

## NATRONA COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Natrona County's population increased from 75,450 in 2010 to 81,624 in 2014, or by 8.2 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 14.8 percent, and the number of people from 55 to 64 years of age increased by 14.5 percent. The white population increased by 6.7 percent, while the black population increased by 91.8 percent. The Hispanic population increased from 5,231 to 6,635 people between 2010 and 2014, or by 26.8 percent. These data are presented in Table II.13.1, below.

<b>Table II.13.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Natrona County						
2010 Census and 2014 Current Census Estimates						
Subject	Natrona County			Wyoming		
	2010 Census	Jul-14	% Change	2010 Census	Jul-14	% Change
<b>Population</b>	<b>75,450</b>	<b>81,624</b>	<b>8.2%</b>	<b>563,626</b>	<b>584,153</b>	<b>3.6%</b>
<b>Age</b>						
Under 14 years	15,052	16,414	9.0%	113,371	115,517	1.9%
15 to 24 years	10,231	10,720	4.8%	78,460	80,249	2.3%
25 to 44 years	19,879	22,828	14.8%	144,615	152,555	5.5%
45 to 54 years	11,322	10,231	-9.6%	83,577	73,372	-12.2%
55 to 64 years	9,574	10,962	14.5%	73,513	80,819	9.9%
65 and Over	9,392	10,469	11.5%	70,090	81,641	16.5%
<b>Race</b>						
White	71,769	76,576	6.7%	529,110	541,596	2.4%
Black	732	1,404	91.8%	5,135	9,112	77.4%
American Indian and Alaskan Native	927	1,125	21.4%	14,457	15,541	7.5%
Asian	536	723	34.9%	4,649	5,821	25.2%
Native Hawaiian or Pacific Islander	49	95	93.9%	521	632	21.3%
Two or more races	1,437	1,701	18.4%	9,754	11,451	17.4%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	5,231	6,635	26.8%	50,231	57,065	13.6%

Table II.13.2, on the following page, presents the population of Natrona County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 41,256 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 40,368 persons, being female.

<b>Table II.13.2</b> <b>Population by Age and Gender</b> Natrona County 2010 Census and Current Census Estimates							
Age	2010 Census			2014 Current Census Estimates			% Change 10-14
	Male	Female	Total	Male	Female	Total	
Under 14 years	7,784	7,268	15,052	8,379	8,035	16,414	9.0%
15 to 24 years	5,228	5,003	10,231	5,491	5,229	10,720	4.8%
25 to 44 years	10,284	9,595	19,879	11,947	10,881	22,828	14.8%
45 to 54 years	5,705	5,617	11,322	5,166	5,065	10,231	-9.6%
55 to 64 years	4,904	4,670	9,574	5,571	5,391	10,962	14.5%
65 and Over	4,077	5,315	9,392	4,702	5,767	10,469	11.5%
<b>Total</b>	<b>37,982</b>	<b>37,468</b>	<b>75,450</b>	<b>41,256</b>	<b>40,368</b>	<b>81,624</b>	<b>8.2%</b>
% 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.

<b>Table II.13.3</b> <b>Group Quarters Population</b> Natrona County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>165</sup>	331	519	56.8%
Juvenile Facilities	.	49	.
Nursing Homes	470	483	2.8%
Other Institutions	76	16	-78.9%
<b>Total</b>	<b>877</b>	<b>1,067</b>	<b>21.7%</b>
<b>Noninstitutionalized</b>			
College Dormitories	331	320	-3.3%
Military Quarters	.	.	.
Other Noninstitutions	352	258	-26.7%
<b>Total</b>	<b>683</b>	<b>578</b>	<b>-15.4%</b>
<b>Group Quarters Population</b>	<b>1,560</b>	<b>1,645</b>	<b>5.4%</b>

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

<sup>165</sup> 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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 20,512 family households, of which 15,171 housed married couple families and 5,341 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 2,013 families, or a female householder with no husband present, of which there were 3,328 families. There were also an estimated 11,278 “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 64.5 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Natrona County, 74.0 percent were married households, which compared to 79.8 percent in the State of Wyoming.

<b>Table II.13.4 Household Type by Tenure Natrona County 2010-2014 5-Year ACS Data</b>				
<b>Family Type</b>	<b>Natrona County</b>		<b>State of Wyoming</b>	
	<b>Natrona County</b>	<b>% of Total</b>	<b>State of Wyoming</b>	<b>% of Total</b>
Family households	20,512	64.5%	147,321	65.3%
Married-couple family	15,171	74.0%	117,624	79.8%
Owner-occupied housing units	12,478	82.2%	97,837	83.2%
Renter-occupied housing units	2,693	17.8%	19,787	16.8%
Other family	5,341	26.0%	29,697	20.2%
Male householder, no wife present	2,013	37.7%	9,885	33.3%
Owner-occupied housing units	1,278	63.5%	5,955	60.2%
Renter-occupied housing units	735	36.5%	3,930	39.8%
Female householder, no husband present	3,328	62.3%	19,812	66.7%
Owner-occupied housing units	1,641	49.3%	9,942	50.2%
Renter-occupied housing units	1,687	50.7%	9,870	49.8%
Nonfamily households	11,278	35.5%	78,193	34.7%
Owner-occupied housing units	6,185	54.8%	42,555	54.4%
Renter-occupied housing units	5,093	45.2%	35,638	45.6%
<b>Total</b>	<b>31,790</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

Table II.13.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 9,987 two-person family households, 4,080 three-person family households and 3,814 four-person family households. One-person non-family households made up 79.7 percent of all non-family households or an estimated 8,991 households. Natrona County’s two persons households made up 37.8 percent of total housing units and four person households made up an additional 12.1 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

<b>Table II.13.5</b>				
<b>Household Type by Household Size</b>				
Natrona County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Natrona County</b>				
One Person	.	8,991	8,991	28.3%
Two Person	9,987	2,024	12,011	37.8%
Three Person	4,080	173	4,253	13.4%
Four Person	3,814	32	3,846	12.1%
Five Person	1,689	6	1,695	5.3%
Six Person	605	52	657	2.1%
Seven Person	337	0	337	1.1%
<b>Total</b>	<b>20,512</b>	<b>11,278</b>	<b>31,790</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	62,371	62,371	27.7%
Two Person	73,530	13,046	86,576	38.4%
Three Person	29,726	1,772	31,498	14.0%
Four Person	25,280	781	26,061	11.6%
Five Person	11,527	111	11,638	5.2%
Six Person	4,687	112	4,799	2.1%
Seven Person	2,571	0	2,571	1.1%
<b>Total</b>	<b>147,321</b>	<b>78,193</b>	<b>225,514</b>	<b>100.0%</b>

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 12,011 two-person households, 9,115 were owner-occupied and 2,896 were renter-occupied. Of the 3,846 four-person households, 2,526 were owner-occupied and 1,320 were renter-occupied. Further household size data by tenure are presented in Table II.13.6, below.

<b>Table II.13.6</b>				
<b>Tenure by Household Size</b>				
Natrona County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Natrona County</b>				
One Person	5,192	3,799	8,991	28.3%
Two Person	9,115	2,896	12,011	37.8%
Three Person	2,980	1,273	4,253	13.4%
Four Person	2,526	1,320	3,846	12.1%
Five Person	1,040	655	1,695	5.3%
Six Person	452	205	657	2.1%
Seven Person or more	277	60	337	1.1%
<b>Total</b>	<b>21,582</b>	<b>10,208</b>	<b>31,790</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,806	26,565	62,371	27.7%
Two Person	67,598	18,978	86,576	38.4%
Three Person	21,645	9,853	31,498	14.0%
Four Person	18,300	7,761	26,061	11.6%
Five Person	7,825	3,813	11,638	5.2%
Six Person	3,441	1,358	4,799	2.1%
Seven Person or more	1,674	897	2,571	1.1%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</b>	<b>100.0%</b>

As seen in Table II.13.7, on the following page, Natrona County had a total of 34,900 housing units of which 31,790 or 91.1 percent were occupied. Of these occupied units, 67.9 percent, or 21,582 units were owner occupied, which compares to a statewide rate of 69.3. A total of 3,110 units or 8.9 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

<b>Table II.13.7 Housing Units by Tenure</b> Natrona County 2010-2014 5-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	31,790	91.1%	225,514	85.0
Owner-Occupied	21,582	67.9%	156,289	69.3
Renter-Occupied	10,208	32.1%	69,225	30.7
Vacant Housing Units	3,110	8.9%	39,681	15.0
<b>Total Housing Units</b>	<b>34,900</b>	<b>100.0%</b>	<b>265,195</b>	<b>100.0</b>

Table II.13.8, below, shows that of the 3,110 housing units in Natrona County as reported in the 2014 ACS data, 619 or 19.9 percent were for rent and 264 or 8.5 percent were for sale. An estimated 924 units were for seasonal, recreational, or occasional use, and 1,118 or 35.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

<b>Table II.13.8 Disposition of Vacant Housing Units</b> Natrona County 2010-2014 5-Year ACS Data				
Disposition	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	619	19.9%	5,921	14.9%
Rented, but not occupied	93	3.0%	1,577	4.0%
For sale only	264	8.5%	2,601	6.6%
Sold, but not occupied	92	3.0%	802	2.0%
For seasonal, recreational, or occasional use	924	29.7%	17,496	44.1%
For migrant workers	0	.0%	362	.9%
Other vacant	1,118	35.9%	10,922	27.5%
<b>Total</b>	<b>3,110</b>	<b>100.0%</b>	<b>39,681</b>	<b>100.0%</b>

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 \$69,607 compared to the statewide average of \$72,086. Per capita income for Natrona County, which is calculated by dividing total income by population, was \$30,265, which compared to \$29,381 for the State of Wyoming.

<b>Table II.13.9 Median and Per Capita Income</b> Natrona County 2010-2014 5-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	69,607	72,086
Median Household Income	56,769	58,252
Per Capita Income	30,265	29,381

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 2,488 households or 7.8 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 4,534 households that had incomes between \$35,000 and \$49,999, which accounted for 14.3 percent of households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.4 percent of total households and numbered 7,133 in Natrona County.

<b>Table II.13.10 Households by Income</b> Natrona County 2010-2014 5-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	2,488	7.8%	21,756	9.6%
15,000 - 19,999	1,630	5.1%	10,739	4.8%
20,000 - 24,999	1,852	5.8%	11,332	5.0%
25,000 - 34,999	3,408	10.7%	22,763	10.1%
35,000 - 49,999	4,534	14.3%	30,423	13.5%
50,000 - 74,999	6,520	20.5%	43,643	19.4%
75,000 - 99,999	4,225	13.3%	31,799	14.1%
100,000 and above	7,133	22.4%	53,059	23.5%
<b>Total</b>	<b>31,790</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.13.11, below. In total, the poverty rate in Natrona County was 10.3 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Natrona County had a poverty rate of 8.6 percent and the female population had a poverty rate of 12.0 percent. There were 463 males and 551 females in poverty under the age of 5. Overall, 12.8 percent of persons in poverty in Natrona County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 630 individuals with incomes below the poverty level which represented 8.0 percent of the total population in poverty. In the State of Wyoming there were 4,574 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.13.11 Poverty by Age</b> Natrona County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Natrona County</b>				
5 and Below	463	551	1,014	12.8%
6 to 17	713	750	1,463	18.5%
18 to 64	1,924	2,884	4,808	60.7%
65 and Older	236	394	630	8.0%
<b>Total</b>	<b>3,336</b>	<b>4,579</b>	<b>7,915</b>	<b>100.0%</b>
Poverty Rate	8.6%	12.0%	10.3%	.
<b>State of Wyoming</b>				
5 and Below	4,323	4,000	8,323	12.8%
6 to 17	5,977	6,252	12,229	18.7%
18 to 64	16,976	23,169	40,145	61.5%
65 and Older	1,562	3,012	4,574	7.0%
<b>Total</b>	<b>28,838</b>	<b>36,433</b>	<b>65,271</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.6%	.

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 19,328 owner-occupied single-family units compared to 3,652 single-family rental units. In Natrona County, single-family units comprised 72.3 percent of all households compared with 71.7 percent statewide. Natrona County had a total of 3,232 apartment rental units and total apartment units accounted for 10.5

percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 3,378 mobile homes in Natrona County, which comprised 10.6 percent of all occupied housing units and compared to 13.0 statewide.

<b>Table II.13.12 Households by Unit Type</b> Natrona County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Natrona County</b>				
Single-Family Unit	19,328	3,652	22,980	72.3%
Duplex	58	627	685	2.2%
Tri- or Four-Plex	87	1,268	1,355	4.3%
Apartments	112	3,232	3,344	10.5%
Mobile Homes	1,963	1,415	3,378	10.6%
Boat, RV, Van, Etc.	34	14	48	.2%
<b>Total</b>	<b>21,582</b>	<b>10,208</b>	<b>31,790</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	133,428	28,277	161,705	71.7%
Duplex	571	4,622	5,193	2.3%
Tri- or Four-Plex	422	9,140	9,562	4.2%
Apartments	578	18,661	19,239	8.5%
Mobile Homes	20,953	8,382	29,335	13.0%
Boat, RV, Van, Etc.	337	143	480	.2%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</b>	<b>100.0%</b>

Table II.13.13, below, shows the number of households by year of construction. As shown, 11.3 percent, or 3,599 units, were built in 1939 or earlier in the county, and another 1,271 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 3,889, which accounted for 12.2 percent of all households, and an additional 948 households, or 3.0 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

<b>Table II.13.13 Households by Year Built</b> Natrona County 2010-2014 5-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,599	11.3%	24,514	10.9%
1940 to 1949	1,271	4.0%	10,454	4.6%
1950 to 1959	5,308	16.7%	22,142	9.8%
1960 to 1969	2,839	8.9%	18,728	8.3%
1970 to 1979	8,701	27.4%	49,663	22.0%
1980 to 1989	3,344	10.5%	32,994	14.6%
1990 to 1999	1,891	5.9%	26,751	11.9%
2000 to 2009	3,889	12.2%	35,858	15.9%
Built 2010 or Later	948	3.0%	4,410	2.0%
<b>Total</b>	<b>31,790</b>	<b>100.0%</b>	<b>225,514</b>	<b>100.0%</b>

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 1.4 percent of total housing units, while households with five and six rooms accounted for 18.8 and 14.6 percent, respectively. The median number of rooms in Natrona County was 6 rooms, which compared to 6 statewide.

<b>Table II.13.14</b>				
<b>Housing Units by Number of Rooms</b>				
Natrona County				
2010-2014 5-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	487	1.4%	4,521	1.7%
Two	574	1.6%	7,349	2.8%
Three	2,801	8.0%	20,368	7.7%
Four	5,035	14.4%	42,809	16.1%
Five	6,554	18.8%	53,147	20.0%
Six	5,107	14.6%	41,493	15.6%
Seven	4,628	13.3%	31,612	11.9%
Eight	4,032	11.6%	25,739	9.7%
Nine or more	5,682	16.3%	38,157	14.4%
<b>Total</b>	<b>34,900</b>	<b>100.0%</b>	<b>265,195</b>	<b>100.0%</b>
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 207 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 24.0 percent of total households in Natrona County, which compared to 24.4 percent statewide. In Natrona County, the 11,970 households with three bedrooms accounted for 37.7 percent of all households, and there were only 2,607 five-bedroom or more households, which accounted for 8.2 percent of all households.

<b>Table II.13.15</b>				
<b>Households by Number of Bedrooms</b>				
Natrona County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Natrona County</b>				
None	61	207	268	.8%
One	617	2,220	2,837	8.9%
Two	3,739	3,882	7,621	24.0%
Three	9,298	2,672	11,970	37.7%
Four	5,609	878	6,487	20.4%
Five or more	2,258	349	2,607	8.2%
<b>Total</b>	<b>21,582</b>	<b>10,208</b>	<b>31,790</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	320	1,852	2,172	1.0%
One	4,171	13,300	17,471	7.7%
Two	27,793	27,174	54,967	24.4%
Three	71,753	19,086	90,839	40.3%
Four	37,002	5,592	42,594	18.9%
Five or more	15,250	2,221	17,471	7.7%
<b>Total</b>	<b>156,289</b>	<b>69,225</b>	<b>225,514</b>	<b>100.0%</b>



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 \$146,900, while structures built between 1950 and 1959 had a median value of \$159,200 and those built between 1990 to 1999 had a median value of \$174,300. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$242,700 and \$235,300, respectively. The total average median value in Natrona County was \$183,100, which compared to \$189,300 in the State of Wyoming.

<b>Table II.13.16</b> <b>Median Value by Year Structure Built</b> Natrona County 2010-2014 5-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or earlier	146,900	153,700
1940 to 1949	136,200	140,900
1950 to 1959	159,200	158,200
1960 to 1969	179,000	177,300
1970 to 1979	202,300	184,100
1980 to 1989	207,400	197,900
1990 to 1999	174,300	233,600
2000 to 2009	242,700	252,800
Built 2010 or Later	235,300	258,900
<b>Total</b>	<b>183,100</b>	<b>189,300</b>

Household mortgage status is reported in Table II.13.17, below. In Natrona County, households with a mortgage accounted for 62.2 percent of all households or 13,425 housing units, and the remaining 37.8 percent or 8,157 units had no mortgage. Of those units with a mortgage, 2,001 had either a second mortgage or home equity loan, 83 had both a second mortgage and home equity loan, and 11,341 or 84.5 percent had no second mortgage or no home equity loan.

<b>Table II.13.17</b> <b>Mortgage Status</b> Natrona County 2010-2014 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	13,425	62.2%	92,688	59.3%
With either a second mortgage or home equity loan, but not both	2,001	14.9%	12,104	13.1%
Second mortgage only	979	48.9%	5,864	48.4%
Home equity loan only	1,022	51.1%	6,240	51.6%
Both second mortgage and home equity loan	83	.6%	545	.6%
No second mortgage and no home equity loan	11,341	84.5%	80,039	86.4%
Housing units without a mortgage	8,157	37.8%	63,601	40.7%
<b>Total</b>	<b>21,582</b>	<b>100.0%</b>	<b>156,289</b>	<b>100.00%</b>

The median rent in Natrona County was \$701 as compared to \$663 statewide, as seen in Table II.13.18, below.

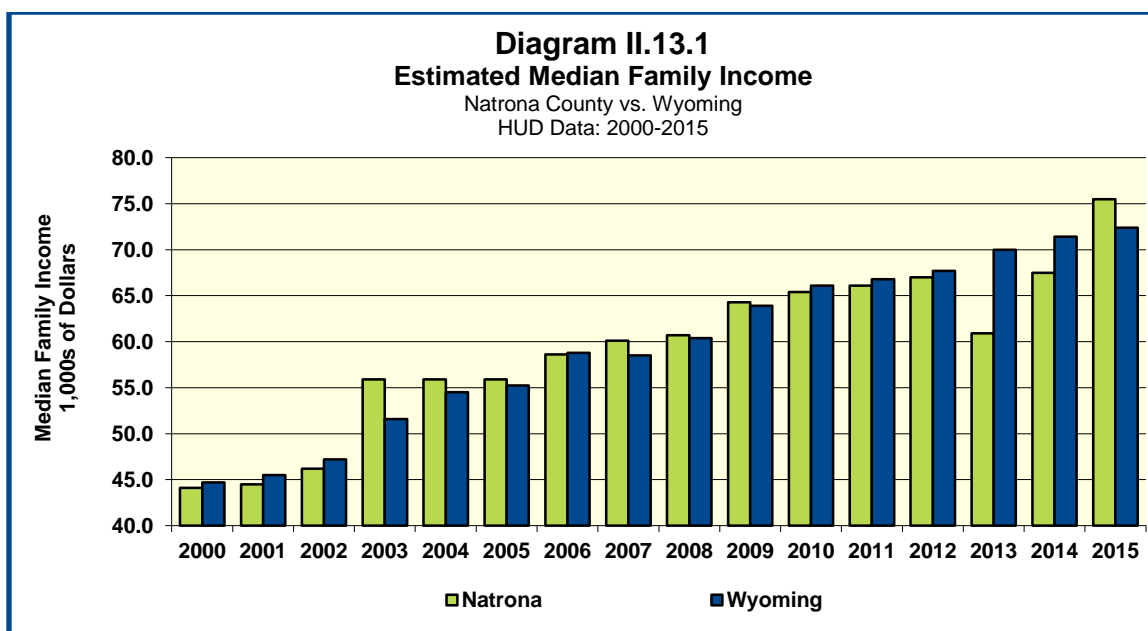
<b>Table II.13.18</b> <b>Median Rent</b> Natrona County 2010-2014 5-Year ACS Data	
Place	Rent
Natrona County	\$701
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 55 persons during 2015. 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 6,793 persons over the time period.

<b>Table II.13.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Natrona County			
WYDOT Data, 2000 – 2015			
<b>Year</b>	<b>In-Migrants</b>	<b>Out-Migrants</b>	<b>Net Change</b>
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
<b>Total</b>	<b>29,198</b>	<b>22,405</b>	<b>6,793</b>

**Economics**

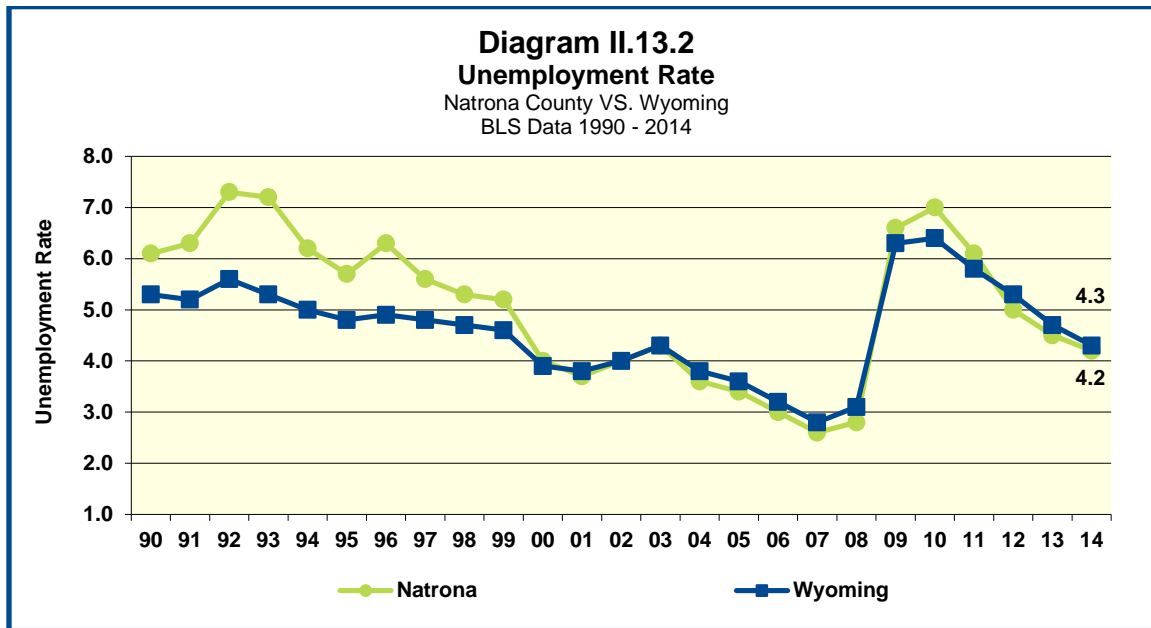
The HUD estimated MFI for Natrona County was \$75,500 in 2014.<sup>166</sup> This compares to Wyoming’s MFI of \$72,400. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2015.



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 181 persons, from 43,124 in 2013 to 43,305 in 2014. Employment increased by 318 persons; unemployment decreased by 137 persons; and the unemployment rate, the number of

<sup>166</sup> 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 4.5 percent in 2013 to 4.3 percent in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.13.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 42,605 persons in 2014; this figure was higher than the 2013 average by 858 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment fell from 43,139 to 41,991 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015(p)
Jan	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,462	40,836	41,253	42,705
Feb	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,807	40,772	41,337	42,625
Mar	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209	41,168	41,621	42,497
Apr	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384	41,181	42,185	41,988
May	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972	42,107	42,631	41,770
Jun	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492	42,223	43,139	41,991
Jul	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183	42,027	42,832	
Aug	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245	41,910	42,777	
Sep	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340	42,042	43,184	
Oct	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,758	42,352	43,462	
Nov	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,565	42,158	43,314	
Dec	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,780	42,193	43,525	
<b>Annual</b>	<b>36,492</b>	<b>38,298</b>	<b>39,206</b>	<b>40,173</b>	<b>38,206</b>	<b>37,936</b>	<b>39,262</b>	<b>40,933</b>	<b>41,747</b>	<b>42,605</b>	
% Change	3.48	4.95	2.37	2.47	-4.90	-.71	3.50	4.26	1.99	2.06	

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 \$930 in 2013. In 2014, average weekly wages saw an increase of 5.59 over the prior year, rising to \$982. These data are shown in Table II.13.21, below. Preliminary estimates show average weekly wages rose from \$938 to \$939 between the second quarter of 2014 and 2015.

<b>Table II.13.21</b>						
<b>Average Weekly Wages</b>						
Natrona County						
BLS QCEW Data, 2001–2015(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(p)	902	939				

Total business establishments reported by the QCEW are displayed in Table II.13.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming increased by 1.10 percent to 3,397 establishments. Preliminary estimates show the number of establishments rose from 3,384 to 3,490 between the second quarter of 2014 and 2015.

<b>Table II.13.22</b>						
<b>Number of Business Establishments</b>						
Natrona County						
BLS QCEW Data, 2001–2015(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(p)	3,489	3,490				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Natrona County recorded 57,869 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 \$4,888,491,000, and real per capita income was \$59,890 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$61,939 in 2014, while Wyoming average earnings per job was \$53,171. 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 \$845 in second quarter 2014 to \$829 in second quarter 2015, or by 1.9 percent. Detached single-family home rents decreased by 3.4 percent, rents for mobile homes on a lot increased by 0.8 percent, and rents for mobile home lots decreased by 4.6 percent.

Natrona County rental prices experienced average annualized increases of 1.8 percent for apartments, 1.8 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.2 percent for mobile home lots since fourth quarter 1986 through second quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.13.23, above, presents the Natrona County data for each rental type.<sup>167</sup>

Table II.13.23 Semiannual Average Monthly Rental Prices Natrona County EAD Data, 1986:Q4 – 2015:Q2, Real 2015 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	481	275	660	448
Q2.87	475	268	636	438
Q4.87	451	238	597	406
Q2.88	421	214	588	401
Q4.88	421	201	584	398
Q2.89	423	216	571	402
Q4.89	407	205	571	382
Q2.90	404	202	565	399
Q4.90	393	189	612	391
Q2.91	396	204	585	383
Q4.91	439	197	590	353
Q2.92	412	201	607	432
Q4.92	412	179	641	473
Q2.93	412	217	643	445
Q4.93	456	201	675	556
Q2.94	475	196	680	530
Q4.94	472	204	708	519
Q2.95	488	185	698	614
Q4.95	484	192	688	621
Q2.96	489	189	675	564
Q4.96	451	186	706	633
Q2.97	488	187	656	521
Q4.97	476	189	660	481
Q2.98	468	187	671	508
Q4.98	472	184	664	496
Q2.99	468	333	659	525
Q4.99	477	200	705	500
Q2.00	483	202	701	517
Q4.00	475	214	745	523
Q2.01	484	233	710	590
Q4.01	516	214	704	560
Q2.02	510	216	812	598
Q4.02	506	212	804	654
Q2.03	500	219	839	630
Q4.03	521	209	801	559
Q2.04	515	179	809	627
Q4.04	537	198	883	618
Q2.05	526	215	858	629
Q4.05	563	265	895	609
Q2.06	588	235	888	673
Q4.06	616	249	944	673
Q2.07	611	242	1,066	592
Q4.07	710	255	1,124	639
Q2.08	776	253	1,203	606
Q4.08	752	274	1,264	640
Q2.09	779	279	1,133	662
Q4.09	751	291	1,115	665
Q2.10	730	292	1,094	647
Q4.10	733	341	1,122	648
Q2.11	702	283	1,153	640
Q4.11	729	306	1,164	640
Q2.12	708	296	1,095	627
Q4.12	746	314	1,210	622
Q2.13	827	297	1,116	621
Q4.13	827	313	1,205	622
Q2.14	845	308	1,179	615
Q4.14	889	325	1,220	606
Q2.15	829	294	1,139	610

<sup>167</sup> 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 357 authorizations in 2013 to 330 in 2014.

The real value of single-family building permits increased from \$196,814 in 2013 to \$219,387 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.13.24, below.

<b>Table II.13.24</b> <b>Building Permits and Valuation</b> Natrona County Census Bureau Data, 1980–2014							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2014\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	433	.	35	60	528	127.2	50.5
1981	270	4	136	386	796	138.4	37.5
1982	244	28	78	98	448	129.5	77.9
1983	201	20	11	.	232	114.9	.
1984	104	.	.	.	104	118.2	.
1985	30	.	3	.	33	118.6	.
1986	8	.	.	.	8	152.6	.
1987	3	.	.	.	3	152.6	.
1988	24	.	.	.	24	167.3	.
1989	12	.	.	.	12	146.3	.
1990	30	.	.	.	30	172.3	.
1991	36	.	.	.	36	192.9	.
1992	45	.	.	.	45	184.5	.
1993	68	.	.	.	68	192.8	.
1994	81	2	4	.	87	211.9	.
1995	67	2	.	.	69	164.8	.
1996	157	.	15	.	172	99.7	.
1997	53	2	.	.	55	143.4	.
1998	79	2	.	.	81	170.1	.
1999	92	2	.	151	245	195.1	53.4
2000	107	.	.	38	145	186.1	64.2
2001	104	.	.	36	140	245.4	51.7
2002	140	.	.	10	150	238.4	50.9
2003	234	.	.	.	234	189.5	.
2004	284	.	.	.	284	212.4	.
2005	444	.	.	.	444	221.6	.
2006	423	.	.	.	423	228.6	.
2007	429	.	.	.	429	209.2	.
2008	379	.	40	.	419	169.3	.
2009	341	.	.	71	412	174.9	58.3
2010	264	.	4	539	807	193.1	75.4
2011	256	.	6	140	402	178.4	71.7
2012	347	.	.	160	507	185.4	67.1
2013	357	.	.	246	603	196.8	66.4
2014	330	.	.	.	330	219.4	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Natrona County was \$230,008. This represented an increase of 5.6 percent from the previous year. In contrast, Wyoming’s average was \$263,432, a decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.13.25, on the following page.

<b>Table II.13.25</b> <b>Average Sales Prices</b> Natrona County vs. Wyoming DOR Data, 2000–2014				
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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015.<sup>168</sup> During December 2015, a total of 152 surveys were completed by property managers in Natrona County. Of the 6,447 rental units surveyed, 470 were vacant, indicating a vacancy rate of 7.3 percent, as shown in Table II.13.26, at right. This rate compares to a 3.7 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 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 first half of 2012, where it spiked to 7.4 percent. In the most recent June and December 2015 survey’s the vacancy rate rose above the statewide average.

<b>Table II.13.26</b> <b>Total Units, Vacant Units, Vacancy Rate</b> Natrona County RVS Data, June 2001–December 2015				
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%

<sup>168</sup>Those 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.

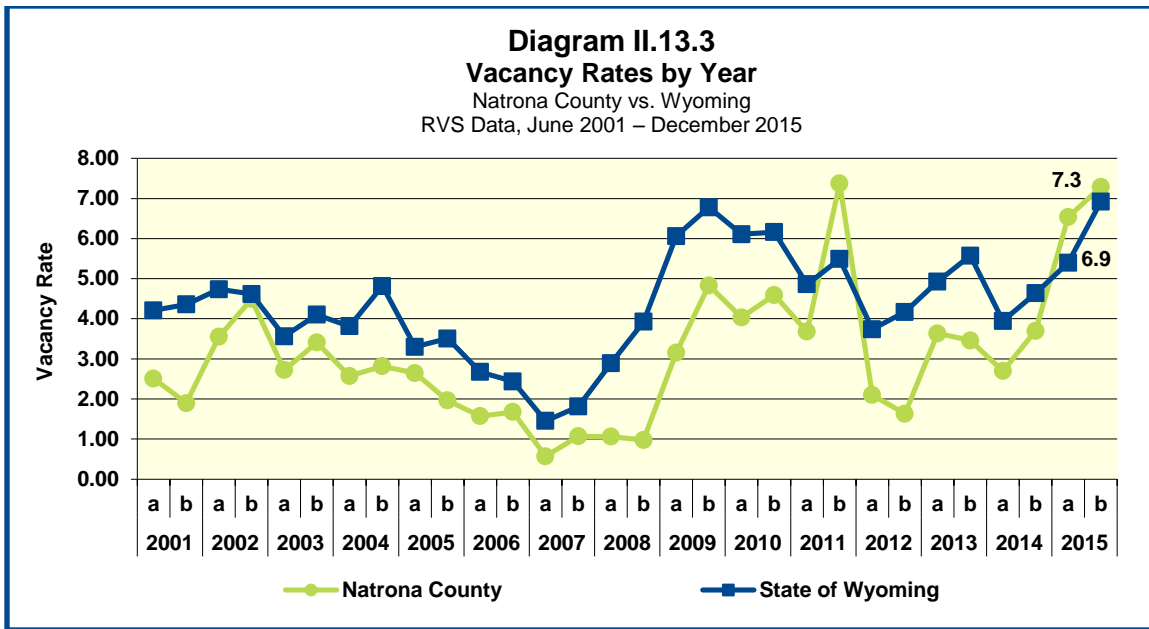


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In 2015, average rents for single-family units decreased to \$1,169 and average rents for apartments fell, to \$968.

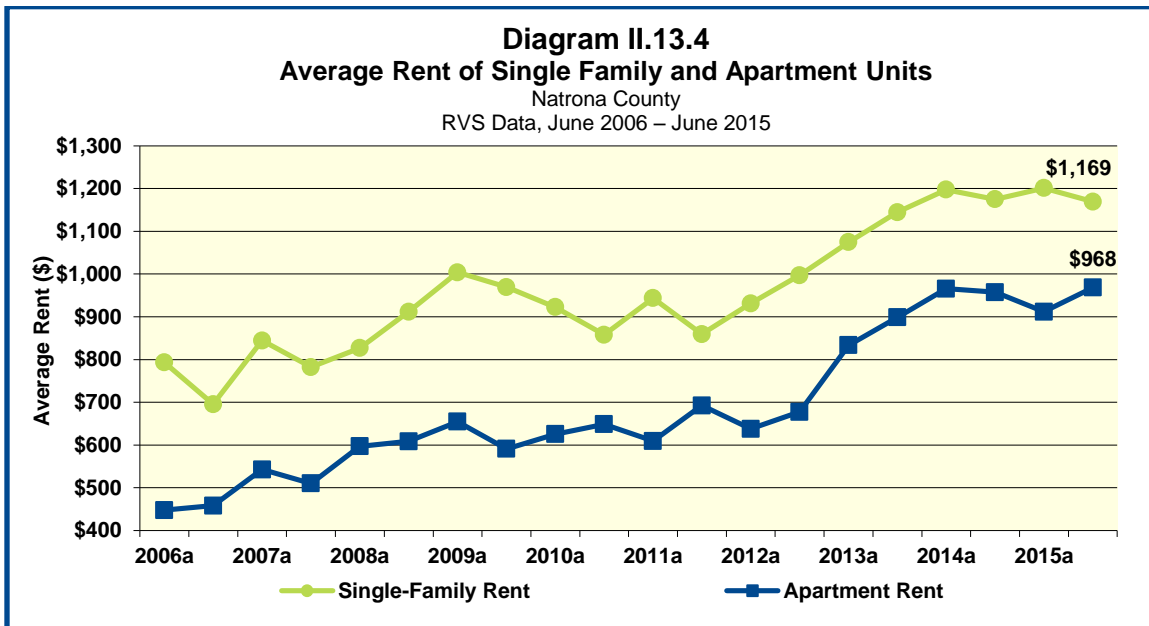




Table II.13.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 515 single family units in Natrona County, with 49 of them available. This translates into a vacancy rate of 9.5 percent in Natrona County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 3,694 apartment units reported in the survey, with 143 of them available, which resulted in a vacancy rate of 3.9 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

<b>Table II.13.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Natrona County			
RVS Data, December 2015			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	515	49	9.5%
Duplex units	30	5	16.7%
Apartments	3,694	143	3.9%
Mobile Homes	322	23	7.1%
“Other” Units	19	1	5.3%
Don’t Know	1,867	249	13.3%
<b>Total</b>	<b>6,447</b>	<b>470</b>	<b>7.3%</b>

Table II.13.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 137 units. The most common apartment units were two bedroom units, with 694 units. Additional details of unit types by bedrooms are reported below.

<b>Table II.13.28</b>							
<b>Rental Units by Bedroom Size</b>							
Natrona County							
RVS Data, December 2015							
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Don’t Know</b>	<b>Total</b>
Efficiency	0	0	28	0	0	.	28
One	17	4	499	0	0	.	520
Two	65	16	694	1	10	.	786
Three	137	4	266	1	9	.	417
Four	64	2	18	0	0	.	84
Five	16	0	0	0	0	.	16
Don’t Know	216	4	2,189	320	0	1,867	4,596
<b>Total</b>	<b>515</b>	<b>30</b>	<b>3,694</b>	<b>322</b>	<b>19</b>	<b>1,867</b>	<b>6,447</b>

Table II.13.29 on following page shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 10.7 percent, with four bedroom single family units having the highest vacancy rate at 3.1 percent.

<b>Table II.13.29</b> <b>Vacancy Rates by Bedroom Size</b> Natrona County RVS Data, December 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	10.7%	%	%		10.7%
One	.0%	.0%	1.4%	%	%		1.3%
Two	1.5%	.0%	.6%	.0%	.0%		.6%
Three	1.5%	.0%	1.9%	.0%	.0%		1.7%
Four	3.1%	.0%	.0%	%	%		2.4%
Five	.0%	%	%	%	%		.0%
Don't Know	20.4%	125.0%	5.7%	7.2%	%	13.3%	9.7%
<b>Total</b>	<b>9.5%</b>	<b>16.7%</b>	<b>3.9%</b>	<b>7.1%</b>	<b>5.3%</b>	<b>13.3%</b>	<b>7.3%</b>

Average market-rate rents by unit type are shown in Table II.13.30, 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.

<b>Table II.13.30</b> <b>Average Market Rate Rents by Bedroom Size</b> Natrona County RVS Data, December 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$500	\$	\$576	\$	\$	\$565
One	\$671	\$675	\$620	\$575	\$	\$633
Two	\$915	\$823	\$784	\$658	\$1,083	\$841
Three	\$1,153	\$1,500	\$1,108	\$863	\$1,275	\$1,134
Four	\$1,420	\$1,300	\$1,375	\$	\$	\$1,408
Five	\$1,696	\$	\$	\$	\$	\$1,696
<b>Total</b>	<b>\$1,169</b>	<b>\$892</b>	<b>\$968</b>	<b>\$813</b>	<b>\$1,190</b>	<b>\$1,025</b>

Table II.13.31 below, shows vacancy rates for single family units by average rental rates for Natrona County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

<b>Table II.13.31</b> <b>Single Family Market Rate Rents by Vacancy Status</b> Natrona County RVS Data, December 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	89	8	9.0%
\$1,000 to \$1,500	288	28	9.7%
Above \$1,500	88	9	10.2%
Missing	50	4	8.0%
<b>Total</b>	<b>515</b>	<b>49</b>	<b>9.5%</b>

The availability of apartment units by average rent is displayed in Table II.13.32 on the following page. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.13.32</b> <b>Apartment Market Rate Rents by Vacancy Status</b> Natrona County RVS Data, December 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	98	6	6.1%
\$500 to \$1,000	2,193	122	5.6%
\$1,000 to \$1,500	574	5	.9%
Above \$1,500	5	0	.0%
Missing	824	10	1.2%
<b>Total</b>	<b>3,694</b>	<b>143</b>	<b>3.9%</b>

Table II.13.33, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of .0 percent.

<b>Table II.13.33</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Natrona County RVS Data, December 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	318	22	6.9%
\$1,000 to \$1,500	1	0	.0%
Above \$1,500			%
Missing	3	1	33.3%
<b>Total</b>	<b>322</b>	<b>23</b>	<b>7.1%</b>

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 good condition, with most apartments being in excellent condition. Details by unit type and condition are displayed below.

<b>Table II.13.34</b> <b>Condition by Unit Type</b> Natrona County RVS Data, December 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	23	0	93	0	0	.	116
Average	5	0	375	41	7	.	428
Good	291	20	1,243	272	5	.	1,831
Excellent	171	10	1,733	1	7	.	1,922
Don’t Know	25	0	250	8	0	1,867	2,150
<b>Total</b>	<b>515</b>	<b>30</b>	<b>3,694</b>	<b>322</b>	<b>19</b>	<b>1,867</b>	<b>6,447</b>

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 average condition, with a vacancy rate of .0 percent.

<b>Table II.13.35</b>			
<b>Condition of Single Family Units by Vacancy Status</b>			
Natrona County			
RVS Data, December 2015			
<b>Condition</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	23	11	47.8%
Average	5	0	.0%
Good	291	29	10.0%
Excellent	171	7	4.1%
Don't Know	25	2	8.0%
<b>Total</b>	<b>515</b>	<b>49</b>	<b>9.5%</b>

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 average condition, and had a vacancy rate of .0 percent.

<b>Table II.13.36</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Natrona County			
RVS Data, December 2015			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	93	7	7.5%
Average	375	0	.0%
Good	1,243	105	8.4%
Excellent	1,733	31	1.8%
Don't Know	250	0	.0%
<b>Total</b>	<b>3,694</b>	<b>143</b>	<b>3.9%</b>

Table II.13.37, 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 excellent condition, with a vacancy rate of 0.0 percent.

<b>Table II.13.37</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Natrona County			
RVS Data, December 2015			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	0	0	
Average	41	20	48.8%
Good	272	3	1.1%
Excellent	1	0	.0%
Don't Know	8	0	.0%
<b>Total</b>	<b>322</b>	<b>23</b>	<b>7.1%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.13.38, below, respondents in Natrona County said they would prefer 452 more single family units, 256 more apartment units, and 256 units of all types. In total, respondents indicated they wished to own or manage an additional 973 units.

<b>Table II.13.38</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Natrona County RVS Data, December 2015	
<b>Unit Type</b>	<b>More Units</b>
Single family units	452
Duplex Units	4
Apartments	256
Mobile homes	
Other	
Don't Know	5
All types	256
<b>Total</b>	<b>973</b>

Table II.13.39, on the following page, shows the most common answers from the 2015 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 205 respondents, with an average persons per household of 2.7 people. Of new residents to Natrona County, 56.2 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 62.0 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,275 and the average rent was \$973. When asked if they were satisfied with their current housing, 74.6 percent said they were satisfied with thier current housing.

<b>Table II.13.39</b> <b>Most Replied Response</b> Natrona County HNA Survey: Calendar Year 2015	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	205
Number of persons in household (Average)	2.7
Current age	25 to 34 years old (32.3%)
Marital status	Married (56.2%)
Primary reason for moving to Wyoming	New job (32.2%)
In which industry are you primarily employed	Other (31.5%)
Highest education level completed	High School Diploma/GED (22.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (21.8%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (57.6%)
Do you own or rent	Rent (62.0%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,275
Average rental payment	\$973
Are you satisfied with your current housing	Satisfied with current housing (74.6%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Other (33.3%)
Are you seeking to change your housing situation	Seeking different housing (76.7%)
What type of unit are you seeking	Single family home (78.1%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Buy an existing unit (38.9%)
Expected buying price	Not sure (60.0%)
Expected building price	\$200,000 to \$249,999 dollars (50.0%)
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, 78.1 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 46.7 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending Not sure if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated 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 2014 5-year ACS data, 409 or 1.3 percent of households in Natrona County were overcrowded and another 138 or .4 percent of units were severely overcrowded, as shown in Table II.13.40, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.13.40</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Natrona County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Natrona County</b>				
<b>Owner</b>				
Households	21,315	156	111	21,582
Percentage	98.8%	.7%	.5%	100.0%
<b>Renter</b>				
Households	9,928	253	27	10,208
Percentage	97.3%	2.5%	.3%	100.0%
<b>Total</b>				
Households	31,243	409	138	31,790
Percentage	98.3%	1.3%	.4%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
<b>Total</b>				
Households	220,706	3,604	1,204	225,514
Percentage	97.9%	1.6%	.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 2014 5-year ACS, a total of 773 units or 2.2 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.13.41, at right.

<b>Table II.13.41</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Natrona County 2010-2014 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	34,127	258,329
Lacking Complete Kitchen Facilities	773	6,866
<b>Total Housing Units</b>	<b>34,900</b>	<b>265,195</b>
Percent Lacking	2.2%	2.6%

At the time of the 2014 ACS, a total of 478 units or 1.4 percent of all housing units in Natrona County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.13.42, below.

<b>Table II.13.42</b>		
<b>Housing Units with Incomplete Plumbing Facilities</b>		
Natrona County 2010-2014 5-Year ACS Data		
<b>Facilities</b>	<b>Natrona County</b>	<b>State of Wyoming</b>
Complete Plumbing Facilities	34,422	259,378
Lacking Complete Plumbing Facilities	478	5,817
<b>Total Households</b>	<b>34,900</b>	<b>265,195</b>
Percent Lacking	1.4%	2.2%

The third type of housing problem reported in the 2014 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, 15.7 percent of households had a cost burden and 8.6 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 16.4 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 7.1 percent experienced a severe cost burden, while 22.5 percent of renters had a cost burden and 15.3 percent had a severe cost burden, as seen in Table II.13.43, on the following page.



<b>Table II.13.43</b>					
<b>Cost Burden and Severe Cost Burden by Tenure</b>					
Natrona County					
2010-2014 5-Year ACS Data					
<b>Households</b>	<b>Less Than 30.0%</b>	<b>31% - 50%</b>	<b>Above 50%</b>	<b>Not Computed</b>	<b>Total</b>
<b>Natrona County</b>					
<b>Owner With a Mortgage</b>					
Households	10,241	2,204	957	23	13,425
Percent	76.3%	16.4%	7.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	7,406	479	207	65	8,157
Percent	90.8%	5.9%	2.5%	.8%	100.0%
<b>Renter</b>					
Households	5,577	2,297	1,566	768	10,208
Percent	54.6%	22.5%	15.3%	7.5%	100.0%
<b>Total</b>					
Households	23,224	4,980	2,730	856	31,790
Percent	73.1%	15.7%	8.6%	2.7%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
<b>Renter</b>					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
<b>Total</b>					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

### 2016 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 10,920 households in Natrona County, from 30,616 in 2010 to 41,536 in 2040. Homeowners are expected to increase from 21,508 households in 2010 to 29,566 by 2040. Renters are anticipated to increase from 9,108 households in 2010 to 11,970 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 518 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 759 households and by 1,132 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 500 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 539 households over the period. Table II.13.44, below, provides details of the household forecast by tenure and income.

<b>Table II.13.44</b>						
<b>Household Forecast by Tenure and Income</b>						
Natrona County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	1,384	2,026	3,020	1,381	13,697	21,508
2015	1,453	2,127	3,171	1,450	14,381	22,582
2020	1,557	2,279	3,398	1,554	15,409	24,197
2025	1,661	2,432	3,625	1,658	16,439	25,814
2030	1,744	2,554	3,807	1,741	17,265	27,112
2035	1,821	2,667	3,976	1,818	18,029	28,312
2040	1,902	2,785	4,152	1,899	18,828	29,566
<b>Renters by Percent of Median Household Income</b>						
2010	1,592	1,716	2,135	675	2,991	9,108
2015	1,592	1,716	2,135	675	2,991	9,109
2020	1,714	1,847	2,298	727	3,219	9,804
2025	1,829	1,972	2,453	776	3,437	10,467
2030	1,920	2,070	2,575	814	3,608	10,988
2035	2,004	2,160	2,687	850	3,764	11,465
2040	2,092	2,255	2,805	887	3,930	11,970
<b>Total Households by Percent of Median Household Income</b>						
2010	2,976	3,742	5,155	2,056	16,687	30,616
2015	3,045	3,843	5,306	2,125	17,372	31,691
2020	3,270	4,126	5,696	2,281	18,628	34,001
2025	3,490	4,404	6,078	2,434	19,876	36,281
2030	3,665	4,624	6,382	2,556	20,873	38,100
2035	3,825	4,827	6,663	2,668	21,794	39,777
2040	3,994	5,040	6,957	2,786	22,759	41,536

**Additional Comments**

Natrona County’s unemployment rate rose by a half a percent, according to data released in July, making it one of the higher unemployment rates in the state.<sup>169</sup> Despite this increase in unemployment, however, more homes are being sold in Natrona County than in previous years.<sup>170</sup> In addition as Wyoming is attracting more minorities to the state, Natrona County has one of the higher minority populations, at 29.7 percent.<sup>171</sup> The Natrona County Commissioners have begun the process of overhauling the master plan that guides land development of r the County, as of January, 2016.<sup>172</sup>

<sup>169</sup> <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/>

<sup>170</sup> [http://trib.com/business/despote-drop-in-oil-natrona-county-housing-market-stays-strong/article\\_7e9a36e6-3df5-5419-9aee-9494e5bde4da.html](http://trib.com/business/despote-drop-in-oil-natrona-county-housing-market-stays-strong/article_7e9a36e6-3df5-5419-9aee-9494e5bde4da.html)

<sup>171</sup> [http://trib.com/news/state-and-regional/govt-and-politics/wyoming-home-to-more-minorities/article\\_9e3a2d24-0345-5cf3-be9d-d2f8b51d87ae.html](http://trib.com/news/state-and-regional/govt-and-politics/wyoming-home-to-more-minorities/article_9e3a2d24-0345-5cf3-be9d-d2f8b51d87ae.html)

<sup>172</sup> [http://trib.com/news/local/casper/county-begins-development-plan-overhaul/article\\_a5fb996e-04db-54b9-b19b-228928fa4d2e.html](http://trib.com/news/local/casper/county-begins-development-plan-overhaul/article_a5fb996e-04db-54b9-b19b-228928fa4d2e.html)