

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.¹¹¹ 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.

Table II.13.1						
Profile of Population Characteristics						
Wyoming vs. Natrona County						
2010 Census and 2012 Current Census Estimates						
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, on the following page, 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.

¹¹¹ 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, below.

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 ¹¹²	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 distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year

¹¹² In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the Census tract level, and considered more robust than the one or three year sample estimates.

Table II.13.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 20,295 family households, of which 15,281 housed married couple families and 5,014 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 1,651 families, or a female householder with no husband present, of which there were 3,363 families. There were also an estimated 10,111 "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 66.7 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Natrona County, 75.3 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
Family households	20,295	66.7%	145,992	65.9%
Married-couple family	15,281	75.3%	117,493	80.5%
Owner-occupied housing units	12,787	83.7%	98,110	83.5%
Renter-occupied housing units	2,494	16.3%	19,383	16.5%
Other family	5,014	24.7%	28,499	19.5%
Male householder, no wife present	1,651	8.1%	9,246	32.4%
Owner-occupied housing units	1,007	61.0%	5,485	59.3%
Renter-occupied housing units	644	39.0%	3,761	40.7%
Female householder, no husband present	3,363	16.6%	19,253	67.6%
Owner-occupied housing units	1,698	50.5%	10,177	52.9%
Renter-occupied housing units	1,665	49.5%	9,076	47.1%
Nonfamily households	10,111	33.3%	75,487	34.1%
Owner-occupied housing units	5,793	57.3%	41,887	55.5%
Renter-occupied housing units	4,318	42.7%	33,600	44.5%
Total	30,406	100.0%	221,479	100.0%

Table II.13.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 9,708 two-person family households, 4,006 three-person family households and 4,138 four-person family households. One-person non-family households made up 82.1 percent of all non-family households or an estimated 8,301 households. Natrona County's two persons households made up 37.4 percent of total housing units and four person households made up an additional 13.6 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.13.5				
Household Type by Household Size				
Natrona County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
One Person	.	8,301	8,301	27.3%
Two Person	9,708	1,652	11,360	37.4%
Three Person	4,006	109	4,115	13.5%
Four Person	4,138	6	4,144	13.6%
Five Person	1,641	13	1,654	5.4%
Six Person	505	30	535	1.8%
Seven Person	297	0	297	1.0%
Total	20,295	10,111	30,406	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 11,360 two-person households, 8,795 were owner-occupied and 2,565 were renter-occupied. Of the 4,144 four-person households, 2,875 were owner-occupied and 1,269 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				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
One Person	4,849	3,452	8,301	27.3%
Two Person	8,795	2,565	11,360	37.4%
Three Person	3,091	1,024	4,115	13.5%
Four Person	2,875	1,269	4,144	13.6%
Five Person	1,109	545	1,654	5.4%
Six Person	343	192	535	1.8%
Seven Person or more	223	74	297	1.0%
Total	21,285	9,121	30,406	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.13.7, on the following page, Natrona County had a total of 33,952 housing units of which 30,406 or 89.6 percent were occupied. Of these occupied units, 70.0 percent, or 21,285 units were owner occupied, which compares to a statewide rate of 70.3. A total of 3,546 units or 10.4 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.13.7 Housing Units by Tenure Natrona County 2008-2012 5-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	30,406	89.6%	221,479	84.7
Owner-Occupied	21,285	70.0%	155,659	70.3
Renter-Occupied	9,121	30.0%	65,820	29.7
Vacant Housing Units	3,546	10.4%	39,951	15.3
Total Housing Units	33,952	100.0%	261,430	100.0

Table II.13.8, below, shows that of the 3,546 housing units in Natrona County as reported in the 2012 ACS data, 664 or 18.7 percent were for rent and 414 or 11.7 percent were for sale. An estimated 1,025 units were for seasonal, recreational, or occasional use, and 1,233 or 34.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.13.8 Disposition of Vacant Housing Units Natrona County 2008-2012 5-Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	664	18.7%	5,825	14.6%
Rented, but not occupied	105	3.0%	1,811	4.5%
For sale only	414	11.7%	2,711	6.8%
Sold, but not occupied	105	3.0%	799	2.0%
For seasonal, recreational, or occasional use	1,025	28.9%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	1,233	34.8%	10,290	25.8%
Total	3,546	100.0%	39,951	100.0%

Table II.13.9, at right, presents different income statistics for Natrona County. According to the 2012 ACS data averages, median family income for Natrona County was \$67,475 compared to the statewide average of \$70,013. Per capita income for Natrona County, which is calculated by dividing total income by population, was \$29,702, which compared to \$28,858 for the State of Wyoming.

Table II.13.9 Median and Per Capita Income Natrona County 2008-2012 5-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	67,475	70,013
Median Household Income	55,786	56,573
Per Capita Income	29,702	28,858

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 2,864 households or 9.4 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 4,417 households that had incomes between \$35,000 and \$49,999, which accounted for 14.5 percent of households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.4 percent of total households and numbered 6,809 in Natrona County.

Table II.13.10 Households by Income Natrona County 2008-2012 5-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,864	9.4%	21,996	9.9%
15,000 - 19,999	1,391	4.6%	10,608	4.8%
20,000 - 24,999	1,553	5.1%	10,519	4.7%
25,000 - 34,999	3,376	11.1%	22,992	10.4%
35,000 - 49,999	4,417	14.5%	31,395	14.2%
50,000 - 74,999	6,216	20.4%	44,135	19.9%
75,000 - 99,999	3,780	12.4%	31,949	14.4%
100,000 and above	6,809	22.4%	47,885	21.6%
Total	30,406	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.13.11, below. In total, the poverty rate in Natrona County was 9.3 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Natrona County had a poverty rate of 8.0 percent and the female population had a poverty rate of 10.6 percent. There were 392 males and 412 females in poverty under the age of 5. Overall, 11.7 percent of persons in poverty in Natrona County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 663 individuals with incomes below the poverty level which represented 9.6 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.13.11 Poverty by Age Natrona County 2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Below	392	412	804	11.7%
6 to 18	686	602	1,288	18.7%
18 to 64	1,637	2,496	4,133	60.0%
65 and Older	251	412	663	9.6%
Total	2,966	3,922	6,888	100.0%
Poverty Rate	8.0%	10.6%	9.3%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.13.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Natrona County saw an average of 19,157 owner-occupied single-family units compared to 3,469 single-family rental units. In Natrona County, single-family units comprised 74.4 percent of all households compared with 71.5 percent statewide. Natrona

County had a total of 2,579 apartment rental units and total apartment units accounted for 8.8 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 3,068 mobile homes in Natrona County, which comprised 10.1 percent of all occupied housing units and compared to 13.6 statewide.

Table II.13.12				
Households by Unit Type				
Natrona County 2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	19,157	3,469	22,626	74.4%
Duplex	32	550	582	1.9%
Tri- or Four-Plex	64	1,323	1,387	4.6%
Apartments	107	2,579	2,686	8.8%
Mobile Homes	1,884	1,184	3,068	10.1%
Boat, RV, Van, Etc.	41	16	57	.2%
Total	21,285	9,121	30,406	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II.13.13, below, shows the number of households by year of construction. As shown, 10.5 percent, or 3,193 units, were built in 1939 or earlier in the county, and another 1,259 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 3,837, which accounted for 12.6 percent of all households, and an additional 226 households, or 0.7 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.13.13				
Households by Year Built				
Natrona County 2008-2012 5-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,193	10.5%	24,899	11.2%
1940 to 1949	1,259	4.1%	10,352	4.7%
1950 to 1959	5,282	17.4%	22,395	10.1%
1960 to 1969	2,707	8.9%	19,254	8.7%
1970 to 1979	8,254	27.1%	50,875	23.0%
1980 to 1989	3,849	12.7%	34,715	15.7%
1990 to 1999	1,799	5.9%	26,905	12.1%
2000 to 2004	3,837	12.6%	30,814	13.9%
Built 2005 or Later	226	.7%	1,270	.6%
Total	30,406	100.0%	221,479	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 1.2 percent of total housing units, while households with five and six rooms accounted for 18.5 and 14.1 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				
2008-2012 5-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	414	1.2%	4,323	1.7%
Two	409	1.2%	6,841	2.6%
Three	2,052	6.0%	19,299	7.4%
Four	5,285	15.6%	44,488	17.0%
Five	6,283	18.5%	51,437	19.7%
Six	4,798	14.1%	40,208	15.4%
Seven	4,928	14.5%	32,481	12.4%
Eight	3,997	11.8%	25,835	9.9%
Nine or more	5,786	17.0%	36,518	14.0%
Total	33,952	100.0%	261,430	100.0%
Median Rooms	6	.	6	.

Table II.13.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 187 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.4 percent of total households in Natrona County, which compared to 24.6 percent statewide. In Natrona County, the 11,882 households with three bedrooms accounted for 39.1 percent of all households, and there were only 2,552 five-bedroom or more households, which accounted for 8.4 percent of all households.

Table II.13.15				
Households by Number of Bedrooms				
Natrona County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	59	187	246	.8%
One	420	1,855	2,275	7.5%
Two	3,595	3,527	7,122	23.4%
Three	9,230	2,652	11,882	39.1%
Four	5,801	528	6,329	20.8%
Five or more	2,180	372	2,552	8.4%
Total	21,285	9,121	30,406	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	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 \$144,300, while structures built between 1950 and 1959 had a median value of \$160,300 and those built between 1990 to 1999 had a median value of \$237,000. 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 \$222,900 and \$194,300, respectively. The total average median value in Natrona County was \$179,100, which compared to \$184,400 in the State of Wyoming.

Table II.13.16		
Median Value by Year Structure Built		
Natrona County 2008-2012 5-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	144,300	153,500
1940 to 1949	138,900	136,800
1950 to 1959	160,300	156,600
1960 to 1969	175,300	173,700
1970 to 1979	195,000	181,700
1980 to 1989	199,100	196,100
1990 to 1999	237,000	228,400
2000 to 2004	222,900	248,900
Built 2005 or Later	194,300	221,600
Total	179,100	184,400

Household mortgage status is reported in Table II.13.17, below. In Natrona County, households with a mortgage accounted for 62.4 percent of all households or 13,279 housing units, and the remaining 37.6 percent or 8,006 units had no mortgage. Of those units with a mortgage, 2,226 had either a second mortgage or home equity loan, 141 had both a second mortgage and home equity loan, and 10,912 or 82.2 percent had no second mortgage or no home equity loan.

Table II.13.17				
Mortgage Status				
Natrona County 2008-2012 5-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	13,279	62.4%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	2,226	16.8%	15,069	16.0%
Second mortgage only	1,190	53.5%	7,440	49.4%
Home equity loan only	1,036	46.5%	7,629	50.6%
Both second mortgage and home equity loan	141	1.1%	645	.7%
No second mortgage and no home equity loan	10,912	82.2%	78,587	83.3%
Housing units without a mortgage	8,006	37.6%	61,358	39.4%
Total	21,285	100.0%	155,659	100.00%

The median rent in Natrona County was \$652 as compared to \$618 statewide, as seen in Table II.13.18, below.

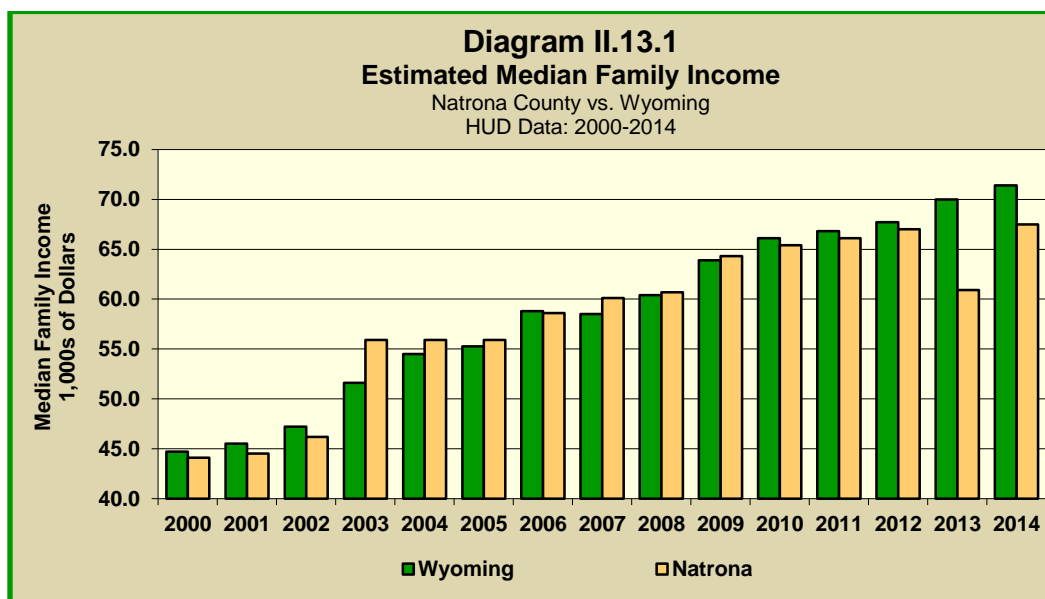
Table II.13.18	
Median Rent	
Natrona County 2008-2012 5-Year ACS Data	
Place	Rent
Natrona County	\$652
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 450 persons during 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 6,386 persons over the time period.

Table II.13.19			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000–2013			
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	2,100	1,650	450
Total	25,110	18,724	6,386

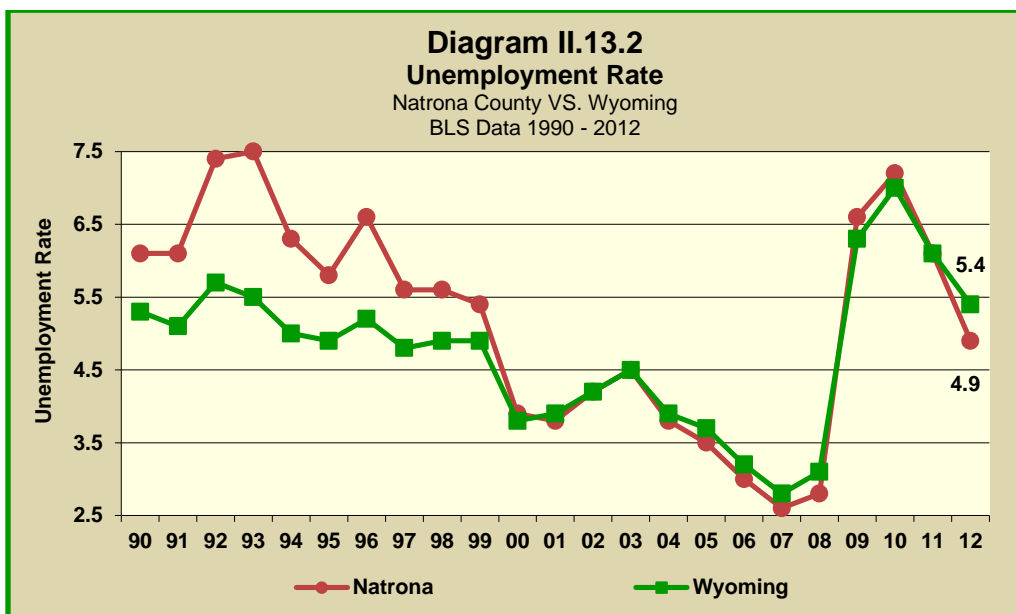
Economics

The HUD estimated MFI for Natrona County was \$67,500 in 2014.¹¹³ This compares to Wyoming’s MFI of \$71,400. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2014.



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.

¹¹³ 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 4.26 percent between 2011 and 2012, from a total of 39,262 to 40,933 workers. Preliminary estimates shows total monthly employment increased to 42,149 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	32,102	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,462	40,836
Feb	32,230	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,807	40,772
Mar	32,677	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209	41,168
Apr	33,186	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384	41,157
May	33,833	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972	42,067
Jun	34,497	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492	42,149
Jul	34,242	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183	.
Aug	34,242	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245	.
Sep	34,030	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340	.
Oct	34,240	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,758	.
Nov	33,869	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,565	.
Dec	34,247	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,780	.
Annual	33,616	35,265	36,492	38,298	39,206	40,173	38,206	37,936	39,262	40,933	.
% Change	2.60	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.50	4.26	.

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. In the second quarter of 2013, preliminary estimates show average weekly wages fell to \$892.

Table II.13.21 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2013(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	902	894	901	1,002	925	4.05
2013(p)	903	892

Total business establishments reported by the QCEW are displayed in Table II.13.22, below. Annual establishments increased by 2.98 percent between 2011 and 2012, from a total of 3,251 to 3,348 establishments. Preliminary estimates indicate the total number of establishments decreased to 3,340 in the second quarter of 2013.

Table II.13.22 Number of Establishments Natrona County BLS QCEW Data, 2001–2013(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	3,304	3,351	3,372	3,363	3,348	2.98
2013(p)	3,340	3,340

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 \$679 in second quarter 2012 to \$806 in second quarter 2013, or by 18.7 percent. Detached single-family home rents increased by 3.5 percent, rents for mobile homes on a lot increased by 0.7 percent, and rents for mobile home lots increased by 1.8 percent.

Natrona County rental prices experienced average annualized increases of 3.7 percent for apartments, 4.4 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.6 percent for mobile home lots since fourth quarter 1986 through second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.13.23, at right, presents the Natrona County data for each rental type.¹¹⁴

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
Q2.13	806	289	1,087	605

¹¹⁴ 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, below.

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 December 2013.¹¹⁵ During December 2013, a total of 123 surveys were completed by property managers in Natrona County. Of the 5,666 rental units surveyed, 196 were vacant, indicating a vacancy rate of 3.46 percent, as shown in Table II.13.26, below. This rate compares to a 1.63 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

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%
2013b	123	5,666	196	3.46%

Diagram II.13.3, on the following page, 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.

¹¹⁵Those 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.

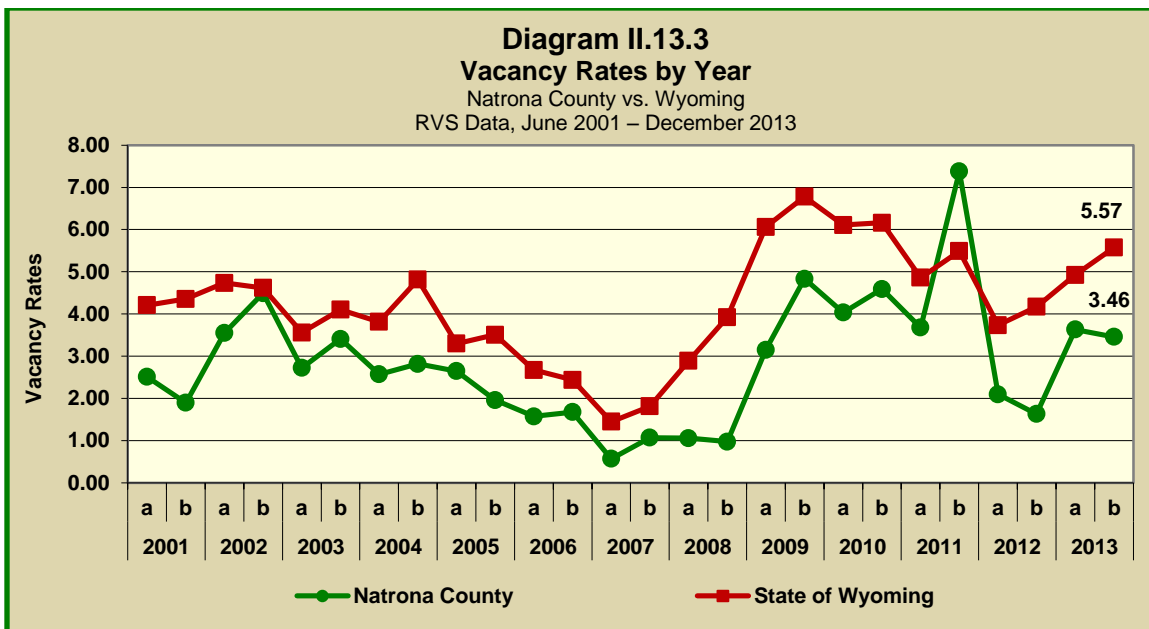


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In the second half of 2013, average rents for single-family units increased to \$1,144 and average rents for apartments rose, to \$899.

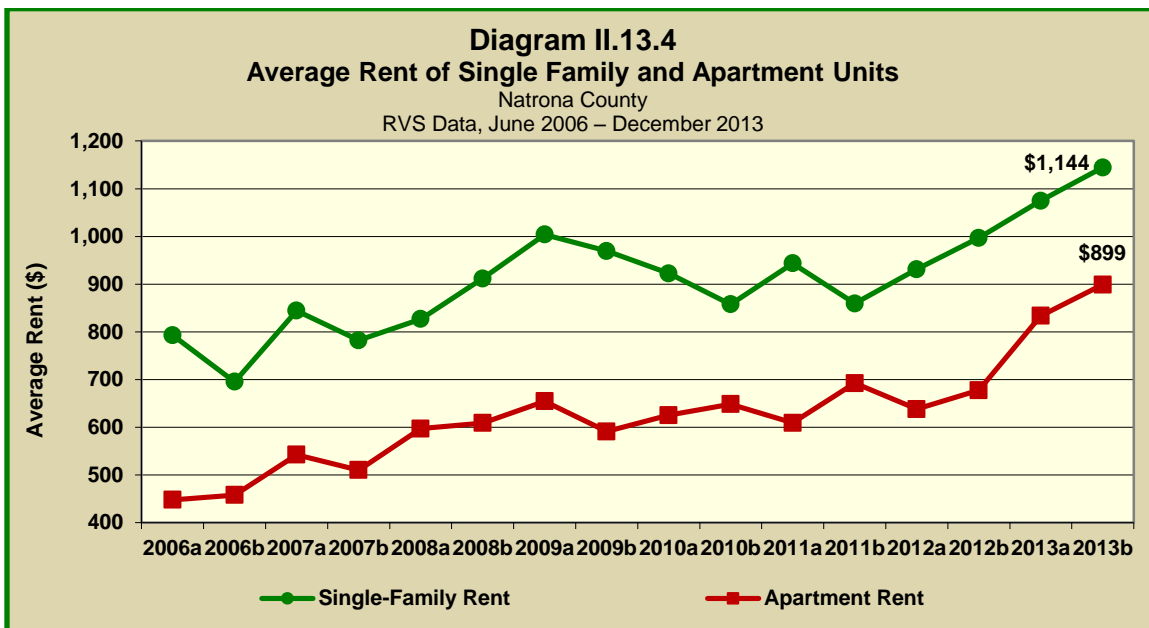


Table II.13.27, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 416 single family units in Natrona County, with 14 of them available. This translates into a vacancy rate of 3.4 percent in Natrona County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 3,139 apartment units reported in the survey, with 151 of them available, which resulted in a vacancy rate of 4.8 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.13.27			
Rental Vacancy Survey by Type			
Natrona County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	416	14	3.4%
Duplex units	56	1	1.8%
Apartments	3,139	151	4.8%
Mobile Homes	260	12	4.6%
“Other” Units	29	3	10.3%
Don’t Know	1,766	15	.8%
Total	5,666	196	3.5%

Table II.13.28, below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 113 units. The most common apartment units were two bedroom units, with 721 units. Additional details for additional unit types are reported found below.

Table II.13.28							
Rental Units by Bedroom Size							
Natrona County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	1	0	28	0	0	.	29
One	6	9	502	1	0	.	518
Two	61	19	721	26	13	.	840
Three	113	1	66	32	16	.	228
Four	56	0	4	0	0	.	60
Five	6	0	0	0	0	.	6
Don’t Know	173	27	1,818	201	0	1,766	3,985
Total	416	56	3,139	260	29	1,766	5,666

Average market-rate rents by unit type are shown in Table II.13.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.13.29						
Average Market Rate Rents by Bedroom Size						
Natrona County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$503	\$503	\$507	\$	\$	\$506
One	\$602	\$584	\$669	\$475	\$	\$634
Two	\$929	\$802	\$793	\$659	\$1,113	\$847
Three	\$1,152	\$1,012	\$1,036	\$772	\$1,150	\$1,075
Four	\$1,465	\$1,334	\$1,334	\$	\$	\$1,448
Five	\$1,756	\$	\$	\$	\$	\$1,756
Total	\$1,144	\$734	\$899	\$715	\$1,131	\$985

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, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$351	\$	\$	\$351
One	\$	\$	\$549	\$	\$	\$549
Two	\$650	\$	\$655	\$	\$	\$654
Three	\$638	\$	\$771	\$200	\$	\$536
Four	\$708	\$	\$865	\$	\$	\$787
Five	\$708	\$	\$	\$	\$	\$766
Total	\$691	\$	\$615	\$200	\$	\$583

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, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	228	1	.4%
\$1,000 to \$1,500	126	11	8.7%
Above \$1,500	17	0	.0%
Missing	45	2	4.4%
Total	416	14	3.4%

The average rent and availability of apartment units is displayed in Table II.13.32, on the following page. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 3.03 percent.

Table II.13.32 Apartment Market Rate Rents by Vacancy Status Natrona County RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	99	3	3.0%
\$500 to \$1,000	1,888	87	4.6%
\$1,000 to \$1,500	665	36	5.4%
Above \$1,500	0	0	%
Missing	487	25	5.13%
Total	3,139	151	4.8%

Table II.13.33, below shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 4.63 percent.

Table II.13.33 Mobile Home Market Rate Rents by Vacancy Status Natrona County RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	259	12	4.6%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	1	0	.0%
Total	260	12	4.6%

Table II.13.34, below, 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 excellent condition. Details on the conditions of additional unit types are displayed below.

Table II.13.34 Condition by Unit Type Natrona County RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	0	154	0	.	154
Average	73	8	149	42	10	.	282
Good	239	33	1,178	59	12	.	1,521
Excellent	90	14	1,812	4	7	.	1,927
Don’t Know	14	1	0	1	0	1,766	1,782
Total	416	56	3,139	260	29	1,766	5,666

The availability of single family units based on their condition is displayed in Table II.13.35, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

Table II.13.35			
Condition of Single Family Units by Vacancy Status			
Natrona County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	73	0	.0%
Good	239	12	5.0%
Excellent	90	0	.0%
Don't Know	14	0	.0%
Total	416	14	3.4%

Table II.13.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 2.65 percent.

Table II.13.36			
Condition of Apartment Units by Vacancy Status			
Natrona County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	149	4	2.7%
Good	1,178	99	8.4%
Excellent	1,812	48	2.6%
Don't Know	0	0	%
Total	3,139	151	4.8%

Table II.13.37, 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 excellent quality, with a vacancy rate of 2.65 percent.

Table II.13.37			
Condition of Mobile Home Units by Vacancy Status			
Natrona County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	154	0	.0%
Average	42	4	9.5%
Good	59	6	10.2%
Excellent	4	2	50.0%
Don't Know	1	0	%
Total	260	12	4.6%

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.13.38, on the following page, respondents in Natrona County said they would prefer 77 more single family units, 56 more apartment units, and 5 units of all types. In total respondents indicated they wished to own or manage an additional 160 units.

Table II.13.38	
If you had the opportunity to own/manage more units, how many would you prefer	
Natrona County	
RVS Data, December 2013	
Unit Type	More Units
Single family units	77
Duplex Units	11
Apartments	56
Mobile homes	10
Other	1
Don't Know	0
All types	5
Total	160

The calendar 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 206 respondents in Natrona County. Of the incoming persons who were unsatisfied with their current housing, 59.3 percent said they were seeking to own a home and 40.7 percent of respondents wished to rent. Of those seeking to own a home, 81.8 percent wished to buy existing units, of which 22.2 percent anticipated spending below \$100,000, 44.4 percent expected to spend between \$100,000 and \$249,999, and 33.3 percent anticipated spending more than \$250,000. Of those seeking to build, 50.0 percent wished to build for between \$100,000 and \$249,999 and 50.0 percent wished to build for above \$250,000.

Of those currently renting or seeking to rent, 9.1 percent anticipated spending under \$474, 27.3 percent anticipated spending between \$475 and \$849, and 63.6 anticipated spending more than \$850. Additional survey data are presented 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 2012 5-year ACS data, 312 or 1.0 percent of households in Natrona County were overcrowded and another 106 or 0.3 percent of units were severely overcrowded, as shown in Table II.13.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.13.39				
Overcrowding and Severe Overcrowding				
Natrona County 2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	21,070	136	79	21,285
Percentage	99.0%	.6%	.4%	100.0%
Renter				
Households	8,918	176	27	9,121
Percentage	97.8%	1.9%	.3%	100.0%
Total				
Households	29,988	312	106	30,406
Percentage	98.6%	1.0%	.3%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 897 units or 2.6 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.13.40, at right.

Table II.13.40		
Housing Units with Incomplete Kitchen Facilities		
Natrona County 2008-2012 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	33,055	253,942
Lacking Complete Kitchen Facilities	897	7,488
Total Housing Units	33,952	261,430
Percent Lacking	2.6%	2.9%

At the time of the 2012 ACS, a total of 614 units or 1.8 percent of all housing units in Natrona County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.13.41, below.

Table II.13.41		
Housing Units with Incomplete Plumbing Facilities		
Natrona County 2008-2012 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	33,338	255,465
Lacking Complete Plumbing Facilities	614	5,965
Total Households	33,952	261,430
Percent Lacking	1.8%	2.3%

The third type of housing problem reported in the 2012 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Natrona County, 15.5 percent of households had a cost burden and 9.0 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 15.5 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.2 percent experienced a severe cost burden, while 23.6 percent of renters had a cost burden and 18.2 percent had a severe cost burden, as seen in Table II.13.42, on the following page.

Table II.13.42					
Cost Burden and Severe Cost Burden by Tenure					
Natrona County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	10,353	2,057	821	48	13,279
Percent	78.0%	15.5%	6.2%	.4%	100.0%
Owner Without a Mortgage					
Households	7,191	514	255	46	8,006
Percent	89.8%	6.4%	3.2%	.6%	100.0%
Renter					
Households	4,693	2,149	1,657	622	9,121
Percent	51.5%	23.6%	18.2%	6.8%	100.0%
Total					
Households	22,237	4,720	2,733	716	30,406
Percent	73.1%	15.5%	9.0%	2.4%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 13,457 households in Natrona County, from 30,616 in 2010 to 44,073 in 2040. Homeowners are expected to increase from 21,508 households in 2010 to 30,988 by 2040. Renters are anticipated to increase from 9,108 households in 2010 to 13,085 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 610 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 770 households and by 1,447 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 869 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 738 households over the period. Table II.13.43, below, provides details of the household forecast by tenure and income.

Table II.13.43						
Household Forecast by Tenure and Income						
Natrona County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	1,385	1,748	3,283	1,678	13,414	21,508
2015	1,476	1,863	3,499	1,789	14,298	22,924
2020	1,583	1,997	3,751	1,918	15,327	24,575
2025	1,685	2,126	3,994	2,042	16,320	26,167
2030	1,788	2,257	4,238	2,167	17,320	27,770
2035	1,892	2,387	4,484	2,292	18,322	29,377
2040	1,996	2,518	4,729	2,418	19,327	30,988
Renters by Percent of Median Household Income						
2010	1,991	1,690	2,002	670	2,755	9,108
2015	2,069	1,756	2,080	696	2,863	9,465
2020	2,241	1,902	2,253	754	3,101	10,251
2025	2,399	2,036	2,412	807	3,319	10,973
2030	2,555	2,169	2,569	859	3,536	11,688
2035	2,709	2,299	2,724	911	3,749	12,392
2040	2,861	2,428	2,876	962	3,958	13,085
Total Households by Percent of Median Household Income						
2010	3,376	3,438	5,284	2,348	16,169	30,616
2015	3,546	3,619	5,579	2,485	17,161	32,390
2020	3,824	3,899	6,004	2,671	18,428	34,826
2025	4,084	4,163	6,405	2,849	19,639	37,140
2030	4,344	4,426	6,807	3,026	20,855	39,458
2035	4,601	4,687	7,207	3,203	22,071	41,769
2040	4,856	4,946	7,605	3,380	23,285	44,073

