

## 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>145</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>145</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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 20,673 family households, of which 15,402 housed married couple families and 5,271 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 1,769 families, or a female householder with no husband present, of which there were 3,502 families. There were also an estimated 10,443 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Natrona County was 66.4 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Natrona County, 74.5 percent were married households, which compared to 80.3 percent in the State of Wyoming.

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

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

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

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 11,985 two-person households, 9,154 were owner-occupied and 2,831 were renter-occupied. Of the 4,102 four-person households, 2,748 were owner-occupied and 1,354 were renter-occupied. Further household size data by tenure are presented in Table II.13.6, below.

<b>Table II.13.6</b>				
<b>Tenure by Household Size</b>				
Natrona County				
2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Natrona County</b>				
One Person	4,933	3,328	8,261	26.5%
Two Person	9,154	2,831	11,985	38.5%
Three Person	3,114	1,092	4,206	13.5%
Four Person	2,748	1,354	4,102	13.2%
Five Person	1,045	582	1,627	5.2%
Six Person	445	164	609	2.0%
Seven Person or more	246	80	326	1.0%
<b>Total</b>	<b>21,685</b>	<b>9,431</b>	<b>31,116</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.13.7, on the following page, Natrona County had a total of 34,363 housing units of which 31,116, or 90.6 percent, were occupied. Of these occupied units, 69.7 percent, or 21,685 units, were owner occupied, which compares to a statewide rate of 70.1. A total of 3,247 units, or 9.4 percent of all units, were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.13.7</b> <b>Housing Units by Tenure</b> Natrona County 2009-2013 5-Year ACS Data				
Tenure	Natrona County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	31,116	90.6%	222,846	84.7
Owner-Occupied	21,685	69.7%	156,202	70.1
Renter-Occupied	9,431	30.3%	66,644	29.9
Vacant Housing Units	3,247	9.4%	40,194	15.3
<b>Total Housing Units</b>	<b>34,363</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

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

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

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

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

Table II.13.10, on the following page, shows households by income for Natrona County and the State of Wyoming. In Natrona County, there were a total of 2,727 households, or 8.8 percent with incomes under \$15,000, compared to 9.8 percent of households in Wyoming. There were another 4,782 households that had incomes between \$35,000 and \$49,999, which accounted for 15.4 percent of households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 22.5 percent of total households and numbered 7,013 in Natrona County.

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

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.13.11, below. In total, the poverty rate in Natrona County was 9.9 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Natrona County had a poverty rate of 8.5 percent and the female population had a poverty rate of 11.3 percent. There were 340 males and 486 females in poverty under the age of 5. Overall, 11.0 percent of persons in poverty in Natrona County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 682 individuals with incomes below the poverty level which represented 9.1 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level, which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.13.11 Poverty by Age</b> Natrona County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Natrona County</b>				
5 and Below	340	486	826	11.0%
6 to 18	745	679	1,424	19.0%
18 to 64	1,860	2,705	4,565	60.9%
65 and Older	284	398	682	9.1%
<b>Total</b>	<b>3,229</b>	<b>4,268</b>	<b>7,497</b>	<b>100.0%</b>
Poverty Rate	8.5%	11.3%	9.9%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

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

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

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

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

<b>Table II.13.13 Households by Year Built</b> Natrona County 2009-2013 5-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	3,444	11.1%	24,806	11.1%
1940 to 1949	1,403	4.5%	10,660	4.8%
1950 to 1959	5,107	16.4%	22,003	9.9%
1960 to 1969	2,723	8.8%	18,965	8.5%
1970 to 1979	8,504	27.3%	50,045	22.5%
1980 to 1989	3,646	11.7%	33,947	15.2%
1990 to 1999	1,831	5.9%	26,271	11.8%
2000 to 2004	3,960	12.7%	33,516	15.0%
Built 2005 or Later	498	1.6%	2,633	1.2%
<b>Total</b>	<b>31,116</b>	<b>100.0%</b>	<b>222,846</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 1.5 percent of total housing units, while households with five and six rooms accounted for 18.9 and 14.9 percent, respectively. The median number of rooms in Natrona County was 6 rooms, which compared to 6 statewide.

<b>Table II.13.14</b>				
<b>Housing Units by Number of Rooms</b>				
Natrona County				
2009-2013 5-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	504	1.5%	4,380	1.7%
Two	410	1.2%	6,986	2.7%
Three	2,255	6.6%	19,468	7.4%
Four	5,015	14.6%	43,545	16.6%
Five	6,486	18.9%	52,356	19.9%
Six	5,104	14.9%	40,659	15.5%
Seven	4,721	13.7%	32,683	12.4%
Eight	4,128	12.0%	25,669	9.8%
Nine or more	5,740	16.7%	37,294	14.2%
<b>Total</b>	<b>34,363</b>	<b>100.0%</b>	<b>263,040</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 177 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.2 percent of total households in Natrona County, which compared to 24.2 percent statewide. In Natrona County, the 12,314 households with three bedrooms accounted for 39.6 percent of all households, and there were only 2,670 five-bedroom or more households, which accounted for 8.6 percent of all households.

<b>Table II.13.15</b>				
<b>Households by Number of Bedrooms</b>				
Natrona County				
2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Natrona County</b>				
None	62	177	239	.8%
One	513	1,928	2,441	7.8%
Two	3,703	3,517	7,220	23.2%
Three	9,607	2,707	12,314	39.6%
Four	5,517	715	6,232	20.0%
Five or more	2,283	387	2,670	8.6%
<b>Total</b>	<b>21,685</b>	<b>9,431</b>	<b>31,116</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</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 \$145,500, while structures built between 1950 and 1959 had a median value of \$158,200 and those built between 1990 and 1999 had a median value of \$188,400. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$235,900 and \$208,100, respectively. The total average median value in Natrona County was \$178,300, which compared to \$185,900 in the State of Wyoming.

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

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

<b>Table II.13.17</b> <b>Mortgage Status</b> Natrona County 2009-2013 5-Year ACS Data				
Mortgage Status	Natrona County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	13,453	62.0%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	2,099	15.6%	13,352	14.3%
Second mortgage only	1,132	53.9%	6,691	50.1%
Home equity loan only	967	46.1%	6,661	49.9%
Both second mortgage and home equity loan	101	.8%	598	.6%
No second mortgage and no home equity loan	11,253	83.6%	79,545	85.1%
Housing units without a mortgage	8,232	38.0%	62,707	40.1%
<b>Total</b>	<b>21,685</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

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

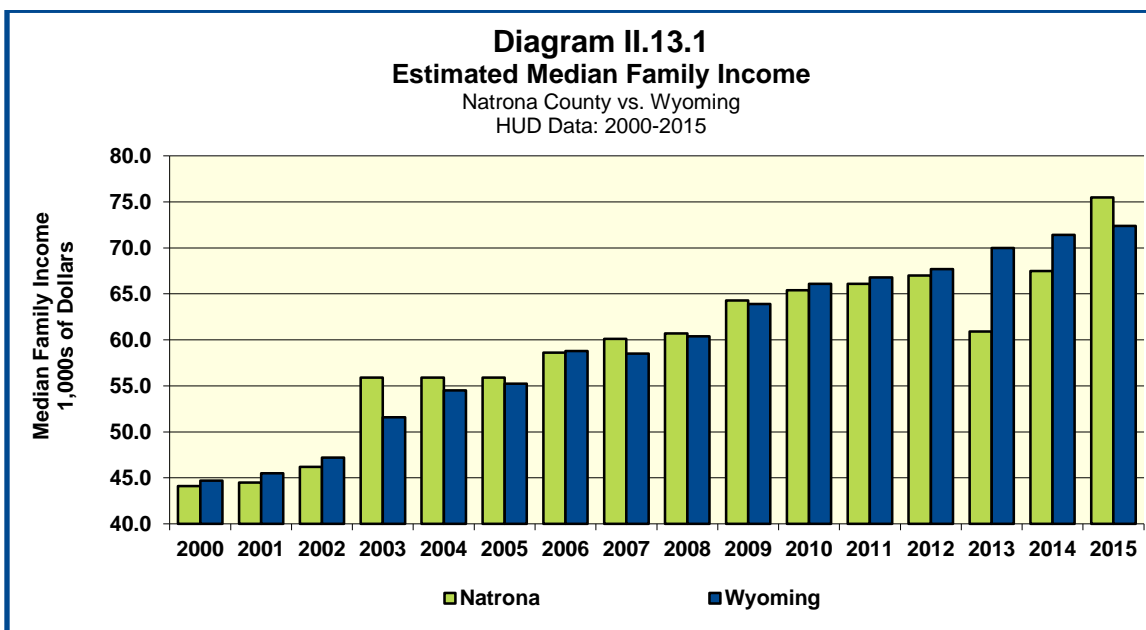
<b>Table II.13.18</b> <b>Median Rent</b> Natrona County 2009-2013 5-Year ACS Data	
Place	Rent
Natrona County	\$674
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 106 persons during the first half of 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 6,954 persons over the time period.

<b>Table II.13.19</b>			
<b>Driver’s Licenses Exchanged and Surrendered</b>			
Natrona County			
WYDOT Data, 2000– First Half of 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 – First Half	989	883	106
<b>Total</b>	<b>28,285</b>	<b>21,331</b>	<b>6,954</b>

**Economics**

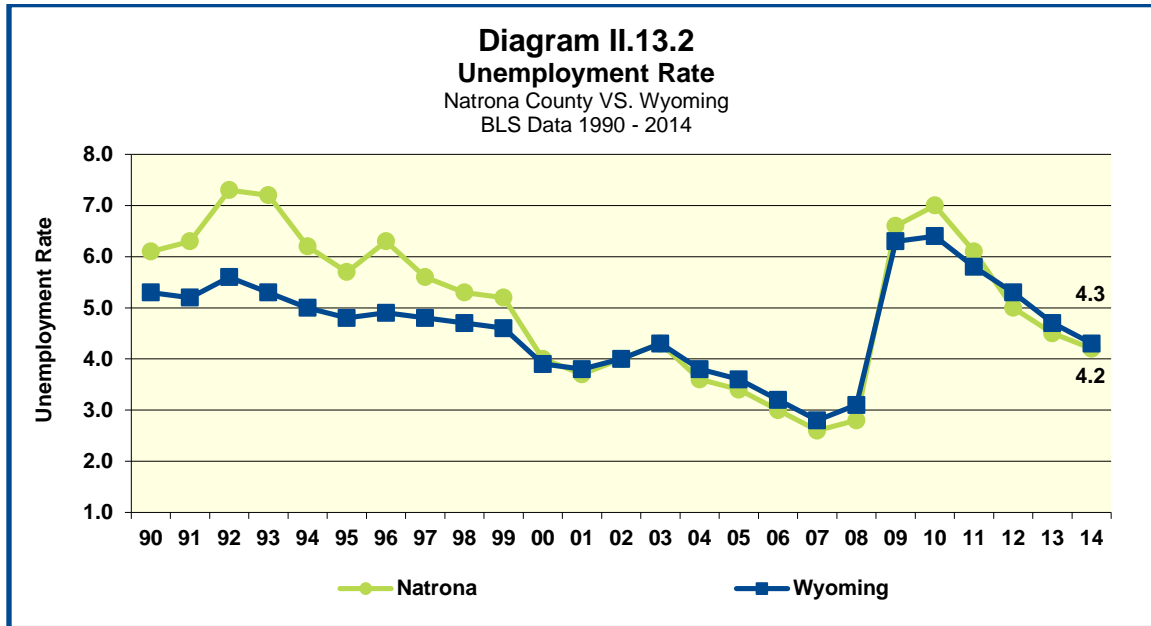
The HUD estimated MFI for Natrona County was \$75,500 in 2014.<sup>146</sup> This compares to Wyoming’s MFI of \$72,400. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2015.



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>146</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. As shown in Table II.13.20, below, annual total monthly employment increased by 1.99 percent between 2013 and 2014, from a total of 41,747 to 42,579 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525	39,462	40,836	41,253
Feb	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518	39,807	40,772	41,337
Mar	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070	40,209	41,168	41,621
Apr	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578	40,384	41,181	42,185
May	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193	40,972	42,107	42,631
Jun	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789	41,492	42,223	43,139
Jul	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556	41,183	42,027	42,832
Aug	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774	41,245	41,910	42,777
Sep	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175	41,340	42,042	43,183
Oct	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,361	41,758	42,352	43,406
Nov	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,173	41,565	42,158	43,209
Dec	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,430	41,780	42,193	43,380
<b>Annual</b>	<b>35,265</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>42,579</b>
% Change	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.50	4.26	1.99	1.99

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.13.21, on the following page, annual average weekly wages increased by 5.59 percent between 2013 and 2014, from a total of \$930 to \$982.

<b>Table II.13.21</b> <b>Average Weekly Wages</b> Natrona County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	525	539	522	588	544	.
2002	543	555	531	592	555	2.02
2003	552	575	556	629	578	4.14
2004	586	614	607	673	621	7.44
2005	625	657	667	726	669	7.73
2006	698	724	713	810	737	10.16
2007	760	773	765	862	790	7.19
2008	805	811	824	930	843	6.71
2009	808	779	794	881	815	-3.32
2010	779	811	873	932	849	4.17
2011	842	863	896	952	889	4.71
2012	902	894	901	1,002	925	4.05
2013	903	892	910	1,016	930	0.54
2014(p)	936	938	971	1,081	982	5.59

Total business establishments reported by the QCEW are displayed in Table II.13.22, below. Annual establishments increased by 1.04 percent between 2013 and 2014, from a total of 3,353 to 3,388 establishments.

<b>Table II.13.22</b> <b>Number of Establishments</b> Natrona County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	2,700	2,726	2,732	2,709	2,717	.
2002	2,730	2,744	2,770	2,776	2,755	1.40
2003	2,812	2,823	2,859	2,862	2,839	3.05
2004	2,875	2,899	2,936	2,949	2,915	2.68
2005	2,957	3,003	3,023	3,036	3,005	3.09
2006	3,050	3,122	3,145	3,133	3,113	3.59
2007	3,132	3,161	3,163	3,170	3,157	1.41
2008	3,159	3,196	3,204	3,214	3,193	1.14
2009	3,191	3,190	3,195	3,186	3,191	-0.06
2010	3,183	3,185	3,213	3,195	3,194	0.09
2011	3,217	3,236	3,264	3,285	3,251	1.78
2012	3,304	3,351	3,372	3,363	3,348	2.98
2013	3,340	3,339	3,362	3,370	3,353	0.15
2014(p)	3,364	3,384	3,413	3,391	3,388	1.04

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Natrona County recorded 56,735 jobs. Total real personal income, comprising all wage and salary earnings, proprietorship income, dividends, interest, rents, and transfer payments, adjusted for place of residence, was \$4,776,005,000, and real per capita income was \$58,983 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job in the county was \$60,540 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix**.

### Housing

According to the Wyoming cost of living index, real average apartment rent in Natrona County increased from \$818 in fourth quarter 2013 to \$880 in fourth quarter 2014, or by 7.6 percent. Detached single-family home rents increased by 1.4 percent, rents for mobile homes on a lot decreased by 2.4 percent, and rents for mobile home lots increased by 4.1 percent.

Natrona County rental prices experienced average annualized increases of 2.2 percent for apartments, 2.2 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.6 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 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, at right, presents the Natrona County data for each rental type.<sup>147</sup>

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, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	474	271	651	442
Q2.87	468	264	627	432
Q4.87	445	235	589	400
Q2.88	415	211	580	395
Q4.88	414	198	575	392
Q2.89	417	213	563	396
Q4.89	401	202	563	376
Q2.90	398	199	557	394
Q4.90	387	186	603	385
Q2.91	390	201	577	378
Q4.91	433	194	582	348
Q2.92	406	198	598	426
Q4.92	406	176	631	466
Q2.93	406	214	633	439
Q4.93	449	198	665	548
Q2.94	468	193	670	522
Q4.94	465	201	698	512
Q2.95	481	182	688	604
Q4.95	477	190	678	612
Q2.96	482	186	666	556
Q4.96	444	183	695	623
Q2.97	481	184	646	513
Q4.97	469	186	650	474
Q2.98	461	184	661	501
Q4.98	465	181	654	488
Q2.99	461	329	650	518
Q4.99	471	197	695	494
Q2.00	476	200	691	510
Q4.00	468	212	735	516
Q2.01	477	230	701	582
Q4.01	509	211	694	552
Q2.02	503	213	801	589
Q4.02	499	209	793	645
Q2.03	493	216	827	622
Q4.03	514	206	790	552
Q2.04	508	176	798	618
Q4.04	530	196	871	610
Q2.05	519	212	846	620
Q4.05	556	261	883	600
Q2.06	580	232	876	663
Q4.06	607	246	931	663
Q2.07	603	239	1,051	584
Q4.07	701	251	1,109	631
Q2.08	766	250	1,187	598
Q4.08	742	271	1,247	632
Q2.09	769	275	1,117	653
Q4.09	741	287	1,100	656
Q2.10	720	288	1,079	639
Q4.10	723	336	1,107	640
Q2.11	693	279	1,137	631
Q4.11	719	302	1,149	631
Q2.12	699	292	1,081	619
Q4.12	736	310	1,194	614
Q2.13	818	293	1,103	614
Q4.13	818	309	1,191	615
Q2.14	837	305	1,167	609
Q4.14	880	322	1,208	600

<sup>147</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.

<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>148</sup> During June 2015, a total of 150 surveys were completed by property managers in Natrona County. Of the 6,364 rental units surveyed, 205 were vacant, indicating a vacancy rate of 3.7 percent, as shown in Table II.13.26, below. This rate compares to a 2.7 percent vacancy rate one year ago and a statewide June 2015 vacancy rate of 5.4 percent.

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

<sup>148</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.13.3, below, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the first half of 2012, where it spiked to 7.4 percent.

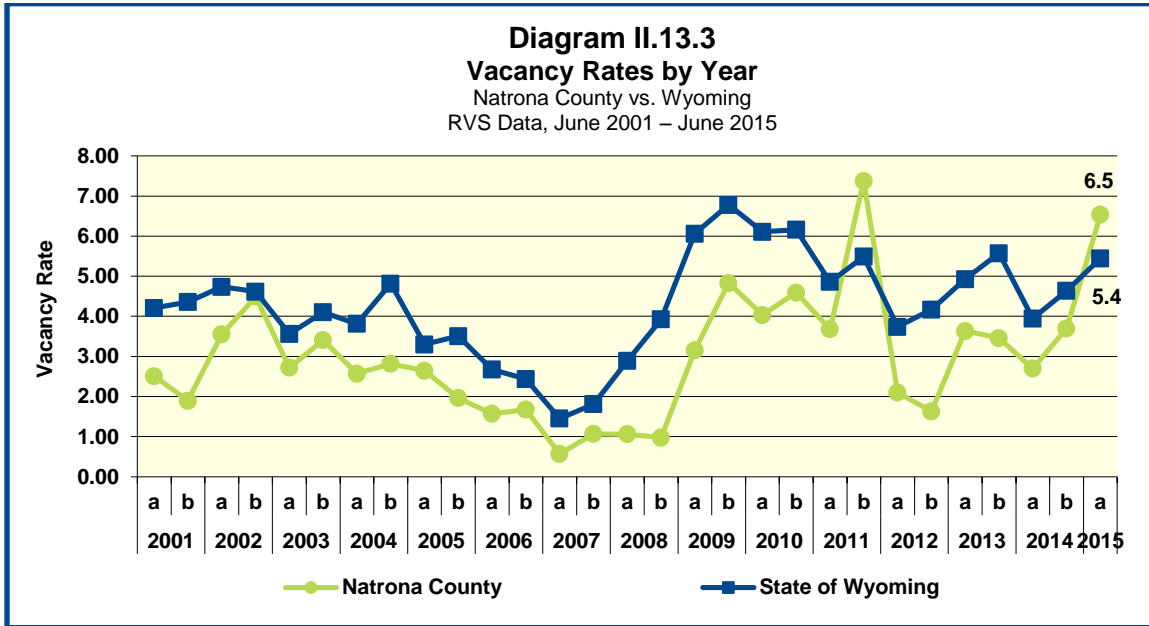


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In 2015, average rents for single-family units increased to \$1,201 and average rents for apartments fell, to \$912.

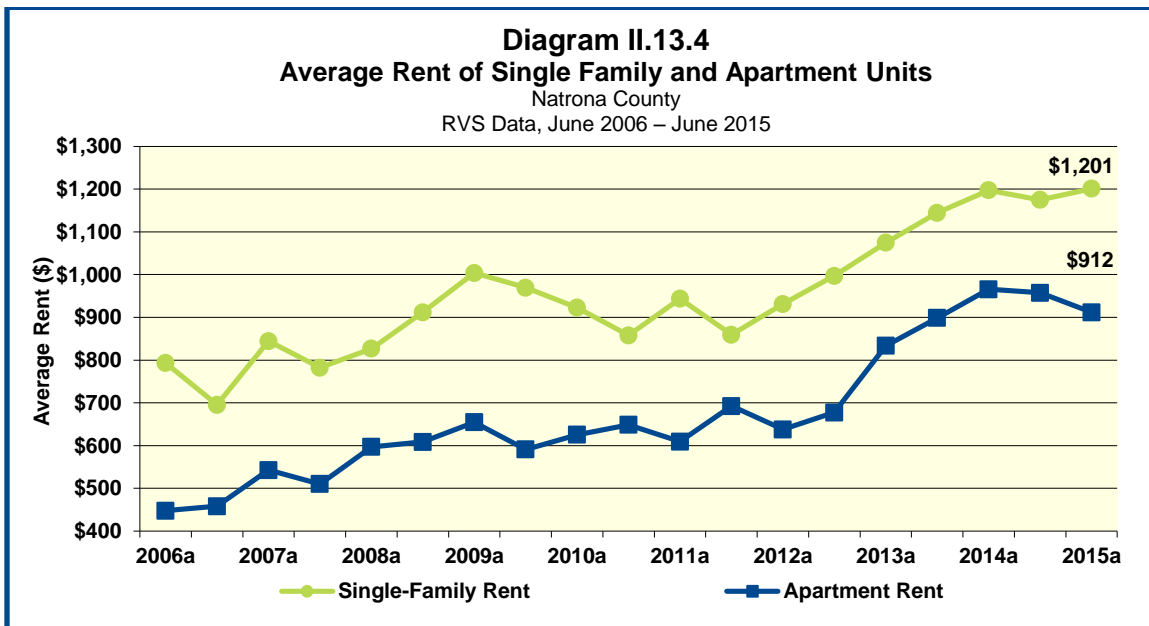




Table II.13.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 529 single family units in Natrona County, with 18 of them available. This translates into a vacancy rate of 3.4 percent in Natrona County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 3,681 apartment units reported in the survey, with 44 of them available, which resulted in a vacancy rate of 1.2 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

<b>Table II.13.27</b>			
<b>Rental Vacancy Survey by Type</b>			
Natrona County			
RVS Data, June 2015			
<b>Place</b>	<b>Total Units</b>	<b>Vacant Units</b>	<b>Vacancy Rate</b>
Single Family	529	18	3.4%
Duplex units	51	2	3.9%
Apartments	3,681	44	1.2%
Mobile Homes	294	25	8.5%
“Other” Units	31	7	22.6%
Don’t Know	1,778	320	18.0%
<b>Total</b>	<b>6,364</b>	<b>416</b>	<b>6.5%</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 86 units. The most common apartment units were two bedroom units, with 1,025 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, June 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	33	0	0	.	33
One	13	12	821	0	0	.	846
Two	62	17	1,025	8	4	.	1,116
Three	86	5	157	5	8	.	261
Four	24	0	52	0	0	.	76
Five	9	0	0	0	0	.	9
Don’t Know	335	17	1,593	281	19	1,778	4,023
<b>Total</b>	<b>529</b>	<b>51</b>	<b>3,681</b>	<b>294</b>	<b>31</b>	<b>1,778</b>	<b>6,364</b>

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 five-bedroom units being the most available single family units.

<b>Table II.13.29</b>							
<b>Available Rental Units by Bedroom Size</b>							
Natrona County RVS Data, June 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	2	0	0	.	2
One	0	0	1	0	0	.	1
Two	0	0	3	0	0	.	3
Three	1	0	1	0	0	.	2
Four	0	0	0	0	0	.	0
Five	1	0	0	0	0	.	1
Don't Know	16	2	37	25	7	320	407
<b>Total</b>	<b>18</b>	<b>2</b>	<b>44</b>	<b>25</b>	<b>7</b>	<b>320</b>	<b>416</b>

Table II.13.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with no separate bedroom had the highest vacancy rate at 6.1 percent, with five bedroom single family units having the highest vacancy rate at 11.1 percent.

<b>Table II.13.30</b>							
<b>Vacancy Rates by Bedroom Size</b>							
Natrona County RVS Data, June 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	%	%	6.1%	%	%		6.1%
One	.0%	.0%	.1%	%	%		.1%
Two	.0%	.0%	.3%	.0%	.0%		.3%
Three	1.2%	.0%	.6%	.0%	.0%		.8%
Four	.0%	%	.0%	%	%		.0%
Five	11.1%	%	%	%	%		11.1%
Don't Know	4.8%	11.8%	2.3%	8.9%	36.8%	18.0%	10.1%
<b>Total</b>	<b>3.4%</b>	<b>3.9%</b>	<b>1.2%</b>	<b>8.5%</b>	<b>22.6%</b>	<b>18.0%</b>	<b>6.5%</b>

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.

<b>Table II.13.31</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Natrona County RVS Data, June 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>Total</b>
Efficiency	\$	\$	\$620	\$	\$	\$620
One	\$663	\$678	\$699	\$550	\$	\$684
Two	\$914	\$853	\$811	\$736	\$1,300	\$856
Three	\$1,188	\$1,167	\$987	\$738	\$1,400	\$1,098
Four	\$1,561	\$	\$1,086	\$	\$	\$1,527
Five	\$1,921	\$	\$	\$	\$	\$1,921
<b>Total</b>	<b>\$1,201</b>	<b>\$813</b>	<b>\$912</b>	<b>\$751</b>	<b>\$1,104</b>	<b>\$1,026</b>

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 \$1,000 to \$1,500, indicating there may be more of a demand for units within this rental range.

<b>Table II.13.32</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Natrona County			
RVS Data, June 2015			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	94	4	4.3%
\$1,000 to \$1,500	336	5	1.5%
Above \$1,500	50	1	2.0%
Missing	49	8	16.3%
<b>Total</b>	<b>529</b>	<b>18</b>	<b>3.4%</b>

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 0.1 percent.

<b>Table II.13.33</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Natrona County			
RVS Data, June 2015			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	1,789	28	1.6%
\$1,000 to \$1,500	893	1	.1%
Above \$1,500	0	0	%
Missing	999	15	1.5%
<b>Total</b>	<b>3,681</b>	<b>44</b>	<b>1.2%</b>

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 \$1,000 to \$1,500, with a vacancy rate of 2.8 percent.

<b>Table II.13.34</b>			
<b>Mobile Home Market Rate Rents by Vacancy Status</b>			
Natrona County			
RVS Data, June 2015			
<b>Average Rents</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Less Than \$500			%
\$500 to \$1,000	256	24	9.4%
\$1,000 to \$1,500	36	1	2.8%
Above \$1,500			%
Missing	2	0	.0%
<b>Total</b>	<b>294</b>	<b>25</b>	<b>8.5%</b>

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.

<b>Table II.13.35</b> <b>Condition by Unit Type</b> Natrona County RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	32	0	0	.	32
Average	64	2	49	3	0	.	118
Good	297	19	1,112	220	3	.	1,651
Excellent	133	30	2,280	34	9	.	2,486
Don’t Know	35	0	208	37	19	1,778	2,077
<b>Total</b>	<b>529</b>	<b>51</b>	<b>3,681</b>	<b>294</b>	<b>31</b>	<b>1,778</b>	<b>6,364</b>

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 excellent condition, with a vacancy rate of 1.5 percent.

<b>Table II.13.36</b> <b>Condition of Single Family Units by Vacancy Status</b> Natrona County RVS Data, June 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	64	1	1.6%
Good	297	12	4.0%
Excellent	133	2	1.5%
Don’t Know	35	3	8.6%
<b>Total</b>	<b>529</b>	<b>18</b>	<b>3.4%</b>

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

<b>Table II.13.37</b> <b>Condition of Apartment Units by Vacancy Status</b> Natrona County RVS Data, June 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	32	0	.0%
Average	49	3	6.1%
Good	1,112	33	3.0%
Excellent	2,280	7	.3%
Don’t Know	208	1	.5%
<b>Total</b>	<b>3,681</b>	<b>44</b>	<b>1.2%</b>

Table II.13.38, on the following page, 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 average condition, with a vacancy rate of 0 percent.

<b>Table II.13.38</b> <b>Condition of Mobile Home Units by Vacancy Status</b> Natrona County RVS Data, June 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	3	0	.0%
Good	220	21	9.5%
Excellent	34	4	11.8%
Don't Know	37	0	.0%
<b>Total</b>	<b>294</b>	<b>25</b>	<b>8.5%</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.13.39, below, respondents in Natrona County said they would prefer 90 more single family units, 472 more apartment units, and 95 units of all types. In total, respondents indicated they wished to own or manage an additional 718 units.

<b>Table II.13.39</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Natrona County RVS Data, June 2015	
Unit Type	More Units
Single family units	90
Duplex Units	61
Apartments	472
Mobile homes	
Other	
Don't Know	
All types	95
<b>Total</b>	<b>718</b>

Table, II.13.40, on the following page, shows the most common answers from the 2015 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 223 respondents, with an average persons-per-household of 2.9 people. Of new residents to Natrona County, 58.2 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 63.7 percent of respondents renting their residence. The average mortgage payment in Natrona County was \$1,359 and the average rent was \$900. When asked if they were satisfied with their current housing, 76.2 percent said they were satisfied with their current housing.

<b>Table II.13.40</b> <b>Most Replied Response</b> Natrona County HNA Survey: Fiscal Year 2015	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	223
Number of persons in household (Average)	2.9
Current age	25 to 34 years old (30.5%)
Marital status	Married (58.2%)
Primary reason for moving to Wyoming	New job (26.9%)
In which industry are you primarily employed	Other (31.7%)
Highest education level completed	Some College (25.1%)
Total household income from all sources	\$50,000 to \$74,999 dollars (26.5%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (58.3%)
Do you own or rent	Rent (63.7%)
How many bedrooms (Average)	2.7
How many full bathrooms (Average)	1.7
Average mortgage payment	\$1,359
Average rental payment	\$900
Are you satisfied with your current housing	Satisfied with current housing (76.2%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (32.6%)
Are you seeking to change your housing situation	Seeking different housing (57.4%)
What type of unit are you seeking	Single family home (84.6%)
Type of tenure seeking	Seeking to rent (58.3%)
If own, do you plan on building or buying	Buy an existing unit (46.2%)
Expected buying price	\$200,000 to \$249,999 dollars (33.3%)
Expected building price	\$250,000 to \$299,999 dollars (40.0%)
Expected rental price	\$901 to \$1,000 dollars (50.0%)

For residents who are unsatisfied with their current housing, 32.6 percent were unsatisfied because the housing unit is too small. When asked what type of unit they were seeking, the most common response, 84.6 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 37.5 percent wanted to buy and 58.3 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$200,000 to \$249,999 dollars if they were buying an existing unit and \$250,000 to \$299,999 dollars if they anticipated building a new unit. Of those respondents who wished to rent, the most common response, 50.0 percent of respondents, anticipated spending \$901 to \$1,000 dollars. Additional survey data are presented in **Volume II. Technical Appendix.**

### Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 375, or 1.2 percent of households in Natrona County were overcrowded and another 144, or 0.5 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.

<b>Table II.13.41</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Natrona County 2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
<b>Natrona County</b>				
<b>Owner</b>				
Households	21,416	164	105	21,685
Percentage	98.8%	.8%	.5%	100.0%
<b>Renter</b>				
Households	9,181	211	39	9,431
Percentage	97.3%	2.2%	.4%	100.0%
<b>Total</b>				
Households	30,597	375	144	31,116
Percentage	98.3%	1.2%	.5%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 849 units, or 2.5 percent of all housing units in Natrona County, were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.13.42, at right.

<b>Table II.13.42</b>		
<b>Housing Units with Incomplete Kitchen Facilities</b>		
Natrona County 2009-2013 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	33,514	256,276
Lacking Complete Kitchen Facilities	849	6,764
<b>Total Housing Units</b>	<b>34,363</b>	<b>263,040</b>
Percent Lacking	2.5%	2.6%

At the time of the 2013 ACS, a total of 514 units, or 1.5 percent of all housing units in Natrona County, were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.13.43, on the following page.

<b>Table II.13.43</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Natrona County 2009-2013 5-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	33,849	257,728
Lacking Complete Plumbing Facilities	514	5,312
<b>Total Households</b>	<b>34,363</b>	<b>263,040</b>
Percent Lacking	1.5%	2.0%

The third type of housing problem reported in the 2013 ACS data is cost burden. Cost burden is defined as gross housing costs that range from 30.0 to 50.0 percent of gross household income; severe cost burden is defined as gross housing costs that exceed 50.0 percent of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Natrona County, 15.1 percent of households had a cost burden and 8.2 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 16.1 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.9 percent experienced a severe cost burden, while 21.1 percent of renters had a cost burden and 14.8 percent had a severe cost burden, as seen in Table II.13.44, on the following page.



<b>Table II.13.44</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Natrona County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Natrona County</b>					
<b>Owner With a Mortgage</b>					
Households	10,314	2,166	933	40	13,453
Percent	76.7%	16.1%	6.9%	.3%	100.0%
<b>Owner Without a Mortgage</b>					
Households	7,430	551	207	44	8,232
Percent	90.3%	6.7%	2.5%	.5%	100.0%
<b>Renter</b>					
Households	5,313	1,992	1,397	729	9,431
Percent	56.3%	21.1%	14.8%	7.7%	100.0%
<b>Total</b>					
Households	23,057	4,709	2,537	813	31,116
Percent	74.1%	15.1%	8.2%	2.6%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

**2015 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 10,641 loans purchased in Natrona County between 1979 and 2015, with 217 occurring in fiscal 2015. The average home size over the period was 1,125 square feet and 1,124 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1969. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$51,499. The average purchase price in fiscal 2015 was \$171,511. In fiscal 2015, 6.5 percent of loans purchased were for new construction, and 35.0 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.**

## 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>149</sup> Despite this increase in unemployment, however, more homes are being sold in Natrona County than in previous years.<sup>150</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>151</sup>

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<sup>149</sup> <http://wyomingbusinessreport.com/wyo-unemployment-holds-at-4-1-in-june/>

<sup>150</sup> [http://trib.com/business/despite-drop-in-oil-natrona-county-housing-market-stays-strong/article\\_7e9a36e6-3df5-5419-9aee-9494e5bde4da.html](http://trib.com/business/despite-drop-in-oil-natrona-county-housing-market-stays-strong/article_7e9a36e6-3df5-5419-9aee-9494e5bde4da.html)

<sup>151</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)