

PARK COUNTY

Demographics

The Census Bureau's current census estimates indicate that Park County's population increased from 28,205 in 2010 to 29,228 in 2015, or by 3.6 percent. This compares to a statewide population growth of 4.0 percent over the period. The number of people from 25 to 44 years of age increased by 5.7 percent, and the number of people from 55 to 64 years of age increased by 5.8 percent. The white population increased by 2.0 percent, while the black population increased by 463.8 percent. The Hispanic population increased from 1,365 to 1,825 people between 2010 and 2015 or by 33.7 percent. These data are presented in Table II.15.1, below.

Table II.15.1						
Profile of Population Characteristics						
Park County vs. Wyoming						
2010 Census and 2015 Current Census Estimates						
Subject	Park County			Wyoming		
	2010 Census	Jul-15	% Change	2010 Census	Jul-15	% Change
Population	28,205	29,228	3.6%	563,626	586,107	4.0%
Age						
Under 14 years	4,877	4,921	.9%	113,371	116,880	3.1%
15 to 24 years	3,529	3,480	-1.4%	78,460	78,529	0.1%
25 to 44 years	6,113	6,464	5.7%	144,615	153,641	6.2%
45 to 54 years	4,264	3,561	-16.5%	83,577	71,070	-15.0%
55 to 64 years	4,480	4,739	5.8%	73,513	81,288	10.6%
65 and Over	4,942	6,063	22.7%	70,090	84,699	20.8%
Race						
White	27,386	27,933	2.0%	529,110	543,292	2.7%
Black	58	327	463.8%	5,135	8,286	61.4%
American Indian and Alaskan Native	196	256	30.6%	14,457	15,757	9.0%
Asian	168	263	56.5%	4,649	6,072	30.6%
Native Hawaiian or Pacific Islander	25	26	4.0%	521	676	29.8%
Two or more races	372	423	13.7%	9,754	12,024	23.3%
Ethnicity (of any race)						
Hispanic or Latino	1,365	1,825	33.7%	50,231	58,207	15.9%

Table II.15.2, on the following page, presents the population of Park County by age and gender from the 2010 Census and 2015 current census estimates. 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 2015, the number of males rose to 14,511 persons, and accounted for 49.6 percent of the population, with the remaining 50.4 percent, or 14,717 persons being female.

Table II.15.2 Population by Age and Gender Park County 2010 Census and Current Census Estimates							
Age	2010 Census			2015 Current Census Estimates			% Change 10-15
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,535	2,342	4,877	2,548	2,373	4,921	.9%
15 to 24 years	1,826	1,703	3,529	1,745	1,735	3,480	-1.4%
25 to 44 years	3,039	3,074	6,113	3,289	3,175	6,464	5.7%
45 to 54 years	2,022	2,242	4,264	1,682	1,879	3,561	-16.5%
55 to 64 years	2,288	2,192	4,480	2,335	2,404	4,739	5.8%
65 and Over	2,311	2,631	4,942	2,912	3,151	6,063	22.7%
Total	14,021	14,184	28,205	14,511	14,717	29,228	3.6%
% of Total	49.7%	50.3%	.	49.6%	50.4%	.	

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 ¹⁴²	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.

¹⁴² 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 2015 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,783 family households, of which 6,453 housed married couple families and 1,330 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 342 families, or a female householder with no husband present, of which there were 988 families. There were also an estimated 4,039 “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 65.8 percent, which compared to the statewide rate of 64.9 percent. Of the family households in Park County, 82.9 percent were married households, which compared to 79.7 percent in the State of Wyoming.

Table II.15.4 Household Type by Tenure Park County 2010-2015 5-Year ACS Data				
Family Type	Park County		State of Wyoming	
	Park County	% of Total	State of Wyoming	% of Total
Family households	7,783	65.8%	147,229	64.9%
Married-couple family	6,453	82.9%	117,355	79.7%
Owner-occupied housing units	5,427	84.1%	97,628	83.2%
Renter-occupied housing units	1,026	15.9%	19,727	16.8%
Other family	1,330	17.1%	29,874	20.3%
Male householder, no wife present	342	25.7%	10,771	36.1%
Owner-occupied housing units	225	65.8%	6,308	58.6%
Renter-occupied housing units	117	34.2%	4,463	41.4%
Female householder, no husband present	988	74.3%	19,103	63.9%
Owner-occupied housing units	576	58.3%	9,562	50.1%
Renter-occupied housing units	412	41.7%	9,541	49.9%
Nonfamily households	4,039	34.2%	79,636	35.1%
Owner-occupied housing units	2,286	56.6%	43,177	54.2%
Renter-occupied housing units	1,753	43.4%	36,459	45.8%
Total	11,822	100.0%	226,865	100.0%

Table II.15.5, on the following page, displays the 2015 5-year ACS census data for household type by household size. In 2015, there were 4,405 two-person family households, 1,540 three-person family households and 1,022 four-person family households. One-person non-family households made up 84.7 percent of all non-family households or an estimated 3,421 households. Park County’s two persons households made up 42.2 percent of total housing units and four person households made up an additional 8.6 percent, which compares to 38.2 and 11.3 percent, respectively, for the State of Wyoming.

Table II.15.5				
Household Type by Household Size				
Park County				
2010-2015 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
Park County				
One Person	.	3,421	3,421	28.9%
Two Person	4,405	582	4,987	42.2%
Three Person	1,540	36	1,576	13.3%
Four Person	1,022	0	1,022	8.6%
Five Person	467	0	467	4.0%
Six Person	254	0	254	2.1%
Seven Person	95	0	95	.8%
Total	7,783	4,039	11,822	100.0%
State of Wyoming				
One Person	.	63,516	63,516	28.0%
Two Person	73,531	13,188	86,719	38.2%
Three Person	30,054	1,885	31,939	14.1%
Four Person	24,723	891	25,614	11.3%
Five Person	11,504	76	11,580	5.1%
Six Person	4,839	80	4,919	2.2%
Seven Person	2,578	0	2,578	1.1%
Total	147,229	79,636	226,865	100.0%

The 2015 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 4,987 two-person households, 4,120 were owner-occupied and 867 were renter-occupied. Of the 1,022 four-person households, 662 were owner-occupied and 360 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				
2010-2015 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
Park County				
One Person	1,859	1,562	3,421	28.9%
Two Person	4,120	867	4,987	42.2%
Three Person	1,176	400	1,576	13.3%
Four Person	662	360	1,022	8.6%
Five Person	433	34	467	4.0%
Six Person	227	27	254	2.1%
Seven Person or more	37	58	95	.8%
Total	8,514	3,308	11,822	100.0%
State of Wyoming				
One Person	36,335	27,181	63,516	28.0%
Two Person	67,652	19,067	86,719	38.2%
Three Person	21,933	10,006	31,939	14.1%
Four Person	17,649	7,965	25,614	11.3%
Five Person	7,877	3,703	11,580	5.1%
Six Person	3,605	1,314	4,919	2.2%
Seven Person or more	1,624	954	2,578	1.1%
Total	156,675	70,190	226,865	100.0%

As seen in Table II.15.7, below, Park County had a total of 13,823 housing units of which 11,822 or 85.5 percent were occupied. Of these occupied units, 72.0 percent, or 8,514 units were owner occupied, which compares to a statewide rate of 69.1. A total of 2,001 units or 14.5 percent of all units were vacant. This compared to a statewide vacancy rate of 14.9 percent.

Table II.15.7 Housing Units by Tenure Park County 2010-2015 5-Year ACS Data				
Tenure	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,822	85.5%	226,865	85.1
Owner-Occupied	8,514	72.0%	156,675	69.1
Renter-Occupied	3,308	28.0%	70,190	30.9
Vacant Housing Units	2,001	14.5%	39,765	14.9
Total Housing Units	13,823	100.0%	266,630	100.0

Table II.15.8, below, shows that of the 2,001 housing units in Park County as reported in the 2014 ACS data, 509 or 25.4 percent were for rent and 98 or 4.9 percent were for sale. An estimated 875 units were for seasonal, recreational, or occasional use, and 474 or 23.7 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

Table II.15.8 Disposition of Vacant Housing Units Park County 2010-2015 5-Year ACS Data				
Disposition	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	509	25.4%	6,460	16.2%
Rented, but not occupied	41	2.0%	1,371	3.4%
For sale only	98	4.9%	2,571	6.5%
Sold, but not occupied	4	.2%	931	2.3%
For seasonal, recreational, or occasional use	875	43.7%	17,209	43.3%
For migrant workers	0	.0%	302	.8%
Other vacant	474	23.7%	10,921	27.5%
Total	2,001	100.0%	39,765	100.0%

Table II.15.9, at right, presents different income statistics for Park County. According to the 2014 ACS data averages, median family income for Park County was \$67,122 compared to the statewide average of \$73,194.

Table II.15.9 Median and Per Capita Income Park County 2010-2015 5-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	67,122	73,194
Median Household Income	56,363	58,840

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 780 households or 6.6 percent with incomes under \$15,000 compared to 9.4 percent of households in Wyoming. There were another 1,891 households that had incomes between \$35,000 and \$49,999, which accounted for 16.0 percent of households and compared to 13.6

percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.4 percent of total households and numbered 2,178 in Park County.

Table II.15.10				
Households by Income				
Park County 2010-2015 5-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	780	6.6%	21,426	9.4%
15,000 - 19,999	471	4.0%	10,358	4.6%
20,000 - 24,999	593	5.0%	11,900	5.2%
25,000 - 34,999	1,315	11.1%	22,435	9.9%
35,000 - 49,999	1,891	16.0%	30,775	13.6%
50,000 - 74,999	2,624	22.2%	43,104	19.0%
75,000 - 99,999	1,970	16.7%	32,540	14.3%
100,000 and above	2,178	18.4%	54,327	23.9%
Total	11,822	100.0%	226,865	100.0%

Poverty statistics were also reported in the 2015 5-year ACS estimates, and these data are displayed in Table II.15.11, below. In total, the poverty rate in Park County was 7 percent, which compared to a statewide poverty rate of 11 percent in Wyoming. The male population in Park County had a poverty rate of 4 percent and the female population had a poverty rate of 11 percent. There were 29 males and 137 females in poverty under the age of 5. Overall, 8.2 percent of persons in poverty in Park County were under the age of five, which compared to 12.0 percent statewide. The elderly population, comprised of individuals 65 years of older, had 250 individuals with incomes below the poverty level which represented 12.4 percent of the total population in poverty. In the State of Wyoming there were 5,008 individuals with incomes below the poverty level which represented 7.7 percent of the total Wyoming population in poverty.

Table II.15.11				
Poverty by Age				
Park County 2010-2015 5-Year ACS Data				
Age	Male	Female	Total	% of Total
Park County				
5 and Below	29	137	166	8.2%
6 to 17	146	257	403	19.9%
18 to 64	235	970	1,205	59.5%
65 and Older	82	168	250	12.4%
Total	492	1,532	2,024	100.0%
Poverty Rate	4%	11%	7%	.
State of Wyoming				
5 and Below	4,053	3,734	7,787	12.0%
6 to 17	6,035	5,860	11,895	18.3%
18 to 64	17,172	23,133	40,305	62.0%
65 and Older	1,622	3,386	5,008	7.7%
Total	28,882	36,113	64,995	100.0%
Poverty Rate	10%	13%	11%	.

Table II.15.12, below, presents the breakdown of households by unit type and tenure. Between 2010 and 2015, Park County saw an average of 7,542 owner-occupied single-family units compared to 1,719 single-family rental units. In Park County, single-family units comprised 78.3 percent of all households compared with 71.8 percent statewide. Park County had a total of 442 apartment rental units and total apartment units accounted for 4.2 percent of all households. In the State of Wyoming, apartment units accounted for 8.7 percent of total households. There were also an estimated 1,166 mobile homes in Park County, which comprised 9.9 percent of all occupied housing units and compared to 12.9 statewide.

Table II.15.12				
Households by Unit Type				
Park County				
2010-2015 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Park County				
Single-Family Unit	7,542	1,719	9,261	78.3%
Duplex	82	280	362	3.1%
Tri- or Four-Plex	10	528	538	4.6%
Apartments	53	442	495	4.2%
Mobile Homes	827	339	1,166	9.9%
Boat, RV, Van, Etc.	0	0	0	.0%
Total	8,514	3,308	11,822	100.0%
State of Wyoming				
Single-Family Unit	134,125	28,778	162,903	71.8%
Duplex	529	4,237	4,766	2.1%
Tri- or Four-Plex	426	9,150	9,576	4.2%
Apartments	672	19,068	19,740	8.7%
Mobile Homes	20,557	8,727	29,284	12.9%
Boat, RV, Van, Etc.	366	230	596	.3%
Total	156,675	70,190	226,865	100.0%

Table II. 15.13, on the following page, shows the number of households by year of construction. As shown, 8.8 percent, or 1,046 units, were built in 1939 or earlier in the county, and another 965 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,802, which accounted for 15.2 percent of all households, and an additional 343 households, or 2.9 percent, were built in 2010 or later. These figures compare to 6,389 households, or 2.8 percent, that were built from 2010 or later statewide.

Table II.15.13				
Households by Year Built				
Park County 2010-2015 5-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	1,046	8.8%	24,616	10.9%
1940 to 1949	965	8.2%	10,203	4.5%
1950 to 1959	924	7.8%	21,453	9.5%
1960 to 1969	1,199	10.1%	18,653	8.2%
1970 to 1979	1,876	15.9%	48,616	21.4%
1980 to 1989	1,915	16.2%	33,033	14.6%
1990 to 1999	1,752	14.8%	26,955	11.9%
2000 to 2009	1,802	15.2%	36,947	16.3%
Built 2010 or Later	343	2.9%	6,389	2.8%
Total	11,822	100.0%	226,865	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 accounted for only 1.1 percent of total housing units, while households with five and six rooms accounted for 17.1 and 16.6 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 2010-2015 5-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	147	1.1%	4,535	1.7%
Two	424	3.1%	7,317	2.7%
Three	1,340	9.7%	20,228	7.6%
Four	2,091	15.1%	41,849	15.7%
Five	2,358	17.1%	54,574	20.5%
Six	2,295	16.6%	42,082	15.8%
Seven	1,648	11.9%	31,471	11.8%
Eight	1,498	10.8%	25,750	9.7%
Nine or more	2,022	14.6%	38,824	14.6%
Total	13,823	100.0%	266,630	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 62 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.0 percent of total households in Park County, which compared to 24.3 percent statewide. In Park County, the 4,646 households with three bedrooms accounted for 39.3 percent of all households, and there were only 900 five-bedroom or more households, which accounted for 7.6 percent of all households.

Table II.15.15				
Households by Number of Bedrooms				
Park County				
2010-2015 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Park County				
None	2	62	64	.5%
One	321	795	1,116	9.4%
Two	1,825	1,362	3,187	27.0%
Three	3,775	871	4,646	39.3%
Four	1,724	185	1,909	16.1%
Five or more	867	33	900	7.6%
Total	8,514	3,308	11,822	100.0%
State of Wyoming				
None	349	2,013	2,362	1.0%
One	4,130	13,093	17,223	7.6%
Two	27,637	27,535	55,172	24.3%
Three	72,137	19,545	91,682	40.4%
Four	37,249	5,910	43,159	19.0%
Five or more	15,173	2,094	17,267	7.6%
Total	156,675	70,190	226,865	100.0%

The age of a structure influences its value. As shown in Table II.15.16, at right, structures built in 1939 or earlier had a median value of \$180,300, while structures built between 1950 and 1959 had a median value of \$188,300 and those built between 1990 to 1999 had a median value of \$265,500. The newest structures tended to have the highest values and those built between 2010 and 2013 had a median value of \$236,800. The total average median value in Park County was \$221,300, which compared to \$194,800 in the State of Wyoming.

Table II.15.16		
Median Value by Year Structure Built		
Park County		
2010-2015 5-Year ACS Data		
Year Built	Park County	State of Wyoming
1939 or earlier	180,300	156,400
1940 to 1949	157,100	145,000
1950 to 1959	188,300	159,900
1960 to 1969	178,800	182,000
1970 to 1979	204,900	188,100
1980 to 1989	228,900	205,600
1990 to 1999	265,500	236,200
2000 to 2009	298,200	253,100
2010 to 2013	236,800	272,200
2014 to Later	.	284,800
Total	221,300	194,800

Household mortgage status is reported in Table II.15.17, on the following page. In Park County, households with a mortgage accounted for 55.4 percent of all households or 4,716 housing units, and the remaining 44.6 percent or 3,798 units had no mortgage. Of those units with a mortgage, 606 had either a second mortgage or home

equity loan, 0 had both a second mortgage and home equity loan, and 4,110 or 87.2 percent had no second mortgage or no home equity loan.

Table II.15.17 Mortgage Status Park County 2010-2015 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	4,716	55.4%	92,545	59.1%
With either a second mortgage or home equity loan, but not both	606	12.8%	10,910	11.8%
Second mortgage only	138	22.8%	5,021	46.0%
Home equity loan only	468	77.2%	5,889	54.0%
Both second mortgage and home equity loan	0	.0%	514	.6%
No second mortgage and no home equity loan	4,110	87.2%	81,121	87.7%
Housing units without a mortgage	3,798	44.6%	64,130	40.9%
Total	8,514	100.0%	156,675	100.00%

The median rent in Park County was \$560 as compared to \$674 statewide, as seen in Table II.15.18, below.

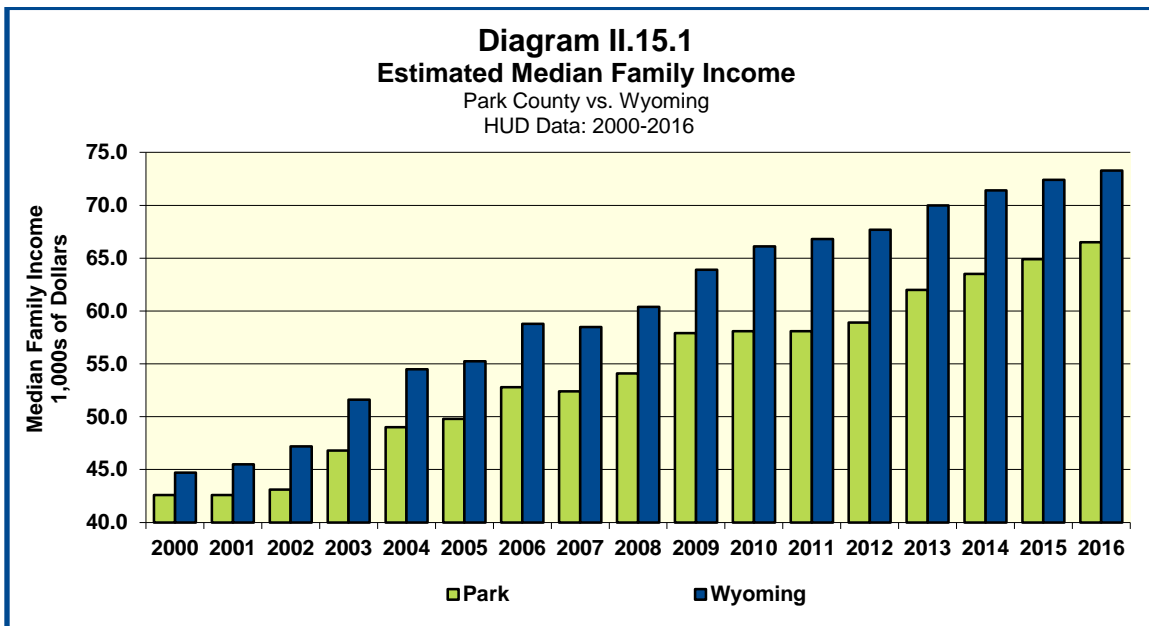
Table II.15.18 Median Rent Park County 2010-2015 5-Year ACS Data	
Place	Rent
Park County	\$560
State of Wyoming	\$674

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 89 persons during the first half of 2016. 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 4,838 persons over the time period.

Table II.15.19			
Driver’s Licenses Exchanged and Surrendered			
Park County			
WYDOT Data, 2000 – First Half of 2016			
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
2014	1,033	761	272
2015	936	730	206
2016- First Half	395	306	89
Total	15,628	10,790	4,838

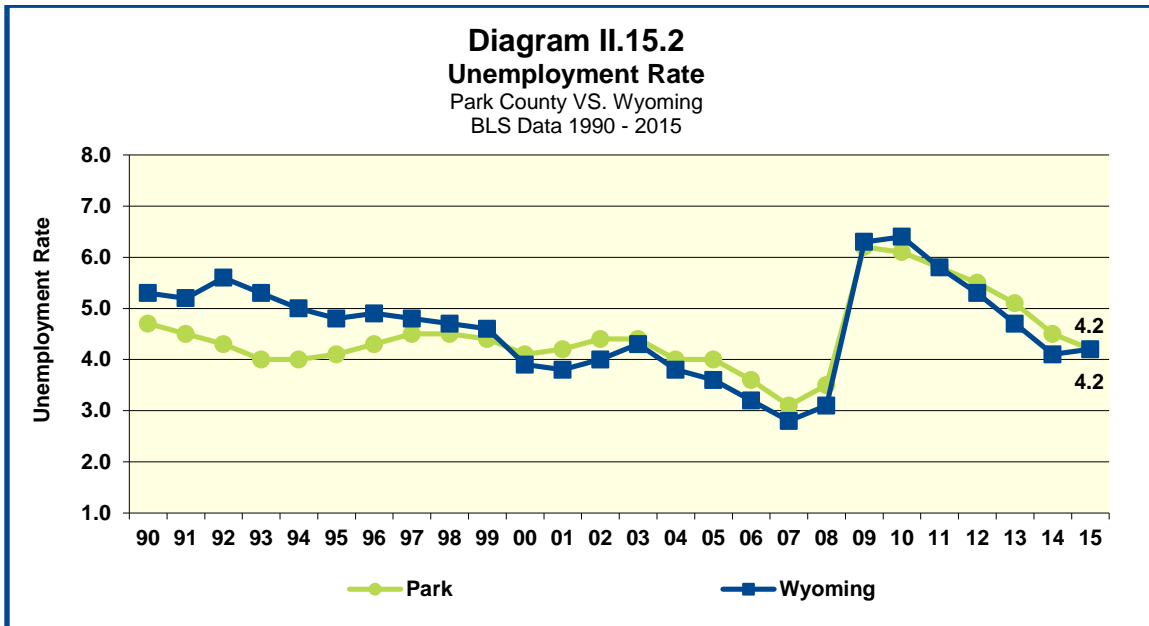
Economics

The HUD estimated MFI for Park County was \$66,500 in 2016. This compares to Wyoming’s MFI of \$73,300. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2016.



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 97 persons, from 15,778 in 2014 to 15,875 in 2015. Employment increased by 137 persons;

unemployment decreased by 40 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 4.5 percent in 2014 to 4.2 in 2015, as shown below in Diagram II.15.2.



The BLS 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. Data from this series are from the period of January 2005 through June 2016 and are presented in Table II.15.20, below, with the 2016 information considered preliminary (p). As shown therein, total annual employment stood at 13,913 persons in 2015; this figure was higher than the 2014 average by 83 jobs. In June total preliminary monthly employment was estimated to be 15,763 jobs.

Period	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Jan	11,461	11,670	11,685	12,223	12,149	12,028	12,049	12,516	12,408	12,386	12,511	12,439
Feb	11,484	11,644	11,837	12,272	12,180	12,046	12,137	12,524	12,465	12,454	12,505	12,464
Mar	11,693	11,920	12,097	12,402	12,265	12,256	12,246	12,700	12,611	12,649	12,743	12,686
Apr	12,093	12,166	12,417	12,664	12,533	12,356	12,535	13,076	12,798	12,852	12,997	12,844
May	13,190	13,262	13,655	14,174	13,726	13,685	13,721	14,344	13,917	14,143	14,344	14,208
Jun	14,902	15,024	15,269	15,542	15,051	15,198	15,408	15,987	15,475	15,642	15,821	15,763
Jul	14,829	15,154	15,286	15,682	15,324	15,343	15,692	16,057	15,463	15,603	15,713	.
Aug	14,344	14,769	15,026	15,366	15,030	15,019	15,444	15,695	15,193	15,244	15,441	.
Sep	13,824	14,006	14,353	14,511	14,433	14,566	14,849	14,896	14,695	14,771	14,936	.
Oct	12,824	12,984	13,420	13,617	13,279	13,418	13,815	13,952	13,764	14,155	14,029	.
Nov	12,069	12,333	12,668	12,868	12,470	12,480	12,923	13,013	12,836	13,013	13,100	.
Dec	11,949	12,200	12,615	12,795	12,430	12,511	12,895	13,013	12,902	13,044	12,815	.
Annual	12,889	13,094	13,361	13,676	13,406	13,409	13,643	13,981	13,711	13,830	13,913	.
% Change	1.38%	1.59%	2.04%	2.36%	-1.97%	.02%	1.75%	2.48%	-1.93%	.87%	.60%	.

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. The BLS QCEW data indicated average weekly wages were \$748 in 2014. In 2015, average weekly wages saw an increase of 1.34 over the prior year, rising to \$758. The most recent preliminary estimates show average weekly wages were 726 in the second quarter on 2016. These data are shown in Table II.15.21, below.

Table II.15.21 Average Weekly Wages Park County BLS QCEW Data, 2001–2016(p)						
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	744	720	707	772	735	3.09%
2014	747	722	722	807	748	1.77%
2015	762	731	731	812	758	1.34%
2016(p)	749	726				

Total business establishments reported by the QCEW are displayed in Table II.15.22, on the following page. Between 2014 and 2015 the total number of business establishments in Wyoming increased by 3.51 percent to 1,491 establishments. The most recent preliminary estimates show the number of business establishments were 1,520 in the second quarter on 2016.

Table II.15.22 Number of Business Establishments Park County BLS QCEW Data, 2001–2016(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,277	
2002	1,281	1,306	1,318	1,310	1,310	1.64%
2003	1,288	1,305	1,306	1,305	1,305	-.23%
2004	1,303	1,356	1,341	1,349	1,349	2.77%
2005	1,363	1,380	1,381	1,385	1,385	2.99%
2006	1,411	1,435	1,427	1,409	1,409	3.20%
2007	1,422	1,448	1,444	1,439	1,439	1.20%
2008	1,452	1,458	1,461	1,475	1,475	1.67%
2009	1,480	1,487	1,475	1,460	1,460	.96%
2010	1,466	1,481	1,465	1,468	1,468	-.41%
2011	1,476	1,488	1,487	1,474	1,474	.75%
2012	1,478	1,494	1,481	1,476	1,476	.07%
2013	1,466	1,464	1,456	1,449	1,449	-1.55%
2014	1,450	1,453	1,460	1,451	1,451	-.34%
2015	1,496	1,513	1,519	1,491	1,491	3.51%
2016	1,495	1,520				

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2015, the most recent year for which data are available, Park County recorded 21,439 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 \$1,423,161,000, and real per capita income was \$48,692 in 2015. This compares to a statewide average real per capita income of \$56,081. The average earnings per job in the county was \$42,348 in 2015, while Wyoming average earnings per job was \$53,875. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Park County decreased from \$599 in second quarter 2015 to \$592 in second quarter 2016, or by 1.1 percent. Over the same period, rents for detached single-family homes decreased by 4.2 percent and mobile homes on a lot decreased by 3.2 percent.

Park County rental prices experienced average annualized increases of 0.3 percent for apartments, 0.4 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.1 percent for mobile home lots since fourth quarter 1986 to second quarter 2015. These figures compare to state average annualized increases in rental prices of 0.9 percent for apartments, 1.3 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.15.23, at right, presents the Park County data for each rental type.

Table II.15.23				
Semiannual Average Monthly Rental Prices				
Park County				
EAD Data, 1986:Q4 – 2016:Q2, Real 2016 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	548	248	752	530
Q2.87	525	242	692	469
Q4.87	526	242	635	478
Q2.88	452	234	627	494
Q4.88	449	234	605	505
Q2.89	495	225	650	507
Q4.89	507	225	635	457
Q2.90	489	217	624	467
Q4.90	516	225	628	367
Q2.91	464	213	630	451
Q4.91	509	218	677	425
Q2.92	526	210	681	433
Q4.92	543	208	676	486
Q2.93	565	204	543	492
Q4.93	543	211	622	432
Q2.94	551	231	707	0
Q4.94	560	231	646	512
Q2.95	592	226	738	527
Q4.95	610	234	685	507
Q2.96	578	235	664	523
Q4.96	548	235	713	554
Q2.97	559	231	691	504
Q4.97	551	231	690	480
Q2.98	536	219	619	503
Q4.98	514	219	640	466
Q2.99	511	219	615	500
Q4.99	530	219	624	535
Q2.00	505	245	621	425
Q4.00	534	220	678	471
Q2.01	507	221	648	448
Q4.01	524	221	673	488
Q2.02	507	221	667	459
Q4.02	511	224	700	476
Q2.03	545	218	678	513
Q4.03	531	218	717	553
Q2.04	533	218	723	463
Q4.04	539	225	769	508
Q2.05	532	218	695	474
Q4.05	520	217	682	488
Q2.06	503	206	691	462
Q4.06	540	206	683	534
Q2.07	530	207	741	499
Q4.07	518	208	764	519
Q2.08	528	209	775	561
Q4.08	537	217	757	554
Q2.09	542	215	750	582
Q4.09	535	218	788	601
Q2.10	564	220	773	562
Q4.10	606	233	826	619
Q2.11	563	232	794	580
Q4.11	600	237	851	603
Q2.12	575	236	902	593
Q4.12	560	237	846	669
Q2.13	566	230	867	664
Q4.13	573	237	874	695
Q2.14	583	241	870	717
Q4.14	591	251	910	746
Q2.15	599	256	896	771
Q4.15	584	259	881	723
Q2.16	592	256	858	746

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 107 authorizations in 2014 to 137 in 2015.

The real value of single-family building permits increased from \$232,007 in 2014 to \$255,971 in 2015. This compares to an increase in permit value statewide, with values rising from \$298,797 in 2014 to \$348,576 in 2015. Additional details are given in Table II.15.24, below.

Table II.15.24 Building Permits and Valuation Park County Census Bureau Data, 1980–2015							
Year	Authorized Construction in Permit Issuing Areas					Per Unit Valuation, 1,000s of Real 2015\$	
	Single-Family	Duplex Units	Tri- and Four-Plex	Multi-Family Units	Total Units	Single-Family Units	Multi-Family Units
1980	29	2	12	6	49	122.2	73.9
1981	60	.	7	.	67	111.5	.
1982	55	.	3	.	58	69.5	.
1983	64	4	.	32	100	74.6	45.9
1984	77	.	.	10	87	77.8	61.7
1985	56	.	.	25	81	84.5	43.0
1986	44	.	.	15	59	78.4	42.1
1987	41	.	.	10	51	75.4	41.1
1988	8	2	.	.	10	140.3	.
1989	12	2	.	.	14	125.7	.
1990	16	.	.	.	16	92.5	.
1991	80	4	4	.	88	130.6	.
1992	141	6	8	.	155	122.2	.
1993	156	6	20	.	182	131.3	.
1994	211	8	37	10	266	133.8	70.2
1995	133	8	24	9	174	141.8	68.8
1996	177	6	12	.	195	145.6	.
1997	127	8	.	.	135	150.1	.
1998	150	4	.	.	154	154.9	.
1999	130	2	23	.	155	156.1	.
2000	137	.	.	.	137	178.1	.
2001	112	6	.	.	118	179.9	.
2002	164	8	7	.	179	186.6	.
2003	174	22	8	6	210	190.6	52.7
2004	230	2	4	6	242	176.7	28.7
2005	183	4	.	.	187	183.9	.
2006	237	12	3	.	252	200.0	.
2007	234	6	4	.	244	217.1	.
2008	177	12	.	12	201	216.0	29.0
2009	126	6	.	12	144	194.8	89.6
2010	102	8	.	8	118	219.8	24.4
2011	101	12	.	.	113	210.2	.
2012	104	20	.	.	124	209.1	.
2013	98	.	12	.	110	235.3	.
2014	107	6	6	12	131	232.0	117.8
2015	137	2	4	.	143	256.0	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2015, the average sales price in Park County was \$247,169. This represented a 3.5 percent increase from the previous year. In contrast, Wyoming’s average was \$275,611, an increase of 4.6 percent over the previous year. A comparison of average sales prices between 2000 and 2015 is displayed in Table II.15.25, on the following page.

Table II.15.25				
Average Sales Prices				
Park County vs. Wyoming				
DOR Data, 2000–2015				
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
2013	231,080	8.0	281,345	5.6
2014	238,732	3.3	263,432	-6.4
2015	247,169	3.5	275,611	4.6

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2016. During December 2016, a total of 94 surveys were completed by property managers in Park County. Of the 1,248 rental units surveyed, 92 were vacant, indicating a vacancy rate of 7.4 percent, as shown in Table II.15.26, at right. This rate compares to a 6.9 percent vacancy rate one year ago and a statewide December 2016 vacancy rate of 11.1 percent.

Diagram II.15.3, on the following page, 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, but inched up in 2015. The most recent 2016 estimate saw the vacancy rate increase, but remain below the statewide average.

Table II.15.26				
Total Units, Vacant Units, and Vacancy Rate				
Park County				
RVS Data, June 2001– December 2016				
Year	Sample	Total Units	Vacant Units	Vacancy Rate
2001a	17	687	25	3.6%
2001b	11	378	24	6.4%
2002a	11	429	25	5.8%
2002b	10	399	18	4.5%
2003a	15	732	18	2.5%
2003b	34	875	60	6.9%
2004a	34	1,047	56	5.4%
2004b	30	617	66	10.7%
2005a	33	815	27	3.3%
2005b	35	728	38	5.2%
2006a	34	577	9	1.6%
2006b	42	636	21	3.3%
2007a	49	766	8	1.0%
2007b	46	932	25	2.7%
2008a	55	955	28	2.9%
2008b	63	1,003	34	3.4%
2009a	51	900	25	2.8%
2009b	72	1,013	35	3.5%
2010a	78	887	25	2.8%
2010b	80	1,091	46	4.2%
2011a	92	1,133	31	2.7%
2011b	96	934	26	2.8%
2012a	95	1,226	32	2.6%
2012b	106	1,399	50	3.6%
2013a	105	1,268	53	4.2%
2013b	106	1,533	56	3.7%
2014a	99	1,489	43	2.9%
2014b	92	1,627	48	3.0%
2015a	113	1,799	64	3.6%
2015b	91	1,458	100	6.9%
2016a	87	1,409	63	4.5%
2016b	94	1,248	92	7.4%

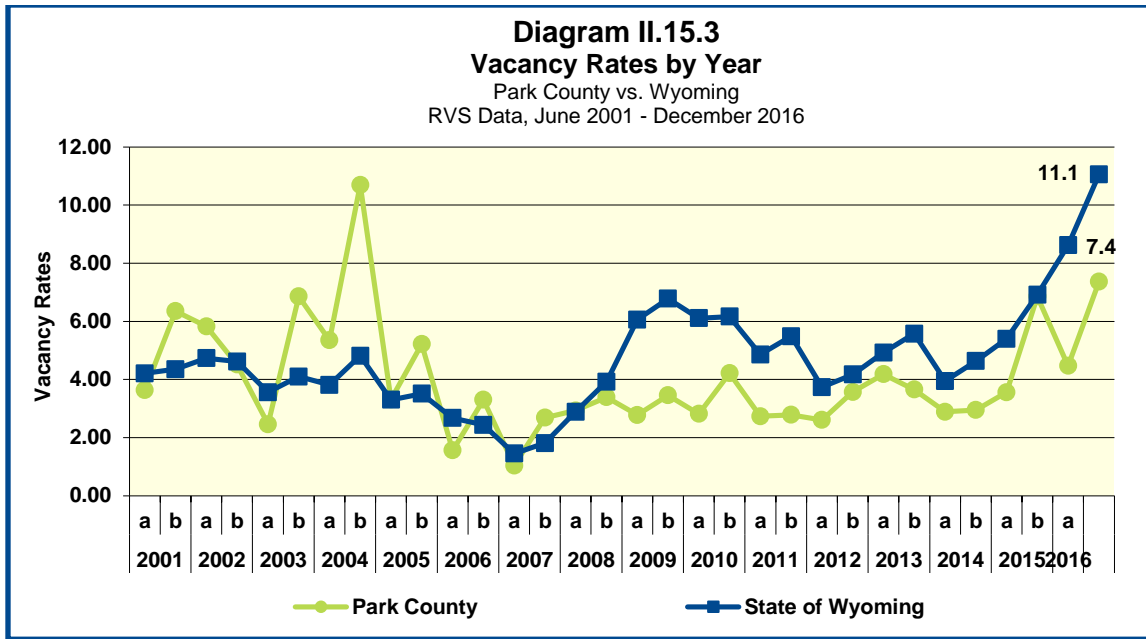


Diagram II.15.4, below, shows the average rent of single-family and apartment units in Park County. In 2016, average rents for single-family units decreased to \$868 and average rents for apartments fell to \$661.

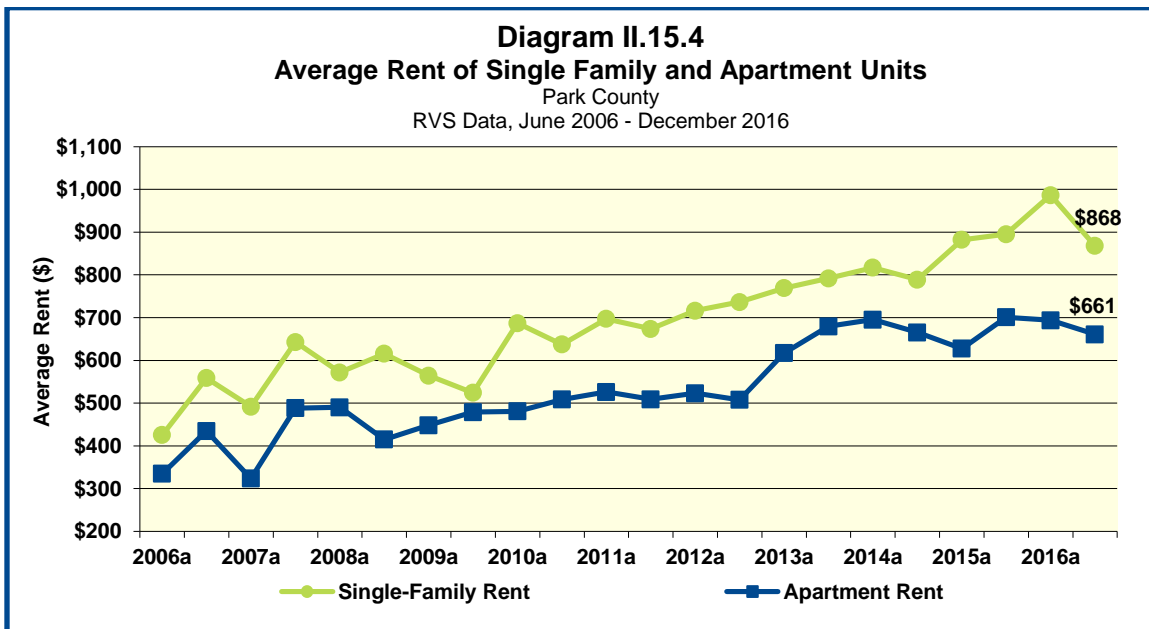


Table II.15.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 131 single family units in Park County, with 3 of them available. This translates into a vacancy rate of 2.3 percent in Park County, which compares to a single family vacancy rate of 6.6 percent for the State of Wyoming. There were 628 apartment units reported in the survey, with 34 of them available, which resulted in a vacancy rate of 5.4 percent. This compares to a statewide vacancy rate of 9.8 percent for apartment units across the state.

Table II.15.27			
Rental Vacancy Survey by Type			
Park County			
RVS Data, December 2016			
Place	Total Units	Vacant Units	Vacancy Rate
Single Family	131	3	2.3%
Duplex units	59	7	11.9%
Apartments	628	34	5.4%
Mobile Homes	117	3	2.6%
“Other” Units	17	3	17.6%
Don't Know	296	42	14.2%
Total	1,248	92	7.4%

Table II.15.28 below reports units by number of bedrooms. Two bedroom units were the most common type of reported single family unit, with 51 units. The most common apartment units were two bedroom units, with 279 units. Additional details of unit types by bedrooms are reported below.

Table II.15.28							
Rental Units by Number of Bedrooms							
Park County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don't Know	Total
Efficiency	1	0	67	0	0	.	68
One	13	1	184	0	0	.	198
Two	51	30	279	11	1	.	372
Three	41	12	65	13	9	.	140
Four	15	4	0	0	0	.	19
Five	3	0	0	0	0	.	3
Don't Know	7	12	33	93	7	296	448
Total	131	59	628	117	17	296	1,248

Respondents were also asked to breakdown available units by bedroom size. As can be seen in Table II.15.29, on the following page, two bedroom apartments were the most available apartment units, with four bedroom units being the most available single family units.

Table II.15.29							
Available Rental Units by Number of Bedrooms							
Park County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	0	0	0	.	0
One	1	0	12	1	2	.	16
Two	0	4	17	0	1	.	22
Three	0	2	3	2	0	.	7
Four	1	1	0	0	0	.	2
Five	0	0	0	0	0	.	0
Don’t Know	1	0	2	0	0	42	45
Total	3	7	34	3	3	42	92

Table II.15.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with one bedroom had the highest vacancy rate at 6.5 percent, with one bedroom single family units having the highest vacancy rate at 7.7 percent.

Table II.15.30							
Vacancy Rates by Number of Bedrooms							
Park County							
RVS Data, December 2016							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	%	.0%	%	%		.0%
One	7.7%	.0%	6.5%	%	%		8.1%
Two	.0%	13.3%	6.1%	.0%	100.0%		5.9%
Three	.0%	16.7%	4.6%	15.4%	.0%		5.0%
Four	6.7%	25.0%	%	%	%		10.5%
Five	.0%	%	%	%	%		.0%
Don’t Know	14.3%	.0%	6.1%	.0%	.0%	14.2%	10.0%
Total	2.3%	11.9%	5.4%	2.6%	17.6%	14.2%	7.4%

Average market-rate rents by unit type are shown in Table II.15.31, below. Not all respondents were able to disclose the rental amounts for their units, so there may be some statistical aberrations in the computed rental rates, but generally those units with more bedrooms had higher rents. Single family units also normally command higher rents than apartment units.

Table II.15.31						
Average Market Rate Rents by Number of Bedrooms						
Park County						
RVS Data, December 2016						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$500	\$	\$505	\$	\$	\$504
One	\$563	\$550	\$558	\$595	\$620	\$567
Two	\$705	\$660	\$623	\$600	\$679	\$655
Three	\$971	\$1,016	\$683	\$658	\$864	\$861
Four	\$1,027	\$1,142	\$	\$	\$	\$1,055
Five	\$1,263	\$	\$	\$	\$	\$1,263
Total	\$868	\$782	\$661	\$618	\$796	\$738

Table II.15.32 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.15.32 Single Family Market Rate Rents by Vacancy Status Park County RVS Data, December 2016			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	92	1	1.1%
\$1,000 to \$1,500	19	1	5.3%
Above \$1,500	2	0	.0%
Missing	18	1	5.6%
Total	131	3	2.3%

The availability of apartment units by average rent is displayed in Table II.15.33 below. The lowest vacancy rate was seen in apartment units renting for 1,000 to 1,500 dollars, with a vacancy rate of 0.0 percent.

Table II.15.33 Apartment Market Rate Rents by Vacancy Status Park County RVS Data, December 2016			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	57	0	.0%
\$500 to \$1,000	458	32	7.0%
\$1,000 to \$1,500	4	0	.0%
Above \$1,500	0	0	%
Missing	109	2	1.8%
Total	628	34	5.4%

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 did not wish to comment on the condition of their units. As reported below, most single family units were in good condition, with most apartments being in good condition. Details by unit type and condition are displayed below.

Table II.15.34 Condition by Unit Type Park County RVS Data, December 2016							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	9	0	45	19	0	.	73
Average	23	0	16	2	0	.	41
Good	66	24	313	96	9	.	508
Excellent	24	23	223	0	8	.	278
Don’t Know	9	12	31	0	0	296	348
Total	131	59	628	117	17	296	1,248

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 2016			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	9	0	.0%
Average	23	0	.0%
Good	66	1	1.5%
Excellent	24	1	4.2%
Don't Know	9	1	11.1%
Total	131	3	2.3%

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 average condition, and had a vacancy rate of 0.0 percent.

Table II.15.36 Condition of Apartment Units by Vacancy Status Park County RVS Data, December 2016			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	45	0	.0%
Average	16	0	.0%
Good	313	14	4.5%
Excellent	223	20	9.0%
Don't Know	31	0	.0%
Total	628	34	5.4%

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.15.37, below, 7 respondents said they would prefer more single family units, 9 respondents wanted more apartment units, and 12 respondents indicated they would prefer more units of any type.

Table II.15.37 If you had the opportunity to own/manage more units, how many would you prefer Park County RVS Data, December 2016	
Unit Type	Respondents citing more units
Single family units	7
Duplex Units	2
Apartments	9
Mobile homes	2
Other	1
All types	12
Total	33

Table II.15.38, below, shows the most common answers from the 2016 calendar year Housing Needs Assessment (HNA) Survey. This survey focused on new Wyoming residents and was conducted over the phone using a sample from data provided by the WYDOT. Park County had a total of 25 respondents, with an average persons per household of 3.0 people. Of new residents to Park County, 58.3 percent were married and the most common age group arriving in the state was 35 to 44 years old. Most new residents moved for a new job.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 40.0 percent of respondents owning thier residence. The average mortgage payment in Park County was \$920 and the average rent was \$1,088. When asked if they were satisfied with their current housing, 76.0 percent said they were satisfied with thier current housing.

Table II.15.38 Most Replied Response Park County HNA Survey: Calendar Year 2016	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	25
Number of persons in household (Average)	3.0
Current age	35 to 44 years old (30.4%)
Marital status	Married (58.3%)
Primary reason for moving to Wyoming	New job (28.0%)
In which industry are you primarily employed	Retired (16.0%)
Highest education level completed	Graduate Degree, Ph.D. or other Advanced Degree (28.0%)
Total household income from all sources	\$50,000 to \$74,999 dollars (27.3%)
Current Housing Characteristics	
Current Residence	Single family home (80.0%)
Do you own or rent	Own (40.0%)
How many bedrooms (Average)	3.2
How many full bathrooms (Average)	1.9
Average mortgage payment	\$920
Average rental payment	\$1,088
Are you satisfied with your current housing	Satisfied with current housing (76.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (60.0%)
Are you seeking to change your housing situation	Seeking different housing (80.0%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (50.0%)
If own, do you plan on building or buying	Build a new unit (33.3%)
Expected buying price	\$150,000 to \$199,999 dollars (100.0%)
Expected building price	\$200,000 to \$249,999 dollars (100.0%)

For residents who are unsatisfied with their current housing, 60.0 percent were unsatisfied because of some other reason not listed in the survey. When asked what type of unit they were seeking, the most common response, 100.0 percent, indicated they were seeking a single family home. When asked if they preferred to own or rent, 50.0 percent wanted to buy and 25.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$150,000 to \$199,999 dollars if they were buying an existing unit, and \$200,000 to \$249,999 dollars if anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix.**¹⁴³

¹⁴³ Percentages presented here may vary slightly from those in the technical appendix. This is because the percentages here are calculated with the missing responses excluded, where the percentages calculated in the technical appendix include all responses, even if they are missing.

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 2015 5-year ACS data, 170 or 1.4 percent of households in Park County were overcrowded and another 14 or .1 percent of units were severely overcrowded, as shown in Table II.15.39, below. 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 2010-2015 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	8,394	106	14	8,514
Percentage	98.6%	1.2%	.2%	100.0%
Renter				
Households	3,244	64	0	3,308
Percentage	98.1%	1.9%	.0%	100.0%
Total				
Households	11,638	170	14	11,822
Percentage	98.4%	1.4%	.1%	100.0%
State of Wyoming				
Owner				
Households	154,753	1,453	469	156,675
Percentage	98.8%	.9%	.3%	100.0%
Renter				
Households	67,381	2,063	746	70,190
Percentage	96.0%	2.9%	1.1%	100.0%
Total				
Households	222,134	3,516	1,215	226,865
Percentage	97.9%	1.5%	.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 2015 5-year ACS, a total of 316 units or 2.3 percent of all housing units in Park County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.15.40, at right.

Table II.15.40 Housing Units with Incomplete Kitchen Facilities Park County 2010-2015 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,507	259,728
Lacking Complete Kitchen Facilities	316	6,902
Total Housing Units	13,823	266,630
Percent Lacking	2.3%	2.6%

At the time of the 2015 ACS, a total of 298 units or 2.2 percent of all housing units in Park 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.15.41, below.

Table II.15.41 Housing Units with Incomplete Plumbing Facilities Park County 2010-2015 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,525	260,327
Lacking Complete Plumbing Facilities	298	6,303
Total Households	13,823	266,630
Percent Lacking	2.2%	2.4%

The third type of housing problem reported in the 2015 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, 13.3 percent of households had a cost burden and 6.6 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.5 percent with a severe cost burden in the State of Wyoming. Roughly 19.3 percent of homeowners with a mortgage in Park County experienced a cost burden and 8.3 percent experienced a severe cost burden, while 9.8 percent of renters had a cost burden and 9.3 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 2010-2015 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Park County					
Owner With a Mortgage					
Households	3,415	909	392	0	4,716
Percent	72.4%	19.3%	8.3%	.0%	100.0%
Owner Without a Mortgage					
Households	3,343	338	86	31	3,798
Percent	88.0%	8.9%	2.3%	.8%	100.0%
Renter					
Households	2,105	323	308	572	3,308
Percent	63.6%	9.8%	9.3%	17.3%	100.0%
Total					
Households	8,863	1,570	786	603	11,822
Percent	75.0%	13.3%	6.6%	5.1%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,811	14,672	7,792	270	92,545
Percent	75.4%	15.9%	8.4%	.3%	100.0%
Owner Without a Mortgage					
Households	57,084	4,008	2,501	537	64,130
Percent	89.0%	6.2%	3.9%	.8%	100.0%
Renter					
Households	37,742	13,764	11,313	7,371	70,190
Percent	53.8%	19.6%	16.1%	10.5%	100.0%
Total					
Households	164,637	32,444	21,606	8,178	226,865
Percent	72.6%	14.3%	9.5%	3.6%	100.0%

2017 Housing Needs Forecast

Three alternative housing forecasts were prepared: a *moderate growth* scenario, a *strong growth* scenario and a *very strong growth* scenario. While all three predictions are available in the 2016 Wyoming Housing Needs Forecast, only the *strong growth* forecast is presented on the following page. The forecast of household formation by tenure was segmented by income as a percentage of Median Household Income (MHI). The income groupings for the counties were separated into five categories: 0 to 30 percent, 31 to 50 percent, 51 to 80 percent, 81 to 95 percent, and more than 95 percent of MHI.

The household forecast indicated a total increase of 1,984 households in Park County, from 11,885 in 2010 to 13,869 in 2040. Homeowners are expected to increase from 8,422 households in 2010 to 9,841 by 2040. Renters are anticipated to increase from 3,463 households in 2010 to 4,028 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 66 households for homeowners with extremely low incomes or 30 percent or less of MHI. Homeownership for those with incomes from 30 to 50 percent of MHI is expected to increase by 145 households and by 233 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 82 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 89 households over the period. Table II.15.43, below, 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	391	858	1,382	700	5,092	8,422
2015	395	867	1,397	708	5,147	8,514
2020	418	918	1,478	749	5,447	9,009
2025	429	943	1,518	769	5,595	9,254
2030	440	967	1,557	789	5,738	9,491
2035	449	987	1,589	805	5,856	9,687
2040	457	1,002	1,614	818	5,950	9,841
Renters by Percent of Median Household Income						
2010	502	548	807	302	1,305	3,463
2015	479	523	771	288	1,247	3,308
2020	547	597	879	329	1,422	3,773
2025	558	609	897	335	1,451	3,850
2030	569	621	915	342	1,480	3,928
2035	578	631	929	347	1,503	3,988
2040	584	637	938	351	1,518	4,028
Total Households by Percent of Median Household Income						
2010	892	1,406	2,188	1,001	6,397	11,885
2015	874	1,391	2,167	996	6,394	11,822
2020	965	1,515	2,357	1,077	6,869	12,782
2025	987	1,552	2,415	1,104	7,046	13,104
2030	1,009	1,588	2,472	1,131	7,218	13,419
2035	1,027	1,618	2,518	1,152	7,359	13,675
2040	1,040	1,640	2,553	1,169	7,468	13,869