

NATRONA COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Natrona County's population increased from 75,450 in 2010 to 76,366 in 2011, or by 1.2 percent. This compares to a statewide population growth of 0.8 percent over the period.¹²⁷ The number of people from 15 to 24 years of age decreased by 0.4 percent, and the number of people from 55 to 64 years of age increased by 5.8 percent. The white population increased by 0.9 percent, while the black population increased by 16.9 percent. The Hispanic population increased from 5,231 to 5,457 people between 2010 and 2011 or by 4.3 percent. These data are presented in Table II.13.1, below.

Table II.13.1						
Profile of Population Characteristics						
Wyoming vs. Natrona County						
2010 Census and 2011 Intercensal Estimates						
Subject	Albany County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	75,450	76,366	1.2%	563,626	568,158	0.8%
Age						
Under 14 years	15,052	15,176	0.8%	113,371	113,462	0.1%
15 to 24 years	10,231	10,185	-0.4%	78,460	78,704	0.3%
25 to 44 years	19,879	20,392	2.6%	144,615	145,669	0.7%
45 to 54 years	11,322	10,950	-3.3%	83,577	80,936	-3.2%
55 to 64 years	9,574	10,126	5.8%	73,513	77,120	4.9%
65 and Over	9,392	9,537	1.5%	70,090	72,267	3.1%
Race						
White	71,769	72,447	0.9%	529,110	531,484	0.4%
Black	732	856	16.9%	5,135	6,024	17.3%
American Indian and Alaskan Native	927	963	3.9%	14,457	14,774	2.2%
Asian	536	562	4.9%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	49	52	6.1%	521	551	5.8%
Two or more races	1,437	1,486	3.4%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	5,231	5,457	4.3%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Natrona County's population increased from 66,533 persons in 2000 to 75,450 in 2010, or by 13.4 percent. The white population increased by 11.8 percent, while the black population increased by 31.7 percent. The Hispanic population increased from 3,257 to 5,231 persons between 2000 and 2010, or by 60.6 percent. These data are presented in Table II.13.2, on the following page.

¹²⁷ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.13.2					
Population by Race and Ethnicity					
Natrona County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00-10
	Population	% of Total	Population	% of Total	
White	62,644	94.2%	70,015	92.8%	11.8%
Black	505	0.8%	665	0.9%	31.7%
American Indian	686	1.0%	781	1.0%	13.8%
Asian	277	0.4%	510	0.7%	84.1%
Native Hawaiian/Pacific Islander	25	.	39	0.1%	56.0%
Other	1,275	1.9%	1,630	2.2%	27.8%
Two or More Races	1,121	1.7%	1,810	2.4%	61.5%
Total	66,533	100.0%	75,450	100.0%	13.4%
Hispanic (Ethnicity)	3,257	4.9%	5,231	6.9%	60.6%

Table II.13.3, below, presents the population of Natrona County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 13.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 3,840 persons, or by 67 percent. In 2010, the largest age group in Natrona County was the group aged 35 to 54, which accounted for 27.1 percent of the entire population. 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.

Table II.13.3							
Population by Age and Gender							
Natrona County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00-10
	Male	Female	Total	Male	Female	Total	
Under 5	2,218	2,084	4,302	2,770	2,607	5,377	25.0%
5 to 19	7,795	7,458	15,253	7,538	7,182	14,720	-3.5%
20 to 24	2,213	2,251	4,464	2,704	2,482	5,186	16.2%
25 to 34	4,028	4,005	8,033	5,593	5,154	10,747	33.8%
35 to 54	10,215	10,108	20,323	10,396	10,058	20,454	.6%
55 to 64	2,783	2,951	5,734	4,904	4,670	9,574	67.0%
65 and Over	3,620	4,804	8,424	4,077	5,315	9,392	11.5%
Total	32,872	33,661	66,533	37,982	37,468	75,450	13.4%

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 II.13.4, on the following page.

Table II.13.4			
Group Quarters Population			
Natrona County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹²⁸	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%

Table II.13.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 19,714 family households, 14,722 of which housed married couple families and 4,992 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 1,651 families, or a female householder with no husband present, of which there were 3,341 families. There were also an estimated 10,902 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 11.1 percent, and the number of married couple families increased by 6.8 percent. The number of male households with no wife present increased by 49.3 percent, the number of female households with no husband present increased by 17 percent, and non-family households increased by 20.2 percent.

Table II.13.5			
Household Type by Tenure			
Natrona County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	17,747	19,714	11.1%
Married couple family	13,785	14,722	6.8%
Owner-occupied housing units	11,749	12,551	6.8%
Renter-occupied housing units	2,036	2,171	6.6%
Other family	3,962	4,992	26.0%
Male householder, no wife present	1,106	1,651	49.3%
Owner-occupied housing units	669	1,019	52.3%
Renter-occupied housing units	437	632	44.6%
Female householder, no husband present	2,856	3,341	17.0%
Owner-occupied housing units	1,469	1,782	21.3%
Renter-occupied housing units	1,387	1,559	12.4%
Non-family households	9,072	10,902	20.2%
Owner-occupied housing units	4,853	6,156	26.8%
Renter-occupied housing units	4,219	4,746	12.5%
Total	26,819	30,616	14.2%

¹²⁸ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.13.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 9,094 two-person family households, 4,453 three-person family households, and 3,642 four-person family households. One-person non-family households made up 80.1 percent of all non-family households, or an estimated 8,731 households. Between 2000 and 2010, the number of four-person households increased by 10.8 percent, or from 3,370 to 3,733 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	7,373	7,373	.	8,731	8,731	18.4%
Two Person	8,187	1,425	9,612	9,094	1,797	10,891	13.3%
Three Person	4,043	194	4,237	4,453	246	4,699	10.9%
Four Person	3,319	51	3,370	3,642	91	3,733	10.8%
Five Person	1,504	22	1,526	1,629	24	1,653	8.3%
Six Person	478	5	483	578	6	584	20.9%
Seven Person	216	2	218	318	7	325	49.1%
Total	17,747	9,072	26,819	19,714	10,902	30,616	14.2%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 10,891 two-person households, 8,509 were owner-occupied and 2,382 were renter-occupied. Of the 3,733 four-person households, 2,821 were owner-occupied and 912 were renter-occupied. Further household size data by tenure are presented in Table II.13.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	4,089	3,284	7,373	4,981	3,750	8,731	18.4%
Two Person	7,353	2,259	9,612	8,509	2,382	10,891	13.3%
Three Person	3,041	1,196	4,237	3,331	1,368	4,699	10.9%
Four Person	2,632	738	3,370	2,821	912	3,733	10.8%
Five Person	1,133	393	1,526	1,211	442	1,653	8.3%
Six Person	345	138	483	421	163	584	20.9%
Seven Person or More	147	71	218	234	91	325	49.1%
Total	18,740	8,079	26,819	21,508	9,108	30,616	14.2%

¹²⁹ To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.13.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 13.1 percent, or from 18,740 to 21,508 households. The number of renter units increased from 8,079 to 9,108 households, or by 12.7 percent. In 2010, Natrona County had a total of 33,807 housing units, of which 30,616, or 90.6 percent, were occupied. A total of 3,191 units, or 9.4 percent of all units, were vacant, which was an increase of 4.2 percent from the 2000 Census.

Table II.13.8			
Housing Units by Tenure			
Natrona County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	26,819	30,616	14.2%
Owner-Occupied	18,740	21,508	14.8%
Renter-Occupied	8,079	9,108	12.7%
Vacant Housing Units	3,063	3,191	4.2%
Total Housing Units	29,882	33,807	13.1%
Homeownership Rate	69.9%	70.3%	.

Table II.13.9, below, shows that, of the 3,191 vacant housing units in Natrona County at the time of the 2010 Census, 921, or 28.9 percent, were for rent and 370, or 11.6 percent, were for sale. An estimated 911 units were for seasonal, recreational, or occasional use, and 829, or 26 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied decreased from 231 to 151 units, or by 34.6 percent, and units listed as “other vacant” decreased from 872 to 829 units, or by 4.9 percent.

Table II.13.9			
Disposition of Vacant Housing Units			
Natrona County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	740	921	24.5%
For sale only	288	370	28.5%
Rented or sold but not occupied	231	151	-34.6%
For seasonal, recreational, or occasional use	923	911	-1.3%
For migrant workers	9	9	0.0%
Other vacant	872	829	-4.9%
Total	3,063	3,191	4.2%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.13.10, below, presents different income statistics for Natrona County. According to the 2010 ACS data averages, Median Family Income (MFI) for Natrona County was \$62,859 compared to the statewide average of \$65,964. Per capita income for Natrona County, which is calculated by dividing total income by population, was \$28,235, which compared to \$27,860 for the State of Wyoming.

Table II.13.10 Median and Per Capita Income Natrona County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Natrona County	Wyoming
Median Family Income	62,859	65,964
Median Household Income	50,936	53,802
Per Capita Income	28,235	27,860

Table II.13.11, below, shows households by income for Natrona County and the State of Wyoming in 2010. In Natrona County, there were a total of 2,966 households, or 10 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 4,593 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 15.5 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 19.1 percent of total households and numbered 5,645 in Natrona County.

Table II.13.11 Households by Income Natrona County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Natrona County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	2,966	10.0%	21,963	10.1%
\$15,000–\$19,999	1,506	5.1%	10,477	4.8%
\$20,000–\$24,999	1,639	5.5%	11,850	5.4%
\$25,000–\$34,999	3,875	13.1%	23,902	11.0%
\$35,000–\$49,999	4,593	15.5%	32,677	15.0%
\$50,000–\$74,999	5,565	18.8%	44,279	20.3%
\$75,000–\$99,999	3,808	12.9%	30,595	14.1%
\$100,000 and Above	5,645	19.1%	41,945	19.3%
Total	29,597	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.13.12, on the following page. In total, the poverty rate in Natrona County was 8.4 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Natrona County had a poverty rate of 6.9 percent, and the female population had a poverty rate of

9.9 percent. There were 323 males and 446 females in poverty aged 5 and under. Overall, 12.9 percent of persons in poverty in Natrona County were aged 5 and under, which compared to 12.8 percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 768 persons, which represented 12.9 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.13.12				
Poverty by Age				
Natrona County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Natrona County				
5 and Under	323	446	769	12.9%
6 to 17	423	528	951	15.9%
18 to 64	1,402	2,086	3,488	58.4%
65 and Older	305	463	768	12.9%
Total	2,453	3,523	5,976	100.0%
Poverty Rate	6.9%	9.9%	8.4%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.13.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Natrona County saw an average of 18,841 owner-occupied single-family units compared to 3,372 single-family rental units. In Natrona County, single-family units represented 75.1 percent of all households compared to 70.8 percent statewide. Natrona County had a total of 2,610 apartment rental units, and total apartment units accounted for 9 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 2,962 mobile homes in Natrona County, which made up 10 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.13.13				
Households by Unit Type				
Natrona County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
Single-Family Unit	18,841	3,372	22,213	75.1%
Duplex	29	411	440	1.5%
Tri- or Four-Plex	41	1,205	1,246	4.2%
Apartment	65	2,610	2,675	9.0%
Mobile Home	1,854	1,108	2,962	10.0%
Boat, RV, Van, Etc.	14	47	61	.2%
Total	20,844	8,753	29,597	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.13.14, below, shows the number of households by year of construction. As shown, 8.5 percent, or 2,512 units, were built in 1939 or earlier in the county, and another 4.9 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,580, which accounted for 5.3 percent of all households, and an additional 1,706 households, or 5.8 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.13.14				
Households by Year Built				
Natrona County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Natrona County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	2,512	8.5%	25,116	11.5%
1940 to 1949	1,463	4.9%	11,481	5.3%
1950 to 1959	5,305	17.9%	21,920	10.1%
1960 to 1969	3,124	10.6%	19,433	8.9%
1970 to 1979	8,249	27.9%	53,519	24.6%
1980 to 1989	3,962	13.4%	34,949	16.1%
1990 to 1999	1,696	5.7%	26,791	12.3%
2000 to 2004	1,580	5.3%	14,090	6.5%
2005 or Later	1,706	5.8%	10,389	4.8%
Total	29,597	100.0%	217,688	100.0%

Table II.13.15, on the following page, 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 0.8 percent of total housing units, while households with five and six rooms accounted for 19.8 and 14.8 percent, respectively, in the county. The median number of rooms in Natrona County was six rooms, the same as the statewide median number of rooms.

Table II.13.15				
Housing Units by Number of Rooms				
Natrona County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Natrona County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	266	.8%	3,804	1.5%
Two	467	1.4%	6,391	2.5%
Three	2,033	6.2%	18,634	7.3%
Four	5,455	16.6%	45,335	17.8%
Five	6,508	19.8%	52,421	20.5%
Six	4,863	14.8%	39,475	15.5%
Seven	4,593	13.9%	31,509	12.4%
Eight	3,574	10.8%	25,135	9.9%
Nine or More	5,191	15.8%	32,392	12.7%
Total	32,950	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.13.16, below, shows households in the county by number of bedrooms and tenure. There were 134 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.1 percent of total households in Natrona County, which compared to 25.5 percent statewide. In Natrona County, the 10,674 households with three bedrooms accounted for 36.1 percent of all households, and there were only 2,240 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.13.16				
Households by Number of Bedrooms				
Natrona County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Natrona County				
None	59	134	193	.7%
One	318	2,081	2,399	8.1%
Two	3,512	3,914	7,426	25.1%
Three	8,856	1,818	10,674	36.1%
Four	6,056	609	6,665	22.5%
Five or More	2,043	197	2,240	7.6%
Total	20,844	8,753	29,597	100.0%
State of Wyoming				
None	275	1,668	1,943	.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.13.17, at right, structures built in 1939 or earlier had a median value of \$134,800, while structures built between 1950 and 1959 had a median value of \$155,800 and those built between 1990 and 1999 had a median value of \$194,700. 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 \$240,900 and \$224,100, respectively. The median value in Natrona County was \$173,300, which compared to \$174,000 in the State of Wyoming.

Table II.13.17 Median Value by Year Structure Built Natrona County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Natrona County	State of Wyoming
1939 or Earlier	134,800	141,200
1940 to 1949	128,500	129,500
1950 to 1959	155,800	151,800
1960 to 1969	170,300	166,500
1970 to 1979	180,200	169,900
1980 to 1989	199,700	187,000
1990 to 1999	194,700	224,000
2000 to 2004	240,900	243,500
2005 or Later	224,100	244,600
Median Value	173,300	174,000

Household mortgage status is reported in Table II.13.18, below. In Natrona County, households with a mortgage accounted for 63.5 percent of all households, or 13,231 housing units, and the remaining 36.5 percent, or 7,613 units, had no mortgage. Of those units with a mortgage, 2,742 had either a second mortgage or home equity loan, 121 had both a second mortgage and home equity loan, and 10,368, or 78.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.13.18 Mortgage Status Natrona County and the State of Wyoming 2010 Five-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	13,231	63.5%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	2,742	20.7%	17,932	19.1%
Second mortgage only	1,356	49.5%	8,629	48.1%
Home equity loan only	1,386	50.5%	9,303	51.9%
Both second mortgage and home equity loan	121	.9%	741	.8%
No second mortgage and no home equity loan	10,368	78.4%	75,088	80.1%
Housing units without a mortgage	7,613	36.5%	59,045	38.6%
Total	20,844	100.0%	152,806	100.00%

The median rent in Natrona County was \$541 compared to \$552 statewide, as shown in Table II.13.19, below. These figures show that rents were very comparable.

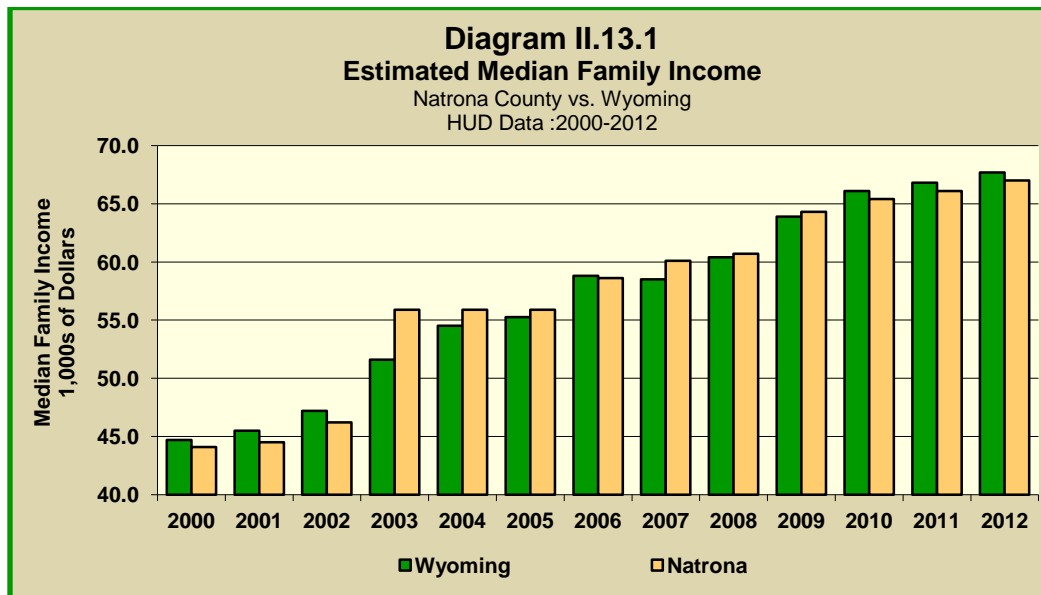
Table II.13.19 Median Rent Natrona County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Natrona County	\$541
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 372 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Natrona County are presented below in Table II.13.20 and indicate a net increase of 5,770 persons over the time period.

Table II.13.20			
Driver’s Licenses Exchanged and Surrendered			
Natrona County			
WYDOT Data, 2000–Second Quarter 2012			
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 – First Half	1,018	646	372
Total	21,946	16,176	5,770

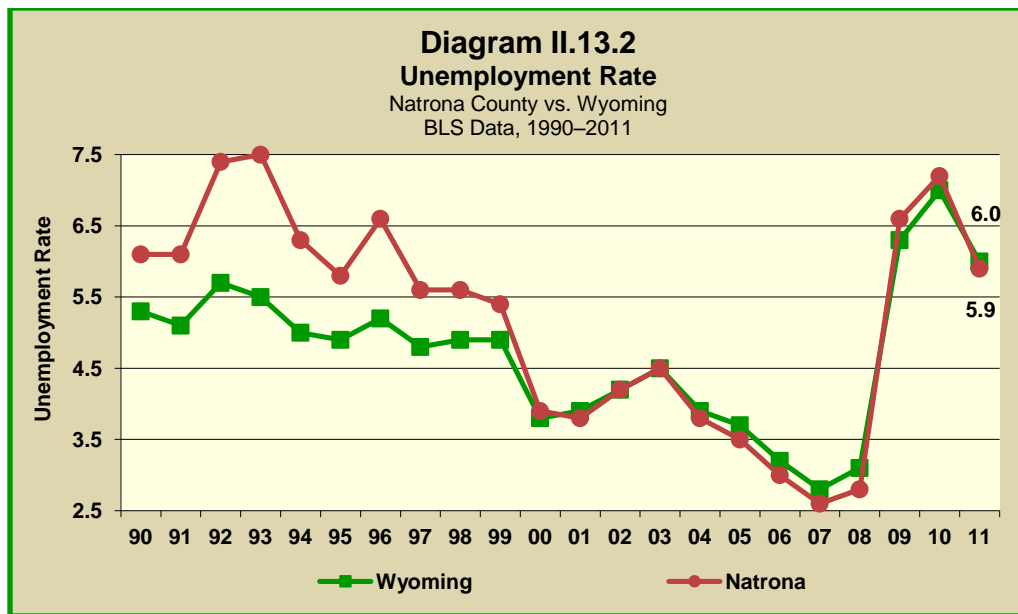
Economics

The HUD estimated MFI for Natrona County was \$67,000 in 2012.¹³⁰ This compares to Wyoming’s MFI of \$67,700. Diagram II.13.1, below, illustrates the estimated MFI for 2000 through 2012.



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 847 persons, from 42,060 in 2010 to 42,907 in 2011. Employment increased by 1,339 persons; unemployment decreased by 492 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 7.2 percent in 2010 to 5.9 percent in 2011, as shown on the following page in Diagram II.13.2.

¹³⁰ 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.



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.13.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 3.46 percent between 2010 and 2011, from a total of 37,936 to 39,247 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011
Jan	30,573	31,744	32,102	33,468	35,084	36,771	37,911	38,915	39,360	36,785	37,525
Feb	30,809	31,916	32,230	33,636	35,216	36,869	38,131	38,840	38,903	36,753	37,518
Mar	31,302	32,268	32,677	34,062	35,719	37,476	38,782	39,267	38,799	37,131	38,070
Apr	31,625	32,192	33,186	34,664	35,930	37,991	38,751	39,514	38,606	37,613	38,578
May	32,244	33,022	33,833	35,007	36,425	38,525	39,250	40,166	38,684	38,085	39,193
Jun	32,947	33,650	34,497	35,925	37,184	39,282	39,993	40,805	38,724	38,567	39,789
Jul	32,248	33,170	34,242	35,855	36,658	38,814	39,493	40,409	38,147	38,436	39,556
Aug	32,478	33,192	34,242	36,192	36,811	38,648	39,460	40,693	37,650	38,251	39,774
Sep	32,222	32,932	34,030	35,816	36,976	38,481	39,520	40,958	37,815	38,155	40,175
Oct	32,160	33,203	34,240	36,284	37,368	38,857	39,691	41,102	37,507	38,498	40,177
Nov	32,060	32,905	33,869	36,112	37,248	38,756	39,795	40,708	37,177	38,389	40,111
Dec	32,143	32,972	34,247	36,161	37,281	39,101	39,693	40,701	37,101	38,573	40,494
Annual	31,901	32,764	33,616	35,265	36,492	38,298	39,206	40,173	38,206	37,936	39,247
% Change	.	2.71	2.60	4.91	3.48	4.95	2.37	2.47	-4.90	-0.71	3.46

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.13.22, on the following page, annual average weekly wages increased by 4.71 percent between 2010 and 2011, from a total of \$849 to \$889.

Table II.13.22						
Average Weekly Wages						
Natrona County						
BLS QCEW Data, 2001–2011(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(p)	842	863	896	953	889	4.71

Total business establishments reported by the QCEW are displayed in Table II.13.23, below. Annual establishments increased by 1.82 percent between 2010 and 2011, from a total of 3,194 to 3,252 establishments.

Table II.13.23						
Number of Establishments						
Natrona County						
BLS QCEW Data, 2001–2011(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(p)	3,217	3,236	3,264	3,291	3,252	1.82

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Natrona County recorded 52,286 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 \$3,781,012, and real per capita income was \$50,097 in 2010. Average earnings per job in the county was \$52,554 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming cost of living index, average apartment rent in Natrona County increased from \$676 in fourth quarter 2010 to \$686 in fourth quarter 2011, or by 1.5 percent. Detached single-family home rents increased by 5.9 percent, rents for mobile homes on a lot increased by 0.7 percent, and rents for mobile home lots decreased by 8.3 percent.

Natrona County rental prices experienced average annualized increased of 4 percent for apartments, 4.7 percent for houses, 3.8 percent for mobile homes plus a lot, and 2.7 percent for mobile home lots since fourth quarter 1986 through fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.13.24, at right, presents the Natrona County data for each rental type.

¹³¹

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 264 authorized units in 2010 to 256 in 2011. Total residential authorizations decreased from 807 units in 2010 to 402 in 2011.

The real value of single-family building permits decreased from \$184,400 in 2010 to \$170,200 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$237,200 in 2001 to a low of \$162,000 in 2008. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	256	146	351	238
Q2.87	259	146	347	239
Q4.87	246	130	326	221
Q2.88	238	121	332	226
Q4.88	237	114	330	225
Q2.89	248	127	335	236
Q4.89	239	120	335	224
Q2.90	246	123	344	243
Q4.90	239	115	372	238
Q2.91	249	128	368	241
Q4.91	276	124	371	222
Q2.92	265	129	390	278
Q4.92	265	115	412	304
Q2.93	271	143	423	293
Q4.93	300	132	444	366
Q2.94	319	132	457	356
Q4.94	317	137	476	349
Q2.95	335	127	479	421
Q4.95	332	132	472	426
Q2.96	342	132	472	394
Q4.96	315	130	493	442
Q2.97	347	133	466	370
Q4.97	338	134	469	342
Q2.98	336	134	482	365
Q4.98	339	132	477	356
Q2.99	341	243	481	383
Q4.99	348	146	514	365
Q2.00	360	151	523	386
Q4.00	354	160	556	390
Q2.01	369	178	542	450
Q4.01	394	163	537	427
Q2.02	395	167	629	463
Q4.02	392	164	623	507
Q2.03	395	173	663	498
Q4.03	412	165	633	442
Q2.04	418	145	657	509
Q4.04	436	161	717	502
Q2.05	441	180	719	527
Q4.05	472	222	750	510
Q2.06	508	203	767	581
Q4.06	532	215	815	581
Q2.07	542	215	945	525
Q4.07	630	226	997	567
Q2.08	702	229	1,088	548
Q4.08	680	248	1,143	579
Q2.09	710	254	1,032	603
Q4.09	684	265	1,016	606
Q2.10	673	269	1,009	597
Q4.10	676	314	1,035	598
Q2.11	661	266	1,085	602
Q4.11	686	288	1,096	602

¹³¹ 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.

in 2003. Additional details of permit activity and per unit valuations are given in Table II.13.25, below.

Table II.13.25 Building Permits and Valuation Natrona County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation: 1000s of Real 2010 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	433	.	35	60	528	.	.	123.8
1981	270	4	136	386	796	.	.	134.6
1982	244	28	78	98	448	.	.	126.1
1983	201	20	11	.	232	.	.	111.9
1984	104	.	.	.	104	.	.	114.9
1985	30	.	3	.	33	.	.	115.5
1986	8	.	.	.	8	.	.	148.2
1987	3	.	.	.	3	.	.	147.8
1988	24	.	.	.	24	.	.	162.1
1989	12	.	.	.	12	11	.	142.0
1990	30	.	.	.	30	4	.	166.9
1991	36	.	.	.	36	.	.	186.4
1992	45	.	.	.	45	.	.	178.2
1993	68	.	.	.	68	.	27	186.5
1994	81	2	4	.	87	.	10	205.0
1995	67	2	.	.	69	.	33	159.5
1996	157	.	15	.	172	79	5	96.4
1997	53	2	.	.	55	.	6	138.6
1998	79	2	.	.	81	.	13	164.3
1999	92	2	.	151	245	151	9	188.3
2000	107	.	.	38	145	.	13	179.8
2001	104	.	.	36	140	36	10	237.2
2002	140	.	.	10	150	.	9	230.3
2003	234	.	.	.	234	36	4	182.8
2004	284	.	.	.	284	.	11	204.8
2005	444	.	.	.	444	52	.	213.4
2006	423	.	.	.	423	.	.	219.8
2007	429	.	.	.	429	44	11	200.7
2008	379	.	40	.	419	.	11	162.0
2009	341	.	.	71	412	.	.	166.9
2010	264	.	4	539	807	.	.	184.4
2011	256	.	6	140	402	59	31	170.2

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Natrona County was \$197,348. This represented a decrease of 2 percent from the previous year. In contrast, Wyoming's weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.13.26, on the following page.

Table II.13.26 Average Sales Prices Natrona County vs. Wyoming DOR Data, 1999–2011				
Year	Natrona County Average Price (\$)	Natrona County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	85,880	5.35	101,517	4.76
2000	93,579	8.96	111,437	9.77
2001	95,948	2.53	116,469	4.52
2002	113,059	17.83	121,140	4.01
2003	130,446	15.38	132,708	9.55
2004	139,651	7.06	142,501	7.38
2005	156,281	11.91	159,776	12.12
2006	158,950	1.71	187,869	17.58
2007	201,269	26.62	265,044	41.08
2008	204,154	1.4	256,045	-3.4
2009	202,006	-1.1	241,622	-5.6
2010	201,425	-0.29	250,958	3.9
2011	197,348	-2.0	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.¹³² During June 2012, a total of 116 surveys were completed by property managers in Natrona County. Of the 5,048 rental units surveyed, 106 were vacant, indicating a vacancy rate of 2.10 percent, as shown in Table II.13.27, below. This rate compares to a 3.68 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

Table II.13.27 Total Units, Vacant Units, Vacancy Rate Natrona County RVS Data, 2001–First Survey 2012				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	6	439	11	2.51
2001b	20	2,322	44	1.89
2002a	21	2,338	83	3.55
2002b	24	2,760	124	4.49
2003a	24	2,095	57	2.72
2003b	41	3,845	131	3.41
2004a	39	3,501	90	2.57
2004b	40	3,586	101	2.82
2005a	27	2,457	65	2.65
2005b	38	4,384	86	1.96
2006a	35	3,118	49	1.57
2006b	40	3,226	54	1.67
2007a	55	4,220	24	0.57
2007b	69	4,117	44	1.07
2008a	66	4,348	46	1.06
2008b	68	4,000	39	0.98
2009a	75	3,268	103	3.15
2009b	101	4,304	208	4.83
2010a	113	5,232	211	4.03
2010b	106	4,660	214	4.59
2011a	125	4,787	176	3.68
2011b	110	4,609	340	7.38
2012a	116	5,048	106	2.10

Diagram II.13.3, on the following page, shows the historical vacancy rate for Natrona County and Wyoming. As can be seen, the vacancy rate in Natrona County has been lower than the statewide rate, except for the second half of 2011, where it spiked to 7.4.

¹³²Those 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.

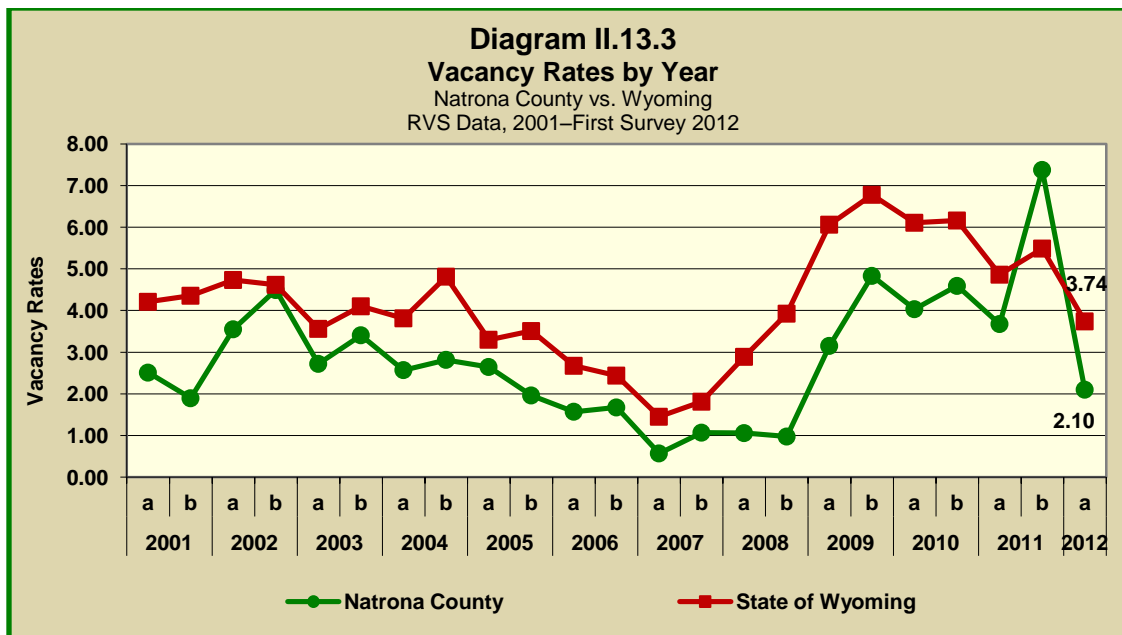
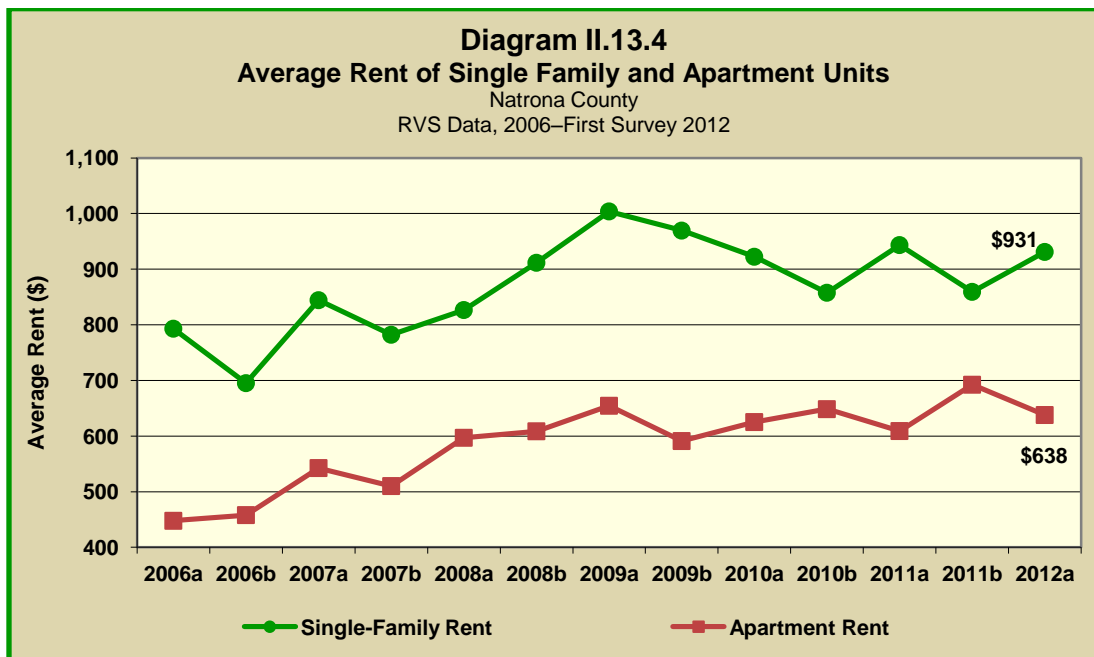


Diagram II.13.4, below, shows the average rent of single-family and apartment units in Natrona County. In the first half of 2012, average rents for single-family units increased to \$931 and average rents for apartments fell slightly, to \$638.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 258 respondents in Natrona County. Of the incoming persons who were unsatisfied with their current housing, 73.9 percent said they were seeking to own a home and 26.1 percent of respondents wished to rent. Of those seeking to own a home, 56.8 percent wished to buy existing units, of which 25.6 percent anticipated spending below \$100,000, 66.7 percent expected to spend between \$100,000 and \$249,999, and 7.7 percent anticipated spending more than \$250,000. The remaining 43.2 percent of aspiring homebuyers expected to build a new home, of which 15.6 percent anticipated spending

below \$100,000, 59.4 percent anticipated spending \$100,000 and \$249,999 and the remaining 25 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 13.3 percent anticipated spending less than \$474, 36.7 percent anticipated spending between \$475 and \$849, and 50.0 anticipated spending more than \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 10,135 loans purchased in Natrona County between 1979 and 2012, with 126 occurring in fiscal 2012. The average home size over the period was 1,125 square feet and 1,124 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1966. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$42,823. The average purchase price in fiscal 2012 was \$156,581. In fiscal 2012, 11.9 percent of loans purchased were for new construction, and 41.3 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**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 183, or 0.6 percent of households in Natrona County, were overcrowded and another 84, or 0.3 percent of units, were severely overcrowded, as shown on the following page in Table II.13.28. This housing problem was far more prevalent in renter households compared to owner households.

Table II.13.28 Overcrowding and Severe Overcrowding Natrona County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Natrona County				
Owner				
Households	20,648	123	73	20,844
Percentage	99.1%	0.6%	0.4%	100.0%
Renter				
Households	8,682	60	11	8,753
Percentage	99.2%	0.7%	0.1%	100.0%
Total				
Households	29,330	183	84	29,597
Percentage	99.1%	0.6%	0.3%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	0.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	0.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	1.6%	0.4%	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 2010 ACS, a total of 687 units, or 2.1 percent of all housing units in Natrona County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.13.29, below.

Table II.13.29 Housing Units with Incomplete Kitchen Facilities Natrona County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Kitchen Facilities	32,263	247,608
Lacking Complete Kitchen Facilities	687	7,488
Total Housing Units	32,950	255,096
Percent Lacking	2.1%	2.9%

At the time of the 2010 ACS, a total of 406 units, or 1.2 percent of all housing units in Natrona County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.13.30, on the following page.

Table II.13.30		
Housing Units with Incomplete Plumbing Facilities		
Natrona County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Natrona County	State of Wyoming
Complete Plumbing Facilities	32,544	249,046
Lacking Complete Plumbing Facilities	406	6,050
Total Households	32,950	255,096
Percent Lacking	1.2%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more of gross household income. For homeowners, gross housing costs include property taxes, insurance, energy payments, water and sewer service, and refuse collection. If the homeowner has a mortgage, the determination also includes principal and interest payments on the mortgage loan. For renters, this figure represents monthly rent and selected electricity and natural gas energy charges.

In Natrona County, 14.4 percent of households had a cost burden and 9.3 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 16.5 percent of homeowners with a mortgage in Natrona County experienced a cost burden and 6.5 percent experienced a severe cost burden, while 19.4 percent of renters had a cost burden and 19.2 percent had a severe cost burden, as shown in Table II.13.31, below.

Table II.13.31					
Cost Burden and Severe Cost Burden by Tenure					
Natrona County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Natrona County					
Owner with a Mortgage					
Households	10,161	2,189	859	22	13,231
Percent	76.8%	16.5%	6.5%	0.2%	100.0%
Owner without a Mortgage					
Households	6,977	379	213	44	7,613
Percent	91.6%	5.0%	2.8%	0.6%	100.0%
Renter					
Households	4,880	1,696	1,683	494	8,753
Percent	55.8%	19.4%	19.2%	5.6%	100.0%
Total					
Households	22,018	4,264	2,755	560	29,597
Percent	74.4%	14.4%	9.3%	1.9%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%