

FREMONT COUNTY

Demographics

The Census Bureau's current census estimates indicate that Fremont County's population increased from 40,123 in 2010 to 40,703 in 2014, or by 1.4 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 2.3 percent, and the number of people from 55 to 64 years of age increased by 6.0 percent. The white population increased by 0.7 percent, while the black population increased by 165.7 percent. The Hispanic population increased from 2,264 to 2,731 people between 2010 and 2014, or by 20.6 percent. These data are presented in Table II.7.1, below.

Table II.7.1						
Profile of Population Characteristics						
Wyoming vs. Fremont County						
2010 Census and 2014 Current Census Estimates						
Subject	Fremont County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
Population	40,123	40,703	1.4%	563,626	584,153	3.6%
Age						
Under 14 years	8,607	8,761	1.8%	113,371	115,517	1.9%
15 to 24 years	5,123	4,991	-2.6%	78,460	80,249	2.3%
25 to 44 years	9,339	9,551	2.3%	144,615	152,555	5.5%
45 to 54 years	5,753	4,969	-13.6%	83,577	73,372	-12.2%
55 to 64 years	5,496	5,824	6.0%	73,513	80,819	9.9%
65 and Over	5,805	6,607	13.8%	70,090	81,641	16.5%
Race						
White	30,192	30,413	.7%	529,110	541,596	2.4%
Black	102	271	165.7%	5,135	9,112	77.4%
American Indian and Alaskan Native	8,630	8,619	-.1%	14,457	15,541	7.5%
Asian	164	229	39.6%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	15	22	46.7%	521	632	21.3%
Two or more races	1,020	1,149	12.6%	9,754	11,451	17.4%
Ethnicity (of any race)						
Hispanic or Latino	2,264	2,731	20.6%	50,231	57,065	13.6%

Table II.7.2, on the following page, presents the population of Fremont County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 20,363 persons, and accounted for 50.0 percent of the population, with the remaining 50.0 percent, or 20,340 persons, being female.

Table II.7.2 Population by Age and Gender Fremont County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	4,407	4,200	8,607	4,456	4,305	8,761	1.8%
15 to 24 years	2,636	2,487	5,123	2,620	2,371	4,991	-2.6%
25 to 44 years	4,734	4,605	9,339	4,862	4,689	9,551	2.3%
45 to 54 years	2,820	2,933	5,753	2,464	2,505	4,969	-13.6%
55 to 64 years	2,737	2,759	5,496	2,868	2,956	5,824	6.0%
65 and Over	2,696	3,109	5,805	3,093	3,514	6,607	13.8%
Total	20,030	20,093	40,123	20,363	20,340	40,703	1.4%
% 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.

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 ¹²⁰	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

¹²⁰ 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 10,098 family households, of which 7,617 housed married couple families and 2,481 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 829 families, or a female householder with no husband present, of which there were 1,652 families. There were also an estimated 5,192 "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 65.3 percent. Of the family households in Fremont County, 75.4 percent were married households, which compared to 79.8 percent in the State of Wyoming.

Table II.7.4				
Household Type by Tenure				
Fremont County				
2010-2014 5-Year ACS Data				
Family Type	Fremont County		State of Wyoming	
	Fremont County	% of Total	State of Wyoming	% of Total
Family households	10,098	66.0%	147,321	65.3%
Married-couple family	7,617	75.4%	117,624	79.8%
Owner-occupied housing units	6,487	85.2%	97,837	83.2%
Renter-occupied housing units	1,130	14.8%	19,787	16.8%
Other family	2,481	24.6%	29,697	20.2%
Male householder, no wife present	829	33.4%	9,885	33.3%
Owner-occupied housing units	489	59.0%	5,955	60.2%
Renter-occupied housing units	340	41.0%	3,930	39.8%
Female householder, no husband present	1,652	66.6%	19,812	66.7%
Owner-occupied housing units	872	52.8%	9,942	50.2%
Renter-occupied housing units	780	47.2%	9,870	49.8%
Nonfamily households	5,192	34.0%	78,193	34.7%
Owner-occupied housing units	3,127	60.2%	42,555	54.4%
Renter-occupied housing units	2,065	39.8%	35,638	45.6%
Total	15,290	100.0%	225,514	100.0%

Table II.7.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 5,121 two-person family households, 1,848 three-person family households and 1,488 four-person family households. One-person non-family households made up 82.0 percent of all non-family households or an estimated 4,259 households. Fremont County's two persons households made up 38.9 percent of total housing units and four person households made up an additional 10.0 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

Table II.7.5				
Household Type by Household Size				
Fremont County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Fremont County				
One Person	.	4,259	4,259	27.9%
Two Person	5,121	824	5,945	38.9%
Three Person	1,848	57	1,905	12.5%
Four Person	1,488	36	1,524	10.0%
Five Person	908	16	924	6.0%
Six Person	384	0	384	2.5%
Seven Person	349	0	349	2.3%
Total	10,098	5,192	15,290	100.0%
State of Wyoming				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
Total	147,321	78,193	225,514	100.0%

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,945 two-person households, 4,894 were owner-occupied and 1,051 were renter-occupied. Of the 1,524 four-person households, 1,091 were owner-occupied and 433 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				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Fremont County				
One Person	2,603	1,656	4,259	27.9%
Two Person	4,894	1,051	5,945	38.9%
Three Person	1,397	508	1,905	12.5%
Four Person	1,091	433	1,524	10.0%
Five Person	504	420	924	6.0%
Six Person	254	130	384	2.5%
Seven Person or more	232	117	349	2.3%
Total	10,975	4,315	15,290	100.0%
State of Wyoming				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
Total	156,289	69,225	225,514	100.0%

As seen in Table II.7.7, on the following page, Fremont County had a total of 17,731 housing units of which 15,290 or 86.2 percent were occupied. Of these occupied units, 71.8 percent, or 10,975 units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,441 units or 13.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

Table II.7.7 Housing Units by Tenure Fremont County 2010-2014 5-Year ACS Data				
Tenure	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	15,290	86.2%	225,514	85.0
Owner-Occupied	10,975	71.8%	156,289	69.3
Renter-Occupied	4,315	28.2%	69,225	30.7
Vacant Housing Units	2,441	13.8%	39,681	15.0
Total Housing Units	17,731	100.0%	265,195	100.0

Table II.7.8, below, shows that of the 2,441 housing units in Fremont County as reported in the 2014 ACS data, 333 or 13.6 percent were for rent and 90 or 3.7 percent were for sale. An estimated 1,161 units were for seasonal, recreational, or occasional use, and 749 or 30.7 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 2010-2014 5-Year ACS Data				
Disposition	Fremont County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	333	13.6%	5,921	14.9%
Rented, but not occupied	74	3.0%	1,577	4.0%
For sale only	90	3.7%	2,601	6.6%
Sold, but not occupied	29	1.2%	802	2.0%
For seasonal, recreational, or occasional use	1,161	47.6%	17,496	44.1%
For migrant workers	5	.2%	362	.9%
Other vacant	749	30.7%	10,922	27.5%
Total	2,441	100.0%	39,681	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 \$61,822 compared to the statewide average of \$72,086. Per capita income for Fremont County, which is calculated by dividing total income by population, was \$24,431, which compared to \$29,381 for the State of Wyoming.

Table II.7.9 Median and Per Capita Income Fremont County 2010-2014 5-Year ACS Data		
Income Type	Fremont County	Wyoming
Median Family Income	61,822	72,086
Median Household Income	51,749	58,252
Per Capita Income	24,431	29,381

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 1,531 households or 10.0 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 2,183 households that had incomes between \$35,000 and \$49,999, which accounted for 14.3 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.8 percent of total households and numbered 2,875 in Fremont County.

Table II.7.10				
Households by Income				
Fremont County				
2010-2014 5-Year ACS Data				
Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,531	10.0%	21,756	9.6%
15,000 - 19,999	1,184	7.7%	10,739	4.8%
20,000 - 24,999	967	6.3%	11,332	5.0%
25,000 - 34,999	1,610	10.5%	22,763	10.1%
35,000 - 49,999	2,183	14.3%	30,423	13.5%
50,000 - 74,999	3,077	20.1%	43,643	19.4%
75,000 - 99,999	1,863	12.2%	31,799	14.1%
100,000 and above	2,875	18.8%	53,059	23.5%
Total	15,290	100.0%	225,514	100.0%

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.7.11, below. In total, the poverty rate in Fremont County was 14.0 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Fremont County had a poverty rate of 13.0 percent and the female population had a poverty rate of 14.9 percent. There were 406 males and 437 females in poverty under the age of 5. Overall, 15.2 percent of persons in poverty in Fremont County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 332 individuals with incomes below the poverty level which represented 6.0 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.7.11				
Poverty by Age				
Fremont County				
2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Fremont County				
5 and Below	406	437	843	15.2%
6 to 17	734	566	1,300	23.4%
18 to 64	1,308	1,775	3,083	55.5%
65 and Older	124	208	332	6.0%
Total	2,572	2,986	5,558	100.0%
Poverty Rate	13.0%	14.9%	14.0%	.
State of Wyoming				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
Total	28,838	36,433	65,271	100.0%
Poverty Rate	10%	13%	11.6%	.

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 9,226 owner-occupied single-family units compared to 2,000 single-family rental units. In Fremont County, single-family units comprised 73.4 percent of all households compared with 71.7 percent statewide. Fremont County had a total of 996 apartment rental units and total apartment units accounted for 6.7 percent of all

households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 2,437 mobile homes in Fremont County, which comprised 15.9 percent of all occupied housing units and compared to 13.0 statewide.

Table II.7.12 Households by Unit Type Fremont County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
Single-Family Unit	9,226	2,000	11,226	73.4%
Duplex	15	200	215	1.4%
Tri- or Four-Plex	28	355	383	2.5%
Apartments	21	996	1,017	6.7%
Mobile Homes	1,685	752	2,437	15.9%
Boat, RV, Van, Etc.	0	12	12	.1%
Total	10,975	4,315	15,290	100.0%
State of Wyoming				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
Total	156,289	69,225	225,514	100.0%

Table II.7.13, below, shows the number of households by year of construction. As shown, 7.9 percent, or 1,212 units, were built in 1939 or earlier in the county, and another 741 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,763, which accounted for 11.5 percent of all households, and an additional 95 households, or .6 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

Table II.7.13 Households by Year Built Fremont County 2010-2014 5-Year ACS Data				
Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,212	7.9%	24,514	10.9%
1940 to 1949	741	4.8%	10,454	4.6%
1950 to 1959	1,392	9.1%	22,142	9.8%
1960 to 1969	2,183	14.3%	18,728	8.3%
1970 to 1979	4,043	26.4%	49,663	22.0%
1980 to 1989	2,039	13.3%	32,994	14.6%
1990 to 1999	1,822	11.9%	26,751	11.9%
2000 to 2009	1,763	11.5%	35,858	15.9%
Built 2010 or Later	95	.6%	4,410	2.0%
Total	15,290	100.0%	225,514	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 1.8 percent of total housing units, while households with five and six rooms accounted for 23.4 and 16.8 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 2010-2014 5-Year ACS Data				
Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	324	1.8%	4,521	1.7%
Two	479	2.7%	7,349	2.8%
Three	1,303	7.3%	20,368	7.7%
Four	2,965	16.7%	42,809	16.1%
Five	4,149	23.4%	53,147	20.0%
Six	2,976	16.8%	41,493	15.6%
Seven	1,785	10.1%	31,612	11.9%
Eight	1,638	9.2%	25,739	9.7%
Nine or more	2,112	11.9%	38,157	14.4%
Total	17,731	100.0%	265,195	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 111 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.3 percent of total households in Fremont County, which compared to 24.4 percent statewide. In Fremont County, the 6,995 households with three bedrooms accounted for 45.7 percent of all households, and there were only 953 five-bedroom or more households, which accounted for 6.2 percent of all households.

Table II.7.15 Households by Number of Bedrooms Fremont County 2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
None	45	111	156	1.0%
One	322	853	1,175	7.7%
Two	2,082	1,626	3,708	24.3%
Three	5,638	1,357	6,995	45.7%
Four	2,083	220	2,303	15.1%
Five or more	805	148	953	6.2%
Total	10,975	4,315	15,290	100.0%
State of Wyoming				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
Total	156,289	69,225	225,514	100.0%

The age of a structure influences its value. As shown in Table II.7.16, at right, structures built in 1939 or earlier had a median value of \$178,000, while structures built between 1950 and 1959 had a median value of \$168,500 and those built between 1990 to 1999 had a median value of \$206,000. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2010 or later had median values of \$235,500 and \$263,300, respectively. The total average median value in Fremont County was \$183,700, which compared to \$189,300 in the State of Wyoming.

Table II.7.16 Median Value by Year Structure Built Fremont County 2010-2014 5-Year ACS Data		
Year Built	Fremont County	State of Wyoming
1939 or earlier	178,000	153,700
1940 to 1949	163,600	140,900
1950 to 1959	168,500	158,200
1960 to 1969	176,000	177,300
1970 to 1979	170,200	184,100
1980 to 1989	197,900	197,900
1990 to 1999	206,000	233,600
2000 to 2009	235,500	252,800
Built 2010 or Later	263,300	258,900
Total	183,700	189,300

Household mortgage status is reported in Table II.7.17, below. In Fremont County, households with a mortgage accounted for 52.6 percent of all households or 5,768 housing units, and the remaining 47.4 percent or 5,207 units had no mortgage. Of those units with a mortgage, 561 had either a second mortgage or home equity loan, 20 had both a second mortgage and home equity loan, and 5,187 or 89.9 percent had no second mortgage or no home equity loan.

Table II.7.17 Mortgage Status Fremont County 2010-2014 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	5,768	52.6%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	561	9.7%	12,104	13.1%
Second mortgage only	295	52.6%	5,864	48.4%
Home equity loan only	266	47.4%	6,240	51.6%
Both second mortgage and home equity loan	20	.3%	545	.6%
No second mortgage and no home equity loan	5,187	89.9%	80,039	86.4%
Housing units without a mortgage	5,207	47.4%	63,601	40.7%
Total	10,975	100.0%	156,289	100.00%

The median rent in Fremont County was \$558 as compared to \$663 statewide, as seen in Table II.7.18, below.

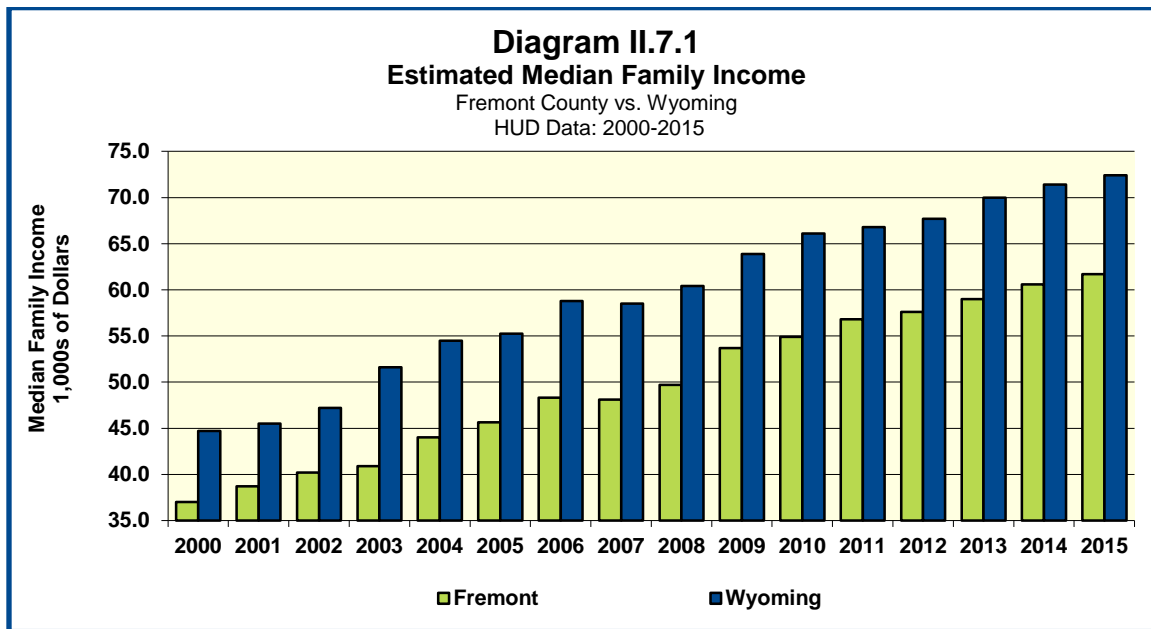
Table II.7.18 Median Rent Fremont County 2010-2014 5-Year ACS Data	
Place	Rent
Fremont County	\$558
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 23 persons during 2015. 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 3,166 persons over the time period.

Table II.7.19			
Driver’s Licenses Exchanged and Surrendered			
Fremont County			
WYDOT Data, 2000 – 2015			
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
Total	13,125	9,959	3,166

Economics

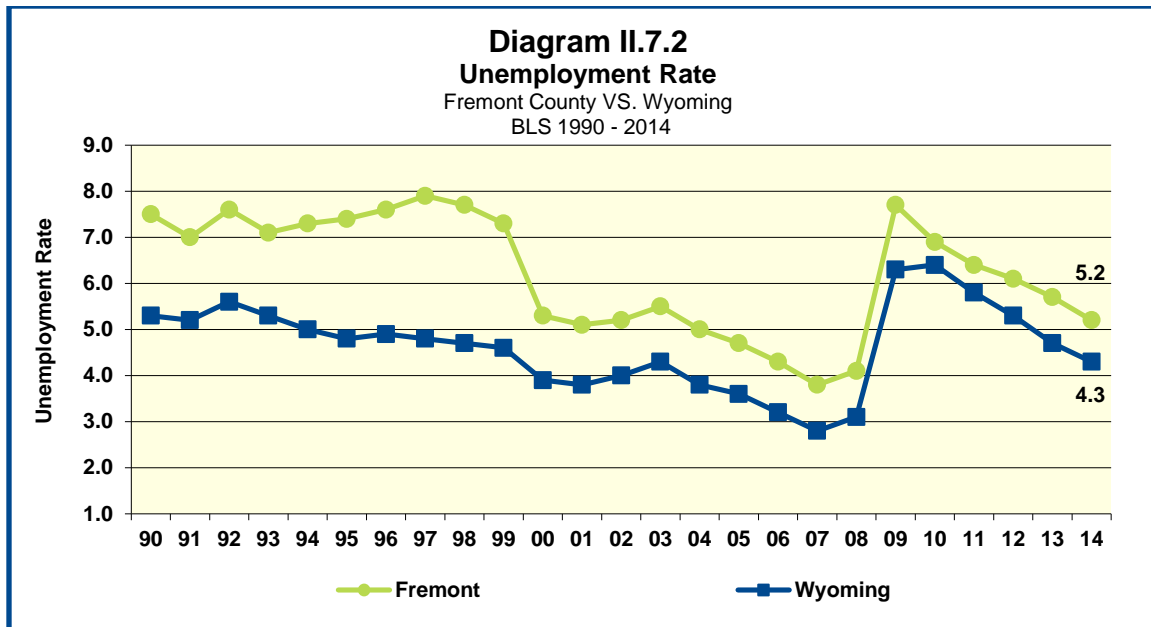
The HUD estimated MFI for Fremont County was \$61,700 in 2015.¹²¹ This compares to Wyoming’s MFI of \$72,400. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2015.



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 439 persons, from 21,059 in 2013 to 20,620 in 2014. Employment decreased by 306 persons; unemployment decreased by 133 persons; and the unemployment rate, the number of

¹²¹ 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 5.7 percent in 2013 to 5.2 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.7.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 16,536 persons in 2014; this figure was lower than the 2013 average by 186 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 16,844 to 16,744 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	14,305	14,758	15,296	15,897	16,199	15,618	15,940	16,200	16,392	16,043	16,026
Feb	14,461	14,909	15,480	16,029	16,269	15,698	16,079	16,242	16,409	16,057	15,935
Mar	14,678	15,164	15,710	16,183	16,214	16,001	16,292	16,600	16,662	16,312	15,974
Apr	14,997	15,223	15,777	16,335	16,242	16,088	16,457	16,639	16,608	16,548	16,086
May	15,229	15,637	16,306	16,779	16,511	16,472	16,692	16,997	16,956	16,806	16,316
Jun	15,700	16,185	16,719	17,162	16,666	16,677	16,860	17,411	17,177	16,844	16,744
Jul	15,046	15,279	16,050	16,739	16,279	16,397	16,475	16,606	16,422	16,271	
Aug	15,101	15,498	16,406	16,894	16,566	16,976	16,821	17,102	16,805	16,664	
Sep	15,584	15,705	16,513	17,026	16,687	16,981	17,219	17,015	16,973	16,821	
Oct	15,435	15,697	16,453	17,083	16,377	16,908	17,062	17,126	16,867	17,189	
Nov	15,541	15,830	16,596	16,838	16,437	16,994	16,926	16,923	16,850	16,462	
Dec	15,329	15,730	16,213	16,756	16,078	16,490	16,856	16,767	16,548	16,409	
Annual	15,117	15,468	16,127	16,643	16,377	16,442	16,640	16,802	16,722	16,536	
% Change	2.82	2.32	4.26	3.20	-1.60	.40	1.20	.97	-.48	-1.11	

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 \$764 in 2013. In 2014, average weekly wages saw an increase of 2.62 over the prior year, rising to \$784. These data are shown in Table II.7.21, below. Preliminary estimates show average weekly wages remained at \$779 between the second quarter of 2014 and 2015.

Table II.7.21 Average Weekly Wages Fremont County BLS QCEW Data, 2001–2015(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	.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(p)	744	779				

Total business establishments reported by the QCEW are displayed in Table II.7.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 1.78 percent to 1,539 establishments. Preliminary estimates show the number of establishments rose from 1,553 to 1,632 between the second quarter of 2014 and 2015.

Table II.7.22 Number of Business Establishments Fremont County BLS QCEW Data, 2001–2015(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(p)	1,625	1,632				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Fremont County recorded 24,693 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 \$1,667,592,000, and real per capita income was \$40,970 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$42,167 in 2014, while Wyoming average earnings per job was \$53,171. 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 increased from \$584 in second quarter 2014 to \$675 in second quarter 2015, or by 15.6 percent. Detached single-family home rents increased by 5.0 percent, rents for mobile homes on a lot decreased by 3.1 percent, and rents for mobile home lots fell by 1.5 percent.

Fremont County rental prices experienced average annualized increases of 1.1 percent for apartments, 1.5 percent for houses, 1.7 percent for mobile homes plus a lot, and -0.4 percent for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.7.23, at right, presents the Fremont County data for each rental type.¹²²

Table II.7.23 Semiannual Average Monthly Rental Prices Fremont County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	481	214	570	436
Q2.87	456	192	529	452
Q4.87	459	181	517	438
Q2.88	414	175	539	389
Q4.88	444	184	469	367
Q2.89	420	185	500	369
Q4.89	438	186	501	361
Q2.90	450	163	495	431
Q4.90	422	164	54	403
Q2.91	415	169	523	377
Q4.91	452	172	616	387
Q2.92	479	168	506	425
Q4.92	467	160	590	331
Q2.93	460	153	564	462
Q4.93	504	167	635	0
Q2.94	466	162	537	0
Q4.94	512	195	598	489
Q2.95	500	191	656	456
Q4.95	481	203	536	472
Q2.96	505	208	565	507
Q4.96	502	208	620	459
Q2.97	494	212	587	495
Q4.97	488	217	577	492
Q2.98	461	203	621	462
Q4.98	493	199	608	487
Q2.99	502	193	583	466
Q4.99	478	203	640	443
Q2.00	479	200	615	434
Q4.00	504	196	615	457
Q2.01	506	187	646	506
Q4.01	480	189	680	476
Q2.02	501	201	662	549
Q4.02	529	210	622	489
Q2.03	513	192	657	477
Q4.03	511	195	694	511
Q2.04	512	195	679	490
Q4.04	533	216	663	538
Q2.05	530	209	663	506
Q4.05	551	203	655	526
Q2.06	573	208	676	487
Q4.06	573	216	700	577
Q2.07	575	212	727	573
Q4.07	608	205	758	541
Q2.08	580	210	747	638
Q4.08	650	226	774	722
Q2.09	571	229	824	743
Q4.09	623	218	830	766
Q2.10	616	216	856	722
Q4.10	619	216	890	785
Q2.11	609	212	857	782
Q4.11	622	212	879	783
Q2.12	614	209	882	755
Q4.12	611	209	913	760
Q2.13	586	205	927	753
Q4.13	595	205	936	744
Q2.14	584	195	943	749
Q4.14	653	192	975	761
Q2.15	675	192	896	726

¹²² 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 decreased from 16 authorizations in 2013 to 12 in 2014.

The real value of single-family building permits increased from \$169,138 in 2013 to \$199,521 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.7.24, below.

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	99.7	49.8
1981	126	4	40	.	170	87.0	.
1982	64	.	.	24	88	92.7	53.3
1983	65	.	8	54	127	103.0	36.1
1984	10	.	.	81	91	107.0	31.4
1985	5	.	.	.	5	97.9	.
1986	6	.	.	.	6	129.8	.
1987	4	.	.	6	10	128.3	61.1
1988	3	.	.	.	3	92.2	.
1989	12	.	.	.	12	126.5	.
1990	10	.	.	48	58	126.3	66.0
1991	14	.	.	.	14	119.6	.
1992	50	.	.	.	50	98.2	.
1993	55	16	.	.	71	96.2	.
1994	67	6	.	.	73	105.4	.
1995	65	.	.	.	65	107.5	.
1996	56	4	.	.	60	127.1	.
1997	48	6	.	.	54	106.4	.
1998	47	14	.	20	81	116.2	76.7
1999	52	10	.	.	62	116.2	.
2000	37	6	.	.	43	73.4	.
2001	55	4	.	48	107	83.0	59.9
2002	37	8	.	.	45	138.7	.
2003	39	6	.	20	65	151.9	36.1
2004	60	6	.	.	66	133.2	.
2005	40	10	3	32	85	159.8	48.1
2006	51	2	.	.	53	215.5	.
2007	45	6	3	.	54	184.5	.
2008	43	.	.	.	43	176.3	.
2009	26	2	4	.	32	166.3	.
2010	21	.	.	.	21	156.9	.
2011	19	2	.	.	21	149.1	.
2012	18	.	.	40	58	256.1	85.8
2013	16	4	.	.	20	169.1	.
2014	12	2	4	.	18	199.5	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Fremont County was \$216,167. This represented an increase of 9.0 percent from the previous year. In contrast, Wyoming’s average was \$263,432, or a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 1999 and 2014 is displayed in Table II.7.25, on the following page.

Table II.7.25 Average Sales Prices Fremont County vs. Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2015.¹²³ During December 2015, a total of 81 surveys were completed in Fremont County, as shown in Table II.7.26. Of the 1,434 rental units surveyed, 91 were vacant, indicating a vacancy rate of 6.3 percent. This compares to a 8.4 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 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.7.26 Total Units, Vacant Units, and Vacancy Rate Fremont County RVS Data, June 2001–December 2015				
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%

¹²³Those 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.

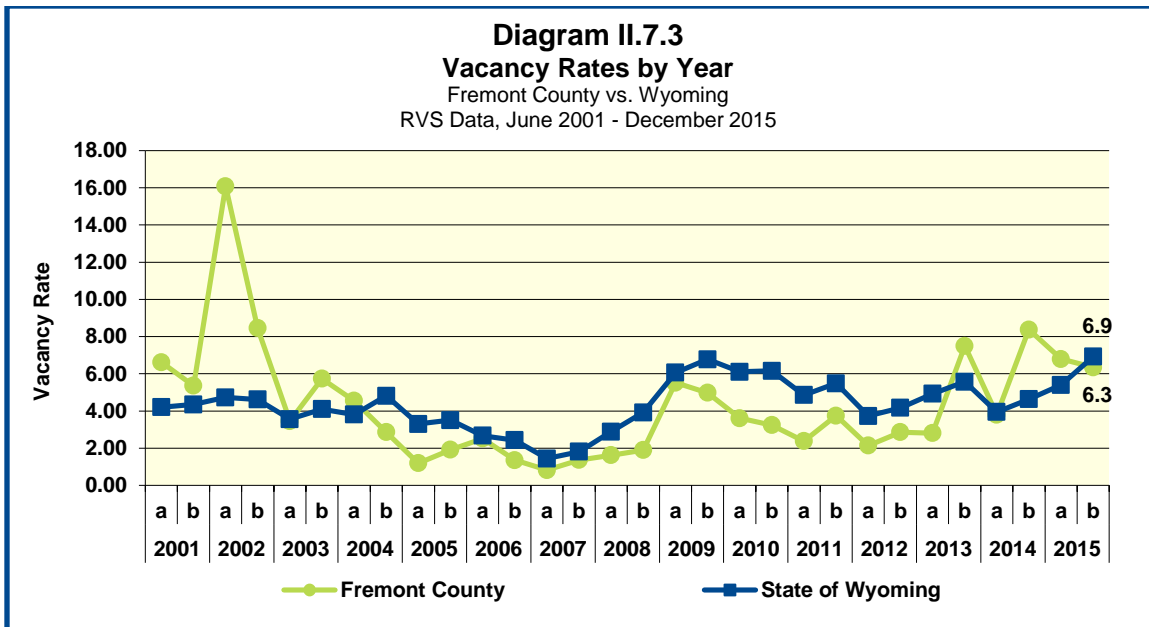


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In 2015, average rents for single-family units fell to \$866 and average rents for apartments fell to \$742.

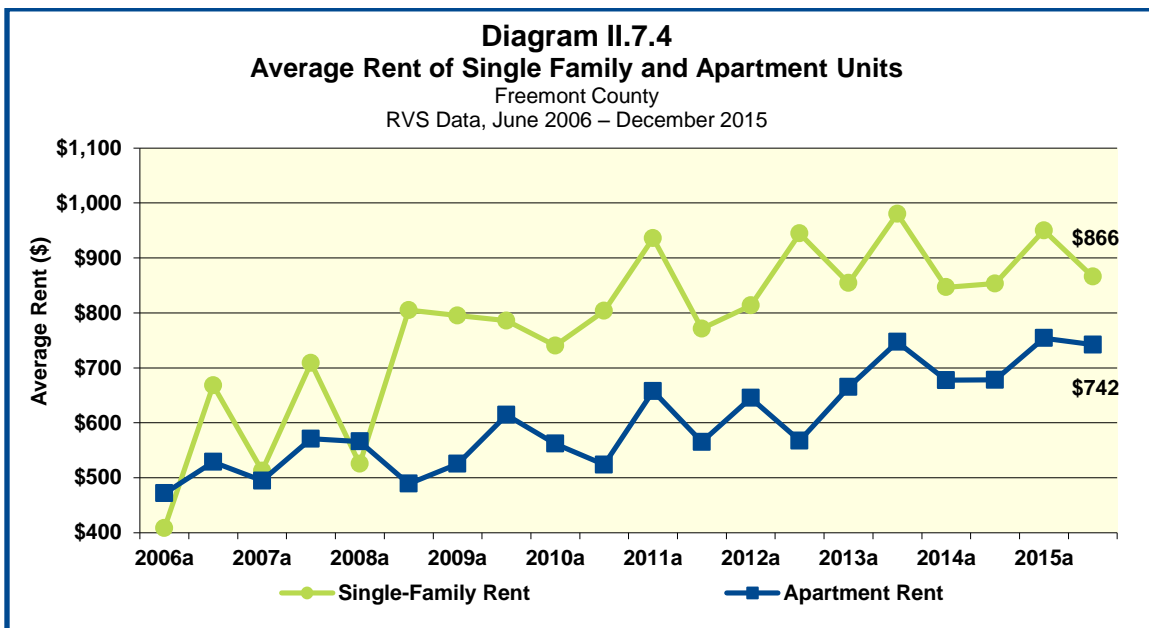


Table II.7.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 272 single family units in Fremont County, with 19 of them available. This translates into a vacancy rate of 7.0 percent in Fremont County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 684 apartment units reported in the survey, with 40 of them available, which resulted in a vacancy rate of 5.8 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

Table II.7.27			
Rental Vacancy Survey by Type			
Fremont County			
RVS Data, December 2015			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	272	19	7.0%
Duplex units	29	2	6.9%
Apartments	684	40	5.8%
Mobile Homes	142	10	7.0%
“Other” Units	5	2	40.0%
Don’t Know	302	18	6.0%
Total	1,434	91	6.3%

Table II.7.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 103 units. The most common apartment units were one bedroom units, with 276 units. Additional details of unit types by bedrooms are reported below.

Table II.7.28							
Rental Units by Bedroom Size							
Fremont County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	4	0	2	0	0	.	6
One	18	0	276	0	0	.	294
Two	55	17	230	49	2	.	353
Three	103	3	104	30	3	.	243
Four	68	1	0	2	0	.	71
Five	5	0	0	0	0	.	5
Don’t Know	19	8	72	61	0	302	462
Total	272	29	684	142	5	302	1,434

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.7.29, 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.7.29							
Available Rental Units by Bedroom Size							
Fremont County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	2	0	3	0	0	.	5
Two	5	0	10	0	1	.	16
Three	5	0	9	1	1	.	16
Four	0	0	0	0	0	.	0
Five	1	0	0	0	0	.	1
Don't Know	6	2	18	9	0	18	53
Total	19	2	40	10	2	18	91

Table II.7.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 8.7 percent, with five bedroom single family units having the highest vacancy rate at 20.0 percent.

Table II.7.30							
Vacancy Rates by Bedroom Size							
Fremont County							
RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	11.1%	%	1.1%	%	%		1.7%
Two	9.1%	.0%	4.3%	.0%	50.0%		4.5%
Three	4.9%	.0%	8.7%	3.3%	33.3%		6.6%
Four	.0%	.0%	%	.0%	%		.0%
Five	20.0%	%	%	%	%		20.0%
Don't Know	31.6%	25.0%	25.0%	14.8%	%	6.0%	11.5%
Total	7.0%	6.9%	5.8%	7.0%	40.0%	6.0%	6.3%

Average market-rate rents by unit type are shown in Table II.7.31, 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.7.31						
Average Market Rate Rents by Bedroom Size						
Fremont County						
RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$425	\$	\$438	\$	\$	\$433
One	\$585	\$600	\$568	\$	\$	\$578
Two	\$750	\$644	\$657	\$590	\$750	\$673
Three	\$903	\$598	\$872	\$638	\$888	\$825
Four	\$1,179	\$898	\$	\$1,000	\$	\$1,096
Five	\$1,438	\$	\$	\$	\$	\$1,438
Total	\$866	\$696	\$742	\$628	\$842	\$768

Table II.7.32 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 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.7.32 Single Family Market Rate Rents by Vacancy Status Fremont County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	11	1	9.1%
\$500 to \$1,000	217	11	5.1%
\$1,000 to \$1,500	37	5	13.5%
Above \$1,500			%
Missing	7	2	28.6%
Total	272	19	7.0%

The availability of apartment units by average rent is displayed in Table II.7.33 below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 6.5 percent.

Table II.7.33 Apartment Market Rate Rents by Vacancy Status Fremont County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	13	4	30.8%
\$500 to \$1,000	446	29	6.5%
\$1,000 to \$1,500	4	2	50.0%
Above \$1,500	0	0	%
Missing	221	5	2.3%
Total	684	40	5.8%

Table II.7.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for less than 500, with a vacancy rate of .0 percent.

Table II.7.34 Mobile Home Market Rate Rents by Vacancy Status Fremont County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	3	0	.0%
\$500 to \$1,000	95	5	5.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	44	5	11.4%
Total	142	10	7.0%

Table II.7.35, on the following page, 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, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed on the following page.

Table II.7.35 Condition by Unit Type Fremont County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor							
Fair	0	0	1	2	0	.	3
Average	35	1	4	59	2	.	101
Good	186	12	361	35	2	.	596
Excellent	49	16	314	26	1	.	406
Don’t Know	2	0	4	20	0	302	328
Total	272	29	684	142	5	302	1,434

The availability of single family units based on their condition is displayed in Table II.7.36, below. As can be seen the single family units with the lowest vacancy rates were in good condition, with a vacancy rate of 3.8 percent.

Table II.7.36 Condition of Single Family Units by Vacancy Status Fremont County RVS Data, December 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	35	3	8.6%
Good	186	7	3.8%
Excellent	49	9	18.4%
Don't Know	2	0	.0%
Total	272	19	7.0%

Table II.7.37, 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 percent.

Table II.7.37 Condition of Apartment Units by Vacancy Status Fremont County RVS Data, December 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	4	0	.0%
Good	361	19	5.3%
Excellent	314	20	6.4%
Don't Know	4	1	25.0%
Total	684	40	5.8%

Table II.7.38, on the following page, 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 fair condition, with a vacancy rate of .0 percent.

Table II.7.38 Condition of Mobile Home Units by Vacancy Status Fremont County RVS Data, December 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	2	0	.0%
Average	59	2	3.4%
Good	35	5	14.3%
Excellent	26	3	11.5%
Don't Know	20	0	.0%
Total	142	10	7.0%

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.7.39, on the following page, respondents in Fremont County said they would prefer 175 more single family units, 106 more apartment units, and 700 units of all types. In total, respondents indicated they wished to own or manage an additional 1,011 units.

Table II.7.39 If you had the opportunity to own/manage more units, how many would you prefer Fremont County RVS Data, December 2015	
Unit Type	More Units
Single family units	175
Duplex Units	12
Apartments	106
Mobile homes	13
Other	1
Don't Know	4
All types	700
Total	1,011

Table, II.7.40, on the following page, shows the most common answers from the 2015 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 54 respondents, with an average persons per household of 2.6 people. Of new residents to Fremont County, 66.7 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 46.3 percent of respondents owning thier residence. The average mortgage payment in Fremont County was \$934 and the average rent was \$592. When asked if they were satisfied with their current housing, 92.6 percent said they were satisfied with thier current housing.

Table II.7.40 Most Replied Response Fremont County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	54
Number of persons in household (Average)	2.6
Current age	25 to 34 years old (27.8%)
Marital status	Married (66.7%)
Primary reason for moving to Wyoming	New job (24.1%)
In which industry are you primarily employed	Retired (20.4%)
Highest education level completed	Some College (20.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (32.4%)
Current Housing Characteristics	
Current Residence	Single family home (68.5%)
Do you own or rent	Own (46.3%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.6
Average mortgage payment	\$934
Average rental payment	\$592
Are you satisfied with your current housing	Satisfied with current housing (92.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Housing unit is too small (75.0%)
Are you seeking to change your housing situation	Seeking different housing (100.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (100.0%)
If own, do you plan on building or buying	Buy an existing unit (100.0%)
Expected buying price	.
Expected building price	\$250,000 to \$299,999 dollars (100.0%)
Expected rental price	.

For residents who are unsatisfied with their current housing, 75.0 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 100.0 percent wanted to buy and 0.0 percent wanted to rent their next residence. Most residents wishing to buy a house anticipated spending between \$250,000 to \$299,999 dollars if they anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**.¹²⁴

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 2014 5-year ACS data, 413 or 2.7 percent of households in Fremont County were overcrowded and another 121 or .8 percent of units were severely overcrowded, as shown in Table II.7.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

¹²⁴ 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.

Table II.7.41				
Overcrowding and Severe Overcrowding				
Fremont County				
2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Fremont County				
Owner				
Households	10,667	194	114	10,975
Percentage	97.2%	1.8%	1.0%	100.0%
Renter				
Households	4,089	219	7	4,315
Percentage	94.8%	5.1%	.2%	100.0%
Total				
Households	14,756	413	121	15,290
Percentage	96.5%	2.7%	.8%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 604 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.7.42, at right.

Table II.7.42		
Housing Units with Incomplete Kitchen Facilities		
Fremont County		
2010-2014 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	17,127	258,329
Lacking Complete Kitchen Facilities	604	6,866
Total Housing Units	17,731	265,195
Percent Lacking	3.4%	2.6%

At the time of the 2014 ACS, a total of 599 units or 3.4 percent of all housing units in Fremont County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.7.43, below.

Table II.7.43		
Housing Units with Incomplete Plumbing Facilities		
Fremont County 2010-2014 5-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Plumbing Facilities	17,132	259,378
Lacking Complete Plumbing Facilities	599	5,817
Total Households	17,731	265,195
Percent Lacking	3.4%	2.2%

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, 14.9 percent of households had a cost burden and 10.3 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 18.7 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 10.5 percent experienced a severe cost burden, while 18.8 percent of renters had a cost burden and 18.4 percent had a severe cost burden, as seen in Table II.7.44, on the following page.

Table II.7.44					
Cost Burden and Severe Cost Burden by Tenure					
Fremont County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Fremont County					
Owner With a Mortgage					
Households	4,074	1,077	604	13	5,768
Percent	70.6%	18.7%	10.5%	.2%	100.0%
Owner Without a Mortgage					
Households	4,614	391	172	30	5,207
Percent	88.6%	7.5%	3.3%	.6%	100.0%
Renter					
Households	2,222	812	793	488	4,315
Percent	51.5%	18.8%	18.4%	11.3%	100.0%
Total					
Households	10,910	2,280	1,569	531	15,290
Percent	71.4%	14.9%	10.3%	3.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 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 3,009 households in Fremont County, from 15,455 in 2010 to 18,464 in 2040. Homeowners are expected to increase from 11,006 households in 2010 to 13,496 by 2040. Renters are anticipated to increase from 4,449 households in 2010 to 4,968 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 162 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 288 households and by 346 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 115 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 106 households over the period. Table II.7.45, below, provides details of the household forecast by tenure and income.

Table II.7.45						
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	718	1,275	1,530	813	6,670	11,006
2015	734	1,303	1,563	831	6,817	11,248
2020	762	1,352	1,623	863	7,076	11,675
2025	792	1,407	1,688	898	7,361	12,146
2030	822	1,460	1,752	931	7,638	12,602
2035	851	1,510	1,813	964	7,903	13,040
2040	881	1,563	1,876	997	8,179	13,496
Renters by Percent of Median Household Income						
2010	987	910	913	319	1,320	4,449
2015	949	875	878	307	1,269	4,278
2020	975	899	902	315	1,304	4,396
2025	1,003	926	929	325	1,342	4,524
2030	1,036	955	958	335	1,386	4,670
2035	1,068	985	988	345	1,428	4,814
2040	1,102	1,016	1,020	356	1,474	4,968
Total Households by Percent of Median Household Income						
2010	1,705	2,185	2,443	1,133	7,990	15,455
2015	1,683	2,178	2,441	1,138	8,086	15,525
2020	1,737	2,251	2,525	1,178	8,380	16,071
2025	1,796	2,332	2,617	1,222	8,703	16,670
2030	1,858	2,415	2,710	1,266	9,023	17,273
2035	1,918	2,495	2,801	1,309	9,331	17,854
2040	1,982	2,579	2,895	1,354	9,653	18,464

Additional Comments

Fremont County has seen an increase in the amount of tourist traffic and spending. The Wyoming Office of Tourism released a report in 2015 that stated that Fremont County visitors spent \$140 million in 2014, a growth of over \$2.3 million since 2013.¹²⁵ Additionally, the State of Wyoming has seen an increase in minority populations over the past decade, with Fremont County having the highest minority population at 29.7 percent.¹²⁶ This was mainly dominated by Native Americans.

¹²⁵ <http://county10.com/2015/05/07/wrvc-presents-fremont-countys-tourism-2014-report-card/>

¹²⁶ http://www.starherald.com/news/regional_statewide/wyoming-home-to-more-minorities/article_45d4ada1-1344-5917-b4bd-589fd4beb4df.html