

NATRONA COUNTY

Demographics

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

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

Table II.13.2, on the following page, presents the population of Natrona County by age and gender from the 2010 Census and 2015 current census estimates. The 2010 Census count showed a total of 37,982 males, who accounted for 50.3 percent of the population, and the remaining 49.7 percent, or 37,468 persons, were female. In 2015, the number of males rose to 41,494 persons, and accounted for 50.5 percent of the population, with the remaining 49.5 percent, or 40,684 persons being female.

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

At the time of the 2010 Census, there were 1,645 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 5.4 percent, as shown in Table II.13.3, below.

Table II.13.3 Group Quarters Population Natrona County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹³¹	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

¹³¹ 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.

Table II.13.4				
Household Type by Tenure				
Natrona County 2010-2014 5-Year ACS Data				
Family Type	Natrona County		State of Wyoming	
	Natrona County	% of Total	State of Wyoming	% of Total
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%
Total	31,790	100.0%	225,514	100.0%

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.

Table II.13.5				
Household Type by Household Size				
Natrona County				
2010-2014 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Natrona County				
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%
Total	20,512	11,278	31,790	100.0%
State of Wyoming				
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%
Total	147,321	78,193	225,514	100.0%

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.

Table II.13.6				
Tenure by Household Size				
Natrona County				
2010-2014 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Natrona County				
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%
Total	21,582	10,208	31,790	100.0%
State of Wyoming				
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%
Total	156,289	69,225	225,514	100.0%

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.

Table II.13.7 Housing Units by Tenure 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
Total Housing Units	34,900	100.0%	265,195	100.0

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.

Table II.13.8 Disposition of Vacant Housing Units 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%
Total	3,110	100.0%	39,681	100.0%

Table II.13.9, at right, presents different income statistics for Natrona County. According to the 2014 ACS data averages, median family income for Natrona County was \$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.

Table II.13.9 Median and Per Capita Income 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.

Table II.13.10 Households by Income 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%
Total	31,790	100.0%	225,514	100.0%

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.

Table II.13.11 Poverty by Age Natrona County 2010-2014 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
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%
Total	3,336	4,579	7,915	100.0%
Poverty Rate	8.6%	12.0%	10.3%	.
State of Wyoming				
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%
Total	28,838	36,433	65,271	100.0%
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.

Table II.13.12 Households by Unit Type Natrona County 2010-2014 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
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%
Total	21,582	10,208	31,790	100.0%
State of Wyoming				
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%
Total	156,289	69,225	225,514	100.0%

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.

Table II.13.13 Households by Year Built 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%
Total	31,790	100.0%	225,514	100.0%

Table II.13.14, below, displays housing units for Natrona County and the State of Wyoming. The number of rooms in Natrona County varied between households. Households with one room accounted for only 1.4 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.

Table II.13.14				
Housing Units by Number of Rooms				
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%
Total	34,900	100.0%	265,195	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 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.

Table II.13.15				
Households by Number of Bedrooms				
Natrona County				
2010-2014 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
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%
Total	21,582	10,208	31,790	100.0%
State of Wyoming				
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%
Total	156,289	69,225	225,514	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 \$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.

Table II.13.16 Median Value by Year Structure Built 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
Total	183,100	189,300

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.

Table II.13.17 Mortgage Status 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%
Total	21,582	100.0%	156,289	100.00%

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

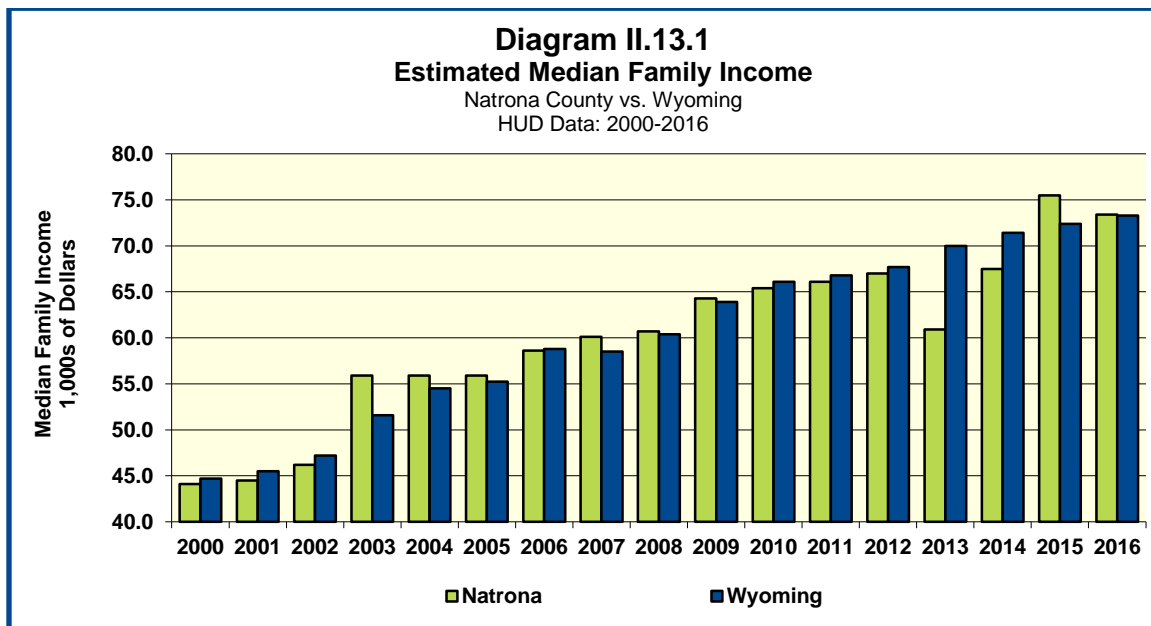
Table II.13.18 Median Rent Natrona County 2010-2014 5-Year ACS Data	
Place	Rent
Natrona County	\$701
State of Wyoming	\$663

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 120 persons during the first half of 2016. The driver’s license total exchanges since 2000 for Natrona County are presented below in Table II.13.19 and indicate a net increase of 6,673 persons over the time period.

Table II.13.19			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000 – First Half of 2016			
Year	In-Migrants	Out-Migrants	Net Change
2000	1,570	1,652	-82
2001	1,639	1,404	235
2002	1,488	1,198	290
2003	1,408	1,048	360
2004	1,651	1,394	257
2005	1,761	1,324	437
2006	1,873	1,265	608
2007	2,022	1,366	656
2008	2,073	1,257	816
2009	1,931	1,312	619
2010	1,763	1,065	698
2011	1,749	1,245	504
2012	2,082	1,544	538
2013	2,100	1,650	450
2014	2,186	1,724	462
2015	1,902	1,957	-55
2016 – First Half	768	888	-120
Total	29,966	23,293	6,673

Economics

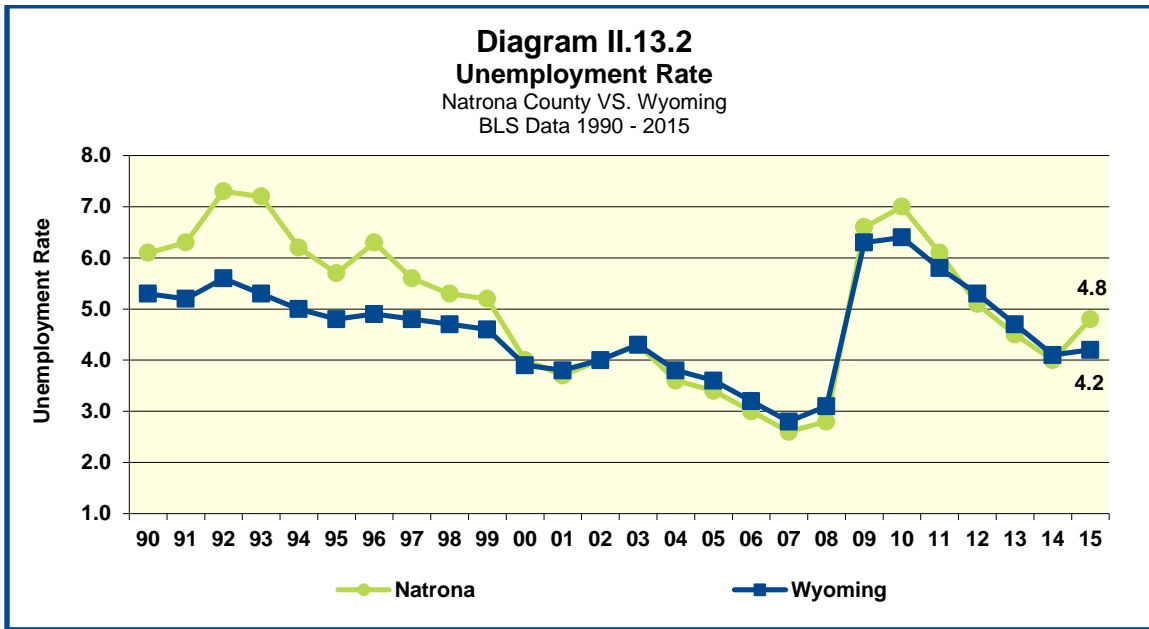
The HUD estimated MFI for Natrona County was \$73,400 in 2016.¹³² This compares to Wyoming’s MFI of \$73,300. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2016.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Natrona County’s labor force, defined as the number of persons working or actively seeking work, decreased by 546 persons, from 43,440 in 2014 to 42,894 in 2015. Employment decreased by 849

¹³² Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.

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



The BLS, 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 December 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 41,821 persons in 2015; this figure was lower than the 2014 average by 784 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	42,623
Mar	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209	41,168	41,621	42,494
Apr	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384	41,181	42,185	42,114
May	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972	42,107	42,631	41,946
Jun	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492	42,223	43,139	42,206
Jul	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183	42,027	42,832	41,608
Aug	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245	41,910	42,777	41,297
Sep	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340	42,042	43,184	41,386
Oct	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,758	42,352	43,462	41,685
Nov	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,565	42,158	43,314	40,977
Dec	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,780	42,193	43,525	40,810
Annual	36,492	38,298	39,206	40,173	38,206	37,936	39,262	40,933	41,747	42,605	41,821
% Change	3.48	4.95	2.37	2.47	-4.90	-.71	3.50	4.26	1.99	2.06	-1.84

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

Table II.13.21 Average Weekly Wages 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	938	921	1,000	954	-2.85

Total business establishments reported by the QCEW are displayed in II.13.22, below. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 3.60 percent to 3,516 establishments.

Table II.13.22 Number of Business Establishments 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)	3,487	3,509	3,534	3,516	3,516	3.60

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 \$889 in fourth quarter 2014 to \$788 in fourth quarter 2015, or by 11.3 percent. Detached single-family home rents decreased by 10.3 percent, rents for mobile homes on a lot increased by 0.8 percent, and rents for mobile home lots increased by 7.3 percent.

Natrona County rental prices experienced average annualized increases of 1.7 percent for apartments, 1.7 percent for houses, 1.0 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2015. These figures compare to state average annualized increases in rental prices of 1.0 percent for apartments, 1.4 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.13.23, above, presents the Natrona County data for each rental type.¹³³

Table II.13.23				
Semiannual Average Monthly Rental Prices				
Natrona County				
EAD Data, 1986:Q4 – 2015:Q4, 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
Q4.15	788	349	1,094	611

¹³³ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

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

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

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

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

Table II.13.25 Average Sales Prices Natrona County vs. Wyoming DOR Data, 2000–2015				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	93,579	8.96	131,207	.
2001	95,948	2.53	128,771	-1.86
2002	113,059	17.83	138,295	7.40
2003	130,446	15.38	148,276	7.22
2004	139,651	7.06	159,558	7.61
2005	156,281	11.91	178,183	11.67
2006	158,950	1.71	219,438	23.15
2007	201,269	26.62	265,044	20.78
2008	204,154	1.4	256,045	-3.40
2009	202,006	-1.1	241,622	-5.63
2010	201,425	-0.29	250,958	3.86
2011	197,348	-2.0	241,301	-3.85
2012	215,792	9.3	266,406	10.40
2013	217,761	0.9	281,345	5.6
2014	230,008	5.6	263,432	-6.4
2015	230,430	0.2	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2016.¹³⁴ During June 2016, a total of 147 surveys were completed by property managers in Natrona County. Of the 5,639 rental units surveyed, 833 were vacant, indicating a vacancy rate of 14.8 percent, as shown in Table II.13.26, at right. This rate compares to a 6.5 percent vacancy rate one year ago and a statewide June 2016 vacancy rate of 8.6 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. The large increase in the vacancy rate can be attributed to the slowdown in the oil and gas industry, which is having a negative effect on the local economy.

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

¹³⁴Those signified as a in the “year” column of Table II.13.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

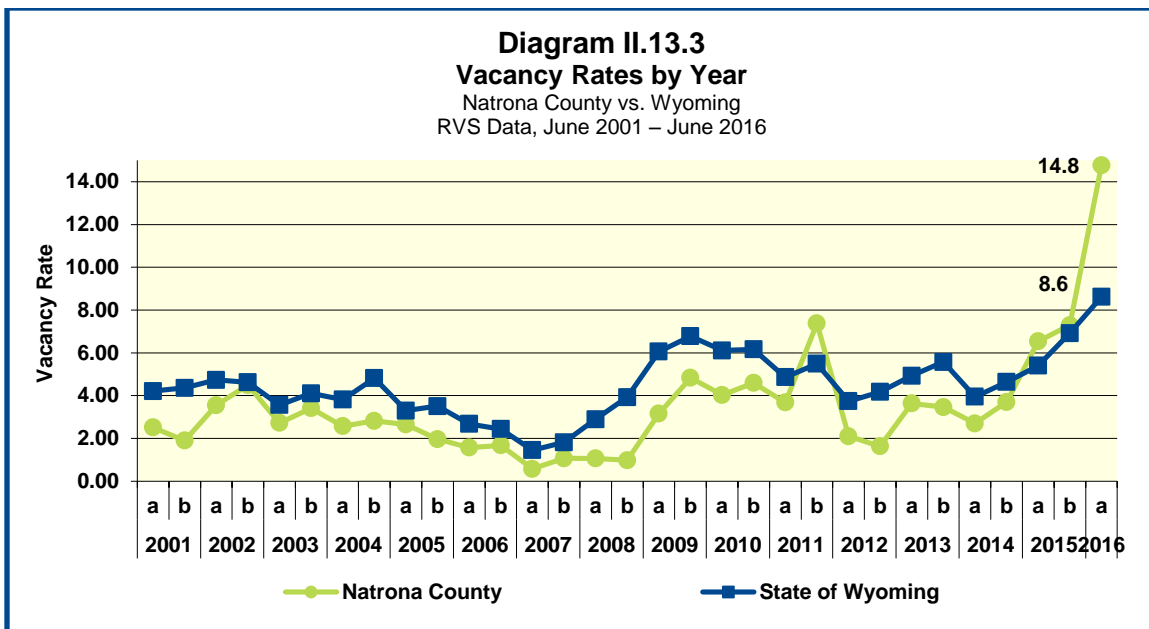


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In 2016, average rents for single-family units decreased to \$1,093 and average rents for apartments fell, to \$868.

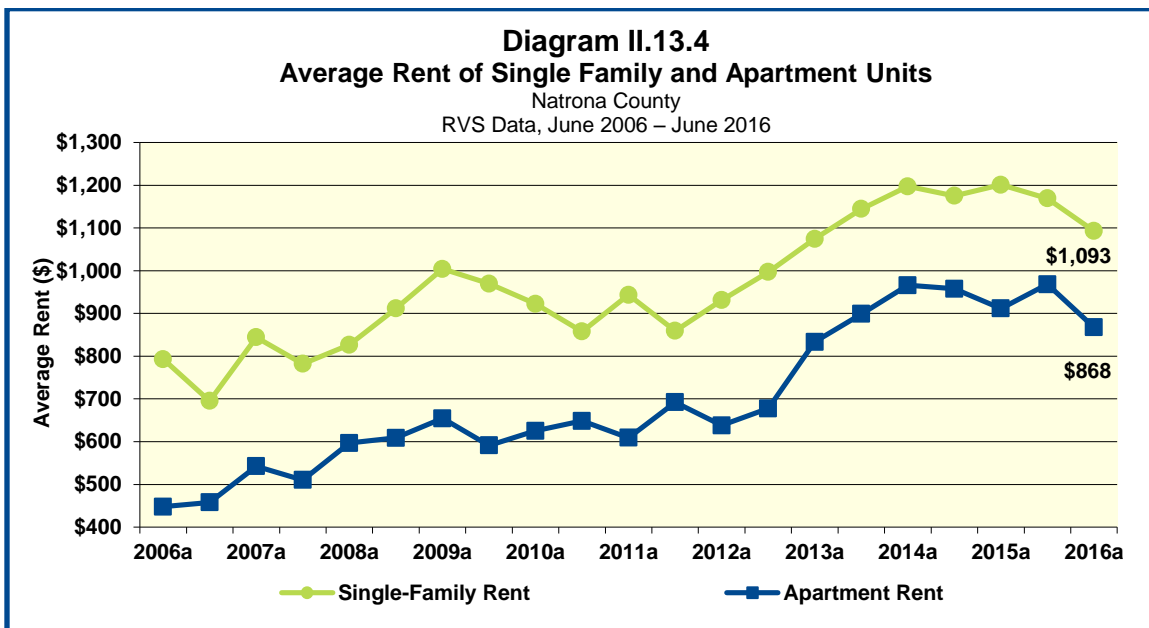


Table II.13.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 522 single family units in Natrona County, with 39 of them available. This translates into a vacancy rate of 7.5 percent in Natrona County, which compares to a single family vacancy rate of 7.0 percent for the State of Wyoming. There were 3,049 apartment units reported in the survey, with 349 of them available, which resulted in a vacancy rate of 11.4 percent. This compares to a statewide vacancy rate of 7.9 percent for apartment units across the state.

Table II.13.27			
Rental Vacancy Survey by Type			
Natrona County			
RVS Data, June 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	522	39	7.5%
Duplex units	145	5	3.4%
Apartments	3,049	349	11.4%
Mobile Homes	412	58	14.1%
“Other” Units	46	12	26.1%
Don’t Know	1,465	370	25.3%
Total	5,639	833	14.8%

Table II.13.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 144 units. The most common apartment units were two bedroom units, with 1,143 units. Additional details of unit types by bedrooms are reported below.

Table II.13.28							
Rental Units by Bedroom Size							
Natrona County							
RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	17	0	0	.	17
One	15	1	795	19	19	.	849
Two	133	26	1,143	92	5	.	1,399
Three	144	4	129	94	15	.	386
Four	67	2	0	2	0	.	71
Five	12	0	0	0	0	.	12
Don’t Know	151	112	965	205	7	1,465	2,905
Total	522	145	3,049	412	46	1,465	5,639

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

Table II.13.29							
Available Rental Units by Bedroom Size							
Natrona County RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	30	0	4	.	35
Two	4	3	59	22	1	.	89
Three	11	0	0	21	4	.	36
Four	5	0	0	0	0	.	5
Five	3	0	0	0	0	.	3
Don't Know	15	2	260	15	3	370	665
Total	39	5	349	58	12	370	833

Table II.13.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with two bedrooms had the highest vacancy rate at 5.2 percent, with five bedroom single family units having the highest vacancy rate at 25.0 percent.

Table II.13.30							
Vacancy Rates by Bedroom Size							
Natrona County RVS Data, June 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	%	%	.0%	%	%		.0%
One	6.7%	.0%	3.8%	.0%	21.1%		4.1%
Two	3.0%	11.5%	5.2%	23.9%	20.0%		6.4%
Three	7.6%	.0%	.0%	22.3%	26.7%		9.3%
Four	7.5%	.0%	%	.0%	%		7.0%
Five	25.0%	%	%	%	%		25.0%
Don't Know	9.9%	1.8%	26.9%	7.3%	42.9%	25.3%	22.9%
Total	7.5%	3.4%	11.4%	14.1%	26.1%	25.3%	14.8%

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

Table II.13.31						
Average Market Rate Rents by Bedroom Size						
Natrona County RVS Data, June 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$541	\$	\$	\$541
One	\$500	\$825	\$629	\$575	\$509	\$626
Two	\$891	\$688	\$752	\$620	\$983	\$793
Three	\$1,119	\$983	\$915	\$783	\$892	\$1,047
Four	\$1,242	\$1,300	\$	\$750	\$	\$1,216
Five	\$1,664	\$	\$	\$	\$	\$1,664
Total	\$1,093	\$763	\$868	\$702	\$824	\$948

Table II.13.32 below, shows vacancy rates for single family units by average rental rates for Natrona County. Single family units with the lowest vacancy rate had an average rent of 500 to 1,000 dollars, indicating there may be more of a demand for units within this rental range.

Table II.13.32			
Single Family Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, June 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	171	11	6.4%
\$1,000 to \$1,500	269	18	6.7%
Above \$1,500	31	2	6.5%
Missing	51	8	15.7%
Total	522	39	7.5%

The availability of apartment units by average rent is displayed in Table II.13.33 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of .5 percent.

Table II.13.33			
Apartment Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, June 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	2,288	306	13.4%
\$1,000 to \$1,500	433	2	.5%
Above \$1,500	0	0	%
Missing	328	41	12.5%
Total	3,049	349	11.4%

Table II.13.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 14.2 percent.

Table II.13.34			
Mobile Home Market Rate Rents by Vacancy Status			
Natrona County			
RVS Data, June 2016			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	401	57	14.2%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	11	1	9.1%
Total	412	58	14.1%

Table II.13.35, on the following page, shows the condition of rental units by unit type for Natrona County. Respondents could rate their units from poor to excellent, however many respondents did not know, or 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.

Table II.13.35							
Condition by Unit Type							
Natrona County							
RVS Data, June 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	1	0	5	0	0	.	6
Average	73	5	273	74	14	.	439
Good	255	132	1,248	333	24	.	1,992
Excellent	185	6	1,473	5	8	.	1,677
Don’t Know	8	2	50	0	0	1,465	1,525
Total	522	145	3,049	412	46	1,465	5,639

The availability of single family units based on their condition is displayed in Table II.13.36, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of .0 percent.

Table II.13.36			
Condition of Single Family Units by Vacancy Status			
Natrona County			
RVS Data, June 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	1	0	.0%
Average	73	4	5.5%
Good	255	20	7.8%
Excellent	185	14	7.6%
Don’t Know	8	1	12.5%
Total	522	39	7.5%

Table II.13.37, 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 4.0 percent.

Table II.13.37			
Condition of Apartment Units by Vacancy Status			
Natrona County			
RVS Data, June 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	5	1	20.0%
Average	273	11	4.0%
Good	1,248	184	14.7%
Excellent	1,473	153	10.4%
Don’t Know	50	0	.0%
Total	3,049	349	11.4%

Table II.13.38, 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 percent.

Table II.13.38 Condition of Mobile Home Units by Vacancy Status Natrona County RVS Data, June 2016			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	74	4	5.4%
Good	333	54	16.2%
Excellent	5	0	.0%
Don't Know	0	0	%
Total	412	58	14.1%

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.13.39, on the following page, 22 respondents said they would prefer more single family units, 7 respondents wanted more apartment units, and 18 respondents indicated they would prefer more units of any type.

Table II.13.39 If you had the opportunity to own/manage more units, how many would you prefer Natrona County RVS Data, June 2016	
Unit Type	Respondents citing more units
Single family units	22
Duplex Units	1
Apartments	7
Mobile homes	3
Other	1
All types	18
Total	52

Table, II.13.40, on the following page, shows the most common answers from the 2016 fiscal 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 117 respondents, with an average persons per household of 2.5 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 56.4 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,424 and the average rent was \$1,011. When asked if they were satisfied with their current housing, 73.5 percent said they were satisfied with thier current housing.

Table II.13.40 Most Replied Response Natrona County HNA Survey: Fiscal Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	117
Number of persons in household (Average)	2.5
Current age	25 to 34 years old (32.7%)
Marital status	Married (53.6%)
Primary reason for moving to Wyoming	New job (34.2%)
In which industry are you primarily employed	Other (31.0%)
Highest education level completed	College Graduate (23.1%)
Total household income from all sources	\$50,000 to \$74,999 dollars (18.8%)
Current Housing Characteristics	
Current Residence	Single family home (59.8%)
Do you own or rent	Rent (56.4%)
How many bedrooms (Average)	2.8
How many full bathrooms (Average)	1.8
Average mortgage payment	\$1,424
Average rental payment	\$1,011
Are you satisfied with your current housing	Satisfied with current housing (73.5%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (42.3%)
Are you seeking to change your housing situation	Seeking different housing (80.0%)
What type of unit are you seeking	Single family home (75.0%)
Type of tenure seeking	Seeking to buy (68.4%)
If own, do you plan on building or buying	Buy an existing unit (46.2%)
Expected buying price	Not sure (66.7%)
Expected building price	\$250,000 to \$299,999 dollars (33.3%)
Expected rental price	\$401 to \$500 dollars (33.3%)

For residents who are unsatisfied with their current housing, 42.3 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, 75.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 68.4 percent wanted to buy and 31.6 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 \$250,000 to \$299,999 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 33.3 percent of respondents, anticipated spending \$401 to \$500 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.13.41, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.13.41				
Overcrowding and Severe Overcrowding				
Natrona County 2010-2014 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	21,315	156	111	21,582
Percentage	98.8%	.7%	.5%	100.0%
Renter				
Households	9,928	253	27	10,208
Percentage	97.3%	2.5%	.3%	100.0%
Total				
Households	31,243	409	138	31,790
Percentage	98.3%	1.3%	.4%	100.0%
State of Wyoming				
Owner				
Households	154,262	1,523	504	156,289
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	66,444	2,081	700	69,225
Percentage	96.0%	3.0%	1.0%	100.0%
Total				
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.13.42, at right.

Table II.13.42		
Housing Units with Incomplete Kitchen Facilities		
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
Total Housing Units	34,900	265,195
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.13.43, below.

Table II.13.43		
Housing Units with Incomplete Plumbing Facilities		
Natrona County 2010-2014 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	34,422	259,378
Lacking Complete Plumbing Facilities	478	5,817
Total Households	34,900	265,195
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.13.44, on the following page.

Table II.13.44 Cost Burden and Severe Cost Burden by Tenure Natrona County 2010-2014 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Natrona County					
Owner With a Mortgage					
Households	10,241	2,204	957	23	13,425
Percent	76.3%	16.4%	7.1%	.2%	100.0%
Owner Without a Mortgage					
Households	7,406	479	207	65	8,157
Percent	90.8%	5.9%	2.5%	.8%	100.0%
Renter					
Households	5,577	2,297	1,566	768	10,208
Percent	54.6%	22.5%	15.3%	7.5%	100.0%
Total					
Households	23,224	4,980	2,730	856	31,790
Percent	73.1%	15.7%	8.6%	2.7%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,170	15,147	8,224	147	92,688
Percent	74.6%	16.3%	8.9%	.2%	100.0%
Owner Without a Mortgage					
Households	56,787	3,951	2,259	604	63,601
Percent	89.3%	6.2%	3.6%	.9%	100.0%
Renter					
Households	36,670	13,347	11,555	7,653	69,225
Percent	53.0%	19.3%	16.7%	11.1%	100.0%
Total					
Households	162,627	32,445	22,038	8,404	225,514
Percent	72.1%	14.4%	9.8%	3.7%	100.0%

2016 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 10,848 loans purchased in Natrona County between 1979 and 2016, with 207 occurring in fiscal 2016. The average home size over the period was 1,126 square feet and 1,175 square feet in fiscal 2016. For homes receiving a WCDA loan in fiscal 2016, the average year a home was built was 1968. The average household income in fiscal 2016 in nominal terms, without the effects of inflation being taken into consideration, was \$60,300. The average purchase price in fiscal 2016 was \$175,022. In fiscal 2016, 3.9 percent of loans purchased were for new construction, and 30.9 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

