

NATRONA COUNTY

Demographics

The Census Bureau's current census estimates indicate that Natrona County's population increased from 75,450 in 2010 to 82,178 in 2015, or by 8.9 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 16.9 percent, and the number of people from 55 to 64 years of age increased by 16.8 percent. The white population increased by 7.5 percent, while the black population increased by 67.2 percent. The Hispanic population increased from 5,231 to 6,937 people between 2010 and 2015 or by 32.6 percent. These data are presented in Table II.13.1, below.

Table II.13.1						
Profile of Population Characteristics						
Natrona County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Natrona County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	75,450	82,178	8.9%	563,626	586,107	4.0%
Age						
Under 14 years	15,052	16,819	11.7%	113,371	116,880	3.1%
15 to 24 years	10,231	10,208	-0.2%	78,460	78,529	0.1%
25 to 44 years	19,879	23,235	16.9%	144,615	153,641	6.2%
45 to 54 years	11,322	9,930	-12.3%	83,577	71,070	-15.0%
55 to 64 years	9,574	11,182	16.8%	73,513	81,288	10.6%
65 and Over	9,392	10,804	15.0%	70,090	84,699	20.8%
Race						
White	71,769	77,128	7.5%	529,110	543,292	2.7%
Black	732	1,224	67.2%	5,135	8,286	61.4%
American Indian and Alaskan Native	927	1,175	26.8%	14,457	15,757	9.0%
Asian	536	742	38.4%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	49	87	77.6%	521	676	29.8%
Two or more races	1,437	1,822	26.8%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	5,231	6,937	32.6%	50,231	58,207	15.9%

Table II.13.2, on the following page, presents the population of Natrona County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 41,494 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 40,684 persons being female.

Table II.13.2 Population by Age and Gender Natrona County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	7,784	7,268	15,052	8,582	8,237	16,819	11.7%
15 to 24 years	5,228	5,003	10,231	5,232	4,976	10,208	-.2%
25 to 44 years	10,284	9,595	19,879	12,040	11,195	23,235	16.9%
45 to 54 years	5,705	5,617	11,322	5,069	4,861	9,930	-12.3%
55 to 64 years	4,904	4,670	9,574	5,656	5,526	11,182	16.8%
65 and Over	4,077	5,315	9,392	4,915	5,889	10,804	15.0%
Total	37,982	37,468	75,450	41,494	40,684	82,178	8.9%
% of Total	50.3%	49.7%	.	50.5%	49.5%	.	

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 ¹³²	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

¹³² 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 20,267 family households, of which 15,141 housed married couple families and 5,126 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 2,098 families, or a female householder with no husband present, of which there were 3,028 families. There were also an estimated 11,864 "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 63.1 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Natrona County, 74.7 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.13.4				
Household Type by Tenure				
Natrona County				
2010-2015 5-Year ACS Data				
Family Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
Family households	20,267	63.1%	147,229	64.9%
Married-couple family	15,141	74.7%	117,355	79.7%
Owner-occupied housing units	12,282	81.1%	97,628	83.2%
Renter-occupied housing units	2,859	18.9%	19,727	16.8%
Other family	5,126	25.3%	29,874	20.3%
Male householder, no wife present	2,098	40.9%	10,771	36.1%
Owner-occupied housing units	1,138	54.2%	6,308	58.6%
Renter-occupied housing units	960	45.8%	4,463	41.4%
Female householder, no husband present	3,028	59.1%	19,103	63.9%
Owner-occupied housing units	1,406	46.4%	9,562	50.1%
Renter-occupied housing units	1,622	53.6%	9,541	49.9%
Nonfamily households	11,864	36.9%	79,636	35.1%
Owner-occupied housing units	6,583	55.5%	43,177	54.2%
Renter-occupied housing units	5,281	44.5%	36,459	45.8%
Total	32,131	100.0%	226,865	100.0%

Table II.13.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 9,901 two-person family households, 4,043 three-person family households and 3,811 four-person family households. One-person non-family households made up 81.0 percent of all non-family households or an estimated 9,615 households. Natrona County's two persons households made up 36.8 percent of total housing units and four person households made up an additional 12.2 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.13.5				
Household Type by Household Size				
Natrona County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
One Person	.	9,615	9,615	29.9%
Two Person	9,901	1,909	11,810	36.8%
Three Person	4,043	187	4,230	13.2%
Four Person	3,811	121	3,932	12.2%
Five Person	1,613	0	1,613	5.0%
Six Person	636	32	668	2.1%
Seven Person	263	0	263	.8%
Total	20,267	11,864	32,131	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 11,810 two-person households, 8,997 were owner-occupied and 2,813 were renter-occupied. Of the 3,932 four-person households, 2,419 were owner-occupied and 1,513 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
One Person	5,593	4,022	9,615	29.9%
Two Person	8,997	2,813	11,810	36.8%
Three Person	2,733	1,497	4,230	13.2%
Four Person	2,419	1,513	3,932	12.2%
Five Person	1,031	582	1,613	5.0%
Six Person	427	241	668	2.1%
Seven Person or more	209	54	263	.8%
Total	21,409	10,722	32,131	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.13.7, on the following page, Natrona County had a total of 35,316 housing units of which 32,131 or 91.0 percent were occupied. Of these occupied units, 66.6 percent, or 21,409 units were owner occupied, which compares to a statewide rate of 69.1. A total of 3,185 units or 9.0 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.13.7 Housing Units by Tenure Natrona County 2010-2015 5-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	32,131	91.0%	226,865	85.1
Owner-Occupied	21,409	66.6%	156,675	69.1
Renter-Occupied	10,722	33.4%	70,190	30.9
Vacant Housing Units	3,185	9.0%	39,765	14.9
Total Housing Units	35,316	100.0%	266,630	100.0

Table II.13.8, below, shows that of the 3,185 housing units in Natrona County as reported in the 2014 ACS data, 827 or 26.0 percent were for rent and 229 or 7.2 percent were for sale. An estimated 884 units were for seasonal, recreational, or occasional use, and 1,106 or 34.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.13.8 Disposition of Vacant Housing Units Natrona County 2010-2015 5-Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	827	26.0%	6,460	16.2%
Rented, but not occupied	51	1.6%	1,371	3.4%
For sale only	229	7.2%	2,571	6.5%
Sold, but not occupied	88	2.8%	931	2.3%
For seasonal, recreational, or occasional use	884	27.8%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	1,106	34.7%	10,921	27.5%
Total	3,185	100.0%	39,765	100.0%

Table II.13.9, at right, presents different income statistics for Natrona County. According to the 2014 ACS data averages, median family income for Natrona County was \$71,406 compared to the statewide average of \$73,194.

Table II.13.9 Median and Per Capita Income Natrona County 2010-2015 5-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	71,406	73,194
Median Household Income	56,871	58,840

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 2,769 households or 8.6 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 4,552 households that had incomes between \$35,000 and \$49,999, which accounted for 14.2 percent of households and compared to 13.6 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 23.0 percent of total households and numbered 7,386 in Natrona County.

Table II.13.10 Households by Income Natrona County 2010-2015 5-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,769	8.6%	21,426	9.4%
15,000 - 19,999	1,634	5.1%	10,358	4.6%
20,000 - 24,999	1,988	6.2%	11,900	5.2%
25,000 - 34,999	3,198	10.0%	22,435	9.9%
35,000 - 49,999	4,552	14.2%	30,775	13.6%
50,000 - 74,999	6,244	19.4%	43,104	19.0%
75,000 - 99,999	4,360	13.6%	32,540	14.3%
100,000 and above	7,386	23.0%	54,327	23.9%
Total	32,131	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.13.11, below. In total, the poverty rate in Natrona County was 11 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Natrona County had a poverty rate of 9 percent and the female population had a poverty rate of 12 percent. There were 542 males and 498 females in poverty under the age of 5. Overall, 12.4 percent of persons in poverty in Natrona County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 577 individuals with incomes below the poverty level which represented 6.9 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.13.11 Poverty by Age Natrona County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Below	542	498	1,040	12.4%
6 to 17	849	761	1,610	19.2%
18 to 64	2,046	3,134	5,180	61.6%
65 and Older	168	409	577	6.9%
Total	3,605	4,802	8,407	100.0%
Poverty Rate	9%	12%	11%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.13.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Natrona County saw an average of 19,033 owner-occupied single-family units compared to 3,910 single-family rental units. In Natrona County, single-family units comprised 71.4 percent of all households compared with 71.8 percent statewide. Natrona

County had a total of 3,449 apartment rental units and total apartment units accounted for 11.2 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 3,464 mobile homes in Natrona County, which comprised 10.8 percent of all occupied housing units and compared to 12.9 statewide.

Table II.13.12 Households by Unit Type				
Natrona County 2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	19,033	3,910	22,943	71.4%
Duplex	56	523	579	1.8%
Tri- or Four-Plex	85	1,407	1,492	4.6%
Apartments	139	3,449	3,588	11.2%
Mobile Homes	2,062	1,402	3,464	10.8%
Boat, RV, Van, Etc.	34	31	65	.2%
Total	21,409	10,722	32,131	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II.13.13, below, shows the number of households by year of construction. As shown, 11.2 percent, or 3,593 units, were built in 1939 or earlier in the county, and another 1,011 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 3,871, which accounted for 12.0 percent of all households, and an additional 1,372 households, or 4.3 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.13.13 Households by Year Built				
Natrona County 2010-2015 5-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,593	11.2%	24,616	10.9%
1940 to 1949	1,011	3.1%	10,203	4.5%
1950 to 1959	5,117	15.9%	21,453	9.5%
1960 to 1969	3,017	9.4%	18,653	8.2%
1970 to 1979	8,901	27.7%	48,616	21.4%
1980 to 1989	3,421	10.6%	33,033	14.6%
1990 to 1999	1,828	5.7%	26,955	11.9%
2000 to 2009	3,871	12.0%	36,947	16.3%
Built 2010 or Later	1,372	4.3%	6,389	2.8%
Total	32,131	100.0%	226,865	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 accounted for only 1.3 percent of total housing units, while households with five and six rooms accounted for 19.2 and 14.9 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				
2010-2015 5-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	474	1.3%	4,535	1.7%
Two	647	1.8%	7,317	2.7%
Three	2,826	8.0%	20,228	7.6%
Four	5,485	15.5%	41,849	15.7%
Five	6,767	19.2%	54,574	20.5%
Six	5,260	14.9%	42,082	15.8%
Seven	4,452	12.6%	31,471	11.8%
Eight	3,843	10.9%	25,750	9.7%
Nine or more	5,562	15.7%	38,824	14.6%
Total	35,316	100.0%	266,630	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 217 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.5 percent of total households in Natrona County, which compared to 24.3 percent statewide. In Natrona County, the 12,073 households with three bedrooms accounted for 37.6 percent of all households, and there were only 2,450 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.13.15				
Households by Number of Bedrooms				
Natrona County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	72	217	289	.9%
One	572	2,186	2,758	8.6%
Two	3,909	4,269	8,178	25.5%
Three	9,223	2,850	12,073	37.6%
Four	5,444	939	6,383	19.9%
Five or more	2,189	261	2,450	7.6%
Total	21,409	10,722	32,131	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	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 \$143,500, while structures built between 1950 and 1959 had a median value of \$157,900 and those built between 1990 to 1999 had a median value of \$178,300. The newest structures tended to have the highest values and those built between 2010 and 2013 and from 2014 or later had median values of \$265,600 and \$310,200, respectively. The total average median value in Natrona County was \$185,600, which compared to \$194,800 in the State of Wyoming.

Table II.13.16 Median Value by Year Structure Built Natrona County 2010-2015 5-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	143,500	156,400
1940 to 1949	135,700	145,000
1950 to 1959	157,900	159,900
1960 to 1969	176,700	182,000
1970 to 1979	210,000	188,100
1980 to 1989	213,300	205,600
1990 to 1999	178,300	236,200
2000 to 2009	247,000	253,100
2010 to 2013	265,600	272,200
2014 to Later	310,200	284,800
Total	185,600	194,800

Household mortgage status is reported in Table II.13.17, below. In Natrona County, households with a mortgage accounted for 62.3 percent of all households or 13,335 housing units, and the remaining 37.7 percent or 8,074 units had no mortgage. Of those units with a mortgage, 1,784 had either a second mortgage or home equity loan, 76 had both a second mortgage and home equity loan, and 11,475 or 86.1 percent had no second mortgage or no home equity loan.

Table II.13.17 Mortgage Status Natrona County 2010-2015 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	13,335	62.3%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	1,784	13.4%	10,910	11.8%
Second mortgage only	842	47.2%	5,021	46.0%
Home equity loan only	942	52.8%	5,889	54.0%
Both second mortgage and home equity loan	76	.6%	514	.6%
No second mortgage and no home equity loan	11,475	86.1%	81,121	87.7%
Housing units without a mortgage	8,074	37.7%	64,130	40.9%
Total	21,409	100.0%	156,675	100.00%

The median rent in Natrona County was \$709 as compared to \$674 statewide, as seen in Table II.13.18, below.

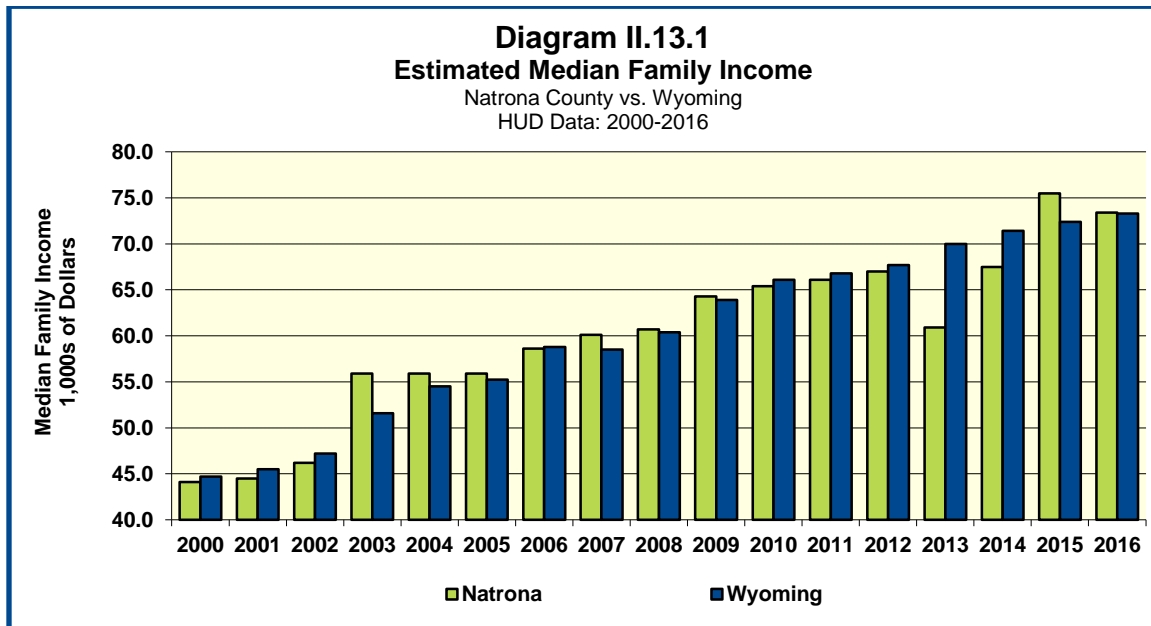
Table II.13.18 Median Rent Natrona County 2010-2015 5-Year ACS Data	
Place	Rent
Natrona County	\$709
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 120 persons during the first half of 2016. 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 6,673 persons over the time period.

Table II.13.19			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000 – First Half of 2016			
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
2014	2,186	1,724	462
2015	1,902	1,957	-55
2016 – First Half	768	888	-120
Total	29,966	23,293	6,673

Economics

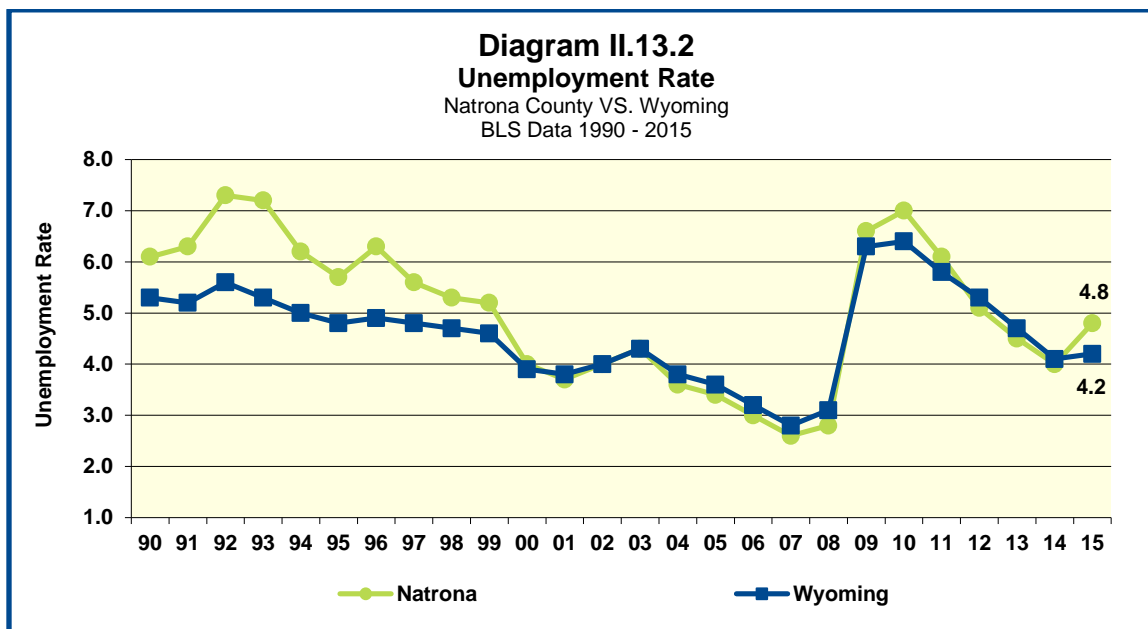
The HUD estimated MFI for Natrona County was \$73,400 in 2016.¹³³ This compares to Wyoming’s MFI of \$73,300. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2016.



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, decreased by 546 persons, from 43,440 in 2014 to 42,894 in 2015. Employment decreased by 849

¹³³ 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.

persons; unemployment increased by 303 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, increased from 4.0 percent in 2014 to 4.8 percent in 2015, as shown below in Diagram II.13.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.13.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 41,852 persons in 2015; this figure was lower than the 2014 average by 753 jobs. In June total preliminary monthly employment was estimated to be 39,047 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,462	40,836	41,253	42,705	39,405
Feb	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,807	40,772	41,337	42,623	38,894
Mar	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209	41,168	41,621	42,494	38,849
Apr	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384	41,181	42,185	42,113	38,834
May	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972	42,107	42,631	41,945	39,026
Jun	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492	42,223	43,139	42,205	39,047
Jul	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183	42,027	42,832	41,620	.
Aug	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245	41,910	42,777	41,311	.
Sep	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340	42,042	43,184	41,399	.
Oct	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,758	42,352	43,462	41,785	.
Nov	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,565	42,158	43,314	41,079	.
Dec	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,780	42,193	43,525	40,944	.
Annual	36,492	38,298	39,206	40,173	38,206	37,936	39,262	40,933	41,747	42,605	41,852	.
% Change	3.48%	4.95%	2.37%	2.47%	-4.90%	-0.71%	3.50%	4.26%	1.99%	2.06%	-1.77%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$982 in 2014. In 2015, average weekly wages saw a decrease of 2.85 over the prior year, rising to \$954. The most recent preliminary estimates show average weekly wages were 858 in the second quarter on 2016. These data are shown in Table II.13.21, below.

Table II.13.21 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2016(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	903	892	910	1,016	930	.54%
2014	936	938	971	1,081	982	5.59%
2015	959	938	920	1,000	954	-2.85%
2016(p)	860	858				

Total business establishments reported by the QCEW are displayed in Table II.13.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 3.51 percent to 3,505 establishments. The most recent preliminary estimates show the number of business establishments were 3,521 in the second quarter on 2016.

Table II.13.22 Number of Business Establishments Natrona County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,709	
2002	2,730	2,744	2,770	2,776	2,776	1.40%
2003	2,812	2,823	2,859	2,862	2,862	3.05%
2004	2,875	2,899	2,936	2,949	2,949	2.68%
2005	2,957	3,003	3,023	3,036	3,036	3.09%
2006	3,050	3,122	3,145	3,133	3,133	3.59%
2007	3,132	3,161	3,163	3,170	3,170	1.41%
2008	3,159	3,196	3,204	3,214	3,214	1.14%
2009	3,191	3,190	3,195	3,186	3,186	-.06%
2010	3,183	3,185	3,213	3,195	3,195	.09%
2011	3,217	3,236	3,264	3,285	3,285	1.78%
2012	3,304	3,351	3,372	3,363	3,363	2.98%
2013	3,340	3,339	3,362	3,370	3,370	.15%
2014	3,364	3,384	3,414	3,397	3,397	1.10%
2015	3,487	3,508	3,534	3,505	3,505	3.51%
2016	3,511	3,521				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Natrona County recorded 57,246 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 \$5,644,969,000, and real per capita income was \$68,692 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$72,226 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, real average apartment rent in Natrona County decreased from \$840 in second quarter 2015 to \$724 in second quarter 2016, or by 13.8 percent. Detached single-family home rents decreased by 10.8 percent, rents for mobile homes on a lot decreased by 1.1 percent, and rents for mobile home lots increased by 13.8 percent.

Natrona County rental prices experienced average annualized increases of 1.3 percent for apartments, 1.4 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.6 percent for mobile home lots since fourth quarter 1986 through second quarter 2016. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.13.23, above, presents the Natrona County data for each rental type.¹³⁴

Table II.13.23 Semiannual Average Monthly Rental Prices Natrona County EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	489	279	670	455
Q2.87	482	272	646	445
Q4.87	458	242	607	412
Q2.88	428	217	597	407
Q4.88	427	204	593	404
Q2.89	430	219	580	409
Q4.89	414	208	580	388
Q2.90	411	205	574	406
Q4.90	399	192	621	397
Q2.91	402	207	594	389
Q4.91	446	200	599	359
Q2.92	419	204	616	439
Q4.92	419	182	651	480
Q2.93	418	221	652	452
Q4.93	463	204	685	565
Q2.94	482	199	690	538
Q4.94	479	207	719	527
Q2.95	496	188	709	623
Q4.95	491	195	698	630
Q2.96	497	192	686	572
Q4.96	458	189	716	642
Q2.97	496	190	666	529
Q4.97	483	191	670	489
Q2.98	475	189	681	516
Q4.98	479	187	674	503
Q2.99	475	338	670	533
Q4.99	484	203	715	508
Q2.00	490	206	712	525
Q4.00	482	218	757	531
Q2.01	491	237	721	599
Q4.01	524	217	715	568
Q2.02	518	219	824	607
Q4.02	514	215	816	664
Q2.03	508	222	852	640
Q4.03	529	212	813	568
Q2.04	523	181	822	637
Q4.04	545	201	897	628
Q2.05	534	218	871	638
Q4.05	572	269	909	618
Q2.06	597	239	902	683
Q4.06	625	253	958	683
Q2.07	621	246	1,082	601
Q4.07	721	259	1,142	649
Q2.08	788	257	1,222	615
Q4.08	764	278	1,284	650
Q2.09	791	283	1,150	672
Q4.09	762	295	1,132	675
Q2.10	741	296	1,111	657
Q4.10	744	346	1,140	658
Q2.11	713	287	1,170	649
Q4.11	740	311	1,182	649
Q2.12	719	301	1,112	637
Q4.12	757	319	1,229	631
Q2.13	840	301	1,133	631
Q4.13	840	318	1,224	632
Q2.14	857	312	1,195	624
Q4.14	901	330	1,237	614
Q2.15	840	298	1,154	618
Q4.15	798	354	1,108	619
Q2.16	724	339	1,029	611

¹³⁴ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Natrona County decreased from 330 authorizations in 2014 to 227 in 2015.

The real value of single-family building permits increased from \$221,569 in 2014 to \$232,266 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.13.24, below.

Table II.13.24 Building Permits and Valuation Natrona County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	433	.	35	60	528	129.1	51.2
1981	270	4	136	386	796	140.4	38.1
1982	244	28	78	98	448	131.4	79.0
1983	201	20	11	.	232	116.6	.
1984	104	.	.	.	104	120.0	.
1985	30	.	3	.	33	120.4	.
1986	8	.	.	.	8	154.8	.
1987	3	.	.	.	3	154.9	.
1988	24	.	.	.	24	169.8	.
1989	12	.	.	.	12	148.5	.
1990	30	.	.	.	30	174.9	.
1991	36	.	.	.	36	195.8	.
1992	45	.	.	.	45	187.3	.
1993	68	.	.	.	68	195.7	.
1994	81	2	4	.	87	215.1	.
1995	67	2	.	.	69	167.3	.
1996	157	.	15	.	172	101.2	.
1997	53	2	.	.	55	145.6	.
1998	79	2	.	.	81	172.7	.
1999	92	2	.	151	245	197.8	54.1
2000	107	.	.	38	145	188.6	65.1
2001	104	.	.	36	140	248.9	52.4
2002	140	.	.	10	150	241.8	51.6
2003	234	.	.	.	234	192.1	.
2004	284	.	.	.	284	215.3	.
2005	444	.	.	.	444	224.6	.
2006	423	.	.	.	423	231.7	.
2007	429	.	.	.	429	212.1	.
2008	379	.	40	.	419	171.6	.
2009	341	.	.	71	412	177.3	59.1
2010	264	.	4	539	807	195.8	76.5
2011	256	.	6	140	402	180.8	72.7
2012	347	.	.	160	507	187.9	68.0
2013	357	.	.	246	603	199.2	67.2
2014	330	.	.	.	330	221.6	.
2015	227	2	6	36	271	232.3	98.6

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Natrona County was \$230,430. This represented an increase of 0.2 percent from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.13.25, on the following page.

Table II.13.25 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2015				
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
2013	217,761	0.9	281,345	5.6
2014	230,008	5.6	263,432	-6.4
2015	230,430	0.2	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016.¹³⁵ During December 2016, a total of 157 surveys were completed by property managers in Natrona County. Of the 6,392 rental units surveyed, 1,026 were vacant, indicating a vacancy rate of 16.1 percent, as shown in Table II.13.26, at right. This rate compares to a 7.3 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

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 second half of 2011, where it spiked to 7.4 percent, and in recent years. In the most recent surveys the vacancy rate rose above the statewide average. The large increase in the vacancy rate can be attributed to the slowdown in the oil and gas industry, which is having a negative effect on the local economy.

Table II.13.26 Total Units, Vacant Units, Vacancy Rate Natrona County RVS Data, June 2001–December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.5%
2001b	20	2,322	44	1.9%
2002a	21	2,338	83	3.6%
2002b	24	2,760	124	4.5%
2003a	24	2,095	57	2.7%
2003b	41	3,845	131	3.4%
2004a	39	3,501	90	2.6%
2004b	40	3,586	101	2.8%
2005a	27	2,457	65	2.7%
2005b	38	4,384	86	2.0%
2006a	35	3,118	49	1.6%
2006b	40	3,226	54	1.7%
2007a	55	4,220	24	0.6%
2007b	69	4,117	44	1.1%
2008a	66	4,348	46	1.1%
2008b	68	4,000	39	1.0%
2009a	75	3,268	103	3.2%
2009b	101	4,304	208	4.8%
2010a	113	5,232	211	4.0%
2010b	106	4,660	214	4.6%
2011a	125	4,787	176	3.7%
2011b	110	4,609	340	7.4%
2012a	116	5,048	106	2.1%
2012b	129	5,580	91	1.6%
2013a	119	5,560	202	3.6%
2013b	123	5,666	196	3.5%
2014a	132	5,931	160	2.7%
2014b	140	5,543	205	3.7%
2015a	150	6,364	416	6.5%
2015b	152	6,447	470	7.3%
2016a	147	5,639	833	14.8%
2016b	157	6,392	1,026	16.1%

¹³⁵Those 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.

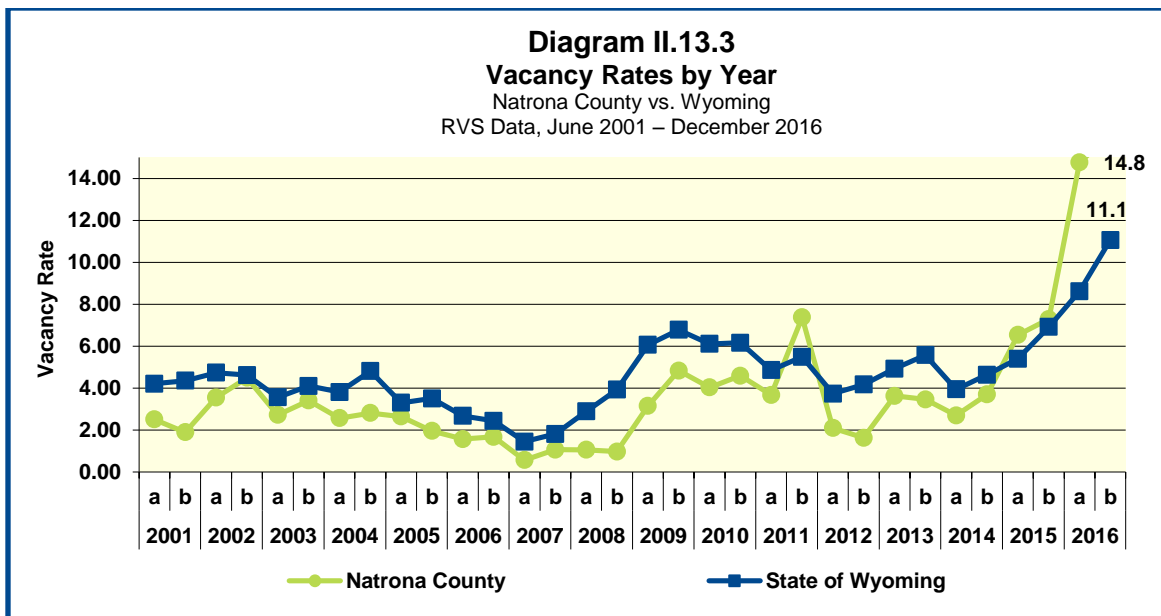


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In 2016, average rents for single-family units decreased to \$1,013 and average rents for apartments fell to \$798.

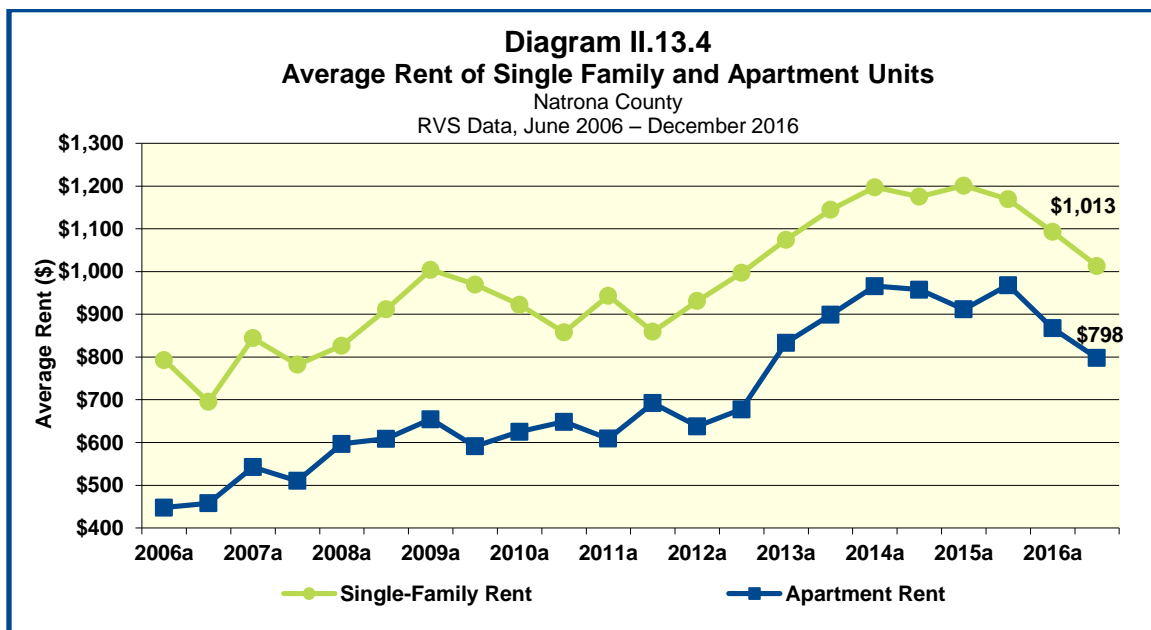


Table II.13.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 705 single family units in Natrona County, with 70 of them available. This translates into a vacancy rate of 9.9 percent in Natrona County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 4,024 apartment units reported in the survey, with 472 of them available, which resulted in a vacancy rate of 11.7 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.13.27			
Rental Vacancy Survey by Type			
Natrona County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	705	70	9.9%
Duplex units	48	4	8.3%
Apartments	4,024	472	11.7%
Mobile Homes	278	42	15.1%
“Other” Units	27	6	22.2%
Don't Know	1,310	432	33.0%
Total	6,392	1,026	16.1%

Table II.13.28 below reports units by number of bedrooms. Three bedroom units were the most common type of reported single family unit, with 181 units. The most common apartment units were two bedroom units, with 1,577 units. Additional details of unit types by bedrooms are reported below.

Table II.13.28							
Rental Units by Number of Bedrooms							
Natrona County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	0	0	24	0	0	.	24
One	21	9	1,023	24	4	.	1,081
Two	90	31	1,577	115	9	.	1,822
Three	181	6	228	96	14	.	525
Four	68	0	0	0	0	.	68
Five	17	0	0	0	0	.	17
Don't Know	328	2	1,172	43	0	1,310	2,855
Total	705	48	4,024	278	27	1,310	6,392

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.13.29, on the following page, two bedroom apartments were the most available apartment units, with three bedroom units being the most available single family units.

Table II.13.29							
Available Rental Units by Number of Bedrooms							
Natrona County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	5	0	0	.	5
One	2	0	76	0	0	.	78
Two	6	3	184	17	2	.	212
Three	27	0	17	15	3	.	62
Four	8	0	0	0	0	.	8
Five	1	0	0	0	0	.	1
Don't Know	26	1	190	10	1	432	660
Total	70	4	472	42	6	432	1,026

Table II.13.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 20.8 percent, with three bedroom single family units having the highest vacancy rate at 14.9 percent.

Table II.13.30							
Vacancy Rates by Number of Bedrooms							
Natrona County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	20.8%	%	%		20.8%
One	9.5%	.0%	7.4%	.0%	.0%		7.2%
Two	6.7%	9.7%	11.7%	14.8%	22.2%		11.6%
Three	14.9%	.0%	7.5%	15.6%	21.4%		11.8%
Four	11.8%	%	%	%	%		11.8%
Five	5.9%	%	%	%	%		5.9%
Don't Know	7.9%	50.0%	16.2%	23.3%	%	33.0%	23.2%
Total	9.9%	8.3%	11.7%	15.1%	22.2%	33.0%	16.1%

Average market-rate rents by unit type are shown in Table II.13.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.13.31						
Average Market Rate Rents by Number of Bedrooms						
Natrona County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$520	\$	\$	\$520
One	\$580	\$540	\$620	\$525	\$	\$606
Two	\$823	\$672	\$768	\$700	\$950	\$776
Three	\$1,129	\$1,083	\$984	\$863	\$1,075	\$1,060
Four	\$1,168	\$	\$	\$	\$	\$1,168
Five	\$1,152	\$	\$	\$	\$	\$1,152
Total	\$1,013	\$758	\$798	\$765	\$992	\$916

Table II.13.32 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.13.32			
Single Family Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	150	14	9.3%
\$1,000 to \$1,500	532	56	10.5%
Above \$1,500	6	0	.0%
Missing	17	0	.0%
Total	705	70	9.9%

The availability of apartment units by average rent is displayed in Table II.13.33 below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.13.33			
Apartment Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	10	3	30.0%
\$500 to \$1,000	2,838	255	9.0%
\$1,000 to \$1,500	851	201	23.6%
Above \$1,500	2	0	.0%
Missing	323	13	4.0%
Total	4,024	472	11.7%

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 did not wish to comment on the condition of their units. As reported below, most single family units were in excellent condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

Table II.13.34							
Condition by Unit Type							
Natrona County							
RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	6	0	0	.	7
Average	33	0	64	150	8	.	255
Good	264	36	1,745	71	15	.	2,131
Excellent	391	10	1,774	55	4	.	2,234
Don’t Know	16	2	435	2	0	1,310	1,765
Total	705	48	4,024	278	27	1,310	6,392

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 fair 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 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	33	7	21.2%
Good	264	26	9.8%
Excellent	391	37	9.5%
Don't Know	16	0	.0%
Total	705	70	9.9%

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 good condition, and had a vacancy rate of 12.3 percent.

Table II.13.36 Condition of Apartment Units by Vacancy Status Natrona County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	6	2	33.3%
Average	64	8	12.5%
Good	1,745	214	12.3%
Excellent	1,774	248	14.0%
Don't Know	435	0	.0%
Total	4,024	472	11.7%

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, 14 respondents said they would prefer more single family units, 4 respondents wanted more apartment units, and 17 respondents indicated they would prefer more units of any type.

Table II.13.37 If you had the opportunity to own/manage more units, how many would you prefer Natrona County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	14
Duplex Units	3
Apartments	4
Mobile homes	2
Other	0
All types	17
Total	40

Table II.13.38, on the following page, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents

and was conducted over the phone using a sample from data provided by the WYDOT. Natrona County had a total of 67 respondents, with an average persons per household of 2.7 people. Of new residents to Natrona County, 55.2 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved to be closer to friends or relatives.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 64.2 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,374 and the average rent was \$926. When asked if they were satisfied with their current housing, 80.6 percent said they were satisfied with thier current housing.

Table II.13.38 Most Replied Response Natrona County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	67
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (29.9%)
Marital status	Married (55.2%)
Primary reason for moving to Wyoming	Friends or relatives in Wyoming (37.3%)
In which industry are you primarily employed	Retired (17.9%)
Highest education level completed	Some College (22.4%)
Total household income from all sources	\$50,000 to \$74,999 dollars (18.8%)
Current Housing Characteristics	
Current Residence	Single family home (65.7%)
Do you own or rent	Rent (64.2%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.9
Average mortgage payment	\$1,374
Average rental payment	\$926
Are you satisfied with your current housing	Satisfied with current housing (80.6%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (33.3%)
Are you seeking to change your housing situation	Seeking different housing (73.3%)
What type of unit are you seeking	Single family home (81.8%)
Type of tenure seeking	Seeking to buy (72.7%)
If own, do you plan on building or buying	Buy an existing unit (85.7%)
Expected building price	\$300,000 to \$349,999 dollars (33.3%)
Expected rental price	\$501 to \$600 dollars (50.0%)

For residents who are unsatisfied with their current housing, 33.3 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 81.8 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 72.7 percent wanted to buy and 18.2 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending between \$300,000 to \$349,999 dollars if building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$501 to \$600 dollars. 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 2015 5-year ACS data, 455 or 1.4 percent of households in Natrona County were overcrowded and another 99 or .3 percent of units were severely overcrowded, as shown in Table II.13.39, below. 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 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	21,177	158	74	21,409
Percentage	98.9%	.7%	.3%	100.0%
Renter				
Households	10,400	297	25	10,722
Percentage	97.0%	2.8%	.2%	100.0%
Total				
Households	31,577	455	99	32,131
Percentage	98.3%	1.4%	.3%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 708 units or 2.0 percent of all housing units in Natrona County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.13.40, at right.

Table II.13.40 Housing Units with Incomplete Kitchen Facilities Natrona County 2010-2015 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	34,608	259,728
Lacking Complete Kitchen Facilities	708	6,902
Total Housing Units	35,316	266,630
Percent Lacking	2.0%	2.6%

At the time of the 2015 ACS, a total of 510 units or 1.4 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.13.41, below.

Table II.13.41 Housing Units with Incomplete Plumbing Facilities Natrona County 2010-2015 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	34,806	260,327
Lacking Complete Plumbing Facilities	510	6,303
Total Households	35,316	266,630
Percent Lacking	1.4%	2.4%

The third type of housing problem reported in the 2015 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, 14.9 percent of households had a cost burden and 9.1 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 14.7 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 8.2 percent experienced a severe cost burden, while 21.9 percent of renters had a cost burden and 14.8 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					
2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	10,236	1,963	1,088	48	13,335
Percent	76.8%	14.7%	8.2%	.4%	100.0%
Owner Without a Mortgage					
Households	7,269	478	246	81	8,074
Percent	90.0%	5.9%	3.0%	1.0%	100.0%
Renter					
Households	6,085	2,347	1,588	702	10,722
Percent	56.8%	21.9%	14.8%	6.5%	100.0%
Total					
Households	23,590	4,788	2,922	831	32,131
Percent	73.4%	14.9%	9.1%	2.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2016 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 8,883 households in Natrona County, from 30,616 in 2010 to 39,499 in 2040. Homeowners are expected to increase from 21,508 households in 2010 to 27,788 by 2040. Renters are anticipated to increase from 9,108 households in 2010 to 11,712 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 472 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 602 households and by 872 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 448 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 486 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	1,617	2,062	2,985	1,525	13,318	21,508
2015	1,610	2,053	2,971	1,518	13,257	21,409
2020	1,798	2,292	3,318	1,695	14,804	23,908
2025	1,904	2,427	3,513	1,795	15,675	25,315
2030	1,980	2,525	3,655	1,868	16,308	26,337
2035	2,040	2,601	3,765	1,924	16,796	27,125
2040	2,090	2,664	3,857	1,971	17,207	27,788
Renters by Percent of Median Household Income						
2010	1,568	1,701	1,974	714	3,151	9,108
2015	1,845	2,002	2,324	841	3,709	10,722
2020	1,739	1,886	2,190	792	3,494	10,101
2025	1,848	2,006	2,328	842	3,715	10,739
2030	1,922	2,085	2,420	876	3,862	11,164
2035	1,974	2,142	2,486	900	3,968	11,469
2040	2,016	2,187	2,539	919	4,051	11,712
Total Households by Percent of Median Household Income						
2010	3,185	3,763	4,959	2,240	16,469	30,616
2015	3,455	4,055	5,295	2,359	16,966	32,131
2020	3,536	4,179	5,508	2,488	18,299	34,010
2025	3,752	4,433	5,841	2,638	19,390	36,054
2030	3,902	4,610	6,075	2,743	20,170	37,501
2035	4,014	4,743	6,251	2,823	20,764	38,594
2040	4,105	4,851	6,395	2,889	21,258	39,499

