide average of \$70,868. Per capita income for Fremont County, which is calculated by dividing total income by population, was \$24,037, which compared to \$28,902 for the State of Wyoming.

<b>Table II.7.9 Median and Per Capita Income</b> Fremont County 2009-2013 5-Year ACS Data		
Income Type	Fremont County	Wyoming
Median Family Income	60,397	70,868
Median Household Income	50,418	57,406
Per Capita Income	24,037	28,902

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 1,617 households or 10.5 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 2,184 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.6 percent of total households and numbered 2,713 in Fremont County.

<b>Table II.7.10</b>				
<b>Households by Income</b>				
Fremont County				
2009-2013 5-Year ACS Data				
Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,617	10.5%	21,737	9.8%
15,000 - 19,999	1,274	8.3%	10,770	4.8%
20,000 - 24,999	1,014	6.6%	10,936	4.9%
25,000 - 34,999	1,565	10.1%	22,748	10.2%
35,000 - 49,999	2,184	14.2%	30,917	13.9%
50,000 - 74,999	3,019	19.6%	43,782	19.6%
75,000 - 99,999	2,039	13.2%	32,050	14.4%
100,000 and above	2,713	17.6%	49,906	22.4%
<b>Total</b>	<b>15,425</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.7.11, below. In total, the poverty rate in Fremont County was 15.0 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Fremont County had a poverty rate of 13.9 percent and the female population had a poverty rate of 16.1 percent. There were 384 males and 462 females in poverty under the age of 5. Overall, 14.2 percent of persons in poverty in Fremont County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 312 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 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.7.11</b>				
<b>Poverty by Age</b>				
Fremont County				
2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Fremont County</b>				
5 and Below	384	462	846	14.2%
6 to 18	873	660	1,533	25.8%
18 to 64	1,378	1,878	3,256	54.8%
65 and Older	107	205	312	5.2%
<b>Total</b>	<b>2,742</b>	<b>3,205</b>	<b>5,947</b>	<b>100.0%</b>
Poverty Rate	13.9%	16.1%	15.0%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.7.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Fremont County saw an average of 9,220 owner-occupied single-family units compared to 2,044 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 941 apartment rental units and total apartment units accounted for 6.2 percent of all

households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 2,671 mobile homes in Fremont County, which comprised 17.3 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.7.12 Households by Unit Type Fremont County 2009-2013 5-Year ACS Data</b>				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Fremont County</b>				
Single-Family Unit	9,220	2,044	11,264	73.0%
Duplex	13	194	207	1.3%
Tri- or Four-Plex	35	267	302	2.0%
Apartments	21	941	962	6.2%
Mobile Homes	1,805	866	2,671	17.3%
Boat, RV, Van, Etc.	6	13	19	.1%
<b>Total</b>	<b>11,100</b>	<b>4,325</b>	<b>15,425</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II.7.13, below, shows the number of households by year of construction. As shown, 8.3 percent, or 1,286 units, were built in 1939 or earlier in the county, and another 638 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,832, which accounted for 11.9 percent of all households, and an additional 47 households, or .3 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.7.13 Households by Year Built Fremont County 2009-2013 5-Year ACS Data</b>				
Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,286	8.3%	24,806	11.1%
1940 to 1949	638	4.1%	10,660	4.8%
1950 to 1959	1,454	9.4%	22,003	9.9%
1960 to 1969	2,153	14.0%	18,965	8.5%
1970 to 1979	3,963	25.7%	50,045	22.5%
1980 to 1989	2,241	14.5%	33,947	15.2%
1990 to 1999	1,811	11.7%	26,271	11.8%
2000 to 2004	1,832	11.9%	33,516	15.0%
Built 2005 or Later	47	.3%	2,633	1.2%
<b>Total</b>	<b>15,425</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

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 1.7 percent of total housing units, while households with five and six rooms accounted for 22.5 and 18.3 percent, respectively. The median number of rooms in Fremont County was 6 rooms, which compared to 6 statewide.

<b>Table II.7.14 Housing Units by Number of Rooms</b> Fremont County 2009-2013 5-Year ACS Data				
Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	304	1.7%	4,380	1.7%
Two	470	2.7%	6,986	2.7%
Three	1,146	6.5%	19,468	7.4%
Four	3,031	17.1%	43,545	16.6%
Five	3,984	22.5%	52,356	19.9%
Six	3,232	18.3%	40,659	15.5%
Seven	1,984	11.2%	32,683	12.4%
Eight	1,566	8.8%	25,669	9.8%
Nine or more	1,981	11.2%	37,294	14.2%
<b>Total</b>	<b>17,698</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0%</b>
Median Rooms	6	.	6	.

Table II.7.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 145 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.5 percent of total households in Fremont County, which compared to 24.2 percent statewide. In Fremont County, the 7,157 households with three bedrooms accounted for 46.4 percent of all households, and there were only 888 five-bedroom or more households, which accounted for 5.8 percent of all households.

<b>Table II.7.15 Households by Number of Bedrooms</b> Fremont County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Fremont County</b>				
None	32	145	177	1.1%
One	352	814	1,166	7.6%
Two	2,096	1,522	3,618	23.5%
Three	5,705	1,452	7,157	46.4%
Four	2,171	248	2,419	15.7%
Five or more	744	144	888	5.8%
<b>Total</b>	<b>11,100</b>	<b>4,325</b>	<b>15,425</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>



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 \$169,700, while structures built between 1950 and 1959 had a median value of \$168,800 and those built between 1990 to 1999 had a median value of \$189,900. 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 \$237,200 and \$259,200, respectively. The total average median value in Fremont County was \$181,000, which compared to \$185,900 in the State of Wyoming.

<b>Table II.7.16</b> <b>Median Value by Year Structure Built</b> Fremont County 2009-2013 5-Year ACS Data		
Year Built	Fremont County	State of Wyoming
1939 or earlier	169,700	154,300
1940 to 1949	164,400	136,700
1950 to 1959	168,800	156,800
1960 to 1969	167,500	176,000
1970 to 1979	174,400	182,000
1980 to 1989	191,000	196,100
1990 to 1999	189,900	225,600
2000 to 2004	237,200	253,100
Built 2005 or Later	259,200	239,800
<b>Total</b>	<b>181,000</b>	<b>185,900</b>

Household mortgage status is reported in Table II.7.17, below. In Fremont County, households with a mortgage accounted for 52.1 percent of all households or 5,781 housing units, and the remaining 47.9 percent or 5,319 units had no mortgage. Of those units with a mortgage, 642 had either a second mortgage or home equity loan, 38 had both a second mortgage and home equity loan, and 5,101 or 88.2 percent had no second mortgage or no home equity loan.

<b>Table II.7.17</b> <b>Mortgage Status</b> Fremont County 2009-2013 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	5,781	52.1%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	642	11.1%	13,352	14.3%
Second mortgage only	345	53.7%	6,691	50.1%
Home equity loan only	297	46.3%	6,661	49.9%
Both second mortgage and home equity loan	38	.7%	598	.6%
No second mortgage and no home equity loan	5,101	88.2%	79,545	85.1%
Housing units without a mortgage	5,319	47.9%	62,707	40.1%
<b>Total</b>	<b>11,100</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Fremont County was \$520 as compared to \$647 statewide, as seen in Table II.7.18, below.

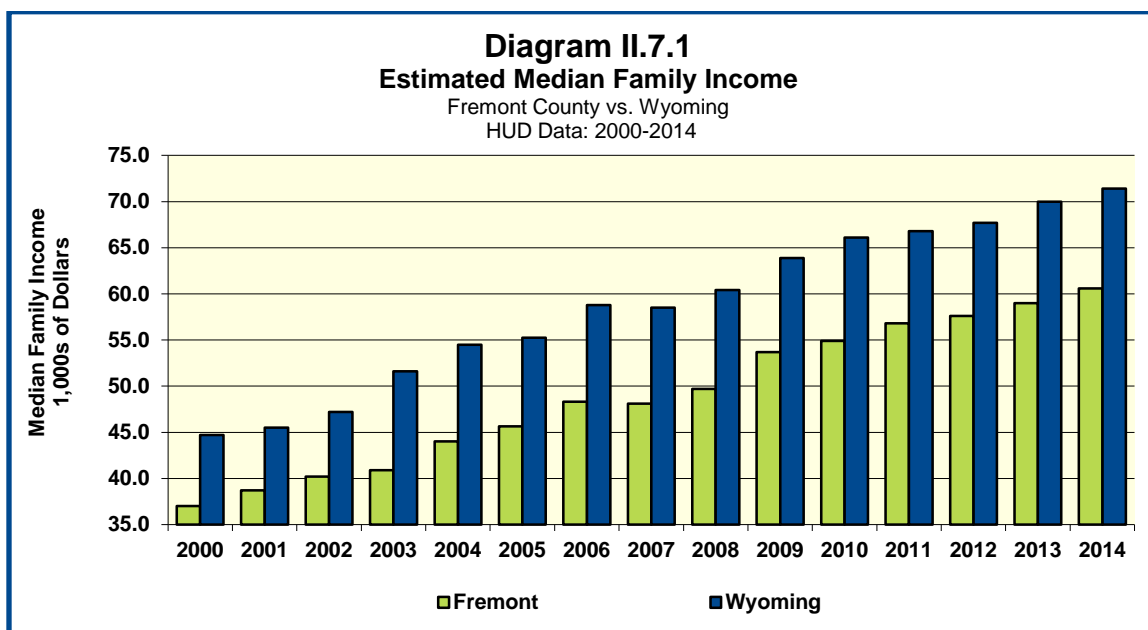
<b>Table II.7.18</b> <b>Median Rent</b> Fremont County 2009-2013 5-Year ACS Data	
Place	Rent
Fremont County	\$520
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 112 persons during 2014. 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 3,189 persons over the time period.

<b>Table II.7.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Fremont County			
WYDOT Data, 2000–2014			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>12,426</b>	<b>9,237</b>	<b>3,189</b>

**Economics**

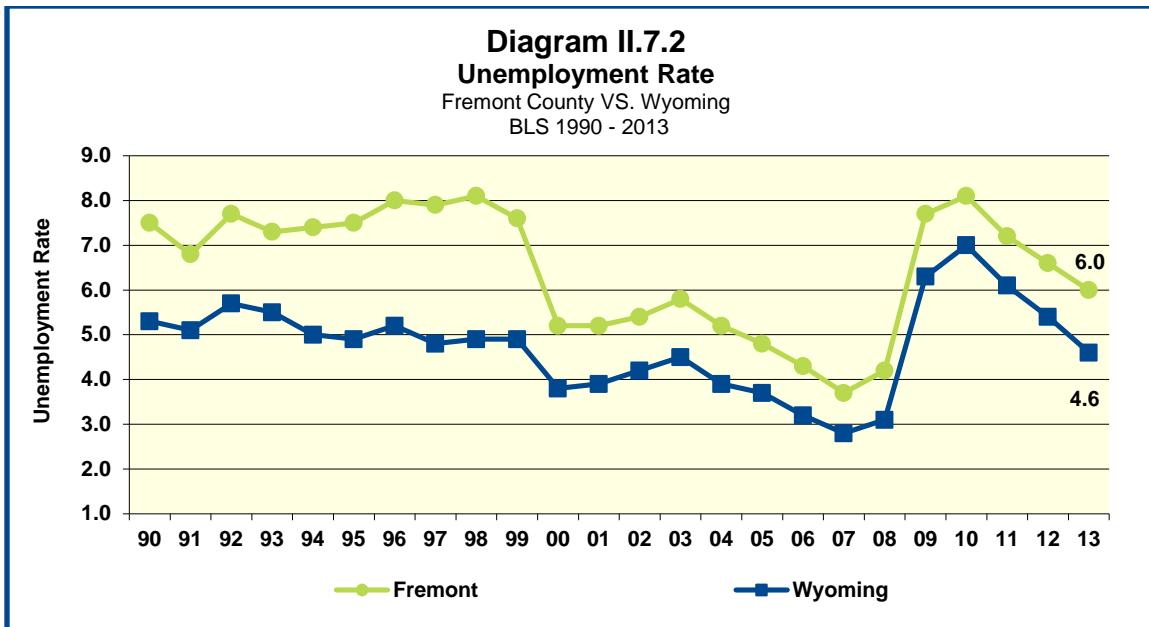
The HUD estimated MFI for Fremont County was \$60,600 in 2014.<sup>89</sup> This compares to Wyoming’s MFI of \$71,400. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2014.



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, decreased by 89 persons, from 19,886 in 2012 to 19,797 in 2013. Employment increased by 42 persons; unemployment decreased by 131 persons; and the unemployment rate, the number of

<sup>89</sup> Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 6.6 percent in 2012 to 6.0 percent in 2013, as shown below in Diagram II.7.2.



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, annual total monthly employment decreased by 0.48 percent between 2012 and 2013, from a total of 16,802 to 16,722 workers. Preliminary estimates shows employment increased to 16,823 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	13,977	14,305	14,758	15,296	15,897	16,199	15,618	15,940	16,200	16,392	16,043
Feb	14,085	14,461	14,909	15,480	16,029	16,269	15,698	16,079	16,242	16,409	16,057
Mar	14,331	14,678	15,164	15,710	16,183	16,214	16,001	16,292	16,600	16,662	16,312
Apr	14,516	14,997	15,223	15,777	16,335	16,242	16,088	16,457	16,639	16,608	16,543
May	14,851	15,229	15,637	16,306	16,779	16,511	16,472	16,692	16,997	16,956	16,790
Jun	15,070	15,700	16,185	16,719	17,162	16,666	16,677	16,860	17,411	17,177	16,823
Jul	14,742	15,046	15,279	16,050	16,739	16,279	16,397	16,475	16,606	16,422	.
Aug	14,709	15,101	15,498	16,406	16,894	16,566	16,976	16,821	17,102	16,805	.
Sep	15,232	15,584	15,705	16,513	17,026	16,687	16,981	17,219	17,015	16,973	.
Oct	15,005	15,435	15,697	16,453	17,083	16,377	16,908	17,062	17,126	16,867	.
Nov	15,124	15,541	15,830	16,596	16,838	16,437	16,994	16,926	16,923	16,850	.
Dec	14,789	15,329	15,730	16,213	16,756	16,078	16,490	16,856	16,767	16,548	.
<b>Annual</b>	<b>14,703</b>	<b>15,117</b>	<b>15,468</b>	<b>16,127</b>	<b>16,643</b>	<b>16,377</b>	<b>16,442</b>	<b>16,640</b>	<b>16,802</b>	<b>16,722</b>	.
% Change	1.67	2.82	2.32	4.26	3.20	-1.60	0.40	1.20	0.97	-0.48	.

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 1.60 percent between 2012 and 2013, from a total of \$752 to \$764. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$781.

<b>Table II.7.21</b> <b>Average Weekly Wages</b> Fremont County BLS QCEW Data, 2001–2014(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	744	755	751	804	764	1.60
2014(p)	761	781	.	.	.	.

Total business establishments reported by the QCEW are displayed in Table II.7.22, below. Annual establishments increased by 0.06 percent between 2012 and 2013, falling from 1,573 to 1,574 establishments. Preliminary estimates indicate the total number of establishments decreased to 1,548 in the second quarter of 2014.

<b>Table II.7.22</b> <b>Number of Establishments</b> Fremont County BLS QCEW Data, 2001–2014(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
2013	1,565	1,572	1,578	1,571	1,572	-0.06
2014(p)	1,542	1,548	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Fremont County recorded 24,688 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 \$1,794,925,000, and real per capita income was \$43,781 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$41,641 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

### Housing

According to the Wyoming cost of living index, average apartment rent in Fremont County increased from \$571 in second quarter 2013 to \$578 in second quarter 2014, or by 1.2 percent. Detached single-family home rents increased by 3.4 percent, rents for mobile homes on a lot decreased by 1.1 percent, and rents for mobile home lots fell by 3.5 percent.

Fremont County rental prices experienced average annualized increases of 3.0 percent for apartments, 4.1 percent for houses, 4.2 percent for mobile homes plus a lot, and 1.9 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.7.23, at right, presents the Fremont County data for each rental type.<sup>90</sup>

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Fremont County decreased from 18 authorized units in 2012 to 16 in 2013. Total residential unit authorizations decreased from 58 to 20 units between 2012 and 2013.

The real value of single-family building permits decreased from \$252,501 in 2012 to \$166,734 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$252,501 in 2012 to a low of \$72,256 in 2000. These figures compare to the state average high of \$289,650 in 2000 and low of \$187,810 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
Q4.13	580	200	912	725
Q2.14	578	193	934	742

<sup>90</sup> Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

**Table II.7.24**  
**Building Permits and Valuation**  
 Fremont County  
 Census Bureau Data, 1980–2013

Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	102	2	36	30	170	.	.	98.2	49.0
1981	126	4	40	.	170	.	.	85.7	.
1982	64	.	.	24	88	.	.	91.3	52.5
1983	65	.	8	54	127	.	.	101.4	35.6
1984	10	.	.	81	91	.	.	105.3	30.9
1985	5	.	.	.	5	.	.	96.4	.
1986	6	.	.	.	6	.	.	127.7	.
1987	4	.	.	6	10	.	.	126.3	60.1
1988	3	.	.	.	3	.	.	90.8	.
1989	12	.	.	.	12	.	.	124.5	.
1990	10	.	.	48	58	.	.	124.4	65.0
1991	14	.	.	.	14	48	.	117.7	.
1992	50	.	.	.	50	.	.	96.6	.
1993	55	16	.	.	71	.	5	94.7	.
1994	67	6	.	.	73	.	.	103.7	.
1995	65	.	.	.	65	.	1	105.8	.
1996	56	4	.	.	60	.	9	125.1	.
1997	48	6	.	.	54	.	.	104.7	.
1998	47	14	.	20	81	.	22	114.4	75.5
1999	52	10	.	.	62	.	.	114.3	.
2000	37	6	.	.	43	.	8	72.3	.
2001	55	4	.	48	107	20	11	81.7	59.0
2002	37	8	.	.	45	68	.	136.6	.
2003	39	6	.	20	65	.	.	149.5	35.5
2004	60	6	.	.	66	.	.	131.1	.
2005	40	10	3	32	85	.	.	157.3	47.4
2006	51	2	.	.	53	32	6	212.2	.
2007	45	6	3	.	54	.	.	181.6	.
2008	43	.	.	.	43	40	6	173.6	.
2009	26	2	4	.	32	.	.	163.7	.
2010	21	.	.	.	21	.	.	154.4	.
2011	19	2	.	.	21	.	.	147.0	.
2012	18	.	.	40	58	.	.	252.5	84.6
2013	16	4	.	.	20	.	.	166.7	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Fremont County was \$198,273. This represented an increase of 5.6 percent from the previous year. In contrast, Wyoming’s average was \$281,345 or an increase of 5.6 percent over the previous year. A comparison of average sales prices between 1999 and 2013 is displayed in Table II.7.25, on the following page.

<b>Table II.7.25</b> <b>Average Sales Prices</b> Fremont County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.<sup>91</sup> During December 2014, a total of 129 surveys were completed in Fremont County, as shown in Table II.7.26. Of the 1,540 rental units surveyed, 129 were vacant, indicating a vacancy rate of 8.4 percent. This compares to a 7.5 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

<b>Table II.7.26</b> <b>Total Units, Vacant Units, and Vacancy Rate</b> Fremont County RVS Data, June 2001–December 2014				
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%

<sup>91</sup>Those 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.7.3, below, 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 six months the vacancy rose above the statewide rate.

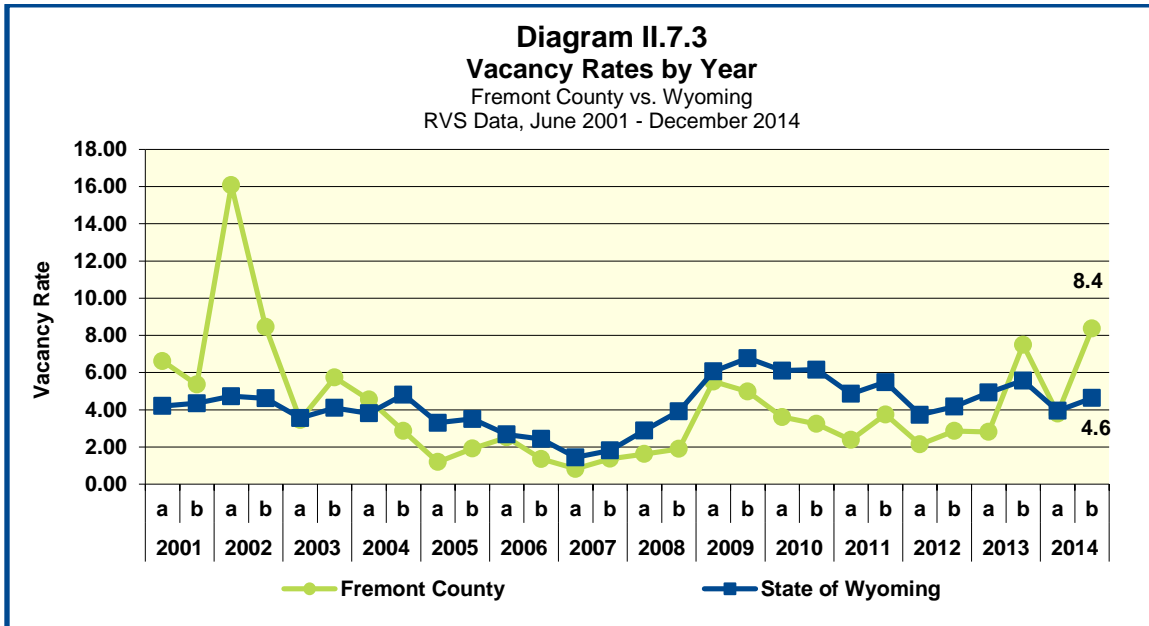


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In 2014, average rents for single-family units rose to \$853 and average rents for apartments remained at \$678.

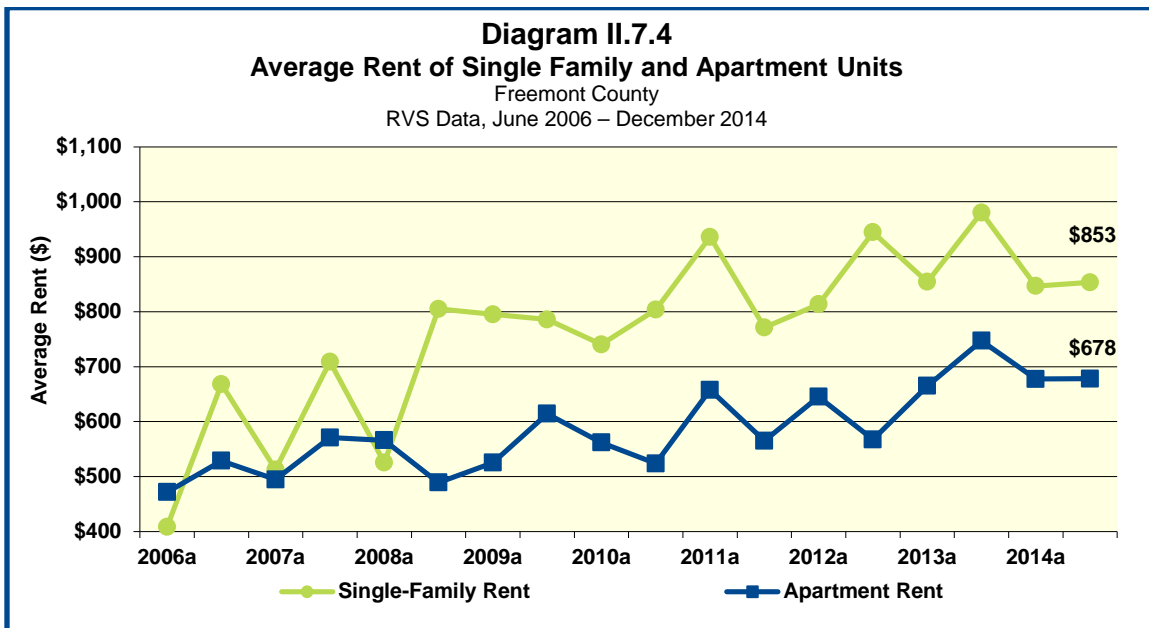




Table II.7.27, below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 411 single family units in Fremont County, with 5 of them available. This translates into a vacancy rate of 1.2 percent in Fremont County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 768 apartment units reported in the survey, with 34 of them available, which resulted in a vacancy rate of 4.4 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

<b>Table II.7.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Fremont County			
RVS Data, December 2014			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	411	5	1.2%
Duplex units	76	7	9.2%
Apartments	768	34	4.4%
Mobile Homes	63	4	6.3%
“Other” Units	2	0	.0%
Don't Know	220	79	35.9%
<b>Total</b>	<b>1,540</b>	<b>129</b>	<b>8.4%</b>

Table II.7.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 107 units. The most common apartment units were one bedroom units, with 370 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.7.28</b>							
<b>Rental Units by Bedroom Size</b>							
Fremont County							
RVS Data, December 2014							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don't Know</b>	<b>Total</b>
Efficiency	1	0	1	0	0	.	2
One	10	2	370	1	0	.	383
Two	35	18	300	24	0	.	377
Three	107	9	58	31	2	.	207
Four	65	1	0	0	0	.	66
Five	2	0	0	0	0	.	2
Don't Know	191	46	39	7	0	220	503
<b>Total</b>	<b>411</b>	<b>76</b>	<b>768</b>	<b>63</b>	<b>2</b>	<b>220</b>	<b>1,540</b>

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.

<b>Table II.7.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Fremont County						
RVS Data, December 2014						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$600	\$	\$500	\$	\$	\$550
One	\$663	\$550	\$547	\$	\$	\$573
Two	\$854	\$325	\$654	\$625	\$	\$675
Three	\$874	\$732	\$766	\$740	\$1,000	\$813
Four	\$1,400	\$595	\$	\$	\$	\$1,132
Five	\$1,425	\$	\$	\$	\$	\$1,425
<b>Total</b>	<b>\$853</b>	<b>\$606</b>	<b>\$678</b>	<b>\$668</b>	<b>\$1,000</b>	<b>\$699</b>

Table II.7.30 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 less than 500 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.7.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Fremont County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	189	0	.0%
\$500 to \$1,000	173	2	1.2%
\$1,000 to \$1,500	19	1	5.3%
Above \$1,500	1	1	100.0%
Missing	29	1	3.4%
<b>Total</b>	<b>411</b>	<b>5</b>	<b>1.2%</b>

The availability of apartment units by average rent is displayed in Table II.7.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of .0 percent.

<b>Table II.7.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Fremont County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	34	0	.0%
\$500 to \$1,000	528	29	5.5%
\$1,000 to \$1,500	0	0	%
Above \$1,500	0	0	%
Missing	206	5	2.4%
<b>Total</b>	<b>768</b>	<b>34</b>	<b>4.4%</b>

Table II.7.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 8.7 percent.

<b>Table II.7.32</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Fremont County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	46	4	8.7%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	17	0	.0%
<b>Total</b>	<b>63</b>	<b>4</b>	<b>6.3%</b>

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 good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

<b>Table II.7.33</b> <b>Condition by Unit Type</b> Fremont County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	137	2	4	7	0	.	150
Good	251	52	486	43	0	.	832
Excellent	17	16	176	6	2	.	217
Don’t Know	6	6	102	7	0	220	341
<b>Total</b>	<b>411</b>	<b>76</b>	<b>768</b>	<b>63</b>	<b>2</b>	<b>220</b>	<b>1,540</b>

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.

<b>Table II.7.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Fremont County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	137	0	.0%
Good	251	4	1.6%
Excellent	17	1	5.9%
Don’t Know	6	0	.0%
<b>Total</b>	<b>411</b>	<b>5</b>	<b>1.2%</b>

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 average condition, and had a vacancy rate of 0.0 percent.

<b>Table II.7.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Fremont County			
RVS Data, December 2014			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair			%
Average	4	0	.0%
Good	486	28	5.8%
Excellent	176	1	.6%
Don't Know	102	5	4.9%
<b>Total</b>	<b>768</b>	<b>34</b>	<b>4.4%</b>

Table II.7.36, below, 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 excellent condition, with a vacancy rate of 0.0 percent.

<b>Table II.7.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Fremont County			
RVS Data, December 2014			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair			%
Average	7	2	28.6%
Good	43	2	4.7%
Excellent	6	0	.0%
Don't Know	7	0	.0%
<b>Total</b>	<b>63</b>	<b>4</b>	<b>6.3%</b>

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.7.37, on the following page, respondents in Fremont County said they would prefer 88 more single family units and 63 more apartment units. In total, respondents indicated they wished to own or manage an additional 182 units.

<b>Table II.7.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Fremont County RVS Data, December 2014	
<b>Unit Type</b>	<b>More Units</b>
Single family units	88
Duplex Units	6
Apartments	63
Mobile homes	19
Other	6
Don't Know	
All types	
<b>Total</b>	<b>182</b>

Table, II.7.38, on the following page shows the most common answers from the 2014 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 68 respondents, with an average persons per household of 2.7 people. Of new residents to Fremont County, 55.4 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 51.5 percent of respondents renting their residence. The average mortgage payment in Fremont County was \$1,075 and the average rent was \$584. When asked if they were satisfied with their current housing, 76.5 percent said they were satisfied with their current housing.

<b>Table II.7.38</b> <b>Most Replied Response</b> Fremont County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	68
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (25.8%)
Marital status	Married (55.4%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (27.9%)
In which industry are you primarily employed	Other (27.9%)
Highest education level completed	College Graduate (30.9%)
Total household income from all sources	\$50,000 to \$74,999 dollars (28.2%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (64.7%)
Do you own or rent	Rent (51.5%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,075
Average rental payment	\$584
Are you satisfied with your current housing	Satisfied with current housing (76.5%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (54.5%)
Are you seeking to change your housing situation	Seeking different housing (44.4%)
What type of unit are you seeking	Single family home (62.5%)
Type of tenure seeking	Seeking to buy (42.9%)
If own, do you plan on building or buying	Buy an existing unit (60.0%)
Expected buying price	\$50,000 to \$99,999 dollars (100.0%)
Expected building price	\$100,000 to \$149,999 dollars (100.0%)
Expected rental price	\$601 to \$700 dollars (50.0%)

For residents who are unsatisfied with their current housing, 54.5 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 62.5 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 42.9 percent wanted to buy and 42.9 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$50,000 to \$99,999 dollars if they were buying an existing unit, and \$100,000 to \$149,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$601 to \$700 dollars. Additional survey data are presented in **Volume II. Technical Appendix**.

<sup>92</sup>.

### 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 2013 5-year ACS data, 466 or 3.0 percent of households in Fremont County were overcrowded and another 126 or

<sup>92</sup> 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.

0.8 percent of units were severely overcrowded, as shown in Table II.7.39, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.7.39 Overcrowding and Severe Overcrowding</b>				
Fremont County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Fremont County</b>				
<b>Owner</b>				
Households	10,800	190	110	11,100
Percentage	97.3%	1.7%	1.0%	100.0%
<b>Renter</b>				
Households	4,033	276	16	4,325
Percentage	93.2%	6.4%	.4%	100.0%
<b>Total</b>				
Households	14,833	466	126	15,425
Percentage	96.2%	3.0%	.8%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 550 units or 3.1 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.7.40, at right.

<b>Table II.7.40 Housing Units with Incomplete Kitchen Facilities</b>		
Fremont County 2009-2013 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	17,148	256,276
Lacking Complete Kitchen Facilities	550	6,764
<b>Total Housing Units</b>	<b>17,698</b>	<b>263,040</b>
Percent Lacking	3.1%	2.6%

At the time of the 2013 ACS, a total of 448 units or 2.5 percent of all housing units in Fremont County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.7.41, below.

<b>Table II.7.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Fremont County 2009-2013 5-Year ACS Data		
<b>Facilities</b>	<b>Fremont County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	17,250	257,728
Lacking Complete Plumbing Facilities	448	5,312
<b>Total Households</b>	<b>17,698</b>	<b>263,040</b>
Percent Lacking	2.5%	2.0%

The third type of housing problem reported in the 2013 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, 14.1 percent of households had a cost burden and 10.5 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 16.5 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 12.1 percent experienced a severe cost burden, while 17.7 percent of renters had a cost burden and 17.7 percent had a severe cost burden, as seen in Table II.7.42, on the following page.



<b>Table II.7.42</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Fremont County					
2009-2013 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Fremont County</b>					
<b>Owner With a Mortgage</b>					
Households	4,105	955	697	24	5,781
Percent	71.0%	16.5%	12.1%	.4%	100.0%
<b>Owner Without a Mortgage</b>					
Households	4,712	448	149	10	5,319
Percent	88.6%	8.4%	2.8%	.2%	100.0%
<b>Renter</b>					
Households	2,253	767	766	539	4,325
Percent	52.1%	17.7%	17.7%	12.5%	100.0%
<b>Total</b>					
Households	11,070	2,170	1,612	573	15,425
Percent	71.8%	14.1%	10.5%	3.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

### 2015 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 *2015 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 3,951 households in Fremont County, from 15,455 in 2010 to 19,406 in 2040. Homeowners are expected to increase from 11,006 households in 2010 to 14,126 by 2040. Renters are anticipated to increase from 4,449 households in 2010 to 5,281 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 213 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 387 households and by 396 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 175 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 175 households over the period. Table II.7.43, below, provides details of the household forecast by tenure and income.

<b>Table II.7.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Fremont County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	751	1,364	1,397	749	6,746	11,006
2015	777	1,413	1,447	775	6,987	11,399
2020	809	1,470	1,505	806	7,267	11,857
2025	848	1,541	1,578	846	7,621	12,435
2030	889	1,615	1,654	886	7,985	13,028
2035	927	1,684	1,725	924	8,328	13,587
2040	963	1,751	1,793	961	8,658	14,126
<b>Renters by Percent of Median Household Income</b>						
2010	937	934	921	347	1,310	4,449
2015	918	915	902	340	1,283	4,357
2020	945	942	929	350	1,321	4,486
2025	983	980	966	364	1,374	4,667
2030	1,028	1,025	1,011	380	1,438	4,883
2035	1,072	1,068	1,053	396	1,498	5,088
2040	1,112	1,109	1,093	411	1,555	5,281
<b>Total Households by Percent of Median Household Income</b>						
2010	1,688	2,298	2,318	1,095	8,056	15,455
2015	1,695	2,328	2,349	1,115	8,269	15,756
2020	1,753	2,412	2,434	1,156	8,588	16,343
2025	1,831	2,521	2,545	1,209	8,996	17,102
2030	1,917	2,640	2,665	1,267	9,423	17,911
2035	1,998	2,752	2,778	1,321	9,826	18,675
2040	2,076	2,860	2,886	1,372	10,213	19,406