

NATRONA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Natrona County's population increased from 75,450 in 2010 to 78,612 in 2012, or by 4.2 percent. This compares to a statewide population growth of 2.3 percent over the period.¹⁰⁸ The number of people from 25 to 44 years of age decreased by 7.1 percent, and the number of people from 55 to 64 years of age increased by 9.5 percent. The white population increased by 3.2 percent, while the black population increased by 71.0 percent. The Hispanic population increased from 5,231 to 5,978 people between 2010 and 2012 or by 14.3 percent. These data are presented in Table II.13.1, below.

Subject	Natrona County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	75,450	78,621	4.2%	563,626	576,412	2.3%
Age						
Under 14 years	15,052	15,543	3.3%	113,371	113,773	0.4%
15 to 24 years	10,231	10,590	3.5%	78,460	79,861	1.8%
25 to 44 years	19,879	21,290	7.1%	144,615	149,367	3.3%
45 to 54 years	11,322	10,796	-4.6%	83,577	78,964	-5.5%
55 to 64 years	9,574	10,481	9.5%	73,513	78,939	7.4%
65 and Over	9,392	9,921	5.6%	70,090	75,508	7.7%
Race						
White	71,769	74,073	3.2%	529,110	536,450	1.4%
Black	732	1,252	71.0%	5,135	8,555	66.6%
American Indian and Alaskan Native	927	1,028	10.9%	14,457	15,003	3.8%
Asian	536	619	15.5%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	49	71	44.9%	521	575	10.4%
Two or more races	1,437	1,578	9.8%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	5,231	5,978	14.3%	50,231	54,770	9.0%

Table II.13.2, below, presents the population of Natrona County by age and gender from the 2000 and 2010 census counts. The 2010 census count showed a total of 37,982 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 37,468 persons, were female. In 2012 the number of females decreased to 38,871 persons, which accounted for 49.4 percent of the population while the remaining 50.6 percent, or 39,750 persons were male.

¹⁰⁸ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.13.2 Population by Age and Gender Natrona County 2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	7,784	7,268	15,052	7,941	7,602	15,543	3.3%
15 to 24 years	5,228	5,003	10,231	5,436	5,154	10,590	3.5%
25 to 44 years	10,284	9,595	19,879	11,092	10,198	21,290	7.1%
45 to 54 years	5,705	5,617	11,322	5,509	5,287	10,796	-4.6%
55 to 64 years	4,904	4,670	9,574	5,315	5,166	10,481	9.5%
65 and Over	4,077	5,315	9,392	4,457	5,464	9,921	5.6%
Total	37,982	37,468	75,450	39,750	38,871	78,621	4.2%
% of Total	50.3%	49.7%	.	50.6%	49.4%	.	.

At the time of the 2010 Census, there were 1,645 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.13.3, on the following page.

Table II.13.3 Group Quarters Population Natrona County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁰⁹	331	519	56.8%
Juvenile Facilities	.	49	.
Nursing Homes	470	483	2.8%
Other Institutions	76	16	-78.9%
Total	877	1,067	21.7%
Noninstitutionalized			
College Dormitories	331	320	-3.3%
Military Quarters	.	.	.
Other Noninstitutions	352	258	-26.7%
Total	683	578	-15.4%
Group Quarters Population	1,560	1,645	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 conducts the American Community Survey. The Census Bureau quantifies the results as one-, three- and five year rolling averages. The one-year

¹⁰⁹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

sample only includes responses from the year the survey was implemented and is only applicable to communities of at least 60,000 people. The 3-year American Community Survey creates a rolling average over a three year period for communities of 20,000 or more. The five year American Community Survey creates a rolling average for a five year period and the results are available for much smaller areas. The data presented below are from the five year rolling average.

Table II.13.4, below, shows data on household type by tenure in the 2011 5-year ACS data. Household type is broken down by family households and non-family households. In 2011, there were an estimated 19,767 family households, of which 14,955 housed married couple families and 4,812 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,363 families, or a female householder with no husband present, of which there were 3,449 families. There were also an estimated 10,083 “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 Natrona County was 66.2 percent, which compared to the statewide rate of 66.1 percent. Of the family households in Natrona County, 75.7 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Table II.13.4				
Household Type by Tenure				
Natrona County				
2007-2011 Five-Year ACS Data				
Family Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
Family households	19,767	66.2%	145,279	66.1%
Married-couple family	14,955	75.7%	116,920	80.5%
Owner-occupied housing units	12,666	84.7%	97,958	83.8%
Renter-occupied housing units	2,289	15.3%	18,962	16.2%
Other family	4,812	24.3%	28,359	19.5%
Male householder, no wife present	1,363	28.3%	9,289	32.8%
Owner-occupied housing units	802	58.8%	5,532	59.6%
Renter-occupied housing units	561	41.2%	3,757	40.4%
Female householder, no husband present	3,449	71.7%	19,070	67.2%
Owner-occupied housing units	1,890	54.8%	10,181	53.4%
Renter-occupied housing units	1,559	45.2%	8,889	46.6%
Nonfamily households	10,083	33.8%	74,349	33.9%
Owner-occupied housing units	5,474	54.3%	41,217	55.4%
Renter-occupied housing units	4,609	45.7%	33,132	44.6%
Total	29,850	100.0%	219,628	100.0%

Table II.13.5, on the following page, displays the 2011 Five-year ACS census data for household type by household size. In 2011, there were 9,658 two-person family households, 4,066 three-person family households and 3,858 four-person family households. One-person non-family households made up 82.6 percent of all non-family households or an estimated 8,326 households. Natrona County’s two persons households made up 37.9 percent of total housing units and four person households made up an additional 12.9 percent, which compares to 38.1 and 12.1 percent, respectively, for the State of Wyoming.

Table II.13.5				
Household Type by Household Size				
Natrona County				
2007-2011 Five-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
One Person	.	8,326	8,326	27.9%
Two Person	9,658	1,660	11,318	37.9%
Three Person	4,066	65	4,131	13.8%
Four Person	3,858	0	3,858	12.9%
Five Person	1,367	32	1,399	4.7%
Six Person	528	0	528	1.8%
Seven Person	290	0	290	1.0%
Total	19,767	10,083	29,850	100.0%
State of Wyoming				
One Person	.	60,205	60,205	27.4%
Two Person	71,688	11,947	83,635	38.1%
Three Person	29,300	1,506	30,806	14.0%
Four Person	26,107	549	26,656	12.1%
Five Person	11,231	96	11,327	5.2%
Six Person	4,464	46	4,510	2.1%
Seven Person	2,489	0	2,489	1.1%
Total	145,279	74,349	219,628	100.0%

The 2011 Five-Year ACS census estimates also provided information on tenure by household size. According to the 2011 ACS estimates, of the 11,318 two-person households, 8,583 were owner-occupied and 2,735 were renter-occupied. Of the 3,858 four-person households, 2,836 were owner-occupied and 1,022 were renter-occupied. Further household size data by tenure are presented in Table II.13.6, below.

Table II.13.6				
Tenure by Household Size				
Natrona County				
2007-2011 Five-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
One Person	4,592	3,734	8,326	27.9%
Two Person	8,583	2,735	11,318	37.9%
Three Person	3,125	1,006	4,131	13.8%
Four Person	2,836	1,022	3,858	12.9%
Five Person	1,106	293	1,399	4.7%
Six Person	391	137	528	1.8%
Seven Person or more	199	91	290	1.0%
Total	20,832	9,018	29,850	100.0%
State of Wyoming				
One Person	34,603	25,602	60,205	27.4%
Two Person	65,587	18,048	83,635	38.1%
Three Person	21,990	8,816	30,806	14.0%
Four Person	19,817	6,839	26,656	12.1%
Five Person	8,013	3,314	11,327	5.2%
Six Person	3,314	1,196	4,510	2.1%
Seven Person or more	1,564	925	2,489	1.1%
Total	154,888	64,740	219,628	100.0%

As shown in Table II.13.7, on the following page, Natrona County had a total of 33,434 housing units of which 29,850 or 89.3 percent were occupied. Of these occupied units, 69.8 percent, or 20,832 units were owner occupied, which compares to a statewide rate of 70.5 percent. A total of

3,584 units or 10.7 percent of all units were vacant. This compared to a statewide vacancy rate of 15.2 percent.

Table II.13.7 Housing Units by Tenure Natrona County 2007-2011 Five-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	29,850	89.3%	219,628	84.8%
Owner-Occupied	20,832	69.8%	154,888	70.5%
Renter-Occupied	9,018	30.2%	64,740	29.5%
Vacant Housing Units	3,584	10.7%	39,362	15.2%
Total Housing Units	33,434	100.0%	258,990	100.0%

Table II.13.8, on the following page, shows that of the 3,584 housing units in Natrona County as reported in the 2011 ACS data, 481 or 13.4 percent were for rent and 478 or 13.3 percent were for sale. An estimated 951 units were for seasonal, recreational, or occasional use, and 1,270 or 35.4 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.0 percent for “other vacant” units.

Table II.13.8 Disposition of Vacant Housing Units Natrona County 2007-2011 Five Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	481	13.4%	5,138	13.1%
Rented, but not occupied	223	6.2%	2,072	5.3%
For sale only	478	13.3%	2,921	7.4%
Sold, but not occupied	181	5.1%	983	2.5%
For seasonal, recreational, or occasional use	951	26.5%	17,501	44.5%
For migrant workers	0	0.0%	498	1.3%
Other vacant	1,270	35.4%	10,249	26.0%
Total	3,584	100.0%	39,362	100.0%

Table II.13.9, at right, presents different income statistics for Natrona County. According to the 2011 ACS data averages, median family income for Natrona County was \$65,303 compared to the statewide average of \$69,058. Per capita income for Natrona County, which is calculated by dividing total income by population, was \$29,620, which compared to \$28,952 for the State of Wyoming.

Table II.13.9 Median and Per Capita Income Natrona County 2007-2011 Five-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	65,303	69,058
Median Household Income	53,519	56,380
Per Capita Income	29,620	28,952

Table II.13.10, on the following page, shows households by income for Natrona County and the State of Wyoming. In Natrona County, there were a total of 2,722 households or 9.1 percent with incomes under \$15,000 compared to 9.7 percent of households in Wyoming. There were another 4,446 households that had incomes between \$35,000 and \$49,999, which accounted for 14.9 percent of households and compared to 14.2 percent for the State of Wyoming. Households with

incomes of \$100,000 or more accounted for 21.1 percent of total households and numbered 6,308 in Natrona County.

Table II.13.10 Households by Income Natrona County 2007-2011 Five-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,722	9.1%	21,222	9.7%
15,000 - 19,999	1,382	4.6%	10,180	4.6%
20,000 - 24,999	1,536	5.1%	10,638	4.8%
25,000 - 34,999	3,886	13.0%	23,696	10.8%
35,000 - 49,999	4,446	14.9%	31,275	14.2%
50,000 - 74,999	5,972	20.0%	44,469	20.2%
75,000 - 99,999	3,598	12.1%	31,675	14.4%
100,000 and above	6,308	21.1%	46,473	21.2%
Total	29,850	100.0%	219,628	100.0%

Poverty statistics were also reported in the 2011 five-year ACS estimates, and these data are displayed in Table II.13.11, below. In total, the poverty rate in Natrona County was 8.4 percent, which compared to a statewide poverty rate of 10.1 percent in Wyoming. The male population in Natrona County had a poverty rate of 7.2 percent and the female population had a poverty rate of 9.6 percent. There were 411 males and 416 females in poverty under the age of 5. Overall, 13.5 percent of persons in poverty in Natrona County were under the age of five, which compared to 13.2 percent statewide. The elderly population, comprised of individuals 65 years of older, had 635 individuals with incomes below the poverty level which represented 10.4 percent of the total population in poverty. In the State of Wyoming there were 4,129 individuals with incomes below the poverty level which represented 7.5 percent of the total Wyoming population in poverty.

Table II.13.11 Poverty by Age Natrona County 2007-2011 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Below	411	416	827	13.5%
6 to 18	516	459	975	15.9%
18 to 64	1,455	2,230	3,685	60.2%
65 and Older	260	375	635	10.4%
Total	2,642	3,480	6,122	100.0%
Poverty Rate	7.2%	9.6%	8.4%	.
State of Wyoming				
5 and Below	3,930	3,291	7,221	13.2%
6 to 18	5,508	4,781	10,289	18.7%
18 to 64	13,586	19,675	33,261	60.6%
65 and Older	1,311	2,818	4,129	7.5%
Total	24,335	30,565	54,900	100.0%
Poverty Rate	9.0%	11.0%	10.1%	.

Table II.13.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2006 and 2011, Natrona County saw an average of 18,941 owner-occupied

single-family units compared to 3,490 single-family rental units. In Natrona County, single-family units comprised 75.1 percent of all households compared with 71.7 percent statewide. Natrona County had a total of 2,603 apartment rental units and total apartment units accounted for 9.1 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,888 mobile homes in Natrona County, which comprised 9.7 percent of all occupied housing units and compared to 13.8 statewide.

Table II.13.12				
Households by Unit Type				
Natrona County				
2007-2011 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	18,941	3,490	22,431	75.1%
Duplex	18	521	539	1.8%
Tri- or Four-Plex	27	1,237	1,264	4.2%
Apartments	99	2,603	2,702	9.1%
Mobile Homes	1,735	1,153	2,888	9.7%
Boat, RV, Van, Etc.	12	14	26	0.1%
Total	20,832	9,018	29,850	100.0%
State of Wyoming				
Single-Family Unit	129,946	27,445	157,391	71.7%
Duplex	837	4,691	5,528	2.5%
Tri- or Four-Plex	397	8,950	9,347	4.3%
Apartments	843	16,020	16,863	7.7%
Mobile Homes	22,616	7,604	30,220	13.8%
Boat, RV, Van, Etc.	249	30	279	0.1%
Total	154,888	64,740	219,628	100.0%

Table II.13.13, below, shows the number of households by year of construction. As shown, 9.8 percent, or 2,915 units, were built in 1939 or earlier in the county, and another 1,302 were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,600, which accounted for 5.4 percent of all households, and an additional 2,008 households, or 6.7 percent, were built in 2005 or later. These figures compare to 14,269 households, or 6.5 percent, that were built from 2005 or later statewide.

Table II.13.13				
Households by Year Built				
Natrona County				
2007-2011 Five-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	2,915	9.8%	25,099	11.4%
1940 to 1949	1,302	4.4%	10,841	4.9%
1950 to 1959	5,412	18.1%	22,067	10.0%
1960 to 1969	2,733	9.2%	19,430	8.8%
1970 to 1979	8,236	27.6%	52,134	23.7%
1980 to 1989	3,860	12.9%	34,742	15.8%
1990 to 1999	1,784	6.0%	26,856	12.2%
2000 to 2004	1,600	5.4%	14,190	6.5%
Built 2005 or Later	2,008	6.7%	14,269	6.5%
Total	29,850	100.0%	219,628	100.0%

Table II.13.14, below, displays housing units for Natrona County and the State of Wyoming. The number of rooms in Natrona County varied between households. Households with one room accounting for only 0.9 percent of total housing units, while households with five and six rooms accounted for 20.0 and 14.0 percent, respectively. The median number of rooms in Natrona County was 6 rooms, which compared to 6 statewide.

Table II.13.14				
Housing Units by Number of Rooms				
Natrona County 2007-2011 Five-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	299	0.9%	4,252	1.6%
Two	501	1.5%	6,593	2.5%
Three	1,954	5.8%	19,112	7.4%
Four	5,232	15.6%	44,741	17.3%
Five	6,693	20.0%	52,369	20.2%
Six	4,692	14.0%	40,122	15.5%
Seven	4,740	14.2%	31,810	12.3%
Eight	3,709	11.1%	25,589	9.9%
Nine or more	5,614	16.8%	34,402	13.3%
Total	33,434	100.0%	258,990	100.0%
Median Rooms	6	.	6	.

Table II.13.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 144 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.6 percent of total households in Natrona County, which compared to 24.8 percent statewide. In Natrona County, the 11,021 households with three bedrooms accounted for 36.9 percent of all households, and there were only 2,444 five-bedroom or more households, which accounted for 8.2 percent of all households.

Table II.13.15				
Households by Number of Bedrooms				
Natrona County 2007-2011 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	68	144	212	0.7%
One	330	2,030	2,360	7.9%
Two	3,489	3,845	7,334	24.6%
Three	8,990	2,031	11,021	36.9%
Four	5,856	623	6,479	21.7%
Five or more	2,099	345	2,444	8.2%
Total	20,832	9,018	29,850	100.0%
State of Wyoming				
None	343	1,715	2,058	0.9%
One	4,009	12,897	16,906	7.7%
Two	28,633	25,922	54,555	24.8%
Three	71,265	17,440	88,705	40.4%
Four	35,828	4,818	40,646	18.5%
Five or more	14,810	1,948	16,758	7.6%
Total	154,888	64,740	219,628	100.0%

The age of a structure influences its value. As shown in Table II.13.16, at right, structures built in 1939 or earlier had a median value of \$140,100, while structures built between 1950 and 1959 had a median value of \$160,200 and those built between 1990 to 1999 had a median value of \$194,800. 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 \$238,100 and \$217,900, respectively. The total average median value in Natrona County was \$177,700, which compared to \$181,900 in the State of Wyoming.

Table II.13.16 Median Value by Year Structure Built Natrona County 2007-2011 Five-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	140,100	148,000
1940 to 1949	140,900	130,200
1950 to 1959	160,200	155,800
1960 to 1969	175,000	171,100
1970 to 1979	191,700	180,100
1980 to 1989	197,800	194,300
1990 to 1999	194,800	224,800
2000 to 2004	238,100	247,900
Built 2005 or Later	217,900	245,700
Total	177,700	181,900

Household mortgage status is reported in Table II.13.17, below. In Natrona County, households with a mortgage accounted for 63.8 percent of all households or 13,290 housing units, and the remaining 36.2 percent or 7,542 units had no mortgage. Of those units with a mortgage, 2,359 had either a second mortgage or home equity loan, 135 had both a second mortgage and home equity loan, and 10,796 or 81.2 percent had no second mortgage or no home equity loan.

Table II.13.17 Mortgage Status Natrona County 2007-2011 Five-Year ACS Data				
Mortgage Status	Natrona County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	13,290	63.8%	95,294	61.5%
With either a second mortgage or home equity loan, but not both	2,359	17.8%	16,846	17.7%
Second mortgage only	1,284	54.4%	8,326	49.4%
Home equity loan only	1,075	45.6%	8,520	50.6%
Both second mortgage and home equity loan	135	1.0%	733	0.8%
No second mortgage and no home equity loan	10,796	81.2%	77,715	81.6%
Housing units without a mortgage	7,542	36.2%	59,594	38.5%
Total	20,832	100.0%	154,888	100.00%

The median rent in Natrona County was \$614 as compared to \$591 statewide, as shown in Table II.13.18, below.

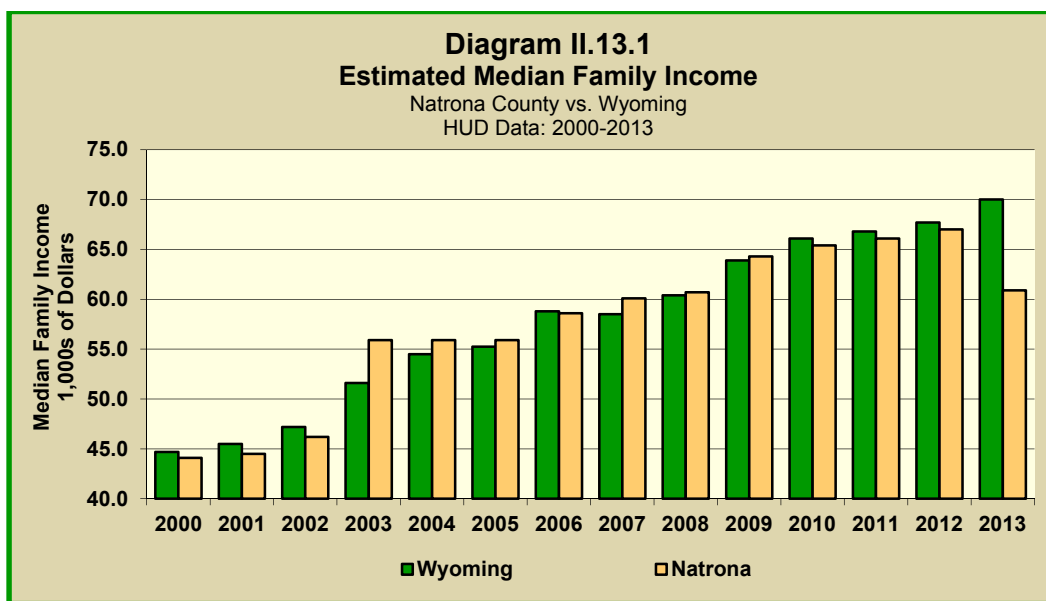
Table II.13.18 Median Rent Natrona County 2007-2011 Five-Year ACS Data	
Place	Rent
Natrona County	\$614
State of Wyoming	\$591

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 462 persons during the first half of 2013. The driver’s license total exchanges since 2000 for Natrona County are presented below in Table II.13.19 and indicate a net increase of 6,398 persons over the time period.

Table II.13.19			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000–Second Quarter 2013			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012	2,082	1,544	538
2013 – First Half	1,064	602	462
Total	24,074	17,676	6,398

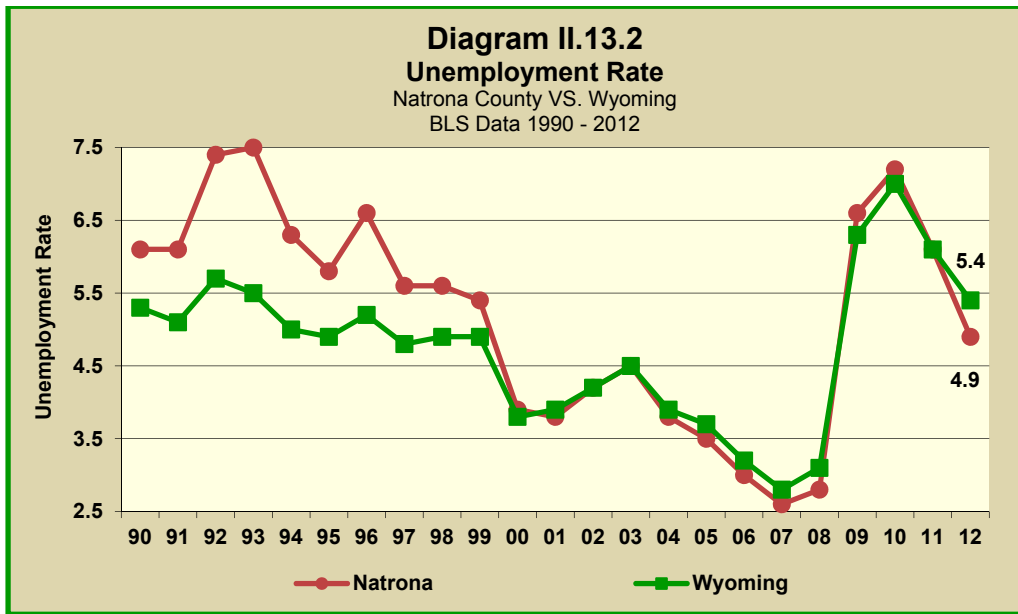
Economics

The HUD estimated MFI for Natrona County was \$60,900 in 2013.¹¹⁰ This compares to Wyoming’s MFI of \$70,000. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2013.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Natrona County’s labor force, defined as the number of persons working or actively seeking work, increased by 1,158 persons, from 42,742 in 2011 to 43,900 in 2012. Employment increased by 1,611 persons; unemployment decreased by 453 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.1 percent in 2011 to 4.9 percent in 2012, as shown on the following page in Diagram II.13.2.

¹¹⁰ 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.13.20, below, annual total monthly employment increased by 4.25 percent between 2011 and 2012, from a total of 39,262 to 40,931 workers.

Table II.13.20
Total Monthly Employment
 Natrona County
 BLS QCEW Data, 2002–2012(p)

Year	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012(p)
Jan	31,744	32,102	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,462
Feb	31,916	32,230	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,807
Mar	32,268	32,677	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209
Apr	32,192	33,186	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384
May	33,022	33,833	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972
Jun	33,650	34,497	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492
Jul	33,170	34,242	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183
Aug	33,192	34,242	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245
Sep	32,932	34,030	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340
Oct	33,203	34,240	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,749
Nov	32,905	33,869	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,553
Dec	32,972	34,247	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,777
Annual	32,764	33,616	35,265	36,492	38,298	39,206	40,173	38,206	37,936	39,262	40,931
% Change	2.71	2.60	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.50	4.25

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.13.21, on the following page, annual average weekly wages increased by 4.05 percent between 2011 and 2012, from a total of \$889 to \$925.

Table II.13.21 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	.
2002	543	555	531	592	555	2.02
2003	552	575	556	629	578	4.14
2004	586	614	607	673	621	7.44
2005	625	657	667	726	669	7.73
2006	698	724	713	810	737	10.16
2007	760	773	765	862	790	7.19
2008	805	811	824	930	843	6.71
2009	808	779	794	881	815	-3.32
2010	779	811	873	932	849	4.17
2011	842	863	896	952	889	4.71
2012(p)	902	894	901	1,001	925	4.05

Total business establishments reported by the QCEW are displayed in Table II.13.22, below. Annual establishments increased by 3.05 percent between 2011 and 2012, from a total of 3,251 to 3,350 establishments.

Table II.13.22 Number of Establishments Natrona County BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	.
2002	2,730	2,744	2,770	2,776	2,755	1.40
2003	2,812	2,823	2,859	2,862	2,839	3.05
2004	2,875	2,899	2,936	2,949	2,915	2.68
2005	2,957	3,003	3,023	3,036	3,005	3.09
2006	3,050	3,122	3,145	3,133	3,113	3.59
2007	3,132	3,161	3,163	3,170	3,157	1.41
2008	3,159	3,196	3,204	3,214	3,193	1.14
2009	3,191	3,190	3,195	3,186	3,191	-0.06
2010	3,183	3,185	3,213	3,195	3,194	0.09
2011	3,217	3,236	3,264	3,285	3,251	1.78
2012(p)	3,304	3,351	3,373	3,372	3,350	3.05

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Natrona County recorded 54,254 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 \$4,204,960,000 and real per capita income was \$55,063 in 2011. Average earnings per job in the county was \$55,970 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Natrona County increased from \$686 in fourth quarter 2011 to \$715 in fourth quarter 2012, or by 4.2 percent. Detached single-family home rents increased by 5.8 percent, rents for mobile homes on a lot decreased by 1.0 percent, and rents for mobile home lots increased by 4.5 percent.

Natrona County rental prices experienced average annualized increases of 3.9 percent for apartments, 4.5 percent for houses, 3.5 percent for mobile homes plus a lot, and 2.7 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2012. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.0 percent for mobile home lots over the same period. Table II.13.23, at right, presents the Natrona County data for each rental type.¹¹¹

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 Natrona County increased from 256 authorized units in 2011 to 347 in 2012. Total residential authorizations increased from 402 units in 2011 to 507 in 2012.

The real value of single-family building permits increased from \$173,195 in 2011 to \$180,091 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$241,400 in 2001 to a low of \$164,900 in 2008. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463
Q4.02	392	164	623	507
Q2.03	395	173	663	498
Q4.03	412	165	633	442
Q2.04	418	145	657	509
Q4.04	436	161	717	502
Q2.05	441	180	719	527
Q4.05	472	222	750	510
Q2.06	508	203	767	581
Q4.06	532	215	815	581
Q2.07	542	215	945	525
Q4.07	630	226	997	567
Q2.08	702	229	1,088	548
Q4.08	680	248	1,143	579
Q2.09	710	254	1,032	603
Q4.09	684	265	1,016	606
Q2.10	673	269	1,009	597
Q4.10	676	314	1,035	598
Q2.11	661	266	1,085	602
Q4.11	686	288	1,096	602
Q2.12	679	284	1,050	601
Q4.12	715	301	1,160	596

¹¹¹ 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.13.24 Building Permits and Valuation Natrona County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	433	.	35	60	528	.	.	126.0
1981	270	4	136	386	796	.	.	137.0
1982	244	28	78	98	448	.	.	128.3
1983	201	20	11	.	232	.	.	113.8
1984	104	.	.	.	104	.	.	116.9
1985	30	.	3	.	33	.	.	117.5
1986	8	.	.	.	8	.	.	150.9
1987	3	.	.	.	3	.	.	150.4
1988	24	.	.	.	24	.	.	165.0
1989	12	.	.	.	12	11	.	144.5
1990	30	.	.	.	30	4	.	169.8
1991	36	.	.	.	36	.	.	189.7
1992	45	.	.	.	45	.	.	181.3
1993	68	.	.	.	68	.	27	189.8
1994	81	2	4	.	87	.	10	208.7
1995	67	2	.	.	69	.	33	162.3
1996	157	.	15	.	172	79	5	98.1
1997	53	2	.	.	55	.	6	141.0
1998	79	2	.	.	81	.	13	167.2
1999	92	2	.	151	245	151	9	191.6
2000	107	.	.	38	145	.	13	183.0
2001	104	.	.	36	140	36	10	241.4
2002	140	.	.	10	150	.	9	234.4
2003	234	.	.	.	234	36	4	186.1
2004	284	.	.	.	284	.	11	208.4
2005	444	.	.	.	444	52	.	217.2
2006	423	.	.	.	423	.	.	223.7
2007	429	.	.	.	429	44	11	204.2
2008	379	.	40	.	419	.	11	164.9
2009	341	.	.	71	412	.	.	170.1
2010	264	.	4	539	807	.	.	187.6
2011	256	.	6	140	402	59	31	173.2
2012	347	.	.	160	507	.	.	180.1

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Natrona County was \$215,792. This represented an increase of 9.3 percent from the previous year. In contrast, Wyoming’s weighted average was \$215,792, an increase of 9.3 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.13.25, on the following page.

Table II.13.25 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2012				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	93,579	8.96	131,207	.
2001	95,948	2.53	128,771	-1.86
2002	113,059	17.83	138,295	7.40
2003	130,446	15.38	148,276	7.22
2004	139,651	7.06	159,558	7.61
2005	156,281	11.91	178,183	11.67
2006	158,950	1.71	219,438	23.15
2007	201,269	26.62	265,044	20.78
2008	204,154	1.4	256,045	-3.40
2009	202,006	-1.1	241,622	-5.63
2010	201,425	-0.29	250,958	3.86
2011	197,348	-2.0	241,301	-3.85
2012	215,792	9.3	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2013.¹¹² During June 2013, a total of 119 surveys were completed by property managers in Natrona County. Of the 5,560 rental units surveyed, 202 were vacant, indicating a vacancy rate of 3.63 percent, as shown in Table II.13.26, below. This rate compares to a 2.10 percent vacancy rate one year ago and a statewide June 2013 vacancy rate of 5.37 percent.

Table II.13.26 Total Units, Vacant Units, Vacancy Rate Natrona County RVS Data, 2001–First Survey 2013				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.51%
2001b	20	2,322	44	1.89%
2002a	21	2,338	83	3.55%
2002b	24	2,760	124	4.49%
2003a	24	2,095	57	2.72%
2003b	41	3,845	131	3.41%
2004a	39	3,501	90	2.57%
2004b	40	3,586	101	2.82%
2005a	27	2,457	65	2.65%
2005b	38	4,384	86	1.96%
2006a	35	3,118	49	1.57%
2006b	40	3,226	54	1.67%
2007a	55	4,220	24	0.57%
2007b	69	4,117	44	1.07%
2008a	66	4,348	46	1.06%
2008b	68	4,000	39	0.98%
2009a	75	3,268	103	3.15%
2009b	101	4,304	208	4.83%
2010a	113	5,232	211	4.03%
2010b	106	4,660	214	4.59%
2011a	125	4,787	176	3.68%
2011b	110	4,609	340	7.38%
2012a	116	5,048	106	2.10%
2012b	129	5,580	91	1.63%
2013a	119	5,560	202	3.63%

Diagram II.13.3, below, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the first half of 2012, where it spiked to 7.4 percent.

¹¹²Those signified as a in the “year” column of Table II.13.10 are conducted in June/July of each year. Those signified as b are conducted each November/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.

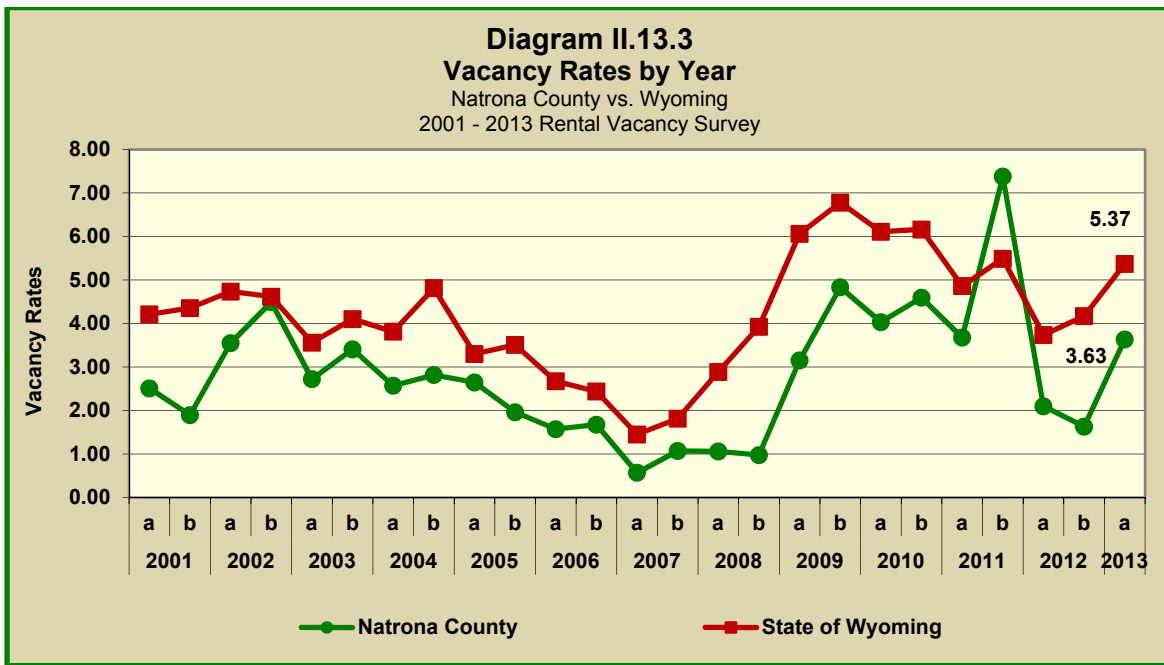


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In the first half of 2013, average rents for single-family units increased to \$1,075 and average rents for apartments rose, to \$834.

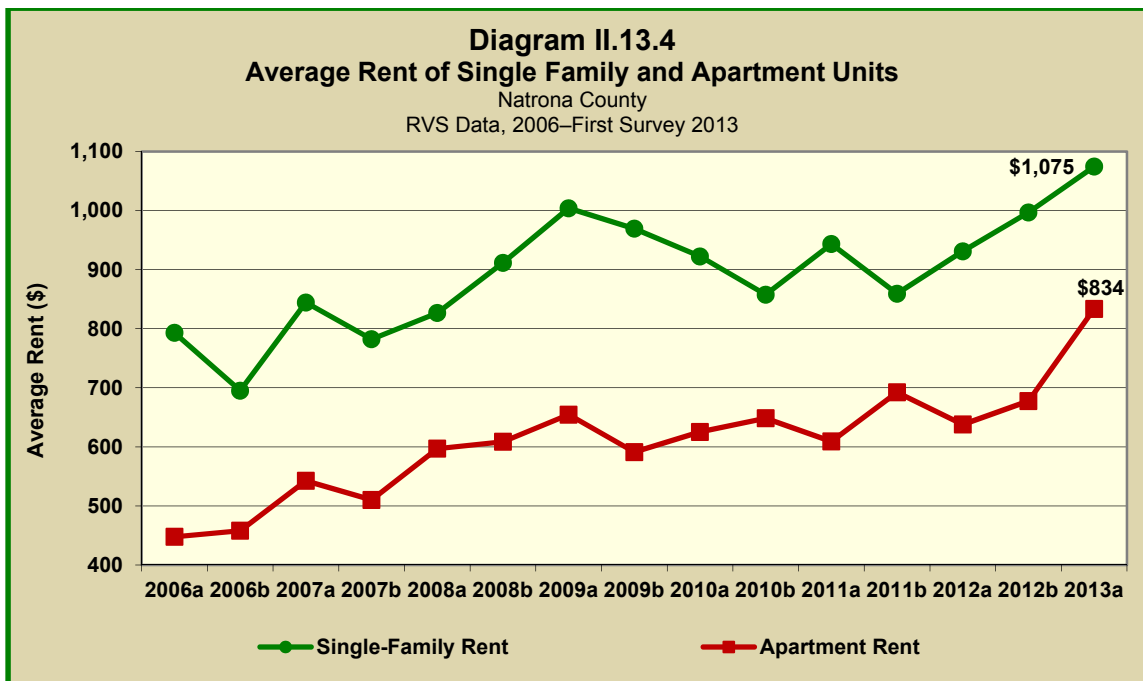


Table II.13.27, on the following page, shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 723 single family units in Natrona County, with 20 of them available. This translates into a single family vacancy rate of 2.8%, which compares to a vacancy rate of 4.04% for the State of Wyoming. There were 3,613 apartment units reported in the survey, with 166 of them available, which resulted in a vacancy rate of 4.6%. This compares to a statewide apartment vacancy rate of 5.91% for apartment units across the state.

Table II.13.27			
Rental Vacancy Survey by Type			
Natrona County			
RVS Data, First Survey 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	723	20	2.8%
Duplex units	101	2	2.0%
Apartments	3,613	166	4.6%
Mobile Homes	286	4	1.4%
“Other” Units	62	0	0.0%
Don't Know	775	10	1.3%
Total	5,560	202	3.6%

Table II.13.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 263 units. The most common apartment units were two bedroom units, with 1,178 units. Additional details for additional unit types are reported found below.

Table II.13.28							
Rental Units by Bedroom Size							
Natrona County							
RVS Data, First Survey 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	1	0	53	0	0	.	54
One	16	21	891	17	0	.	945
Two	89	19	1,178	128	7	.	1,421
Three	263	60	132	138	54	.	647
Four	61	1	16	2	0	.	80
Five	12	0	0	0	0	.	12
Don't Know	281	0	1,343	1	1	775	2,401
Total	723	101	3,613	286	62	775	5,560

Average market-rate rents by unit type are shown in Table II.13.29, below, Generally, those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.13.29						
Average Market Rate Rents by Bedroom Size						
Natrona County						
RVS Data, First Survey 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$588	\$625	\$	\$595
One	\$589	\$617	\$673	\$617	\$	\$646
Two	\$870	\$735	\$799	\$677	\$983	\$827
Three	\$1,130	\$1,238	\$1,050	\$829	\$1,194	\$1,092
Four	\$1,364	\$1,450	\$900	\$750	\$	\$1,338
Five	\$1,299	\$	\$	\$	\$	\$1,299
Total	\$1,075	\$756	\$834	\$786	\$1,104	\$949

Table II.13.30 below shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.13.30						
Average Assisted Rate Rents by Bedroom Size						
Natrona County						
RVS Data, First Survey 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	.	.	.	.	.	.
One	\$121	.	\$372	.	.	\$331
Two	\$650	.	\$463	.	.	\$463
Three	\$280	.	\$771	.	.	\$526
Four	.	.	\$865	.	.	\$865
Five	.	.	.	.	.	.
Total	\$350	.	\$417	.	.	\$383

Table II.13.31, below, shows vacancy rates for single family units by average rental rates for Natrona County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.13.31			
Single Family Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, First Survey 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	3	0	0.0%
\$500 to \$1,000	249	7	2.8%
\$1,000 to \$1,500	431	11	2.6%
Above \$1,500	4	0	0.0%
Missing	36	2	5.6%
Total	723	20	2.8%

The average rent and availability of apartment units is displayed in Table II.13.32, below. The lowest vacancy rate was seen in apartment units renting for 500 to 1,000 dollars, with a vacancy rate of 1.96 percent.

Table II.13.32			
Apartment Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, First Survey 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	100	6	6.0%
\$500 to \$1,000	2,248	44	2.0%
\$1,000 to \$1,500	576	66	11.5%
Above \$1,500	0	0	0%
Missing	689	50	7.26%
Total	3,613	166	4.6%

Table II.13.33, on the following page shows the condition of rental units by unit type for Natrona County. Respondents could rate their units from poor to excellent, however many respondents did not know, or wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details on the conditions of additional unit types are displayed below.

Table II.13.33
Condition by Unit Type

Natrona County RVS Data, First Survey 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor	.	.	.	.	.	.	.
Fair	1	0	0	5	0	.	6
Average	92	58	200	50	0	.	400
Good	462	39	2,173	230	55	.	2,959
Excellent	162	4	1,189	0	6	.	1,361
Don’t Know	6	0	51	1	1	775	834
Total	723	101	3,613	286	62	775	5,560

The availability of single family units based on their condition is displayed in Table II.13.34, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.13.34 Condition of Single Family Units by Vacancy Status Natrona County RVS Data, First Survey 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor	.	.	.
Fair	1	0	.0%
Average	92	0	.0%
Good	462	11	2.4%
Excellent	162	9	5.6%
Don’t Know	6	0	.0%
Total	723	20	2.8%

Table II.13.35, at right, 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 2.5 percent.

Table II.13.35 Condition of Apartment Units by Vacancy Status Natrona County RVS Data, First Survey 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor	.	.	.
Fair	0	0	0%
Average	200	5	2.5%
Good	2,173	86	4.0%
Excellent	1,189	75	6.3%
Don’t Know	51	0	0%
Total	3,613	166	4.6%

Table II.13.36, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in fair quality, with a vacancy rate of 0.0 percent.

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.13.37 below, respondents in Natrona County said they would prefer 110 more single family units, 789 more apartment units, and 241 units of all types. In total respondents indicated they wished to own or manage an additional 1,183 units.

Table II.13.36			
Condition of Mobile Home Units by Vacancy Status			
Natrona County			
RVS Data, First Survey 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor	.	.	.
Fair	5	0	0.0%
Average	50	3	6.0%
Good	230	1	0.4%
Excellent	0	0	0%
Don't Know	1	0	0%
Total	286	4	1.4%

Table II.13.37	
If you had the opportunity to own/manage more units, how many would you prefer	
Natrona County	
RVS Data, First Survey 2013	
Unit Type	More Units
Single family units	110
Duplex Units	7
Apartments	789
Mobile homes	32
Other	4
Don't Know	.
All types	241
Total	1,183

The fiscal year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 160 respondents in Natrona County. Of the incoming persons who were unsatisfied with their current housing, 52.2 percent said they were seeking to own a home and 47.8 percent of respondents wished to rent. Of those seeking to own a home, 100.0 percent wished to buy existing units, of which 25.0 percent anticipated spending below \$100,000, 25.0 percent expected to spend between \$100,000 and \$249,999, and 50.0 percent anticipated spending more than \$250,000.

Of those currently renting or seeking to rent, 9.1 percent anticipated spending under \$474, 36.4 percent anticipated spending between \$475 and \$849, and 54.5 anticipated spending more than \$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 10,256 loans purchased in Natrona County between 1979 and 2013, with 121 occurring in fiscal 2013. The average home size over the period was 1,125 square feet and 1,114 square feet in fiscal 2013. For homes receiving a WCDA loan in fiscal 2013, the average year a home was built was 1967. The average household income in fiscal 2013 in nominal terms, without the effects of inflation being taken into consideration, was \$46,848. The average purchase price in fiscal 2013 was \$153,874. In fiscal 2013, 11.6 percent of loans purchased were for new construction, and 37.2 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 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 2011 five-year ACS data, 182 or 0.6 percent of households in Natrona County were overcrowded and another 104 or 0.3 percent of units were severely overcrowded, as shown in Table II.13.38, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.13.38				
Overcrowding and Severe Overcrowding				
Natrona County				
2007-2011 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	20,649	103	80	20,832
Percentage	99.1%	0.5%	0.4%	100.0%
Renter				
Households	8,915	79	24	9,018
Percentage	98.9%	0.9%	0.3%	100.0%
Total				
Households	29,564	182	104	29,850
Percentage	99.0%	0.6%	0.3%	100.0%
State of Wyoming				
Owner				
Households	152,816	1,630	442	154,888
Percentage	98.7%	1.1%	0.3%	100.0%
Renter				
Households	62,434	1,856	450	64,740
Percentage	96.4%	2.9%	0.7%	100.0%
Total				
Households	215,250	3,486	892	219,628
Percentage	98.0%	1.6%	0.4%	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 2011 five-year ACS, a total of 805 units or 2.4 percent of all housing units in Natrona 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.13.39, at right.

Table II.13.39		
Housing Units with Incomplete Kitchen Facilities		
Natrona County		
2007-2011 Five-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	32,629	251,420
Lacking Complete Kitchen Facilities	805	7,570
Total Housing Units	33,434	258,990
Percent Lacking	2.4%	2.9%

At the time of the 2011 ACS, a total of 515 units or 1.5 percent of all housing units in Natrona 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.13.40, at right.

Table II.13.40 Housing Units with Incomplete Plumbing Facilities Natrona County 2007-2011 Five-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	32,919	252,719
Lacking Complete Plumbing Facilities	515	6,271
Total Households	33,434	258,990
Percent Lacking	1.5%	2.4%

The third type of housing problem reported in the 2011 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30 to 50 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50 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 Natrona County, 14.9 percent of households had a cost burden and 9.0 percent of households had a severe cost burden, which compared to 13.9 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 16.2 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.6 percent experienced a severe cost burden, while 21.2 percent of renters had a cost burden and 17.8 percent had a severe cost burden, as shown in Table II.13.41, below.

Table II.13.41 Cost Burden and Severe Cost Burden by Tenure Natrona County 2007-2011 Five-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	10,219	2,148	876	47	13,290
Percent	76.9%	16.2%	6.6%	0.4%	100.0%
Owner Without a Mortgage					
Households	6,938	377	198	29	7,542
Percent	92.0%	5.0%	2.6%	0.4%	100.0%
Renter					
Households	5,014	1,911	1,602	491	9,018
Percent	55.6%	21.2%	17.8%	5.4%	100.0%
Total					
Households	22,171	4,436	2,676	567	29,850
Percent	74.3%	14.9%	9.0%	1.9%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,978	16,599	8,551	166	95,294
Percent	73.4%	17.4%	9.0%	0.2%	100.0%
Owner Without a Mortgage					
Households	53,907	3,140	2,176	371	59,594
Percent	90.5%	5.3%	3.7%	0.6%	100.0%
Renter					
Households	36,244	10,740	10,064	7,692	64,740
Percent	56.0%	16.6%	15.5%	11.9%	100.0%
Total					
Households	160,129	30,479	20,791	8,229	219,628
Percent	72.9%	13.9%	9.5%	3.7%	100.0%