

FREMONT COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Fremont County's population increased from 40,123 in 2010 to 40,579 in 2011, or by 1.1 percent. This compares to a statewide population growth of 0.8 percent over the period.⁸⁸ The number of people from 15 to 24 years of age decreased by 0.8 percent, and the number of people from 55 to 64 years of age increased by 6.1 percent. The white population increased by 1.8 percent, while the black population increased by 76.5 percent. The Hispanic population increased from 2,264 to 2,412 people between 2010 and 2011 or by 6.5 percent. These data are presented in Table II.7.1, below.

Table II.7.1						
Profile of Population Characteristics						
Wyoming vs. Fremont County						
2010 Census and 2011 Intercensal Estimates						
Subject	Fremont County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	40,123	40,579	1.1%	563,626	568,158	0.8%
Age						
Under 14 years	8,607	8,738	1.5%	113,371	113,462	0.1%
15 to 24 years	5,123	5,080	-0.8%	78,460	78,704	0.3%
25 to 44 years	9,339	9,437	1.0%	144,615	145,669	0.7%
45 to 54 years	5,753	5,572	-3.1%	83,577	80,936	-3.2%
55 to 64 years	5,496	5,829	6.1%	73,513	77,120	4.9%
65 and Over	5,805	5,923	2.0%	70,090	72,267	3.1%
Race						
White	30,192	30,729	1.8%	529,110	531,484	0.4%
Black	102	180	76.5%	5,135	6,024	17.3%
American Indian and Alaskan Native	8,630	8,393	-2.7%	14,457	14,774	2.2%
Asian	164	188	14.6%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	15	20	33.3%	521	551	5.8%
Two or more races	1,020	1,069	4.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	2,264	2,412	6.5%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Fremont County's population increased from 35,804 persons in 2000 to 40,123 in 2010, or by 12.1 percent. The white population increased by 8.9 percent, while the black population increased by 129.5 percent. The Hispanic population increased from 1,566 to 2,264 persons between 2000 and 2010, or by 44.6 percent. These data are presented in Table II.7.2, on the following page.

⁸⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.7.2						
Population by Race and Ethnicity						
Fremont County						
2000 SF1 and 2010 Census Data						
Race	2000 Census			2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total		
White	27,388	76.5%	29,813	74.3%	8.9%	
Black	44	0.1%	101	0.3%	129.5%	
American Indian	7,047	19.7%	8,498	21.2%	20.6%	
Asian	106	0.3%	157	0.4%	48.1%	
Native Hawaiian/Pacific Islander	9	.	10	0.0%	11.1%	
Other	417	1.2%	412	1.0%	-1.2%	
Two or More Races	793	2.2%	1,132	2.8%	42.7%	
Total	35,804	100.0%	40,123	100.0%	12.1%	
Hispanic (Ethnicity)	1,566	4.4%	2,264	5.6%	44.6%	

Table II.7.3, below, presents the population of Fremont County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 12.1 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,842 persons, or by 50.4 percent. In 2010, the largest age group in Fremont County was the group aged 35 to 54, which accounted for 25.6 percent of the entire population. 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.

Table II.7.3							
Population by Age and Gender							
Fremont County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	1,197	1,146	2,343	1,591	1,554	3,145	34.2%
5 to 19	4,441	4,170	8,611	4,187	3,955	8,142	-5.4%
20 to 24	973	873	1,846	1,265	1,178	2,443	32.3%
25 to 34	1,866	1,980	3,846	2,431	2,408	4,839	25.8%
35 to 54	5,315	5,439	10,754	5,123	5,130	10,253	-4.7%
55 to 64	1,781	1,873	3,654	2,737	2,759	5,496	50.4%
65 and Over	2,167	2,583	4,750	2,696	3,109	5,805	22.2%
Total	17,740	18,064	35,804	20,030	20,093	40,123	12.1%

At the time of the 2010 Census, there were 864 persons living in "group quarters." This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.7.4, on the following page.

Table II.7.4			
Group Quarters Population			
Fremont County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ⁸⁹	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%

Table II.7.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 10,360 family households, 7,626 of which housed married couple families and 2,734 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 853 families, or a female householder with no husband present, of which there were 1,881 families. There were also an estimated 5,095 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 9.2 percent, and the number of married couple families increased by 3.7 percent. The number of male households with no wife present increased by 30.8 percent, the number of female households with no husband present increased by 27.2 percent, and non-family households increased by 25.5 percent.

Table II.7.5			
Household Type by Tenure			
Fremont County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	9,484	10,360	9.2%
Married couple family	7,353	7,626	3.7%
Owner-occupied housing units	6,176	6,465	4.7%
Renter-occupied housing units	1,177	1,161	-1.4%
Other family	2,131	2,734	28.3%
Male householder, no wife present	652	853	30.8%
Owner-occupied housing units	419	511	22.0%
Renter-occupied housing units	233	342	46.8%
Female householder, no husband present	1,479	1,881	27.2%
Owner-occupied housing units	842	1,000	18.8%
Renter-occupied housing units	637	881	38.3%
Non-family households	4,061	5,095	25.5%
Owner-occupied housing units	2,433	3,030	24.5%
Renter-occupied housing units	1,628	2,065	26.8%
Total	13,545	15,455	14.1%

⁸⁹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.7.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,896 two-person family households, 2,024 three-person family households, and 1,716 four-person family households. One-person non-family households made up 81.8 percent of all non-family households, or an estimated 4,169 households. Between 2000 and 2010, the number of four-person households decreased by 2 percent, or from 1,778 to 1,742 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	3,455	3,455	.	4,169	4,169	20.7%
Two Person	4,277	517	4,794	4,896	776	5,672	18.3%
Three Person	1,939	55	1,994	2,024	98	2,122	6.4%
Four Person	1,750	28	1,778	1,716	26	1,742	-2.0%
Five Person	906	5	911	961	15	976	7.1%
Six Person	337	0	337	396	8	404	19.9%
Seven Person	275	1	276	367	3	370	34.1%
Total	9,484	4,061	13,545	10,360	5,095	15,455	14.1%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 5,672 two-person households, 4,583 were owner-occupied and 1,089 were renter-occupied. Of the 1,742 four-person households, 1,253 were owner-occupied and 489 were renter-occupied. Further household size data by tenure are presented in Table II.7.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	2,118	1,337	3,455	2,517	1,652	4,169	20.7%
Two Person	3,885	909	4,794	4,583	1,089	5,672	18.3%
Three Person	1,462	532	1,994	1,514	608	2,122	6.4%
Four Person	1,341	437	1,778	1,253	489	1,742	-2.0%
Five Person	640	271	911	644	332	976	7.1%
Six Person	228	109	337	265	139	404	19.9%
Seven Person or More	196	80	276	230	140	370	34.1%
Total	9,870	3,675	13,545	11,006	4,449	15,455	14.1%

⁹⁰ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.7.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 11.5 percent, or from 9,870 to 11,006 households. The number of renter units increased from 3,675 to 4,449 households, or by 21.1 percent. In 2010, Fremont County had a total of 17,796 housing units, of which 15,455, or 86.8 percent, were occupied. A total of 2,341 units, or 13.2 percent of all units, were vacant, which was an increase of 17.3 percent from the 2000 Census.

Table II.7.8			
Housing Units by Tenure			
Fremont County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	13,545	15,455	14.1%
Owner-Occupied	9,870	11,006	11.5%
Renter-Occupied	3,675	4,449	21.1%
Vacant Housing Units	1,996	2,341	17.3%
Total Housing Units	15,541	17,796	14.5%
Homeownership Rate	72.9%	71.2%	.

Table II.7.9, below, shows that, of the 2,341 vacant housing units in Fremont County at the time of the 2010 Census, 371, or 15.8 percent, were for rent and 170, or 7.3 percent, were for sale. An estimated 1,007 units were for seasonal, recreational, or occasional use, and 676, or 28.9 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 109 to 114 units, or by 15.8 percent, and units listed as “other vacant” increased from 551 to 676 units, or by 22.7 percent.

Table II.7.9			
Disposition of Vacant Housing Units			
Fremont County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	466	371	-20.4%
For sale only	202	170	-15.8%
Rented or sold but not occupied	109	114	4.6%
For seasonal, recreational, or occasional use	657	1,007	53.3%
For migrant workers	11	3	-72.7%
Other vacant	551	676	22.7%
Total	1,996	2,341	17.3%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau’s position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.7.10, below, presents different income statistics for Fremont County. According to the 2010 ACS data averages, Median Family Income (MFI) for Fremont County was \$55,531 compared to the statewide average of \$65,964. Per capita income for Fremont County, which is calculated by dividing total income by population, was \$24,173, which compared to \$27,860 for the State of Wyoming.

Table II.7.10 Median and Per Capita Income Fremont County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Fremont County	Wyoming
Median Family Income	55,531	65,964
Median Household Income	46,397	53,802
Per Capita Income	24,173	27,860

Table II.7.11, below, shows households by income for Fremont County and the State of Wyoming in 2010. In Fremont County, there were a total of 2,037 households, or 13.1 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 2,484 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 16 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.5 percent of total households and numbered 2,256 in Fremont County.

Table II.7.11 Households by Income Fremont County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Fremont County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	2,037	13.1%	21,963	10.1%
\$15,000–\$19,999	917	5.9%	10,477	4.8%
\$20,000–\$24,999	951	6.1%	11,850	5.4%
\$25,000–\$34,999	1,944	12.5%	23,902	11.0%
\$35,000–\$49,999	2,484	16.0%	32,677	15.0%
\$50,000–\$74,999	2,957	19.0%	44,279	20.3%
\$75,000–\$99,999	1,995	12.8%	30,595	14.1%
\$100,000 and Above	2,256	14.5%	41,945	19.3%
Total	15,541	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.7.12, on the following page. In total, the poverty rate in Fremont County was 14 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Fremont County had a poverty rate of 13.7 percent, and the female population had a poverty rate of

14.4 percent. There were 391 males and 332 females in poverty aged 5 and under. Overall, 13.5 percent of persons in poverty in Fremont County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 346 persons, which represented 6.4 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.7.12				
Poverty by Age				
Fremont County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Fremont County				
5 and Under	391	332	723	13.5%
6 to 17	619	623	1,242	23.1%
18 to 64	1,541	1,523	3,064	57.0%
65 and Older	80	266	346	6.4%
Total	2,631	2,744	5,375	100.0%
Poverty Rate	13.7%	14.4%	14.0%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.7.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Fremont County saw an average of 9,132 owner-occupied single-family units compared to 2,172 single-family rental units. In Fremont County, single-family units represented 72.7 percent of all households compared to 70.8 percent statewide. Fremont County had a total of 786 apartment rental units, and total apartment units accounted for 5.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,762 mobile homes in Fremont County, which made up 17.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.7.13				
Households by Unit Type				
Fremont County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
Single-Family Unit	9,132	2,172	11,304	72.7%
Duplex	36	226	262	1.7%
Tri- or Four-Plex	4	398	402	2.6%
Apartment	10	786	796	5.1%
Mobile Home	2,031	731	2,762	17.8%
Boat, RV, Van, Etc.	15	.	15	.1%
Total	11,228	4,313	15,541	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.7.14, below, shows the number of households by year of construction. As shown, 10 percent, or 1,547 units, were built in 1939 or earlier in the county and another 5 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,008, which accounted for 6.5 percent of all households, and an additional 302 households, or 1.9 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.7.14				
Households by Year Built				
Fremont County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Fremont County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	1,547	10.0%	25,116	11.5%
1940 to 1949	778	5.0%	11,481	5.3%
1950 to 1959	1,240	8.0%	21,920	10.1%
1960 to 1969	1,974	12.7%	19,433	8.9%
1970 to 1979	4,185	26.9%	53,519	24.6%
1980 to 1989	2,354	15.1%	34,949	16.1%
1990 to 1999	2,153	13.9%	26,791	12.3%
2000 to 2004	1,008	6.5%	14,090	6.5%
2005 or Later	302	1.9%	10,389	4.8%
Total	15,541	100.0%	217,688	100.0%

Table II.7.15, on the following page, 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 1.2 percent of total housing units, while households with five and six rooms accounted for 25.1 and 17.9 percent, respectively, in the county. The median number of rooms in Fremont County was five rooms, which compared to six statewide.

Table II.7.15				
Housing Units by Number of Rooms				
Fremont County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Fremont County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	218	1.2%	3,804	1.5%
Two	370	2.1%	6,391	2.5%
Three	1,505	8.6%	18,634	7.3%
Four	2,712	15.5%	45,335	17.8%
Five	4,395	25.1%	52,421	20.5%
Six	3,140	17.9%	39,475	15.5%
Seven	2,035	11.6%	31,509	12.4%
Eight	1,497	8.6%	25,135	9.9%
Nine or More	1,622	9.3%	32,392	12.7%
Total	17,494	100.0%	255,096	100.0%
Median Rooms	5	.	6	.

Table II.7.16, below, shows households in the county by number of bedrooms and tenure. There were 67 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25 percent of total households in Fremont County, which compared to 25.5 percent statewide. In Fremont County, the 6,880 households with three bedrooms accounted for 44.3 percent of all households, and there were only 718 five-bedroom or more households, which accounted for 4.6 percent of all households.

Table II.7.16				
Households by Number of Bedrooms				
Fremont County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Fremont County				
None	22	67	89	.6%
One	503	848	1,351	8.7%
Two	2,266	1,614	3,880	25.0%
Three	5,556	1,324	6,880	44.3%
Four	2,238	385	2,623	16.9%
Five or More	643	75	718	4.6%
Total	11,228	4,313	15,541	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.7.17, at right, structures built in 1939 or earlier had a median value of \$138,100, while structures built between 1950 and 1959 had a median value of \$118,400 and those built between 1990 and 1999 had a median value of \$155,800. The newest structures tended to have the highest values, and those built between 2000 and 2004 and from 2005 or later had median values of \$233,400 and \$267,000, respectively. The median value in Fremont County was \$154,400, which compared to \$174,000 in the State of Wyoming. Household mortgage status is reported in Table II.7.18, below. In Fremont County, households with a mortgage accounted for 53.3 percent of all households, or 5,989 housing units, and the remaining 46.7 percent, or 5,239 units, had no mortgage. Of those units with a mortgage, 1,015 had either a second mortgage or home equity loan, 51 had both a second mortgage and home equity loan, and 4,923, or 82.2 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.7.17 Median Value by Year Structure Built Fremont County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Fremont County	State of Wyoming
1939 or Earlier	138,100	141,200
1940 to 1949	119,200	129,500
1950 to 1959	118,400	151,800
1960 to 1969	157,100	166,500
1970 to 1979	143,800	169,900
1980 to 1989	161,900	187,000
1990 to 1999	155,800	224,000
2000 to 2004	233,400	243,500
2005 or Later	267,000	244,600
Median Value	154,400	174,000

Table II.7.18 Mortgage Status Fremont County and the State of Wyoming 2010 Five-Year ACS Data				
Mortgage Status	Fremont County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	5,989	53.3%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	1,015	16.9%	17,932	19.1%
Second mortgage only	475	46.8%	8,629	48.1%
Home equity loan only	540	53.2%	9,303	51.9%
Both second mortgage and home equity loan	51	.9%	741	0.8%
No second mortgage and no home equity loan	4,923	82.2%	75,088	80.1%
Housing units without a mortgage	5,239	46.7%	59,045	38.6%
Total	11,228	100.0%	152,806	100.00%

The median rent in Fremont County was \$450 compared to \$552 statewide, as shown in Table II.7.19, below. These figures show that rents were comparable.

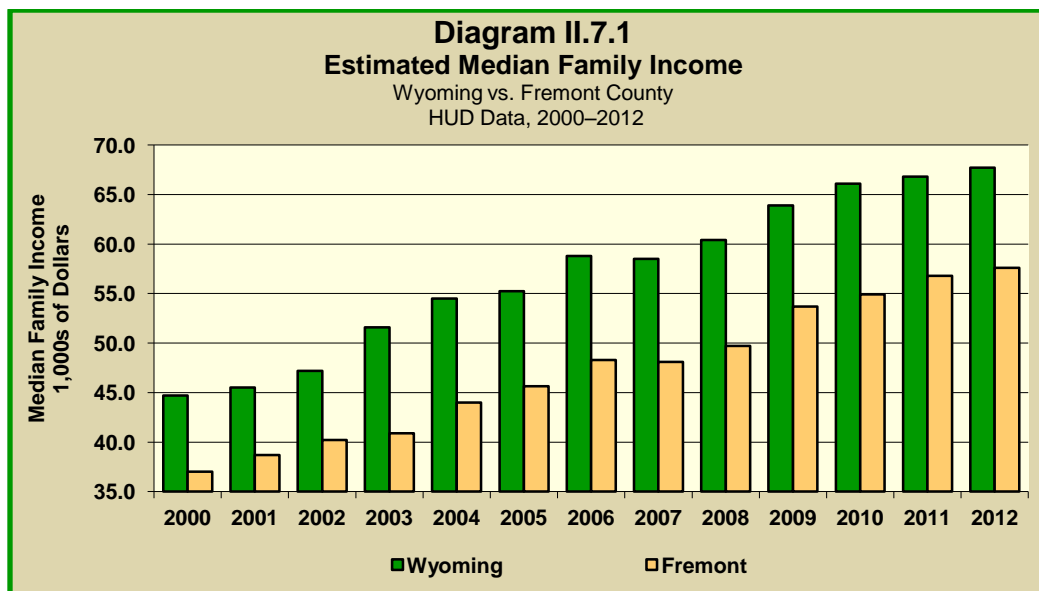
Table II.7.19 Median Rent Fremont County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Fremont County	\$450
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 108 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Fremont County are presented in Table II.7.20, below, and show a net increase of 2,949 persons over the time period.

Table II.7.20			
Driver’s Licenses Exchanged and Surrendered			
Fremont County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	388	280	108
Total	10,427	7,478	2,949

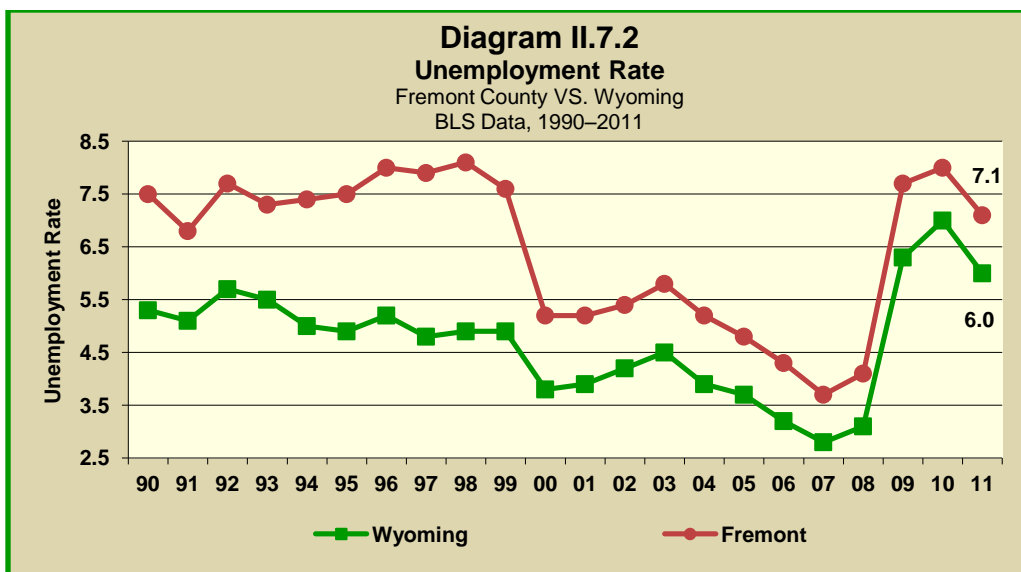
Economics

The HUD estimated MFI for Fremont County was \$57,600 in 2012.⁹¹ This compares to Wyoming’s MFI of \$67,700. Diagram II.7.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Fremont County’s labor force, defined as the number of persons working or actively seeking work, increased by 4 persons, from 19,711 in 2010 to 19,715 in 2011. Employment increased by 191 persons; unemployment decreased by 187 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 8 percent in 2010 to 7.1 percent in 2011, as shown on the following page in Diagram II.7.2.

⁹¹ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.7.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.16 percent between 2010 and 2011, from a total of 16,442 to 16,632 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	13,499	14,347	13,811	13,977	14,305	14,758	15,296	15,897	16,199	15,618	15,940
Feb	13,514	14,370	13,937	14,085	14,461	14,909	15,480	16,029	16,269	15,698	16,079
Mar	13,922	14,544	14,068	14,331	14,678	15,164	15,710	16,183	16,214	16,001	16,292
Apr	13,964	14,669	14,289	14,516	14,997	15,223	15,777	16,335	16,242	16,088	16,457
May	14,638	15,086	14,794	14,851	15,229	15,637	16,306	16,779	16,511	16,472	16,692
Jun	14,625	15,200	15,033	15,070	15,700	16,185	16,719	17,162	16,666	16,677	16,860
Jul	14,271	14,653	14,520	14,742	15,046	15,279	16,050	16,739	16,279	16,397	16,475
Aug	14,543	14,627	14,519	14,709	15,101	15,498	16,406	16,894	16,566	16,976	16,821
Sep	14,907	15,008	14,890	15,232	15,584	15,705	16,513	17,026	16,687	16,981	17,219
Oct	14,980	14,711	14,684	15,005	15,435	15,697	16,453	17,083	16,377	16,908	17,033
Nov	15,062	14,515	14,479	15,124	15,541	15,830	16,596	16,838	16,437	16,994	16,899
Dec	14,829	14,541	14,522	14,789	15,329	15,730	16,213	16,756	16,078	16,490	16,820
Annual	14,396	14,689	14,462	14,703	15,117	15,468	16,127	16,643	16,377	16,442	16,632
% Change	.	2.04	-1.55	1.67	2.82	2.32	4.26	3.20	-1.60	0.40	1.16

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.7.22, on the following page, annual average weekly wages increased by 4.13 percent between 2010 and 2011, from a total of \$703 to \$732.

Table II.7.22						
Average Weekly Wages						
Fremont County						
BLS QCEW Data, 2001–2011(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(p)	708	728	734	758	732	4.13

Total business establishments reported by the QCEW are displayed in Table II.7.23, below. Annual establishments remained unchanged between 2010 and 2011, at 1,563 establishments.

Table II.7.23						
Number of Establishments						
Fremont County						
BLS QCEW Data, 2001–2011(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(p)	1,556	1,559	1,570	1,565	1,563	-1.08

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Fremont County recorded 24,672 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 \$1,550,552,000, and real per capita income was \$38,501 in 2010. The average earnings per job in the county was \$38,292 in 2010. 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 fourth quarter 2010 to \$585 in fourth quarter 2011, or by 2.5 percent. Detached single-family home rents increased by 0.7 percent, rents for mobile homes on a lot increased by 1.8 percent, and rents for mobile home lots increased by 0.5 percent.

Fremont County rental prices experienced average annualized increases of 3.4 percent for apartments, 4.1 percent for houses, 4.7 percent for mobile homes plus a lot, and 2.3 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.7.24, at right, presents the Fremont County data for each rental type.⁹²

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 21 authorized units in 2010 to 19 in 2011. Total residential unit authorizations remained unchanged between 2010 and 2011 at 21 units.

The real value of single-family building permits decreased from \$149,800 in 2010 to \$142,300 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$207,300 in 2006 to a low of \$70,900 in 2000. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details are in Table II.7.25, 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

⁹² 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.7.25 Building Permits and Valuation Fremont County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	102	2	36	30	170	.	.	97.1
1981	126	4	40	.	170	.	.	84.7
1982	64	.	.	24	88	.	.	90.3
1983	65	.	8	54	127	.	.	100.3
1984	10	.	.	81	91	.	.	104.0
1985	5	.	.	.	5	.	.	95.3
1986	6	.	.	.	6	.	.	126.1
1987	4	.	.	6	10	.	.	124.3
1988	3	.	.	.	3	.	.	89.4
1989	12	.	.	.	12	.	.	122.7
1990	10	.	.	48	58	.	.	122.4
1991	14	.	.	.	14	48	.	115.6
1992	50	.	.	.	50	.	.	94.8
1993	55	16	.	.	71	.	5	93.0
1994	67	6	.	.	73	.	.	102.0
1995	65	.	.	.	65	.	1	104.0
1996	56	4	.	.	60	.	9	122.9
1997	48	6	.	.	54	.	.	102.8
1998	47	14	.	20	81	.	22	112.3
1999	52	10	.	.	62	.	.	112.1
2000	37	6	.	.	43	.	8	70.9
2001	55	4	.	48	107	20	11	80.3
2002	37	8	.	.	45	68	.	134.0
2003	39	6	.	20	65	.	.	146.5
2004	60	6	.	.	66	.	.	128.4
2005	40	10	3	32	85	.	.	153.9
2006	51	2	.	.	53	32	6	207.3
2007	45	6	3	.	54	.	.	177.0
2008	43	.	.	.	43	40	6	168.7
2009	26	2	4	.	32	.	.	158.7
2010	21	.	.	.	21	.	.	149.8
2011	19	2	.	.	21	.	.	142.3

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Fremont County was \$182,541. This represented a decrease of 7 percent from the previous year. In contrast, Wyoming’s weighted average was \$241,301 or a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2010 is displayed in Table II.7.26, below.

Table II.7.26 Average Sales Prices Fremont County vs. Wyoming DOR Data, 1999–2011				
Year	Fremont County Average Price (\$)	Fremont County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	110,033	14.43	101,517	4.76
2000	102,957	-6.43	111,437	9.77
2001	111,638	8.43	116,469	4.52
2002	113,828	1.96	121,140	4.01
2003	125,767	10.49	132,708	9.55
2004	132,245	5.15	142,501	7.38
2005	140,975	6.60	159,776	12.12
2006	163,775	16.17	187,869	17.58
2007	185,918	13.52	265,044	41.08
2008	197,173	6.1	256,045	-3.4
2009	194,633	-1.3	241,622	-5.6
2010	196,283	0.85	250,958	3.9
2011	182,541	-7.0	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.⁹³ During June 2012, a total of 59 surveys were completed in Fremont County, as shown in Table II.7.27. Of the 1,073 rental units surveyed, 23 were vacant, indicating a vacancy rate of 2.14 percent. This compares to a 2.38 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent. In the first half of 2012, the vacancy rate saw a slight increase.

Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	16	287	19	6.62
2001b	12	373	20	5.36
2002a	10	143	23	16.08
2002b	21	485	41	8.45
2003a	21	752	26	3.46
2003b	24	941	54	5.74
2004a	25	901	41	4.55
2004b	25	1,082	31	2.87
2005a	19	750	9	1.20
2005b	25	1,145	22	1.92
2006a	19	675	17	2.52
2006b	28	1,254	17	1.36
2007a	28	1,080	9	0.83
2007b	29	1,171	16	1.37
2008a	35	1,231	20	1.62
2008b	38	1,158	22	1.90
2009a	35	1,141	63	5.52
2009b	36	1,164	58	4.98
2010a	48	1,108	40	3.61
2010b	43	1,388	45	3.24
2011a	48	1,092	26	2.38
2011b	56	1,093	41	3.75
2012a	59	1,073	23	2.14

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, trending roughly the same, but with higher volatility over the eleven year period.

⁹³Those signified as a in the “year” column of Table II.7.10 are conducted in June/July of each year. Those signified as b are conducted each December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

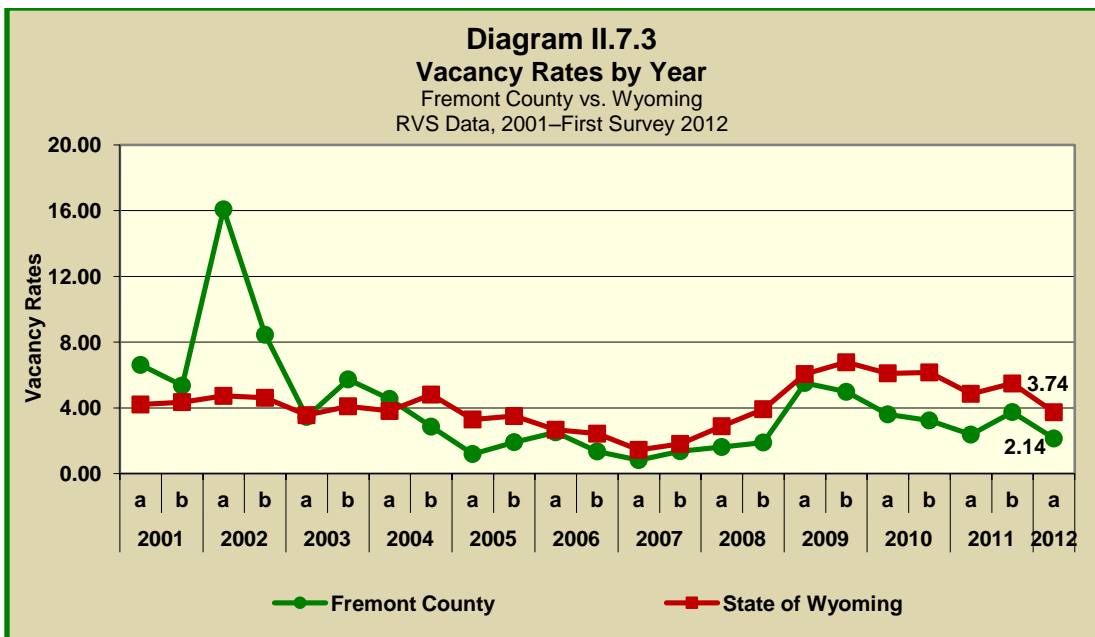
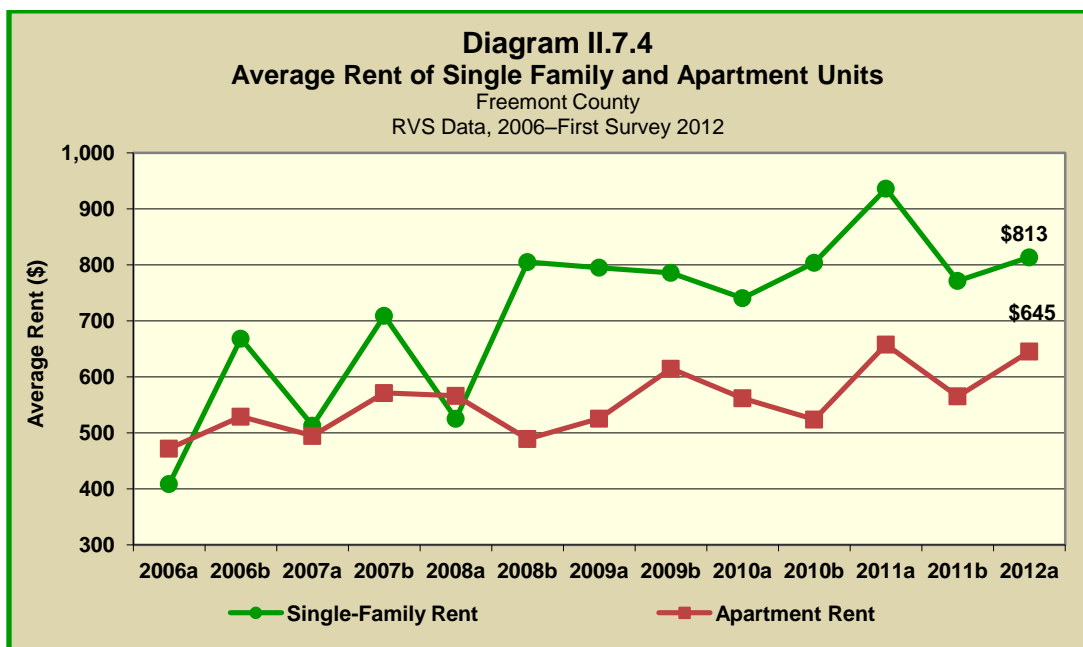


Diagram II.7.4, below, shows the average rent of single-family and apartment units in Fremont County. In the first half of 2012, average rents for single-family units rose to \$813 and average rents for apartments increased to \$645.



The fiscal year 2012 Housing Needs Assessment Survey had 151 respondents in Fremont County. Of the incoming persons who were unsatisfied with their current housing, 72.2 percent said they were seeking to own a home and 27.8 percent wished to rent. Of those seeking to own a home, 72.2 percent wished to buy an existing unit, of which 14.3 percent anticipated spending less than \$100,000, 71.4 percent anticipated spending in the range of \$100,000 to \$249,999 and 14.3 percent sought homes for more than \$250,000. Of the remainder of those seeking to own a home, 27.8 percent wished to build, of which 14.3 percent anticipated spending less than \$100,000, 71.4 percent expected to build for between \$100,000 and \$249,999 and 14.3 percent of these respondents expected to spend more than \$249,999.

Of those currently renting or seeking to rent, 33.3 percent anticipated spending less than \$474, 46.7 percent were willing to spend between \$475 and \$849, and 20 percent were willing to spend above \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,165 loans purchased in Fremont County between 1979 and 2012 with 18 occurring in fiscal 2012. The average home size over the period was 1,196 square feet and 1,148 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$39,311. The average purchase price in fiscal 2012 was \$130,701. In fiscal 2012, 38.9 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix**.

Housing Problems

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

Overcrowding is defined as having more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 470, or 3 percent of households in Fremont County, were overcrowded and another 88, or 0.6 percent of units, were severely overcrowded, as shown in Table II.7.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.7.28				
Overcrowding and Severe Overcrowding				
Fremont County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Fremont County				
Owner				
Households	10,933	230	65	11,228
Percentage	97.4%	2.0%	.6%	100.0%
Renter				
Households	4,050	240	23	4,313
Percentage	93.9%	5.6%	.5%	100.0%
Total				
Households	14,983	470	88	15,541
Percentage	96.4%	3.0%	.6%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	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 2010 ACS, a total of 530 units, or 3 percent of all housing units in Fremont County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.7.29, below.

Table II.7.29		
Housing Units with Incomplete Kitchen Facilities		
Fremont County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Kitchen Facilities	16,964	247,608
Lacking Complete Kitchen Facilities	530	7,488
Total Housing Units	17,494	255,096
Percent Lacking	3.0%	2.9%

At the time of the 2010 ACS, a total of 461 units, or 2.6 percent of all housing units in Fremont County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.7.30, below

Table II.7.30 Housing Units with Incomplete Plumbing Facilities Fremont County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Fremont County	State of Wyoming
Complete Plumbing Facilities	17,033	249,046
Lacking Complete Plumbing Facilities	461	6,050
Total Households	17,494	255,096
Percent Lacking	2.6%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Fremont County, 13.2 percent of households had a cost burden and 8.2 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 15.2 percent of homeowners with a mortgage in Fremont County experienced a cost burden and 10.1 percent experienced a severe cost burden, while 16.6 percent of renters had a cost burden and 11.6 percent had a severe cost burden, as shown in Table II.7.31, below.

Table II.7.31 Cost Burden and Severe Cost Burden by Tenure Fremont County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Fremont County					
Owner with a Mortgage					
Households	4,461	910	604	14	5,989
Percent	74.5%	15.2%	10.1%	.2%	100.0%
Owner without a Mortgage					
Households	4,638	428	166	7	5,239
Percent	88.5%	8.2%	3.2%	.1%	100.0%
Renter					
Households	2,427	715	502	669	4,313
Percent	56.3%	16.6%	11.6%	15.5%	100.0%
Total					
Households	11,526	2,053	1,272	690	15,541
Percent	74.2%	13.2%	8.2%	4.4%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%