

NATRONA COUNTY

Demographics

The Census Bureau's current census estimates indicate that Natrona County's population increased from 75,450 in 2010 to 80,973 in 2013, or by 7.3 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 11.8 percent, and the number of people from 55 to 64 years of age increased by 12.8 percent. The white population increased by 5.7 percent, while the black population increased by 109.3 percent. The Hispanic population increased from 5,231 to 6,487 people between 2010 and 2013 or by 24.0 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 2013 Current Census Estimates						
Subject	Natrona County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
Population	75,450	80,973	7.3%	563,626	582,658	3.4%
Age						
Under 14 years	15,052	16,136	7.2%	113,371	115,337	1.7%
15 to 24 years	10,231	10,945	7.0%	78,460	80,908	3.1%
25 to 44 years	19,879	22,223	11.8%	144,615	151,055	4.5%
45 to 54 years	11,322	10,648	-6.0%	83,577	76,258	-8.8%
55 to 64 years	9,574	10,802	12.8%	73,513	80,411	9.4%
65 and Over	9,392	10,219	8.8%	70,090	78,689	12.3%
Race						
White	71,769	75,853	5.7%	529,110	539,936	2.0%
Black	732	1,532	109.3%	5,135	10,186	98.4%
American Indian and Alaskan Native	927	1,107	19.4%	14,457	15,258	5.5%
Asian ^{102.3}	536	680	26.9%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	49	95	93.9%	521	630	20.9%
Two or more races	1,437	1,706	18.7%	9,754	11,142	14.2%
Ethnicity (of any race)						
Hispanic or Latino	5,231	6,487	24.0%	50,231	56,363	12.2%

Table II.13.2, on the following page, presents the population of Natrona County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 40,883 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 40,090 persons being female.

Table II.13.2							
Population by Age and Gender							
Natrona County							
2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	7,784	7,268	15,052	8,250	7,886	16,136	7.2%
15 to 24 years	5,228	5,003	10,231	5,592	5,353	10,945	7.0%
25 to 44 years	10,284	9,595	19,879	11,625	10,598	22,223	11.8%
45 to 54 years	5,705	5,617	11,322	5,395	5,253	10,648	-6.0%
55 to 64 years	4,904	4,670	9,574	5,473	5,329	10,802	12.8%
65 and Over	4,077	5,315	9,392	4,548	5,671	10,219	8.8%
Total	37,982	37,468	75,450	40,883	40,090	80,973	7.3%
% 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 ¹²⁰	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

¹²⁰ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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

Table II.13.4, below, shows data on household type by tenure in the 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 20,673 family households, of which 15,402 housed married couple families and 5,271 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,769 families, or a female householder with no husband present, of which there were 3,502 families. There were also an estimated 10,443 “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 66.4 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Natrona County, 74.5 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Table II.13.4 Household Type by Tenure Natrona County 2009-2013 5-Year ACS Data				
Family Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
Family households	20,673	66.4%	147,018	66.0%
Married-couple family	15,402	74.5%	118,096	80.3%
Owner-occupied housing units	12,945	84.0%	98,615	83.5%
Renter-occupied housing units	2,457	16.0%	19,481	16.5%
Other family	5,271	25.5%	28,922	19.7%
Male householder, no wife present	1,769	8.6%	9,489	32.8%
Owner-occupied housing units	1,096	62.0%	5,628	59.3%
Renter-occupied housing units	673	38.0%	3,861	40.7%
Female householder, no husband present	3,502	16.9%	19,433	67.2%
Owner-occupied housing units	1,768	50.5%	9,887	50.9%
Renter-occupied housing units	1,734	49.5%	9,546	49.1%
Nonfamily households	10,443	33.6%	75,828	34.0%
Owner-occupied housing units	5,876	56.3%	42,072	55.5%
Renter-occupied housing units	4,567	43.7%	33,756	44.5%
Total	31,116	100.0%	222,846	100.0%

Table II.13.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 10,027 two-person family households, 4,061 three-person family households and 4,080 four-person family households. One-person non-family households made up 79.1 percent of all non-family households or an estimated 8,261 households. Natrona County’s two persons households made up 38.5 percent of total housing units and four person households made up an additional 13.2 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

Table II.13.5				
Household Type by Household Size				
Natrona County				
2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
One Person	.	8,261	8,261	26.5%
Two Person	10,027	1,958	11,985	38.5%
Three Person	4,061	145	4,206	13.5%
Four Person	4,080	22	4,102	13.2%
Five Person	1,612	15	1,627	5.2%
Six Person	567	42	609	2.0%
Seven Person	326	0	326	1.0%
Total	20,673	10,443	31,116	100.0%
State of Wyoming				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
Total	147,018	75,828	222,846	100.0%

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 11,985 two-person households, 9,154 were owner-occupied and 2,831 were renter-occupied. Of the 4,102 four-person households, 2,748 were owner-occupied and 1,354 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				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
One Person	4,933	3,328	8,261	26.5%
Two Person	9,154	2,831	11,985	38.5%
Three Person	3,114	1,092	4,206	13.5%
Four Person	2,748	1,354	4,102	13.2%
Five Person	1,045	582	1,627	5.2%
Six Person	445	164	609	2.0%
Seven Person or more	246	80	326	1.0%
Total	21,685	9,431	31,116	100.0%
State of Wyoming				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
Total	156,202	66,644	222,846	100.0%

As seen in Table II.13.7, on the following page, Natrona County had a total of 34,363 housing units of which 31,116 or 90.6 percent were occupied. Of these occupied units, 69.7 percent, or 21,685 units were owner occupied, which compares to a statewide rate of 70.1. A total of 3,247 units or 9.4 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 2009-2013 5-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	31,116	90.6%	222,846	84.7
Owner-Occupied	21,685	69.7%	156,202	70.1
Renter-Occupied	9,431	30.3%	66,644	29.9
Vacant Housing Units	3,247	9.4%	40,194	15.3
Total Housing Units	34,363	100.0%	263,040	100.0

Table II.13.8, below, shows that of the 3,247 housing units in Natrona County as reported in the 2013 ACS data, 606 or 18.7 percent were for rent and 383 or 11.8 percent were for sale. An estimated 859 units were for seasonal, recreational, or occasional use, and 1,089 or 33.5 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

Table II.13.8 Disposition of Vacant Housing Units Natrona County 2009-2013 5-Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	606	18.7%	5,920	14.7%
Rented, but not occupied	136	4.2%	1,757	4.4%
For sale only	383	11.8%	2,733	6.8%
Sold, but not occupied	174	5.4%	774	1.9%
For seasonal, recreational, or occasional use	859	26.5%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	1,089	33.5%	10,684	26.6%
Total	3,247	100.0%	40,194	100.0%

Table II.13.9, at right, presents different income statistics for Natrona County. According to the 2013 ACS data averages, median family income for Natrona County was \$69,098 compared to the statewide average of \$70,868. Per capita income for Natrona County, which is calculated by dividing total income by population, was \$29,877, which compared to \$28,902 for the State of Wyoming.

Table II.13.9 Median and Per Capita Income Natrona County 2009-2013 5-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	69,098	70,868
Median Household Income	57,791	57,406
Per Capita Income	29,877	28,902

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 2,727 households or 8.8 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 4,782 households that had incomes between \$35,000 and \$49,999, which accounted for 15.4 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.5 percent of total households and numbered 7,013 in Natrona County.

Table II.13.10 Households by Income Natrona County 2009-2013 5-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,727	8.8%	21,737	9.8%
15,000 - 19,999	1,466	4.7%	10,770	4.8%
20,000 - 24,999	1,582	5.1%	10,936	4.9%
25,000 - 34,999	3,023	9.7%	22,748	10.2%
35,000 - 49,999	4,782	15.4%	30,917	13.9%
50,000 - 74,999	6,343	20.4%	43,782	19.6%
75,000 - 99,999	4,180	13.4%	32,050	14.4%
100,000 and above	7,013	22.5%	49,906	22.4%
Total	31,116	100.0%	222,846	100.0%

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.13.11, below. In total, the poverty rate in Natrona County was 9.9 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Natrona County had a poverty rate of 8.5 percent and the female population had a poverty rate of 11.3 percent. There were 340 males and 486 females in poverty under the age of 5. Overall, 11.0 percent of persons in poverty in Natrona County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 682 individuals with incomes below the poverty level which represented 9.1 percent of the total population in poverty. In the State of Wyoming there were 4,477 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 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Below	340	486	826	11.0%
6 to 18	745	679	1,424	19.0%
18 to 64	1,860	2,705	4,565	60.9%
65 and Older	284	398	682	9.1%
Total	3,229	4,268	7,497	100.0%
Poverty Rate	8.5%	11.3%	9.9%	.
State of Wyoming				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
Total	28,711	35,032	63,743	100.0%
Poverty Rate	10%	13%	11.5%	.

Table II.13.12, on the following page, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Natrona County saw an average of 19,379 owner-occupied single-family units compared to 3,630 single-family rental units. In Natrona County, single-family units comprised 73.9 percent of all households compared with 71.8 percent statewide. Natrona County had a total of 2,730 apartment rental units and total apartment units accounted for 9.1

percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 3,168 mobile homes in Natrona County, which comprised 10.2 percent of all occupied housing units and compared to 13.4 statewide.

Table II.13.12 Households by Unit Type Natrona County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	19,379	3,630	23,009	73.9%
Duplex	64	535	599	1.9%
Tri- or Four-Plex	116	1,331	1,447	4.7%
Apartments	114	2,730	2,844	9.1%
Mobile Homes	1,977	1,191	3,168	10.2%
Boat, RV, Van, Etc.	35	14	49	.2%
Total	21,685	9,431	31,116	100.0%
State of Wyoming				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
Total	156,202	66,644	222,846	100.0%

Table II.13.13, below, shows the number of households by year of construction. As shown, 11.1 percent, or 3,444 units, were built in 1939 or earlier in the county, and another 1,403 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 3,960, which accounted for 12.7 percent of all households, and an additional 498 households, or 1.6 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

Table II.13.13 Households by Year Built Natrona County 2009-2013 5-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,444	11.1%	24,806	11.1%
1940 to 1949	1,403	4.5%	10,660	4.8%
1950 to 1959	5,107	16.4%	22,003	9.9%
1960 to 1969	2,723	8.8%	18,965	8.5%
1970 to 1979	8,504	27.3%	50,045	22.5%
1980 to 1989	3,646	11.7%	33,947	15.2%
1990 to 1999	1,831	5.9%	26,271	11.8%
2000 to 2004	3,960	12.7%	33,516	15.0%
Built 2005 or Later	498	1.6%	2,633	1.2%
Total	31,116	100.0%	222,846	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 1.5 percent of total housing units, while households with five and six rooms accounted for 18.9 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				
2009-2013 5-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	504	1.5%	4,380	1.7%
Two	410	1.2%	6,986	2.7%
Three	2,255	6.6%	19,468	7.4%
Four	5,015	14.6%	43,545	16.6%
Five	6,486	18.9%	52,356	19.9%
Six	5,104	14.9%	40,659	15.5%
Seven	4,721	13.7%	32,683	12.4%
Eight	4,128	12.0%	25,669	9.8%
Nine or more	5,740	16.7%	37,294	14.2%
Total	34,363	100.0%	263,040	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 177 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.2 percent of total households in Natrona County, which compared to 24.2 percent statewide. In Natrona County, the 12,314 households with three bedrooms accounted for 39.6 percent of all households, and there were only 2,670 five-bedroom or more households, which accounted for 8.6 percent of all households.

Table II.13.15				
Households by Number of Bedrooms				
Natrona County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	62	177	239	.8%
One	513	1,928	2,441	7.8%
Two	3,703	3,517	7,220	23.2%
Three	9,607	2,707	12,314	39.6%
Four	5,517	715	6,232	20.0%
Five or more	2,283	387	2,670	8.6%
Total	21,685	9,431	31,116	100.0%
State of Wyoming				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
Total	156,202	66,644	222,846	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 \$145,500, while structures built between 1950 and 1959 had a median value of \$158,200 and those built between 1990 to 1999 had a median value of \$188,400. 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 \$235,900 and \$208,100, respectively. The total average median value in Natrona County was \$178,300, which compared to \$185,900 in the State of Wyoming.

Table II.13.16 Median Value by Year Structure Built Natrona County 2009-2013 5-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	145,500	154,300
1940 to 1949	137,500	136,700
1950 to 1959	158,200	156,800
1960 to 1969	175,400	176,000
1970 to 1979	193,600	182,000
1980 to 1989	198,100	196,100
1990 to 1999	188,400	225,600
2000 to 2004	235,900	253,100
Built 2005 or Later	208,100	239,800
Total	178,300	185,900

Household mortgage status is reported in Table II.13.17, below. In Natrona County, households with a mortgage accounted for 62.0 percent of all households or 13,453 housing units, and the remaining 38.0 percent or 8,232 units had no mortgage. Of those units with a mortgage, 2,099 had either a second mortgage or home equity loan, 101 had both a second mortgage and home equity loan, and 11,253 or 83.6 percent had no second mortgage or no home equity loan.

Table II.13.17 Mortgage Status Natrona County 2009-2013 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	13,453	62.0%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	2,099	15.6%	13,352	14.3%
Second mortgage only	1,132	53.9%	6,691	50.1%
Home equity loan only	967	46.1%	6,661	49.9%
Both second mortgage and home equity loan	101	.8%	598	.6%
No second mortgage and no home equity loan	11,253	83.6%	79,545	85.1%
Housing units without a mortgage	8,232	38.0%	62,707	40.1%
Total	21,685	100.0%	156,202	100.00%

The median rent in Natrona County was \$674 as compared to \$647 statewide, as seen in Table II.13.18, below.

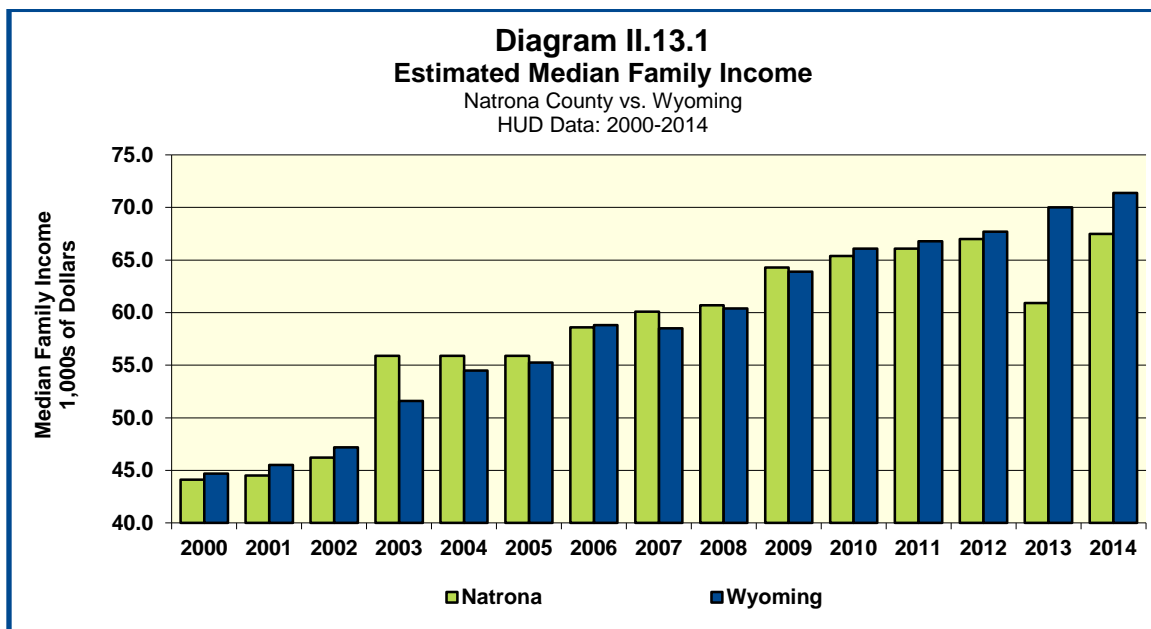
Table II.13.18 Median Rent Natrona County 2009-2013 5-Year ACS Data	
Place	Rent
Natrona County	\$674
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 462 persons during 2014. 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 6,848 persons over the time period.

Table II.13.19			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000–2014			
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
Total	27,296	20,448	6,848

Economics

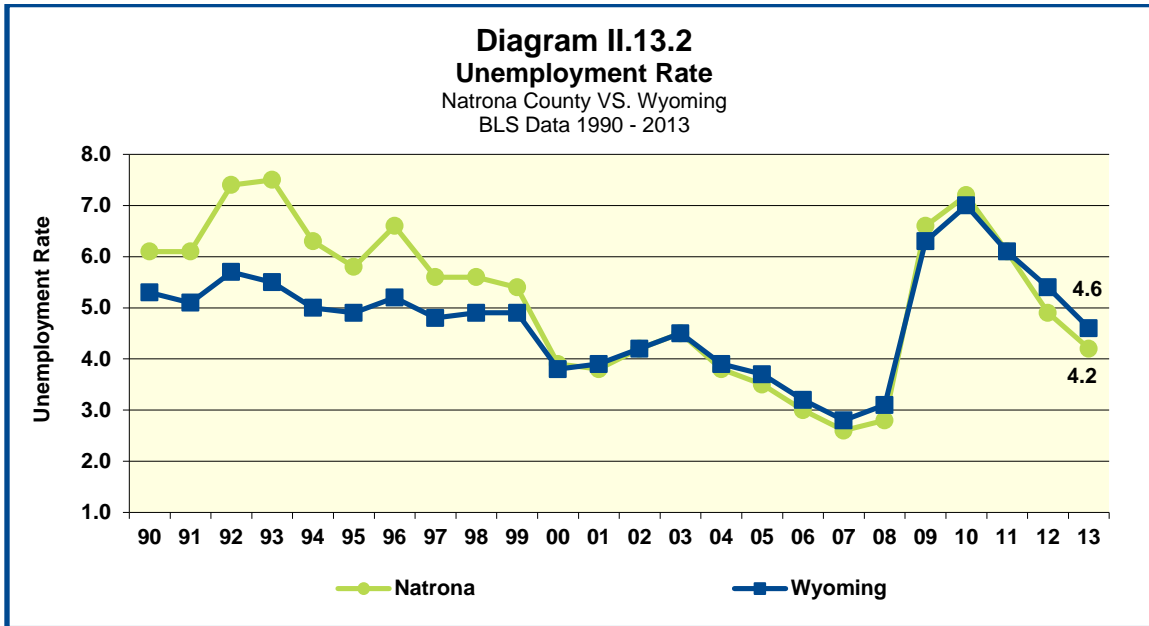
The HUD estimated MFI for Natrona County was \$67,500 in 2014.¹²¹ This compares to Wyoming’s MFI of \$71,400. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2014.



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 1,075 persons, from 44,153 in 2012 to 45,228 in 2013. Employment increased by 1,330 persons; unemployment decreased by 255 persons; and the unemployment rate, the number of

¹²¹ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

unemployed persons as a percentage of the labor force, decreased from 4.9 percent in 2012 to 4.2 percent in 2013, as shown below in Diagram II.13.2.



The BLS, in conjunction with the State Employment Security Agencies (SESAs), produces the Quarterly Census of Employment and Wages (QCEW), which reports monthly data on employment and quarterly data on wages and number of business establishments. QCEW employment data represent the number of workers who worked during or received pay for the pay period. Members of the armed forces, the self-employed, proprietors, domestic workers, and unpaid family workers are not included in QCEW estimates. As shown in Table II.13.20, below, annual total monthly employment increased by 1.99 percent between 2012 and 2013, from a total of 40,933 to 41,747 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,462	40,836	41,253
Feb	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,807	40,772	41,337
Mar	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209	41,168	41,621
Apr	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384	41,181	42,128
May	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972	42,107	42,567
Jun	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492	42,223	43,028
Jul	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183	42,027	.
Aug	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245	41,910	.
Sep	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340	42,042	.
Oct	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,758	42,352	.
Nov	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,565	42,158	.
Dec	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,780	42,193	.
Annual	35,265	36,492	38,298	39,206	40,173	38,206	37,936	39,262	40,933	41,747	.
% Change	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.50	4.26	1.99	.

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 0.65 percent between 2012 and

2013, from a total of \$925 to \$930. In the second quarter of 2014 preliminary estimates show average weekly wages rose to \$938.

Table II.13.21 Average Weekly Wages Natrona County BLS QCEW Data, 2001–2014(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	1002	925	4.05
2013	903	892	910	1016	930	0.54
2014(p)	936	938

Total business establishments reported by the QCEW are displayed in Table II.13.22, below. Annual establishments increased by 0.15 percent between 2012 and 2013, from a total of 3,348 to 3,353 establishments. Preliminary estimates indicate the total number of establishments increased to 3,367 in the second quarter of 2014.

Table II.13.22 Number of Establishments Natrona County BLS QCEW Data, 2001–2014(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	3,340	3,339	3,362	3,370	3,353	0.15
2014(p)	3,364	3,367

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Natrona County recorded 56,735 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 \$4,776,005,000, and real per capita income was \$58,983 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$60,540 in 2013, while Wyoming average earnings per job was \$52,420. 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 \$806 in second quarter 2013 to \$837 in second quarter 2014, or by 3.8 percent. Detached single-family home rents increased by 7.4 percent, rents for mobile homes on a lot increased by 0.7 percent, and rents for mobile home lots increased by 5.5 percent.

Natrona County rental prices experienced average annualized increases of 4.3 percent for apartments, 4.4 percent for houses, 3.4 percent for mobile homes plus a lot, and 2.7 percent for mobile home lots since fourth quarter 1986 through second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.13.23, at right, presents the Natrona County data for each rental type.¹²²

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 347 authorized units in 2012 to 357 in 2013. Total residential authorizations increased from 507 units in 2012 to 603 in 2013.

The real value of single-family building permits increased from \$182,780 in 2012 to \$194,017 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$241,570 in

Table II.13.23 Semiannual Average Monthly Rental Prices Natrona County EAD Data, Fourth Quarter 1986–Second Quarter 2014				
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
Q4.13	806	305	1,174	606
Q2.14	837	305	1,167	609

¹²² Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

2001 to a low of \$166,656 in 2008. These figures compare to the state average high of \$289,650 in 2000 and low of \$187,810 in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.24, below.

Table II.13.24 Building Permits and Valuation Natrona County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation: 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	433	.	35	60	528	.	.	125.2	49.7
1981	270	4	136	386	796	.	.	136.2	37.0
1982	244	28	78	98	448	.	.	127.5	76.7
1983	201	20	11	.	232	.	.	113.1	.
1984	104	.	.	.	104	.	.	116.4	.
1985	30	.	3	.	33	.	.	116.8	.
1986	8	.	.	.	8	.	.	150.2	.
1987	3	.	.	.	3	.	.	150.2	.
1988	24	.	.	.	24	.	.	164.7	.
1989	12	.	.	.	12	11	.	144.0	.
1990	30	.	.	.	30	4	.	169.6	.
1991	36	.	.	.	36	.	.	189.9	.
1992	45	.	.	.	45	.	.	181.6	.
1993	68	.	.	.	68	.	27	189.8	.
1994	81	2	4	.	87	.	10	208.6	.
1995	67	2	.	.	69	.	33	162.2	.
1996	157	.	15	.	172	79	5	98.1	.
1997	53	2	.	.	55	.	6	141.2	.
1998	79	2	.	.	81	.	13	167.5	.
1999	92	2	.	151	245	151	9	192.0	52.5
2000	107	.	.	38	145	.	13	183.1	63.2
2001	104	.	.	36	140	36	10	241.6	50.9
2002	140	.	.	10	150	.	9	234.7	50.1
2003	234	.	.	.	234	36	4	186.5	.
2004	284	.	.	.	284	.	11	209.0	.
2005	444	.	.	.	444	52	.	218.1	.
2006	423	.	.	.	423	.	.	225.0	.
2007	429	.	.	.	429	44	11	205.9	.
2008	379	.	40	.	419	.	11	166.7	.
2009	341	.	.	71	412	.	.	172.2	57.3
2010	264	.	4	539	807	.	.	190.1	74.2
2011	256	.	6	140	402	59	31	175.7	70.7
2012	347	.	.	160	507	.	.	182.8	66.2
2013	357	.	.	246	603	.	.	194.0	65.4

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Natrona County was \$217,761. This represented an increase of 0.9 percent from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.13.25, on the following page.

Table II.13.25 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2013				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.¹²³ During December 2014, a total of 140 surveys were completed by property managers in Natrona County. Of the 5,543 rental units surveyed, 205 were vacant, indicating a vacancy rate of 3.7 percent, as shown in Table II.13.26, below. This rate compares to a 3.5 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

Table II.13.26 Total Units, Vacant Units, Vacancy Rate Natrona County RVS Data, June 2001–December 2014				
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%

¹²³Those 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.13.3, below, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the first half of 2012, where it spiked to 7.4 percent.

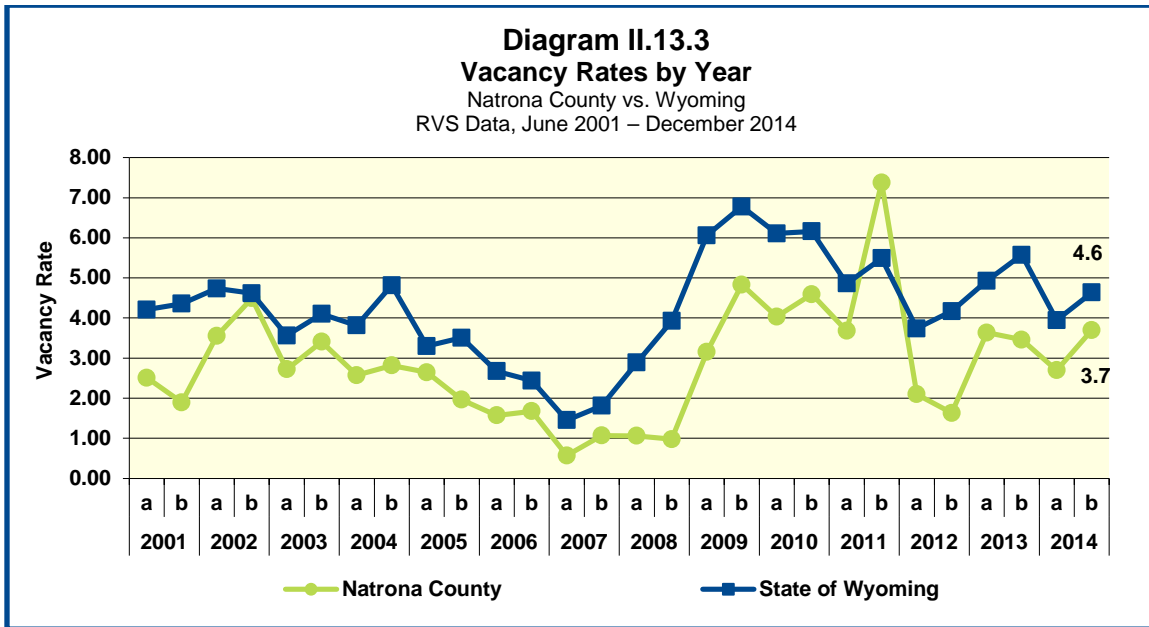


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In 2014, average rents for single-family units decreased to \$1,175 and average rents for apartments fell, to \$958.

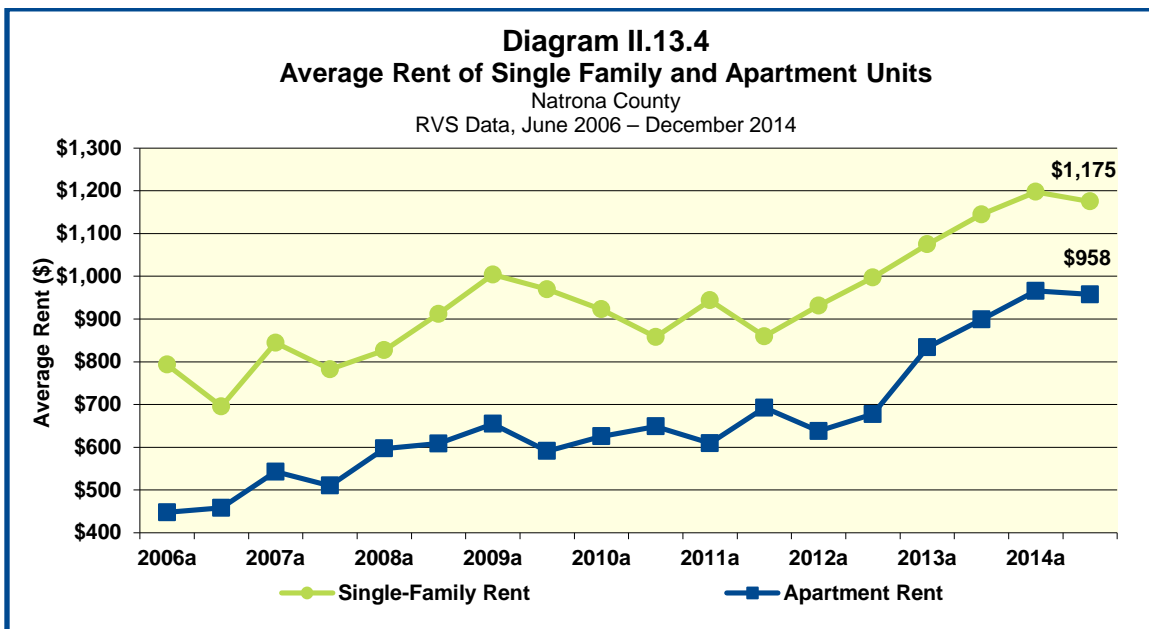


Table II.13.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 394 single family units in Natrona County, with 15 of them available. This translates into a vacancy rate of 3.8 percent in Natrona County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 3,453 apartment units reported in the survey, with 64 of them available, which resulted in a vacancy rate of 1.9 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Table II.13.27			
Rental Vacancy Survey by Type			
Natrona County			
RVS Data, December 2014			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	394	15	3.8%
Duplex units	47	3	6.4%
Apartments	3,453	64	1.9%
Mobile Homes	302	39	12.9%
“Other” Units	10	0	.0%
Don’t Know	1,337	84	6.3%
Total	5,543	205	3.7%

Table II.13.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 95 units. The most common apartment units were two bedroom units, with 1,122 units. Additional details of unit types by bedrooms are reported below.

Table II.13.28							
Rental Units by Bedroom Size							
Natrona County							
RVS Data, December 2014							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	28	0	0	.	28
One	63	6	765	115	0	.	949
Two	95	18	1,122	34	2	.	1,271
Three	81	2	198	120	3	.	404
Four	20	6	45	4	0	.	75
Five	11	0	1	0	0	.	12
Don’t Know	124	15	1,294	29	5	1,337	2,804
Total	394	47	3,453	302	10	1,337	5,543

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 2014						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$482	\$	\$	\$482
One	\$690	\$700	\$671	\$500	\$	\$659
Two	\$922	\$808	\$850	\$617	\$1,175	\$876
Three	\$1,183	\$	\$1,028	\$845	\$	\$1,091
Four	\$1,426	\$1,400	\$1,120	\$1,075	\$	\$1,310
Five	\$1,805	\$	\$	\$	\$	\$1,805
Total	\$1,175	\$999	\$958	\$913	\$1,150	\$1,049

Table II.13.30 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 1,000 to 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.13.30			
Single Family Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, December 2014			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	176	7	4.0%
\$1,000 to \$1,500	73	2	2.7%
Above \$1,500	33	3	9.1%
Missing	112	3	2.7%
Total	394	15	3.8%

The availability of apartment units by average rent is displayed in Table II.13.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 1.0 percent.

Table II.13.31			
Apartment Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, December 2014			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	98	1	1.0%
\$500 to \$1,000	1,703	38	2.2%
\$1,000 to \$1,500	773	10	1.3%
Above \$1,500	0	0	%
Missing	879	15	1.7%
Total	3,453	64	1.9%

Table II.13.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for above 1,500, with a vacancy rate of 0.0 percent.

Table II.13.32			
Mobile Home Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	25	3	12.0%
\$500 to \$1,000	242	33	13.6%
\$1,000 to \$1,500	20	3	15.0%
Above \$1,500	4	0	.0%
Missing	11	0	.0%
Total	302	39	12.9%

Table II.13.33, 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.13.33							
Condition by Unit Type							
Natrona County							
RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	0	0	0	.	1
Average	112	13	110	231	5	.	471
Good	90	14	1,394	6	1	.	1,505
Excellent	168	14	1,842	54	4	.	2,082
Don’t Know	23	6	107	11	0	1,337	1,484
Total	394	47	3,453	302	10	1,337	5,543

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

Table II.13.34			
Condition of Single Family Units by Vacancy Status			
Natrona County			
RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	112	1	.9%
Good	90	3	3.3%
Excellent	168	8	4.8%
Don’t Know	23	3	13.0%
Total	394	15	3.8%

Table II.13.35, 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 1.0 percent.

Table II.13.35			
Condition of Apartment Units by Vacancy Status			
Natrona County			
RVS Data, December 2014			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	110	12	10.9%
Good	1,394	29	2.1%
Excellent	1,842	19	1.0%
Don't Know	107	4	3.7%
Total	3,453	64	1.9%

Table II.13.36, below, 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 good condition, with a vacancy rate of 0.0 percent.

Table II.13.36			
Condition of Mobile Home Units by Vacancy Status			
Natrona County			
RVS Data, December 2014			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	231	36	15.6%
Good	6	0	.0%
Excellent	54	3	5.6%
Don't Know	11	0	.0%
Total	302	39	12.9%

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, on the following page, respondents in Natrona County said they would prefer 258 more single family units, 878 more apartment units, and 156 units of all types. In total, respondents indicated they wished to own or manage an additional 1,352 units.

Table II.13.37 If you had the opportunity to own/manage more units, how many would you prefer Natrona County RVS Data, December 2014	
Unit Type	More Units
Single family units	258
Duplex Units	14
Apartments	878
Mobile homes	36
Other	
Don't Know	10
All types	156
Total	1,352

Table, II.13.38, on the following page shows the most common answers from the 2014 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 211 respondents, with an average persons per household of 2.8 people. Of new residents to Natrona County, 53.6 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 64.9 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,308 and the average rent was \$877. When asked if they were satisfied with their current housing, 75.4 percent said they were satisfied with thier current housing.

Table II.13.38 Most Replied Response Natrona County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	211
Number of persons in household (Average)	2.8
Current age	25 to 34 years old (24.6%)
Marital status	Married (53.6%)
Primary reason for moving to Wyoming	New job (28.9%)
In which industry are you primarily employed	Other (31.6%)
Highest education level completed	High School Diploma/GED (22.7%)
Total household income from all sources	\$50,000 to \$74,999 dollars (26.1%)
Current Housing Characteristics	
Current Residence	Single family home (54.0%)
Do you own or rent	Rent (64.9%)
How many bedrooms (Average)	2.6
How many full bathrooms (Average)	1.6
Average mortgage payment	\$1,308
Average rental payment	\$877
Are you satisfied with your current housing	Satisfied with current housing (75.4%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Rent or mortgage is too high (32.7%)
Are you seeking to change your housing situation	Seeking different housing (52.5%)
What type of unit are you seeking	Single family home (78.1%)
Type of tenure seeking	Seeking to buy (61.3%)
If own, do you plan on building or buying	Buy an existing unit (55.0%)
Expected buying price	\$350,000 dollars or more (33.3%)
Expected building price	Not sure (33.3%)
Expected rental price	\$901 to \$1,000 dollars (66.7%)

For residents who are unsatisfied with their current housing, 32.7 percent were unsatisfied because the rent or mortgage is too high. When asked what type of unit they were seeking, the most common response, 78.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 61.3 percent wanted to buy and 32.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$350,000 dollars or more if they were buying an existing unit. Of those respondents who wished to rent, the most common response, 66.7 percent of respondents, anticipated spending \$901 to \$1,000 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 2013 5-year ACS data, 375 or 1.2 percent of households in Natrona County were overcrowded and another 144 or .5 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 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	21,416	164	105	21,685
Percentage	98.8%	.8%	.5%	100.0%
Renter				
Households	9,181	211	39	9,431
Percentage	97.3%	2.2%	.4%	100.0%
Total				
Households	30,597	375	144	31,116
Percentage	98.3%	1.2%	.5%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 849 units or 2.5 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 2009-2013 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	33,514	256,276
Lacking Complete Kitchen Facilities	849	6,764
Total Housing Units	34,363	263,040
Percent Lacking	2.5%	2.6%

At the time of the 2013 ACS, a total of 514 units or 1.5 percent of all housing units in Natrona County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.13.41, on the following page.

Table II.13.41		
Housing Units with Incomplete Plumbing Facilities		
Natrona County		
2009-2013 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	33,849	257,728
Lacking Complete Plumbing Facilities	514	5,312
Total Households	34,363	263,040
Percent Lacking	1.5%	2.0%

The third type of housing problem reported in the 2013 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, 15.1 percent of households had a cost burden and 8.2 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 16.1 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.9 percent experienced a severe cost burden, while 21.1 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 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	10,314	2,166	933	40	13,453
Percent	76.7%	16.1%	6.9%	.3%	100.0%
Owner Without a Mortgage					
Households	7,430	551	207	44	8,232
Percent	90.3%	6.7%	2.5%	.5%	100.0%
Renter					
Households	5,313	1,992	1,397	729	9,431
Percent	56.3%	21.1%	14.8%	7.7%	100.0%
Total					
Households	23,057	4,709	2,537	813	31,116
Percent	74.1%	15.1%	8.2%	2.6%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 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 *2015 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 12,951 households in Natrona County, from 30,616 in 2010 to 43,567 in 2040. Homeowners are expected to increase from 21,508 households in 2010 to 30,864 by 2040. Renters are anticipated to increase from 9,108 households in 2010 to 12,703 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 658 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 741 households and by 1,490 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 727 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 584 households over the period. Table II.1.43, 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	1,512	1,704	3,424	1,466	13,402	21,508
2015	1,589	1,791	3,600	1,541	14,087	22,608
2020	1,710	1,928	3,874	1,658	15,162	24,332
2025	1,828	2,060	4,139	1,772	16,200	25,999
2030	1,943	2,190	4,399	1,883	17,218	27,633
2035	2,056	2,318	4,657	1,993	18,226	29,250
2040	2,170	2,446	4,914	2,103	19,232	30,864
Renters by Percent of Median Household Income						
2010	1,841	1,480	2,188	692	2,906	9,108
2015	1,846	1,484	2,194	694	2,914	9,132
2020	1,997	1,606	2,374	751	3,152	9,880
2025	2,134	1,716	2,537	802	3,369	10,559
2030	2,278	1,832	2,708	857	3,596	11,271
2035	2,424	1,949	2,881	911	3,826	11,990
2040	2,568	2,065	3,052	965	4,053	12,703
Total Households by Percent of Median Household Income						
2010	3,353	3,185	5,613	2,158	16,308	30,616
2015	3,435	3,276	5,794	2,235	17,001	31,740
2020	3,708	3,534	6,248	2,409	18,314	34,213
2025	3,962	3,776	6,676	2,574	19,569	36,558
2030	4,221	4,022	7,108	2,740	20,814	38,904
2035	4,480	4,267	7,538	2,904	22,052	41,241
2040	4,737	4,510	7,966	3,069	23,285	43,567