

PARK COUNTY

Demographics

The Census Bureau’s intercensal estimates indicate that Park County’s population increased from 28,205 in 2010 to 28,702 in 2012, or by 1.8 percent. This compares to a statewide population growth of 2.3 percent over the period.¹²² The number of people from 25 to 44 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 3.4 percent. The white population increased by 0.8 percent, while the black population increased by 346.6 percent. The Hispanic population increased from 1,365 to 1,544 people between 2010 and 2012 or by 13.1 percent. These data are presented in Table II.15.1, below.

Table II.15.1						
Profile of Population Characteristics						
Wyoming vs. Park County						
2010 Census and 2012 Current Census Estimates						
Subject	Park County			Wyoming		
	2010 Census	Jul-12	% Change	2010 Census	Jul-12	% Change
Population	28,205	28,702	1.8%	563,626	576,412	2.3%
Age						
Under 14 years	4,877	4,882	0.1%	113,371	113,773	0.4%
15 to 24 years	3,529	3,535	0.2%	78,460	79,861	1.8%
25 to 44 years	6,113	6,320	3.4%	144,615	149,367	3.3%
45 to 54 years	4,264	3,996	-6.3%	83,577	78,964	-5.5%
55 to 64 years	4,480	4,631	3.4%	73,513	78,939	7.4%
65 and Over	4,942	5,338	8.0%	70,090	75,508	7.7%
Race						
White	27,386	27,597	0.8%	529,110	536,450	1.4%
Black	58	259	346.6%	5,135	8,555	66.6%
American Indian and Alaskan Native	196	224	14.3%	14,457	15,003	3.8%
Asian	168	195	16.1%	4,649	5,183	11.5%
Native Hawaiian or Pacific Islander	25	22	-12.0%	521	575	10.4%
Two or more races	372	405	8.9%	9,754	10,646	9.1%
Ethnicity (of any race)						
Hispanic or Latino	1,365	1,544	13.1%	50,231	54,770	9.0%

Table II.15.2, on the following page, presents the population of Park County by age and gender from the 2000 and 2010 Census counts. The 2010 Census count showed a total of 14,021 males, who accounted for 49.7 percent of the population, and the remaining 50.3 percent, or 14,184 persons, were female. In 2012 the number of females increased to 14,404 persons, which accounted for 50.2 percent of the population while the remaining 49.8 percent, or 14,298 persons were male.

¹²² On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.15.2							
Population by Age and Gender							
Park County							
2010 Census and 2012 Current Census Estimates							
Age	2010 Census			2012 Current Census Estimates			% Change 10-12
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,535	2,342	4,877	2,518	2,364	4,882	0.1%
15 to 24 years	1,826	1,703	3,529	1,814	1,721	3,535	0.2%
25 to 44 years	3,039	3,074	6,113	3,177	3,143	6,320	3.4%
45 to 54 years	2,022	2,242	4,264	1,926	2,070	3,996	-6.3%
55 to 64 years	2,288	2,192	4,480	2,348	2,283	4,631	3.4%
65 and Over	2,311	2,631	4,942	2,515	2,823	5,338	8.0%
Total	14,021	14,184	28,205	14,298	14,404	28,702	1.8%
% of Total	49.7%	50.3%	.	49.8%	50.2%	.	.

At the time of the 2010 Census, there were 942 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 8.7 percent, as shown in Table II.15.3, below.

Table II.15.3			
Group Quarters Population			
Park County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹²³	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
Total	285	294	3.2%
Noninstitutionalized			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
Total	582	648	11.3%
Group Quarters Population	867	942	8.7%

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.

¹²³ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

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 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.15.4, below, shows data on household type by tenure in the 2012 5-year ACS data. Household type is broken down by family households and non-family households. In 2012, there were an estimated 7,690 family households, of which 6,452 housed married couple families and 1,238 housed "other families." "Other family" is defined as either a male householder with no wife present, of whom there were 267 families, or a female householder with no husband present, of which there were 971 families. There were also an estimated 4,266 "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 Park County was 64.3 percent, which compared to the statewide rate of 65.9 percent. Of the family households in Park County, 83.9 percent were married households, which compared to 80.5 percent in the State of Wyoming.

Family Type	Park County		State of Wyoming	
	Park County	% of Total	State of Wyoming	% of Total
Family households	7,690	64.3%	145,992	65.9%
Married-couple family	6,452	83.9%	117,493	80.5%
Owner-occupied housing units	5,081	78.8%	98,110	83.5%
Renter-occupied housing units	1,371	21.2%	19,383	16.5%
Other family	1,238	16.1%	28,499	19.5%
Male householder, no wife present	267	3.5%	9,246	32.4%
Owner-occupied housing units	238	89.1%	5,485	59.3%
Renter-occupied housing units	29	10.9%	3,761	40.7%
Female householder, no husband present	971	12.6%	19,253	67.6%
Owner-occupied housing units	490	50.5%	10,177	52.9%
Renter-occupied housing units	481	49.5%	9,076	47.1%
Nonfamily households	4,266	35.7%	75,487	34.1%
Owner-occupied housing units	2,681	62.8%	41,887	55.5%
Renter-occupied housing units	1,585	37.2%	33,600	44.5%
Total	11,956	100.0%	221,479	100.0%

Table II.15.5, on the following page, displays the 2012 5-year ACS census data for household type by household size. In 2012, there were 4,545 two-person family households, 1,431 three-person family households and 1,029 four-person family households. One-person non-family households made up 80.9 percent of all non-family households or an estimated 3,450 households. Park County's two persons households made up 44.3 percent of total housing units and four person households made up an additional 8.7 percent, which compares to 37.8 and 12.1 percent, respectively, for the State of Wyoming.

Table II.15.5				
Household Type by Household Size				
Park County				
2008-2012 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Park County				
One Person	.	3,450	3,450	28.9%
Two Person	4,545	750	5,295	44.3%
Three Person	1,431	56	1,487	12.4%
Four Person	1,029	10	1,039	8.7%
Five Person	395	0	395	3.3%
Six Person	194	0	194	1.6%
Seven Person	96	0	96	.8%
Total	7,690	4,266	11,956	100.0%
State of Wyoming				
One Person	.	61,207	61,207	27.6%
Two Person	71,901	11,872	83,773	37.8%
Three Person	29,567	1,663	31,230	14.1%
Four Person	26,129	580	26,709	12.1%
Five Person	11,395	74	11,469	5.2%
Six Person	4,420	91	4,511	2.0%
Seven Person	2,580	0	2,580	1.2%
Total	145,992	75,487	221,479	100.0%

The 2012 5-Year ACS census estimates also provided information on tenure by household size. According to the 2012 ACS estimates, of the 5,295 two-person households, 4,044 were owner-occupied and 1,251 were renter-occupied. Of the 1,039 four-person households, 725 were owner-occupied and 314 were renter-occupied. Further household size data by tenure are presented in Table II.15.6, below.

Table II.15.6				
Tenure by Household Size				
Park County				
2008-2012 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Park County				
One Person	2,208	1,242	3,450	28.9%
Two Person	4,044	1,251	5,295	44.3%
Three Person	1,067	420	1,487	12.4%
Four Person	725	314	1,039	8.7%
Five Person	234	161	395	3.3%
Six Person	165	29	194	1.6%
Seven Person or more	47	49	96	.8%
Total	8,490	3,466	11,956	100.0%
State of Wyoming				
One Person	35,444	25,763	61,207	27.6%
Two Person	65,905	17,868	83,773	37.8%
Three Person	21,929	9,301	31,230	14.1%
Four Person	19,413	7,296	26,709	12.1%
Five Person	7,927	3,542	11,469	5.2%
Six Person	3,406	1,105	4,511	2.0%
Seven Person or more	1,635	945	2,580	1.2%
Total	155,659	65,820	221,479	100.0%

As seen in Table II.15.7, on the following page, Park County had a total of 13,548 housing units of which 11,956 or 88.2 percent were occupied. Of these occupied units, 71.0 percent, or 8,490

units were owner occupied, which compares to a statewide rate of 70.3. A total of 1,592 units or 11.8 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

Table II.15.7 Housing Units by Tenure Park County 2008-2012 5-Year ACS Data				
Tenure	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,956	88.2%	221,479	84.7
Owner-Occupied	8,490	71.0%	155,659	70.3
Renter-Occupied	3,466	29.0%	65,820	29.7
Vacant Housing Units	1,592	11.8%	39,951	15.3
Total Housing Units	13,548	100.0%	261,430	100.0

Table II.15.8, below, shows that of the 1,592 housing units in Park County as reported in the 2012 ACS data, 184 or 11.6 percent were for rent and 44 or 2.8 percent were for sale. An estimated 998 units were for seasonal, recreational, or occasional use, and 227 or 14.3 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 25.8 percent for “other vacant” units.

Table II.15.8 Disposition of Vacant Housing Units Park County 2008-2012 5-Year ACS Data				
Disposition	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	184	11.6%	5,825	14.6%
Rented, but not occupied	134	8.4%	1,811	4.5%
For sale only	44	2.8%	2,711	6.8%
Sold, but not occupied	5	.3%	799	2.0%
For seasonal, recreational, or occasional use	998	62.7%	18,027	45.1%
For migrant workers	0	.0%	488	1.2%
Other vacant	227	14.3%	10,290	25.8%
Total	1,592	100.0%	39,951	100.0%

Table II.15.9, at right, presents different income statistics for Park County. According to the 2012 ACS data averages, median family income for Park County was \$61,699 compared to the statewide average of \$70,013. Per capita income for Park County, which is calculated by dividing total income by population, was \$28,037, which compared to \$28,858 for the State of Wyoming.

Table II.15.9 Median and Per Capita Income Park County 2008-2012 5-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	61,699	70,013
Median Household Income	51,449	56,573
Per Capita Income	28,037	28,858

Table II.15.10, on the following page, shows households by income for Park County and the State of Wyoming. In Park County, there were a total of 1,062 households or 8.9 percent with incomes under \$15,000 compared to 9.9 percent of households in Wyoming. There were another 1,828 households that had incomes between \$35,000 and \$49,999, which accounted for 15.3 percent of

households and compared to 14.2 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 15.5 percent of total households and numbered 1,856 in Park County.

Table II.15.10				
Households by Income				
Park County				
2008-2012 5-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	1,062	8.9%	21,996	9.9%
15,000 - 19,999	715	6.0%	10,608	4.8%
20,000 - 24,999	674	5.6%	10,519	4.7%
25,000 - 34,999	1,528	12.8%	22,992	10.4%
35,000 - 49,999	1,828	15.3%	31,395	14.2%
50,000 - 74,999	2,656	22.2%	44,135	19.9%
75,000 - 99,999	1,637	13.7%	31,949	14.4%
100,000 and above	1,856	15.5%	47,885	21.6%
Total	11,956	100.0%	221,479	100.0%

Poverty statistics were also reported in the 2012 5-year ACS estimates, and these data are displayed in Table II.15.11, below. In total, the poverty rate in Park County was 9.3 percent, which compared to a statewide poverty rate of 11.0 percent in Wyoming. The male population in Park County had a poverty rate of 6.8 percent and the female population had a poverty rate of 11.8 percent. There were 172 males and 243 females in poverty under the age of 5. Overall, 16.2 percent of persons in poverty in Park County were under the age of five, which compared to 13.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 332 individuals with incomes below the poverty level which represented 13.0 percent of the total population in poverty. In the State of Wyoming there were 4,264 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

Table II.15.11				
Poverty by Age				
Park County				
2008-2012 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Park County				
5 and Below	172	243	415	16.2%
6 to 18	147	170	317	12.4%
18 to 64	474	1,016	1,490	58.3%
65 and Older	137	195	332	13.0%
Total	930	1,624	2,554	100.0%
Poverty Rate	6.8%	11.8%	9.3%	.
State of Wyoming				
5 and Below	3,990	3,909	7,899	13.0%
6 to 18	6,156	5,415	11,571	19.1%
18 to 64	15,273	21,629	36,902	60.9%
65 and Older	1,453	2,811	4,264	7.0%
Total	26,872	33,764	60,636	100.0%
Poverty Rate	10%	12%	11.0%	.

Table II.15.12, below, presents the breakdown of households by unit type and tenure. Between 2008 and 2012, Park County saw an average of 7,272 owner-occupied single-family units compared to 1,661 single-family rental units. In Park County, single-family units comprised 74.7 percent of all households compared with 71.5 percent statewide. Park County had a total of 471 apartment rental units and total apartment units accounted for 4.5 percent of all households. In the State of Wyoming, apartment units accounted for 7.9 percent of total households. There were also an estimated 1,576 mobile homes in Park County, which comprised 13.2 percent of all occupied housing units and compared to 13.6 statewide.

Table II.15.12				
Households by Unit Type				
Park County				
2008-2012 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Park County				
Single-Family Unit	7,272	1,661	8,933	74.7%
Duplex	118	436	554	4.6%
Tri- or Four-Plex	18	341	359	3.0%
Apartments	63	471	534	4.5%
Mobile Homes	1,019	557	1,576	13.2%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	8,490	3,466	11,956	100.0%
State of Wyoming				
Single-Family Unit	130,636	27,673	158,309	71.5%
Duplex	771	4,940	5,711	2.6%
Tri- or Four-Plex	529	8,887	9,416	4.3%
Apartments	776	16,716	17,492	7.9%
Mobile Homes	22,624	7,565	30,189	13.6%
Boat, RV, Van, Etc.	323	39	362	.2%
Total	155,659	65,820	221,479	100.0%

Table II. 15.13, on the following page, shows the number of households by year of construction. As shown, 9.5 percent, or 1,133 units, were built in 1939 or earlier in the county, and another 859 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,538, which accounted for 12.9 percent of all households, and an additional 238 households, or 2.0 percent, were built in 2005 or later. These figures compare to 1,270 households, or 0.6 percent, that were built from 2005 or later statewide.

Table II.15.13				
Households by Year Built				
Park County 2008-2012 5-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,133	9.5%	24,899	11.2%
1940 to 1949	859	7.2%	10,352	4.7%
1950 to 1959	1,219	10.2%	22,395	10.1%
1960 to 1969	1,009	8.4%	19,254	8.7%
1970 to 1979	2,021	16.9%	50,875	23.0%
1980 to 1989	2,111	17.7%	34,715	15.7%
1990 to 1999	1,828	15.3%	26,905	12.1%
2000 to 2004	1,538	12.9%	30,814	13.9%
Built 2005 or Later	238	2.0%	1,270	.6%
Total	11,956	100.0%	221,479	100.0%

Table II.15.14, below, displays housing units for Park County and the State of Wyoming. The number of rooms in Park County varied between households. Households with one room accounting for only 0.7 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 Park County was 6 rooms, which compared to 6 statewide.

Table II.15.14				
Housing Units by Number of Rooms				
Park County 2008-2012 5-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	97	.7%	4,323	1.7%
Two	449	3.3%	6,841	2.6%
Three	1,180	8.7%	19,299	7.4%
Four	2,156	15.9%	44,488	17.0%
Five	2,563	18.9%	51,437	19.7%
Six	2,024	14.9%	40,208	15.4%
Seven	1,983	14.6%	32,481	12.4%
Eight	1,292	9.5%	25,835	9.9%
Nine or more	1,804	13.3%	36,518	14.0%
Total	13,548	100.0%	261,430	100.0%
Median Rooms	6	.	6	.

Table II.15.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 94 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.1 percent of total households in Park County, which compared to 24.6 percent statewide. In Park County, the 5,169 households with three bedrooms accounted for 43.2 percent of all households, and there were only 822 five-bedroom or more households, which accounted for 6.9 percent of all households.

Table II.15.15				
Households by Number of Bedrooms				
Park County				
2008-2012 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Park County				
None	31	94	125	1.0%
One	326	627	953	8.0%
Two	1,847	1,157	3,004	25.1%
Three	3,942	1,227	5,169	43.2%
Four	1,641	242	1,883	15.7%
Five or more	703	119	822	6.9%
Total	8,490	3,466	11,956	100.0%
State of Wyoming				
None	318	1,699	2,017	.9%
One	4,121	13,132	17,253	7.8%
Two	28,396	26,012	54,408	24.6%
Three	71,945	17,775	89,720	40.5%
Four	36,199	4,889	41,088	18.6%
Five or more	14,680	2,313	16,993	7.7%
Total	155,659	65,820	221,479	100.0%

The age of a structure influences its value. As shown in Table II.15.16, below, structures built in 1939 or earlier had a median value of \$180,400, while structures built between 1950 and 1959 had a median value of \$160,500 and those built between 1990 to 1999 had a median value of \$257,300. 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 \$307,500 and \$139,500, respectively. The total average median value in Park County was \$206,000, which compared to \$184,400 in the State of Wyoming.

Table II.15.16		
Median Value by Year Structure Built		
Park County		
2008-2012 5-Year ACS Data		
Year Built	Park County	State of Wyoming
1939 or earlier	180,400	153,500
1940 to 1949	134,000	136,800
1950 to 1959	160,500	156,600
1960 to 1969	176,600	173,700
1970 to 1979	196,200	181,700
1980 to 1989	214,600	196,100
1990 to 1999	257,300	228,400
2000 to 2004	307,500	248,900
Built 2005 or Later	139,500	221,600
Total	206,000	184,400

Household mortgage status is reported in Table II.15.17, on the following page. In Park County, households with a mortgage accounted for 56.1 percent of all households or 4,761 housing units, and the remaining 43.9 percent or 3,729 units had no mortgage. Of those units with a mortgage, 752 had either a second mortgage or home

equity loan, 19 had both a second mortgage and home equity loan, and 3,990 or 83.8 percent had no second mortgage or no home equity loan.

Table II.15.17				
Mortgage Status				
Park County 2008-2012 5-Year ACS Data				
Mortgage Status	Park County		State of Wyoming	
	Households	% of Households	Households	% of Households
Housing units with a mortgage, contract to purchase, or similar debt	4,761	56.1%	94,301	60.6%
With either a second mortgage or home equity loan, but not both	752	15.8%	15,069	16.0%
Second mortgage only	172	22.9%	7,440	49.4%
Home equity loan only	580	77.1%	7,629	50.6%
Both second mortgage and home equity loan	19	.4%	645	.7%
No second mortgage and no home equity loan	3,990	83.8%	78,587	83.3%
Housing units without a mortgage	3,729	43.9%	61,358	39.4%
Total	8,490	100.0%	155,659	100.00%

The median rent in Park County was \$529 as compared to \$618 statewide, as seen in Table II.15.18, below.

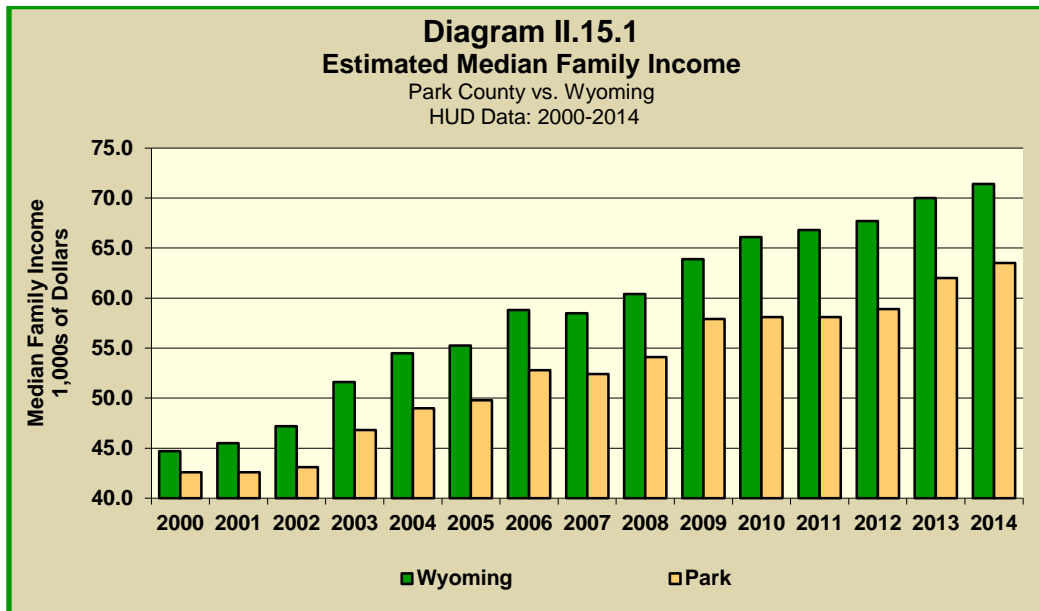
Table II.15.18	
Median Rent	
Park County 2008-2012 5-Year ACS Data	
Place	Rent
Park County	\$529
State of Wyoming	\$618

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 163 persons during 2013. The driver’s license total exchanges since 2000 for Park County are presented in Table II.15.19, below, and indicate a net increase of 4,271 persons over the time period.

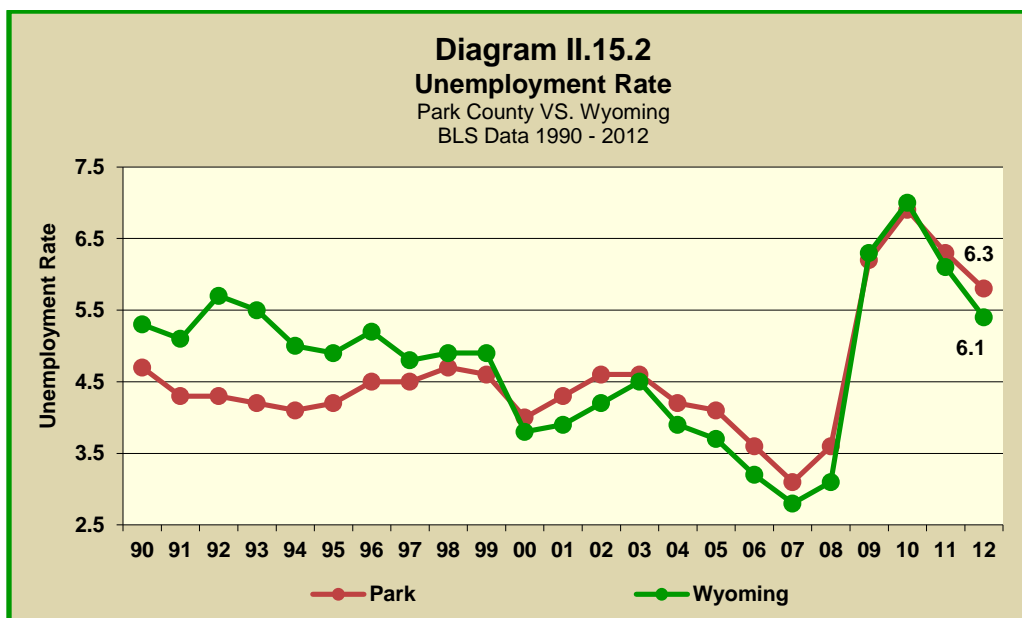
Table II.15.19			
Driver’s Licenses Exchanged and Surrendered			
Park County WYDOT Data, 2000–2013			
Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012	925	707	218
2013	841	678	163
Total	13,264	8,993	4,271

Economics

The HUD estimated MFI for Park County was \$63,500 in 2014.¹²⁴ This compares to Wyoming’s MFI of \$71,400. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2014.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Park County’s labor force, defined as the number of persons working or actively seeking work, increased by 405 persons, from 15,352 in 2011 to 15,757 in 2012. Employment increased by 463 persons; unemployment decreased by 58 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.3 percent in 2011 to 5.8 in 2012, as shown below in Diagram II.15.2.



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.15.20, below, annual total monthly employment increased by 2.48 percent between 2011 and 2012, from a total of 13,643 to 13,981 workers. Preliminary estimates shows total monthly employment increased to 15,455 persons in June 2013.

Year	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013(p)
Jan	10,957	11,205	11,461	11,670	11,685	12,223	12,149	12,028	12,049	12,516	12,408
Feb	10,930	11,286	11,484	11,644	11,837	12,272	12,180	12,046	12,137	12,524	12,465
Mar	11,078	11,495	11,693	11,920	12,097	12,402	12,265	12,256	12,246	12,700	12,611
Apr	11,462	11,807	12,093	12,166	12,417	12,664	12,533	12,356	12,535	13,076	12,792
May	12,856	12,927	13,190	13,262	13,655	14,174	13,726	13,685	13,721	14,344	13,910
Jun	14,569	14,787	14,902	15,024	15,269	15,542	15,051	15,198	15,408	15,987	15,455
Jul	14,667	14,560	14,829	15,154	15,286	15,682	15,324	15,343	15,692	16,057	.
Aug	14,371	14,232	14,344	14,769	15,026	15,366	15,030	15,019	15,444	15,695	.
Sep	13,839	13,510	13,824	14,006	14,353	14,511	14,433	14,566	14,849	14,896	.
Oct	12,617	12,796	12,824	12,984	13,420	13,617	13,279	13,418	13,815	13,952	.
Nov	11,625	12,008	12,069	12,333	12,668	12,868	12,470	12,480	12,923	13,013	.
Dec	11,581	11,956	11,949	12,200	12,615	12,795	12,430	12,511	12,895	13,013	.
Annual	12,546	12,714	12,889	13,094	13,361	13,676	13,406	13,409	13,643	13,981	.
% Change	2.12	1.34	1.38	1.59	2.04	2.36	-1.97	0.02	1.75	2.48	.

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.15.21, below, annual average weekly wages increased by 1.86 percent between 2011 and 2012, from a total of \$700 to \$713. In the second quarter of 2013, preliminary estimates show average weekly wages rose to \$845.

Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	.
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009	678	639	642	717	667	1.52
2010	698	664	658	747	690	3.45
2011	699	681	680	746	700	1.45
2012	734	708	662	757	713	1.86
2013(p)	744	719

Total business establishments reported by the QCEW are displayed below in Table II.15.22. Annual establishments increased by 0.75 percent between 2011 and 2012, from a total of 1,481 to 1,482 establishments. Preliminary estimates indicate the total number of establishments decreased to 1,470 in the second quarter of 2013.

Table II.15.22						
Number of Establishments						
Park County						
BLS QCEW Data, 2001–2012(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,283	.
2002	1,281	1,306	1,318	1,310	1,304	1.64
2003	1,288	1,305	1,306	1,305	1,301	-0.23
2004	1,303	1,356	1,341	1,349	1,337	2.77
2005	1,363	1,380	1,381	1,385	1,377	2.99
2006	1,411	1,435	1,427	1,409	1,421	3.20
2007	1,422	1,448	1,444	1,439	1,438	1.20
2008	1,452	1,458	1,461	1,475	1,462	1.67
2009	1,480	1,487	1,475	1,460	1,476	0.96
2010	1,466	1,481	1,465	1,468	1,470	-0.41
2011	1,476	1,488	1,487	1,474	1,481	0.75
2012	1,478	1,494	1,481	1,476	1,482	0.07
2013(p)	1,467	1,470

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2011, the most recent year for which data are available, Park County recorded 20,915 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 \$1,332,594, and real per capita income was \$46,607 in 2011. Average earnings per job in the county was \$39,986 in 2011. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Park County remained at \$543 in second quarter 2012 and second quarter 2013. Detached single-family home rents decreased by 2.3 percent, rents for mobile homes on a lot increased by 13.8 percent, and rents for mobile home lots decreased by 0.9 percent.

Park County rental prices experienced average annualized increases of 2.3 percent for apartments, 2.7 percent for houses, 3.0 percent for mobile homes plus a lot, and 1.9 percent for mobile home lots since fourth quarter 1986 to second quarter 2013. These figures compare to state average annualized increases in rental prices of 3.1 percent for apartments, 3.7 percent for houses, 3.3 percent for mobile homes plus a lot, and 2.9 percent for mobile home lots over the same period. Table II.15.23, at right, presents the Park County data for each rental type.

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 Park County increased from 101 authorized units in 2011 to 104 in 2012. Total residential authorizations increased from 113 units in 2011 to 124 in 2012.

The real value of single-family building permits decreased from \$201,333 in 2011 to \$200,461 in 2012. The value over the past decade, in real 2012 dollars, fluctuated from a high of \$209,100 in 2007 to a low of \$171,000 in 2004. These figures compare to the state average high of \$275,723 in 2000 and low of \$187,359 in 2003. Additional details are given in Table II.15.24, on the following page.

Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	287	130	394	278
Q2.87	282	130	372	252
Q4.87	283	130	341	257
Q2.88	252	130	349	275
Q4.88	250	130	337	281
Q2.89	286	130	376	293
Q4.89	293	130	367	264
Q2.90	293	130	374	280
Q4.90	309	135	376	220
Q2.91	287	132	390	279
Q4.91	315	135	419	263
Q2.92	333	133	431	274
Q4.92	344	132	428	308
Q2.93	366	132	352	319
Q4.93	352	137	403	280
Q2.94	365	153	468	.
Q4.94	371	153	428	339
Q2.95	400	153	499	356
Q4.95	412	158	463	343
Q2.96	398	162	457	360
Q4.96	377	162	491	381
Q2.97	391	162	484	353
Q4.97	386	162	483	336
Q2.98	379	155	438	356
Q4.98	364	155	453	330
Q2.99	367	157	442	359
Q4.99	381	157	448	384
Q2.00	371	180	456	312
Q4.00	392	162	498	346
Q2.01	381	166	487	337
Q4.01	394	166	506	367
Q2.02	387	169	509	350
Q4.02	390	171	534	363
Q2.03	424	170	528	399
Q4.03	413	170	558	430
Q2.04	426	174	578	370
Q4.04	431	180	615	406
Q2.05	439	180	574	391
Q4.05	429	179	563	403
Q2.06	428	175	588	393
Q4.06	459	175	581	454
Q2.07	463	181	647	436
Q4.07	452	182	667	453
Q2.08	470	186	690	500
Q4.08	478	193	674	493
Q2.09	486	193	673	522
Q4.09	480	196	707	539
Q2.10	512	200	702	510
Q4.10	550	212	750	562
Q2.11	522	215	736	538
Q4.11	556	220	789	559
Q2.12	543	223	852	560
Q4.12	529	224	799	632
Q2.13	543	221	832	637

Table II.15.24 Building Permits and Valuation Park County Census Bureau Data, 1980–2012								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation, 1000s of Real 2012 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	29	2	12	6	49	.	.	119.2
1981	60	.	7	.	67	.	.	108.8
1982	55	.	3	.	58	.	.	67.8
1983	64	4	.	32	100	.	.	72.8
1984	77	.	.	10	87	.	.	75.9
1985	56	.	.	25	81	.	.	82.5
1986	44	.	.	15	59	.	.	76.4
1987	41	.	.	10	51	.	.	73.2
1988	8	2	.	.	10	.	.	136.3
1989	12	2	.	.	14	.	.	122.3
1990	16	.	.	.	16	.	.	89.8
1991	80	4	4	.	88	.	.	126.6
1992	141	6	8	.	155	.	.	118.3
1993	156	6	20	.	182	.	.	127.4
1994	211	8	37	10	266	.	2	129.8
1995	133	8	24	9	174	.	.	137.6
1996	177	6	12	.	195	48	.	141.2
1997	127	8	.	.	135	.	.	145.4
1998	150	4	.	.	154	24	.	150.0
1999	130	2	23	.	155	24	10	151.2
2000	137	.	.	.	137	20	.	172.8
2001	112	6	.	.	118	.	.	174.5
2002	164	8	7	.	179	.	.	180.9
2003	174	22	8	6	210	.	.	184.6
2004	230	2	4	6	242	.	.	171.0
2005	183	4	.	.	187	.	.	177.8
2006	237	12	3	.	252	.	.	193.1
2007	234	6	4	.	244	.	.	209.1
2008	177	12	.	12	201	.	.	207.4
2009	126	6	.	12	144	.	.	186.9
2010	102	8	.	8	118	.	.	210.6
2011	101	12	.	.	113	.	.	201.3
2012	104	20	.	.	124	.	.	200.5

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2012, the average sales price in Park County was \$214,019. This represented a 1.8 percent decrease from the previous year. In contrast, Wyoming’s weighted average was \$266,406, an increase of 10.4 percent over the previous year. A comparison of average sales prices between 2000 and 2012 is displayed in Table II.15.25, on the following page.

Table II.15.25 Average Sales Prices Park County vs. Wyoming DOR Data, 2000–2012				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	113,178	.	131,207	.
2001	119,233	5.35	128,771	-1.86
2002	132,854	11.42	138,295	7.40
2003	138,941	4.58	148,276	7.22
2004	151,921	9.34	159,558	7.61
2005	161,866	6.55	178,183	11.67
2006	183,326	13.26	219,438	23.15
2007	215,697	17.66	265,044	20.78
2008	215,692	0.0	256,045	-3.40
2009	207,333	-3.9	241,622	-5.63
2010	217,191	4.75	250,958	3.86
2011	217,902	0.3	241,301	-3.85
2012	214,019	-1.8	266,406	10.40

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2013.¹²⁵ During December 2013, a total of 106 surveys were completed by property managers in Park County. Of the 1,533 rental units surveyed, 56 were vacant, indicating a vacancy rate of 3.65 percent, as shown in Table II.15.26, below. This rate compares to a 3.57 percent vacancy rate one year ago and a statewide December 2013 vacancy rate of 5.57 percent.

Table II.15.26 Total Units, Vacant Units, and Vacancy Rate Park County RVS Data, June 2001 – December 2013				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.64%
2001b	11	378	24	6.35%
2002a	11	429	25	5.83%
2002b	10	399	18	4.51%
2003a	15	732	18	2.46%
2003b	34	875	60	6.86%
2004a	34	1,047	56	5.35%
2004b	30	617	66	10.70%
2005a	33	815	27	3.31%
2005b	35	728	38	5.22%
2006a	34	577	9	1.56%
2006b	42	636	21	3.30%
2007a	49	766	8	1.04%
2007b	46	932	25	2.68%
2008a	55	955	28	2.93%
2008b	63	1,003	34	3.39%
2009a	51	900	25	2.78%
2009b	72	1,013	35	3.46%
2010a	78	887	25	2.82%
2010b	80	1,091	46	4.22%
2011a	92	1,133	31	2.74%
2011b	96	934	26	2.78%
2012a	95	1,226	32	2.61%
2012b	106	1,399	50	3.57%
2013a	105	1,268	53	4.18%
2013b	106	1,533	56	3.65%

¹²⁵ Those signified as a in the “year” column of Table II.15.10 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.15.3, below, shows the historical vacancy rate for Park County and Wyoming. As can be seen, the vacancy rate in Park County was similar to the statewide vacancy rate until late 2008, when it dropped below the statewide rate, and declined further in December 2013.

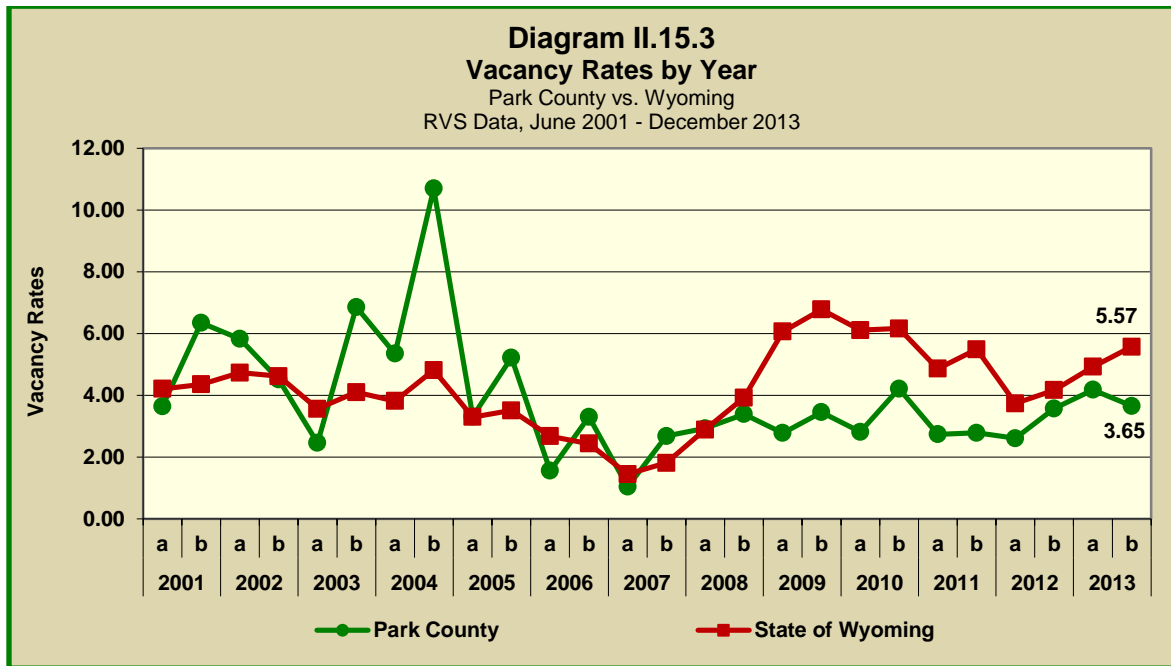


Diagram II.15.4, below, shows the average rent of single-family and apartment units in Park County. In the second half of 2013, average rents for single-family units increased to \$792 and average rents for apartments increased to \$680.

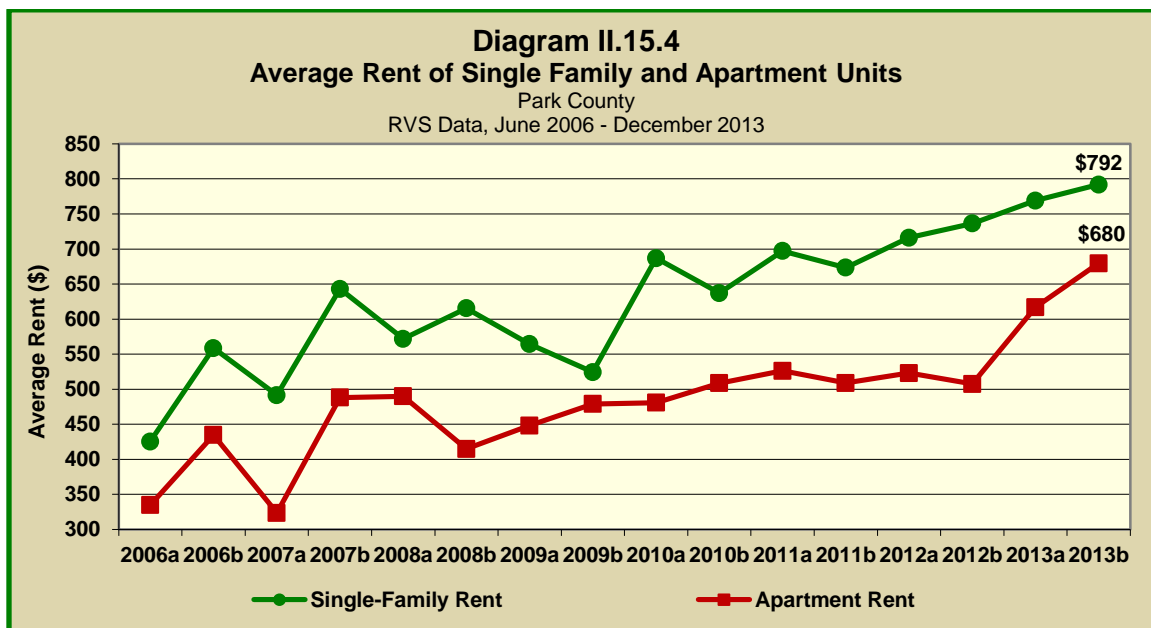


Table II.15.27, below shows the amount of total and vacant units with their associated vacancy rates. At the time of the survey, there were an estimated 378 single family units in Park County, with 7 of them available. This translates into a vacancy rate of 1.9 percent in Park County, which compares to a single family vacancy rate of 4.41 percent for the State of Wyoming. There were 607 apartment units reported in the survey, with 31 of them available, which resulted in a vacancy rate of 5.1 percent. This compares to a statewide vacancy rate of 5.79 percent for apartment units across the state.

Table II.15.27			
Rental Vacancy Survey by Type			
Park County			
RVS Data, December 2013			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	378	7	1.9%
Duplex units	65	4	6.2%
Apartments	607	31	5.1%
Mobile Homes	87	2	2.3%
"Other" Units	17	1	5.9%
Don't Know	379	11	2.9%
Total	1,533	56	3.7%

Table II.15.28, below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 90 units. The most common apartment units were two bedroom units, with 215 units. Additional details for additional unit types are reported found below.

Table II.15.28							
Rental Units by Bedroom Size							
Park County							
RVS Data, December 2013							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	4	0	2	0	0	.	6
One	31	14	171	0	0	.	216
Two	90	29	215	21	1	.	356
Three	61	16	30	20	14	.	141
Four	15	5	8	1	0	.	29
Five	4	0	0	0	0	.	4
Don't Know	173	1	181	45	2	379	781
Total	378	65	607	87	17	379	1,533

Average market-rate rents by unit type are shown in Table II.15.29, on the following page. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.15.29						
Average Market Rate Rents by Bedroom Size						
Park County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$175	\$	\$450	\$	\$	\$313
One	\$502	\$469	\$516	\$505	\$	\$503
Two	\$685	\$663	\$606	\$494	\$875	\$641
Three	\$933	\$901	\$838	\$717	\$787	\$863
Four	\$875	\$1,000	\$900	\$1,000	\$	\$912
Five	\$1,300	\$	\$	\$	\$	\$1,300
Total	\$792	\$699	\$680	\$643	\$846	\$710

Table II.15.30, below, shows the average rental rates for assisted units by bedroom size and unit type. Again, those units with larger bedrooms generally commanded higher rents, with single family units costing more than apartment units.

Table II.15.30						
Average Assisted Rate Rents by Bedroom Size						
Park County						
RVS Data, December 2013						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$	\$	\$	\$	\$	\$
One	\$	\$	\$383	\$	\$	\$383
Two	\$	\$	\$617	\$	\$	\$617
Three	\$600	\$	\$750	\$	\$	\$650
Four	\$	\$	\$800	\$	\$	\$800
Five	\$	\$	\$	\$	\$	\$
Total	\$600	\$	\$573	\$	\$	\$573

Table II.15.31, below, shows vacancy rates for single family units by average rental rates for Park County. Single family units with the lowest vacancy rate had an average rent of above 1,500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.15.31			
Single Family Market Rate Rents by Vacancy Status			
Park County			
RVS Data, December 2013			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	2	0	.0%
\$500 to \$1,000	200	2	1.0%
\$1,000 to \$1,500	154	3	1.9%
Above \$1,500	2	0	.0%
Missing	20	2	10.0%
Total	378	7	1.9%

The average rent and availability of apartment units is displayed in Table II.15.32, below. The lowest vacancy rate was seen in apartment units renting for above 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.15.32			
Apartment Market Rate Rents by Vacancy Status			
Park County			
RVS Data, December 2013			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	118	8	6.8%
\$500 to \$1,000	396	22	5.6%
\$1,000 to \$1,500	8	1	12.5%
Above \$1,500	1	0	.0%
Missing	84	0	.00%
Total	607	31	5.1%

Table II.15.33, below, shows the availability of mobile home units by vacancy status. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of 0.00 percent.

Table II.15.33			
Mobile Home Market Rate Rents by Vacancy Status			
Park County			
RVS Data, December 2013			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	4	0	.0%
\$500 to \$1,000	77	2	2.6%
\$1,000 to \$1,500	2	0	.0%
Above \$1,500			%
Missing	4	0	.0%
Total	87	2	2.3%

Table II.15.34, below, shows the condition of rental units by unit type for Park County. Respondents could rate their units from poor to excellent, however many respondents did not know, or 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 good condition. Details on the conditions of additional unit types are displayed below.

Table II.15.34							
Condition by Unit Type							
Park County							
RVS Data, December 2013							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair						.	
Average	98	6	37	24	0	.	165
Good	230	39	425	52	13	.	759
Excellent	30	20	103	8	2	.	163
Don’t Know	20	0	42	3	2	379	446
Total	378	65	607	87	17	379	1,533

The availability of single family units based on their condition is displayed in Table II.15.35, below. As can be seen the single family units with the lowest vacancy rates were in average condition, with a vacancy rate of 0.0 percent.

Table II.15.35			
Condition of Single Family Units by Vacancy Status			
Park County			
RVS Data, December 2013			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair			%
Average	98	0	.0%
Good	230	4	1.7%
Excellent	30	1	3.3%
Don't Know	20		%
Total	378	7	1.9%

Table II.15.36, below, shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in excellent condition, and had a vacancy rate of 3.88 percent.

Table II.15.36			
Condition of Apartment Units by Vacancy Status			
Park County			
RVS Data, December 2013			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair			%
Average	37	5	13.5%
Good	425	22	5.2%
Excellent	103	4	3.9%
Don't Know	42		%
Total	607	31	5.1%

Table II.15.37, at right, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent quality, with a vacancy rate of 3.88 percent.

Table II.15.37			
Condition of Mobile Home Units by Vacancy Status			
Park County			
RVS Data, December 2013			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			%
Fair			%
Average	24	0	.0%
Good	52	1	1.9%
Excellent	8	1	12.5%
Don't Know	3		%
Total	87	2	2.3%

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.15.38 on the following page, respondents in Park County said they would prefer 45 more single family units, 40 more apartment units, and units of all types. In total respondents indicated they wished to own or manage an additional 110 units.

Unit Type	More Units
Single family units	45
Duplex Units	17
Apartments	40
Mobile homes	7
Other	
Don't Know	1
All types	
Total	110

The calendar year 2013 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 76 respondents in Park County. Of the incoming persons who were unsatisfied with their current housing, 71.4 percent said they were seeking to own a home and 28.6 percent of respondents wished to rent. Of those seeking to own a home, 80.0 percent wished to buy existing units, of which 50.0 percent anticipated spending between \$100,000 and \$249,999, and 50.0 percent anticipated spending above \$250,000. The remaining 20.0 percent of aspiring homebuyers expected to build a new home, of which 100.0 percent anticipated spending above \$250,000.

Of those currently renting or seeking to rent, 100.0 percent anticipated spending between \$475 and \$849. 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 2012 5-year ACS data, 221 or 1.8 percent of households in Park County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.15.39, on the following page. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.15.39				
Overcrowding and Severe Overcrowding				
Park County				
2008-2012 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	8,332	158	0	8,490
Percentage	98.1%	1.9%	.0%	100.0%
Renter				
Households	3,403	63	0	3,466
Percentage	98.2%	1.8%	.0%	100.0%
Total				
Households	11,735	221	0	11,956
Percentage	98.2%	1.8%	.0%	100.0%
State of Wyoming				
Owner				
Households	153,576	1,642	441	155,659
Percentage	98.7%	1.1%	.3%	100.0%
Renter				
Households	63,203	2,045	572	65,820
Percentage	96.0%	3.1%	.9%	100.0%
Total				
Households	216,779	3,687	1,013	221,479
Percentage	97.9%	1.7%	.5%	100.0%

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

At the time of the 2012 5-year ACS, a total of 309 units or 2.3 percent of all housing units in Park 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.15.40, at right.

Table II.15.40		
Housing Units with Incomplete Kitchen Facilities		
Park County		
2008-2012 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,239	253,942
Lacking Complete Kitchen Facilities	309	7,488
Total Housing Units	13,548	261,430
Percent Lacking	2.3%	2.9%

At the time of the 2012 ACS, a total of 187 units or 1.4 percent of all housing units in Park County were lacking complete plumbing facilities. This compared to 2.3 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.15.41, below.

Table II.15.41		
Housing Units with Incomplete Plumbing Facilities		
Park County 2008-2012 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,361	255,465
Lacking Complete Plumbing Facilities	187	5,965
Total Households	13,548	261,430
Percent Lacking	1.4%	2.3%

The third type of housing problem reported in the 2012 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 Park County, 15.5 percent of households had a cost burden and 10.2 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 22.4 percent of homeowners with a mortgage in Park County experienced a cost burden and 16.0 percent experienced a severe cost burden, while 13.6 percent of renters had a cost burden and 8.1 percent had a severe cost burden, as seen in Table II.15.42, on the following page.

Table II.15.42					
Cost Burden and Severe Cost Burden by Tenure					
Park County					
2008-2012 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Park County					
Owner With a Mortgage					
Households	2,934	1,066	761	0	4,761
Percent	61.6%	22.4%	16.0%	.0%	100.0%
Owner Without a Mortgage					
Households	3,212	311	172	34	3,729
Percent	86.1%	8.3%	4.6%	.9%	100.0%
Renter					
Households	2,115	471	281	599	3,466
Percent	61.0%	13.6%	8.1%	17.3%	100.0%
Total					
Households	8,261	1,848	1,214	633	11,956
Percent	69.1%	15.5%	10.2%	5.3%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,166	16,223	8,723	189	94,301
Percent	73.3%	17.2%	9.3%	.2%	100.0%
Owner Without a Mortgage					
Households	55,107	3,594	2,253	404	61,358
Percent	89.8%	5.9%	3.7%	.7%	100.0%
Renter					
Households	35,072	12,067	11,011	7,670	65,820
Percent	53.3%	18.3%	16.7%	11.7%	100.0%
Total					
Households	159,345	31,884	21,987	8,263	221,479
Percent	71.9%	14.4%	9.9%	3.7%	100.0%

2014 HOUSING NEEDS FORECAST

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the *2014 Wyoming Housing Needs Forecast*, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 3,220 households in Park County, from 11,885 in 2010 to 15,105 in 2040. Homeowners are expected to increase from 8,422 households in 2010 to 10,528 by 2040. Renters are anticipated to increase from 3,463 households in 2010 to 4,577 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 157 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 31 to 50 percent of MHI is expected to increase by 256 households and by 338 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 161 households for renters with extremely low incomes or 30 percent or less of MHI. Further, rental demand for those with 31 to 50 percent of MHI is expected to increase by 131 households over the period. Table II.15.43, on the following page, provides details of the household forecast by tenure and income.

Table II.15.43						
Household Forecast by Tenure and Income						
Park County						
Strong Growth Scenario						
Year	0-30%	31-50%	51-80%	81-95%	96+%	Total
Homeowners by Percent of Median Household Income						
2010	626	1,024	1,353	623	4,795	8,422
2015	629	1,029	1,359	626	4,817	8,460
2020	654	1,071	1,415	651	5,012	8,803
2025	684	1,119	1,478	681	5,238	9,200
2030	717	1,173	1,550	714	5,493	9,648
2035	750	1,227	1,622	747	5,745	10,091
2040	783	1,280	1,692	779	5,994	10,528
Renters by Percent of Median Household Income						
2010	502	407	796	310	1,448	3,463
2015	530	429	840	327	1,528	3,654
2020	551	447	875	340	1,591	3,805
2025	577	468	916	356	1,665	3,982
2030	607	492	963	375	1,752	4,189
2035	636	516	1,009	393	1,835	4,388
2040	663	538	1,053	409	1,914	4,577
Total Households by Percent of Median Household Income						
2010	1,128	1,431	2,150	933	6,243	11,885
2015	1,158	1,458	2,200	953	6,345	12,114
2020	1,206	1,518	2,290	992	6,603	12,608
2025	1,261	1,587	2,394	1,037	6,903	13,182
2030	1,324	1,666	2,514	1,089	7,245	13,837
2035	1,386	1,743	2,631	1,139	7,580	14,479
2040	1,446	1,818	2,744	1,189	7,908	15,105