

## PARK COUNTY

### Demographics

The Census Bureau’s current census estimates indicate that Park County’s population increased from 28,205 in 2010 to 29,227 in 2013, or by 3.6 percent. This compares to a statewide population growth of 3.4 percent over the period. The number of people from 25 to 44 years of age increased by 4.1 percent, and the number of people from 55 to 64 years of age increased by 4.9 percent. The white population increased by 1.8 percent, while the black population increased by 634.5 percent. The Hispanic population increased from 1,365 to 1,689 people between 2010 and 2013 or by 23.7 percent. These data are presented in Table II.15.1, below.

<b>Table II.15.1</b>						
<b>Profile of Population Characteristics</b>						
Wyoming vs. Park County						
2010 Census and 2013 Current Census Estimates						
Subject	Park County			Wyoming		
	2010 Census	Jul-13	% Change	2010 Census	Jul-13	% Change
<b>Population</b>	<b>28,205</b>	<b>29,227</b>	<b>3.6%</b>	<b>563,626</b>	<b>582,658</b>	<b>3.4%</b>
<b>Age</b>						
Under 14 years	4,877	4,918	.8%	113,371	115,337	1.7%
15 to 24 years	3,529	3,726	5.6%	78,460	80,908	3.1%
25 to 44 years	6,113	6,363	4.1%	144,615	151,055	4.5%
45 to 54 years	4,264	3,910	-8.3%	83,577	76,258	-8.8%
55 to 64 years	4,480	4,701	4.9%	73,513	80,411	9.4%
65 and Over	4,942	5,609	13.5%	70,090	78,689	12.3%
<b>Race</b>						
White	27,386	27,873	1.8%	529,110	539,936	2.0%
Black	58	426	634.5%	5,135	10,186	98.4%
American Indian and Alaskan Native	196	239	21.9%	14,457	15,258	5.5%
Asian	168	230	36.9%	4,649	5,506	18.4%
Native Hawaiian or Pacific Islander	25	23	-8.0%	521	630	20.9%
Two or more races	372	436	17.2%	9,754	11,142	14.2%
<b>Ethnicity (of any race)</b>						
Hispanic or Latino	1,365	1,689	23.7%	50,231	56,363	12.2%

Table II.15.2, on the following page, presents the population of Park County by age and gender from the 2010 Census and 2013 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 2013, the number of males rose to 14,507 persons, and accounted for 49.6 percent of the population, with the remaining 50.4 percent, or 14,720 persons being female.

<b>Table II.15.2</b> <b>Population by Age and Gender</b> Park County 2010 Census and 2013 Current Census Estimates							
Age	2010 Census			2013 Current Census Estimates			% Change 10-13
	Male	Female	Total	Male	Female	Total	
Under 14 years	2,535	2,342	4,877	2,513	2,405	4,918	.8%
15 to 24 years	1,826	1,703	3,529	1,923	1,803	3,726	5.6%
25 to 44 years	3,039	3,074	6,113	3,228	3,135	6,363	4.1%
45 to 54 years	2,022	2,242	4,264	1,860	2,050	3,910	-8.3%
55 to 64 years	2,288	2,192	4,480	2,354	2,347	4,701	4.9%
65 and Over	2,311	2,631	4,942	2,629	2,980	5,609	13.5%
<b>Total</b>	<b>14,021</b>	<b>14,184</b>	<b>28,205</b>	<b>14,507</b>	<b>14,720</b>	<b>29,227</b>	<b>3.6%</b>
% 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.

<b>Table II.15.3</b> <b>Group Quarters Population</b> Park County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
<b>Institutionalized</b>			
Correctional Institutions <sup>130</sup>	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
<b>Total</b>	<b>285</b>	<b>294</b>	<b>3.2%</b>
<b>Noninstitutionalized</b>			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
<b>Total</b>	<b>582</b>	<b>648</b>	<b>11.3%</b>
<b>Group Quarters Population</b>	<b>867</b>	<b>942</b>	<b>8.7%</b>

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data including the one-in-six SF3 sample. These additional samples, such as the SF3, asked supplementary questions regarding income and household attributes that were not asked in the 100 percent count. In the 2010 decennial census, the Census Bureau did not collect additional sample data, such as the SF3, and thus many important housing and income concepts are not available in the 2010 census.

<sup>130</sup> 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 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 7,689 family households, of which 6,547 housed married couple families and 1,142 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 245 families, or a female householder with no husband present, of which there were 897 families. There were also an estimated 4,112 “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 65.2 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Park County, 85.1 percent were married households, which compared to 80.3 percent in the State of Wyoming.

Family Type	Park County		State of Wyoming	
	Park County	% of Total	State of Wyoming	% of Total
Family households	7,689	65.2%	147,018	66.0%
Married-couple family	6,547	85.1%	118,096	80.3%
Owner-occupied housing units	5,276	80.6%	98,615	83.5%
Renter-occupied housing units	1,271	19.4%	19,481	16.5%
Other family	1,142	14.9%	28,922	19.7%
Male householder, no wife present	245	3.2%	9,489	32.8%
Owner-occupied housing units	200	81.6%	5,628	59.3%
Renter-occupied housing units	45	18.4%	3,861	40.7%
Female householder, no husband present	897	11.7%	19,433	67.2%
Owner-occupied housing units	499	55.6%	9,887	50.9%
Renter-occupied housing units	398	44.4%	9,546	49.1%
Nonfamily households	4,112	34.8%	75,828	34.0%
Owner-occupied housing units	2,528	61.5%	42,072	55.5%
Renter-occupied housing units	1,584	38.5%	33,756	44.5%
<b>Total</b>	<b>11,801</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Table II.15.5, on the following page, displays the 2013 5-year ACS census data for household type by household size. In 2013, there were 4,473 two-person family households, 1,375 three-person family households and 1,094 four-person family households. One-person non-family households made up 83.8 percent of all non-family households or an estimated 3,444 households. Park County’s two persons households made up 43.0 percent of total housing units and four person households made up an additional 9.3 percent, which compares to 38.1 and 12.0 percent, respectively, for the State of Wyoming.

<b>Table II.15.5</b> <b>Household Type by Household Size</b> Park County 2009-2013 5-Year ACS Data				
Household Size	Family Households	Non-Family Households	Total	% of Total
<b>Park County</b>				
One Person	.	3,444	3,444	29.2%
Two Person	4,473	602	5,075	43.0%
Three Person	1,375	59	1,434	12.2%
Four Person	1,094	7	1,101	9.3%
Five Person	383	0	383	3.2%
Six Person	293	0	293	2.5%
Seven Person	71	0	71	.6%
<b>Total</b>	<b>7,689</b>	<b>4,112</b>	<b>11,801</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	.	61,218	61,218	27.5%
Two Person	72,730	12,119	84,849	38.1%
Three Person	29,544	1,649	31,193	14.0%
Four Person	25,977	671	26,648	12.0%
Five Person	11,552	70	11,622	5.2%
Six Person	4,695	101	4,796	2.2%
Seven Person	2,520	0	2,520	1.1%
<b>Total</b>	<b>147,018</b>	<b>75,828</b>	<b>222,846</b>	<b>100.0%</b>

The 2013 5-year ACS census estimates also provided information on tenure by household size. According to the 2013 ACS estimates, of the 5,075 two-person households, 3,962 were owner-occupied and 1,113 were renter-occupied. Of the 1,101 four-person households, 690 were owner-occupied and 411 were renter-occupied. Further household size data by tenure are presented in Table II.15.6, below.

<b>Table II.15.6</b> <b>Tenure by Household Size</b> Park County 2009-2013 5-Year ACS Data				
Household Size	Own	Rent	Total	% of Total
<b>Park County</b>				
One Person	2,153	1,291	3,444	29.2%
Two Person	3,962	1,113	5,075	43.0%
Three Person	1,144	290	1,434	12.2%
Four Person	690	411	1,101	9.3%
Five Person	265	118	383	3.2%
Six Person	271	22	293	2.5%
Seven Person or more	18	53	71	.6%
<b>Total</b>	<b>8,503</b>	<b>3,298</b>	<b>11,801</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
One Person	35,664	25,554	61,218	27.5%
Two Person	66,532	18,317	84,849	38.1%
Three Person	21,797	9,396	31,193	14.0%
Four Person	19,095	7,553	26,648	12.0%
Five Person	7,948	3,674	11,622	5.2%
Six Person	3,612	1,184	4,796	2.2%
Seven Person or more	1,554	966	2,520	1.1%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

As seen in Table II.15.7, on the following page, Park County had a total of 13,649 housing units of which 11,801 or 86.5 percent were occupied. Of these occupied units, 72.1 percent, or 8,503

units were owner occupied, which compares to a statewide rate of 70.1. A total of 1,848 units or 13.5 percent of all units were vacant. This compared to a statewide vacancy rate of 15.3 percent.

<b>Table II.15.7 Housing Units by Tenure</b> Park County 2009-2013 5-Year ACS Data				
Tenure	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
Occupied Housing Units	11,801	86.5%	222,846	84.7
Owner-Occupied	8,503	72.1%	156,202	70.1
Renter-Occupied	3,298	27.9%	66,644	29.9
Vacant Housing Units	1,848	13.5%	40,194	15.3
<b>Total Housing Units</b>	<b>13,649</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0</b>

Table II.15.8, below, shows that of the 1,848 housing units in Park County as reported in the 2013 ACS data, 223 or 12.1 percent were for rent and 67 or 3.6 percent were for sale. An estimated 993 units were for seasonal, recreational, or occasional use, and 497 or 26.9 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 26.6 percent for “other vacant” units.

<b>Table II.15.8 Disposition of Vacant Housing Units</b> Park County 2009-2013 5-Year ACS Data				
Disposition	Park County		State of Wyoming	
	Units	% of Total	Units	% of Total
For rent	223	12.1%	5,920	14.7%
Rented, but not occupied	63	3.4%	1,757	4.4%
For sale only	67	3.6%	2,733	6.8%
Sold, but not occupied	5	.3%	774	1.9%
For seasonal, recreational, or occasional use	993	53.7%	17,878	44.5%
For migrant workers	0	.0%	448	1.1%
Other vacant	497	26.9%	10,684	26.6%
<b>Total</b>	<b>1,848</b>	<b>100.0%</b>	<b>40,194</b>	<b>100.0%</b>

Table II.15.9, at right, presents different income statistics for Park County. According to the 2013 ACS data averages, median family income for Park County was \$64,802 compared to the statewide average of \$70,868. Per capita income for Park County, which is calculated by dividing total income by population, was \$27,824, which compared to \$28,902 for the State of Wyoming.

<b>Table II.15.9 Median and Per Capita Income</b> Park County 2009-2013 5-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	64,802	70,868
Median Household Income	53,951	57,406
Per Capita Income	27,824	28,902

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 964 households or 8.2 percent with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 2,013 households that had incomes between \$35,000 and \$49,999, which accounted for 17.1 percent of

households and compared to 13.9 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 17.4 percent of total households and numbered 2,048 in Park County.

<b>Table II.15.10</b>				
<b>Households by Income</b>				
Park County 2009-2013 5-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under 15,000	964	8.2%	21,737	9.8%
15,000 - 19,999	509	4.3%	10,770	4.8%
20,000 - 24,999	718	6.1%	10,936	4.9%
25,000 - 34,999	1,356	11.5%	22,748	10.2%
35,000 - 49,999	2,013	17.1%	30,917	13.9%
50,000 - 74,999	2,316	19.6%	43,782	19.6%
75,000 - 99,999	1,877	15.9%	32,050	14.4%
100,000 and above	2,048	17.4%	49,906	22.4%
<b>Total</b>	<b>11,801</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

Poverty statistics were also reported in the 2013 5-year ACS estimates, and these data are displayed in Table II.15.11, below. In total, the poverty rate in Park County was 8.2 percent, which compared to a statewide poverty rate of 11.5 percent in Wyoming. The male population in Park County had a poverty rate of 6.5 percent and the female population had a poverty rate of 9.9 percent. There were 167 males and 143 females in poverty under the age of 5. Overall, 13.7 percent of persons in poverty in Park County were under the age of five, which compared to 13.7 percent statewide. The elderly population, comprised of individuals 65 years of older, had 274 individuals with incomes below the poverty level which represented 12.1 percent of the total population in poverty. In the State of Wyoming there were 4,477 individuals with incomes below the poverty level which represented 7.0 percent of the total Wyoming population in poverty.

<b>Table II.15.11</b>				
<b>Poverty by Age</b>				
Park County 2009-2013 5-Year ACS Data				
Age	Male	Female	Total	% of Total
<b>Park County</b>				
5 and Below	167	143	310	13.7%
6 to 18	141	127	268	11.8%
18 to 64	463	956	1,419	62.5%
65 and Older	127	147	274	12.1%
<b>Total</b>	<b>898</b>	<b>1,373</b>	<b>2,271</b>	<b>100.0%</b>
Poverty Rate	6.5%	9.9%	8.2%	.
<b>State of Wyoming</b>				
5 and Below	4,701	4,002	8,703	13.7%
6 to 18	6,212	6,084	12,296	19.3%
18 to 64	16,170	22,097	38,267	60.0%
65 and Older	1,628	2,849	4,477	7.0%
<b>Total</b>	<b>28,711</b>	<b>35,032</b>	<b>63,743</b>	<b>100.0%</b>
Poverty Rate	10%	13%	11.5%	.

Table II.15.12, below, presents the breakdown of households by unit type and tenure. Between 2009 and 2013, Park County saw an average of 7,343 owner-occupied single-family units compared to 1,601 single-family rental units. In Park County, single-family units comprised 75.8 percent of all households compared with 71.8 percent statewide. Park County had a total of 520 apartment rental units and total apartment units accounted for 4.9 percent of all households. In the State of Wyoming, apartment units accounted for 8.1 percent of total households. There were also an estimated 1,466 mobile homes in Park County, which comprised 12.4 percent of all occupied housing units and compared to 13.4 statewide.

<b>Table II.15.12</b>				
<b>Households by Unit Type</b>				
Park County 2009-2013 5-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
<b>Park County</b>				
Single-Family Unit	7,343	1,601	8,944	75.8%
Duplex	112	310	422	3.6%
Tri- or Four-Plex	14	371	385	3.3%
Apartments	64	520	584	4.9%
Mobile Homes	970	496	1,466	12.4%
Boat, RV, Van, Etc.	0	0	0	.0%
<b>Total</b>	<b>8,503</b>	<b>3,298</b>	<b>11,801</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
Single-Family Unit	132,122	27,957	160,079	71.8%
Duplex	670	4,638	5,308	2.4%
Tri- or Four-Plex	515	8,793	9,308	4.2%
Apartments	657	17,325	17,982	8.1%
Mobile Homes	21,912	7,894	29,806	13.4%
Boat, RV, Van, Etc.	326	37	363	.2%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

Table II. 15.13, on the following page, shows the number of households by year of construction. As shown, 8.3 percent, or 976 units, were built in 1939 or earlier in the county, and another 878 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 1,536, which accounted for 13.0 percent of all households, and an additional 310 households, or 2.6 percent, were built in 2005 or later. These figures compare to 2,633 households, or 1.2 percent, that were built from 2005 or later statewide.

<b>Table II.15.13</b>				
<b>Households by Year Built</b>				
Park County 2009-2013 5-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or earlier	976	8.3%	24,806	11.1%
1940 to 1949	878	7.4%	10,660	4.8%
1950 to 1959	1,256	10.6%	22,003	9.9%
1960 to 1969	1,151	9.8%	18,965	8.5%
1970 to 1979	1,933	16.4%	50,045	22.5%
1980 to 1989	2,092	17.7%	33,947	15.2%
1990 to 1999	1,669	14.1%	26,271	11.8%
2000 to 2004	1,536	13.0%	33,516	15.0%
Built 2005 or Later	310	2.6%	2,633	1.2%
<b>Total</b>	<b>11,801</b>	<b>100.0%</b>	<b>222,846</b>	<b>100.0%</b>

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 .8 percent of total housing units, while households with five and six rooms accounted for 16.6 and 15.5 percent, respectively. The median number of rooms in Park County was 6 rooms, which compared to 6 statewide.

<b>Table II.15.14</b>				
<b>Housing Units by Number of Rooms</b>				
Park County 2009-2013 5-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	111	.8%	4,380	1.7%
Two	450	3.3%	6,986	2.7%
Three	1,165	8.5%	19,468	7.4%
Four	2,152	15.8%	43,545	16.6%
Five	2,270	16.6%	52,356	19.9%
Six	2,118	15.5%	40,659	15.5%
Seven	2,106	15.4%	32,683	12.4%
Eight	1,366	10.0%	25,669	9.8%
Nine or more	1,911	14.0%	37,294	14.2%
<b>Total</b>	<b>13,649</b>	<b>100.0%</b>	<b>263,040</b>	<b>100.0%</b>
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 103 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.8 percent of total households in Park County, which compared to 24.2 percent statewide. In Park County, the 4,862 households with three bedrooms accounted for 41.2 percent of all households, and there were only 927 five-bedroom or more households, which accounted for 7.9 percent of all households.

<b>Table II.15.15</b>				
<b>Households by Number of Bedrooms</b>				
Park County 2009-2013 5-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
<b>Park County</b>				
None	21	103	124	1.1%
One	279	631	910	7.7%
Two	1,861	1,180	3,041	25.8%
Three	3,803	1,059	4,862	41.2%
Four	1,696	241	1,937	16.4%
Five or more	843	84	927	7.9%
<b>Total</b>	<b>8,503</b>	<b>3,298</b>	<b>11,801</b>	<b>100.0%</b>
<b>State of Wyoming</b>				
None	284	1,753	2,037	.9%
One	4,120	12,902	17,022	7.6%
Two	28,174	25,768	53,942	24.2%
Three	72,120	18,595	90,715	40.7%
Four	36,386	5,304	41,690	18.7%
Five or more	15,118	2,322	17,440	7.8%
<b>Total</b>	<b>156,202</b>	<b>66,644</b>	<b>222,846</b>	<b>100.0%</b>

The age of a structure influences its value. As shown in Table II.15.16, at right, structures built in 1939 or earlier had a median value of \$171,900, while structures built between 1950 and 1959 had a median value of \$170,100 and those built between 1990 to 1999 had a median value of \$262,300. 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 \$316,900 and \$147,600, respectively. The total average median value in Park County was \$212,100, which compared to \$185,900 in the State of Wyoming.

<b>Table II.15.16</b>		
<b>Median Value by Year Structure Built</b>		
Park County 2009-2013 5-Year ACS Data		
Year Built	Park County	State of Wyoming
1939 or earlier	171,900	154,300
1940 to 1949	141,800	136,700
1950 to 1959	170,100	156,800
1960 to 1969	187,900	176,000
1970 to 1979	189,400	182,000
1980 to 1989	221,000	196,100
1990 to 1999	262,300	225,600
2000 to 2004	316,900	253,100
Built 2005 or Later	147,600	239,800
<b>Total</b>	<b>212,100</b>	<b>185,900</b>

Household mortgage status is reported in Table II.15.17, below. In Park County, households with a mortgage accounted for 56.0 percent of all households or 4,760 housing units, and the remaining 44.0 percent or 3,743 units had no mortgage. Of those units with a mortgage, 647 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,113 or 86.4 percent had no second mortgage or no home equity loan.

<b>Table II.15.17 Mortgage Status Park County 2009-2013 5-Year ACS Data</b>				
<b>Mortgage Status</b>	<b>Park County</b>		<b>State of Wyoming</b>	
	<b>Households</b>	<b>% of Households</b>	<b>Households</b>	<b>% of Households</b>
Housing units with a mortgage, contract to purchase, or similar debt	4,760	56.0%	93,495	59.9%
With either a second mortgage or home equity loan, but not both	647	13.6%	13,352	14.3%
Second mortgage only	139	21.5%	6,691	50.1%
Home equity loan only	508	78.5%	6,661	49.9%
Both second mortgage and home equity loan	0	.0%	598	.6%
No second mortgage and no home equity loan	4,113	86.4%	79,545	85.1%
Housing units without a mortgage	3,743	44.0%	62,707	40.1%
<b>Total</b>	<b>8,503</b>	<b>100.0%</b>	<b>156,202</b>	<b>100.00%</b>

The median rent in Park County was \$531 as compared to \$647 statewide, as seen in Table II.15.18, below.

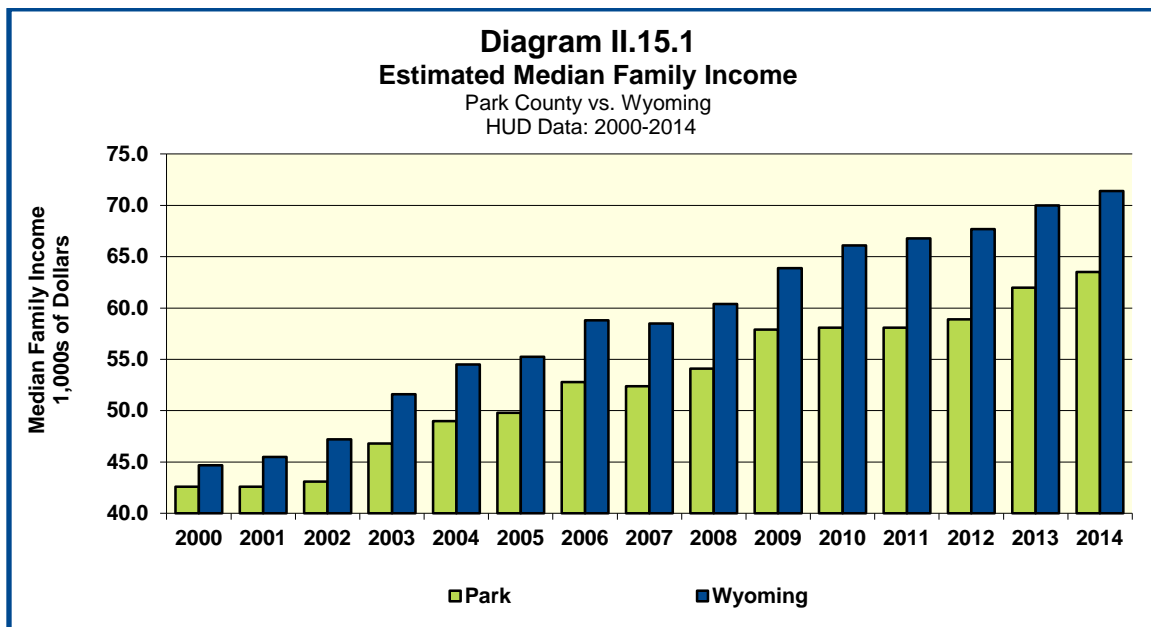
<b>Table II.15.18 Median Rent Park County 2009-2013 5-Year ACS Data</b>	
<b>Place</b>	<b>Rent</b>
Park County	\$531
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 17 persons during 2014. 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 4,254 persons over the time period.

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	3	20	-17
<b>Total</b>	<b>13,267</b>	<b>9,013</b>	<b>4,254</b>

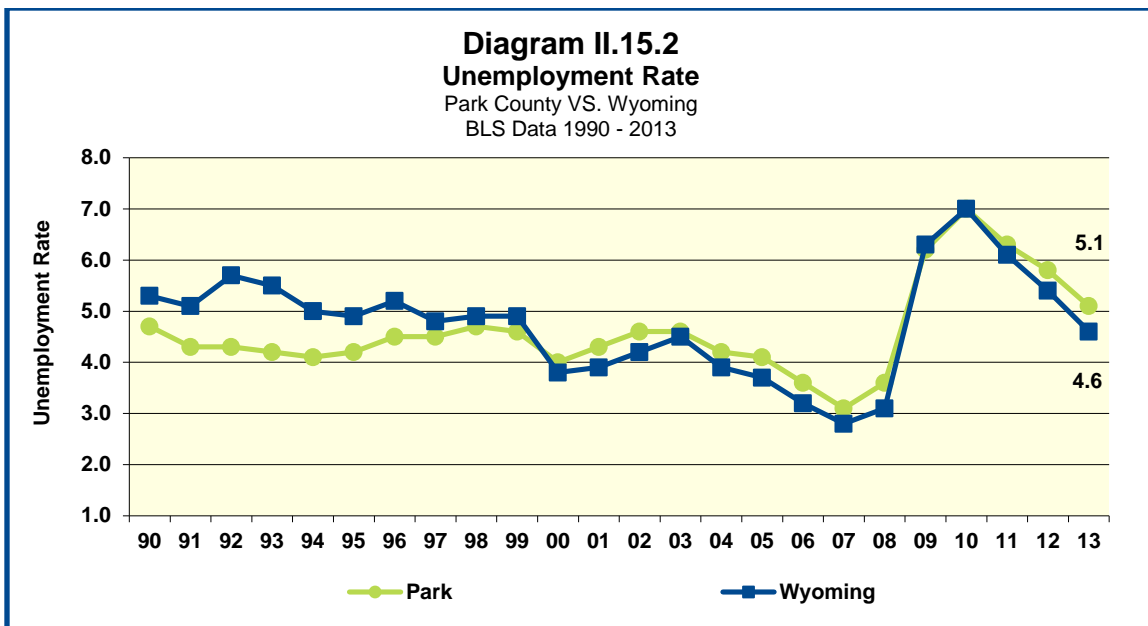
**Economics**

The HUD estimated MFI for Park County was \$63,500 in 2014. 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, decreased by 366 persons, from 15,700 in 2012 to 15,334 in 2013. Employment decreased by 245 persons; unemployment decreased by 121 persons; and the unemployment rate, the number of unemployed

persons as a percentage of the labor force, decreased from 5.8 percent in 2012 to 5.1 in 2013, 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 decreased by 1.93 percent between 2012 and 2013, from a total of 13,981 to 13,711 workers. Preliminary estimates shows employment increased to 15,563 persons in June 2014.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	11,205	11,461	11,670	11,685	12,223	12,149	12,028	12,049	12,516	12,408	12,386
Feb	11,286	11,484	11,644	11,837	12,272	12,180	12,046	12,137	12,524	12,465	12,454
Mar	11,495	11,693	11,920	12,097	12,402	12,265	12,256	12,246	12,700	12,611	12,649
Apr	11,807	12,093	12,166	12,417	12,664	12,533	12,356	12,535	13,076	12,798	12,817
May	12,927	13,190	13,262	13,655	14,174	13,726	13,685	13,721	14,344	13,917	14,067
Jun	14,787	14,902	15,024	15,269	15,542	15,051	15,198	15,408	15,987	15,475	15,563
Jul	14,560	14,829	15,154	15,286	15,682	15,324	15,343	15,692	16,057	15,463	
Aug	14,232	14,344	14,769	15,026	15,366	15,030	15,019	15,444	15,695	15,193	.
Sep	13,510	13,824	14,006	14,353	14,511	14,433	14,566	14,849	14,896	14,695	.
Oct	12,796	12,824	12,984	13,420	13,617	13,279	13,418	13,815	13,952	13,764	.
Nov	12,008	12,069	12,333	12,668	12,868	12,470	12,480	12,923	13,013	12,836	.
Dec	11,956	11,949	12,200	12,615	12,795	12,430	12,511	12,895	13,013	12,902	.
<b>Annual</b>	<b>12,714</b>	<b>12,889</b>	<b>13,094</b>	<b>13,361</b>	<b>13,676</b>	<b>13,406</b>	<b>13,409</b>	<b>13,643</b>	<b>13,981</b>	<b>13,711</b>	.
% Change	1.34	1.38	1.59	2.04	2.36	-1.97	0.02	1.75	2.48	-1.93	.

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 3.09 percent between 2012 and 2013, from a total of \$713 to \$735. In the second quarter of 2014 preliminary estimates show average weekly wages fell to \$725.

<b>Table II.15.21</b> <b>Average Weekly Wages</b> Park County BLS QCEW Data, 2001–2014(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(p)	747	725	.	.	.	.

Total business establishments reported by the QCEW are displayed below in Table II.15.22. Annual establishments decreased by 1.55 percent between 2012 and 2013, from a total of 1,482 to 1,459 establishments. Preliminary estimates indicate the total number of establishments decreased to 1,448 in the second quarter of 2014.

<b>Table II.15.22</b> <b>Number of Establishments</b> Park County BLS QCEW Data, 2001–2014(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	1,466	1,464	1,456	1,449	1,459	-1.55
2014(p)	1,450	1,448	.	.	.	.

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2013, the most recent year for which data are available, Park County recorded 20,844 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 \$1,532,256,000, and real per capita income was \$52,426 in 2013. This compares to a statewide average real per capita income of \$52,826. The average earnings per job

in the county was \$41,945 in 2013, while Wyoming average earnings per job was \$52,420. These data are presented in full in **Volume II. Technical Appendix.**

**Housing**

According to the Wyoming Cost of Living Index, average apartment rent in Park County increased from \$543 in second quarter 2013 to \$569 in second quarter 2014, or by 4.8 percent. Over the same period, rents for detached single-family homes increased by 2.2 percent, mobile homes on a lot increased by 9.9 percent and 6.3 percent for mobile home lots.

Park County rental prices experienced average annualized increases of 2.5 percent for apartments, 2.8 percent for houses, 3.4 percent for mobile homes plus a lot, and 2.1 percent for mobile home lots since fourth quarter 1986 to second quarter 2014. These figures compare to state average annualized increases in rental prices of 3.3 percent for apartments, 3.8 percent for houses, 3.5 percent for mobile homes plus a lot, and 3.1 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 decreased from 104 authorized units in 2012 to 98 in 2013. Total residential authorizations decreased from 124 units in 2011 to 124 in 2012.

The real value of single-family building permits increased from \$203,455 in 2012 to \$229,180 in 2013. The value over the past decade, in real 2013 dollars, fluctuated from a high of \$229,180 in 2013 to a low of \$171,579 in 2004. These figures compare to the state average high of \$289,650 in 2013 and low of \$187,810 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
Q4.13	550	227	838	667
Q2.14	569	235	850	700

<b>Table II.15.24</b> <b>Building Permits and Valuation</b> Park County Census Bureau Data, 1980–2013									
Year	Authorized Construction in Permit Issuing Areas					WCDA		Per Unit Valuation, 1'000s of Real 2013 Dollars	
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	Single Family Units	Multi-Family Units
1980	29	2	12	6	49	.	.	118.5	71.7
1981	60	.	7	.	67	.	.	108.1	.
1982	55	.	3	.	58	.	.	67.4	.
1983	64	4	.	32	100	.	.	72.3	44.6
1984	77	.	.	10	87	.	.	75.5	59.8
1985	56	.	.	25	81	.	.	82.0	41.7
1986	44	.	.	15	59	.	.	76.0	40.9
1987	41	.	.	10	51	.	.	73.1	39.9
1988	8	2	.	.	10	.	.	136.1	.
1989	12	2	.	.	14	.	.	121.9	.
1990	16	.	.	.	16	.	.	89.7	.
1991	80	4	4	.	88	.	.	126.7	.
1992	141	6	8	.	155	.	.	118.5	.
1993	156	6	20	.	182	.	.	127.4	.
1994	211	8	37	10	266	.	2	129.7	68.1
1995	133	8	24	9	174	.	.	137.5	66.7
1996	177	6	12	.	195	48	.	141.2	.
1997	127	8	.	.	135	.	.	145.5	.
1998	150	4	.	.	154	24	.	150.2	.
1999	130	2	23	.	155	24	10	151.5	.
2000	137	.	.	.	137	20	.	172.9	.
2001	112	6	.	.	118	.	.	174.6	.
2002	164	8	7	.	179	.	.	181.1	.
2003	174	22	8	6	210	.	.	185.0	51.2
2004	230	2	4	6	242	.	.	171.6	27.9
2005	183	4	.	.	187	.	.	178.6	.
2006	237	12	3	.	252	.	.	194.2	.
2007	234	6	4	.	244	.	.	210.8	.
2008	177	12	.	12	201	.	.	209.7	28.2
2009	126	6	.	12	144	.	.	189.1	87.0
2010	102	8	.	8	118	.	.	213.4	23.7
2011	101	12	.	.	113	.	.	204.3	.
2012	104	20	.	.	124	.	.	203.5	.
2013	98	.	12	.	110	.	.	229.2	.

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2013, the average sales price in Park County was \$231,080. This represented a 8.0 percent increase from the previous year. In contrast, Wyoming’s average was \$281,345, an increase of 5.6 percent over the previous year. A comparison of average sales prices between 2000 and 2013 is displayed in Table II.15.25, on the following page.

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

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in December 2014.<sup>131</sup> During December 2014, a total of 106 surveys were completed by property managers in Park County. Of the 1,489 rental units surveyed, 43 were vacant, indicating a vacancy rate of 2.9 percent, as shown in Table II.15.26, below. This rate compares to a 4.2 percent vacancy rate one year ago and a statewide December 2014 vacancy rate of 4.6 percent.

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

<sup>131</sup> 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.



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, but inched up in 2014.

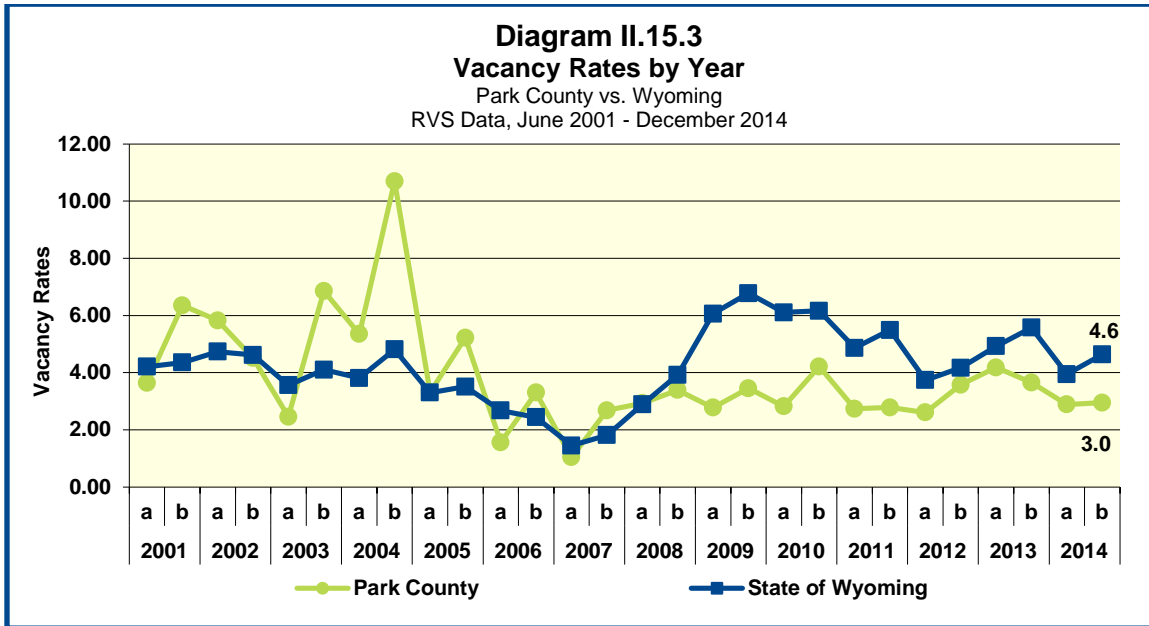


Diagram II.15.4, below, shows the average rent of single-family and apartment units in Park County. In 2014, average rents for single-family units decreased to \$789 and average rents for apartments decreased to \$665.

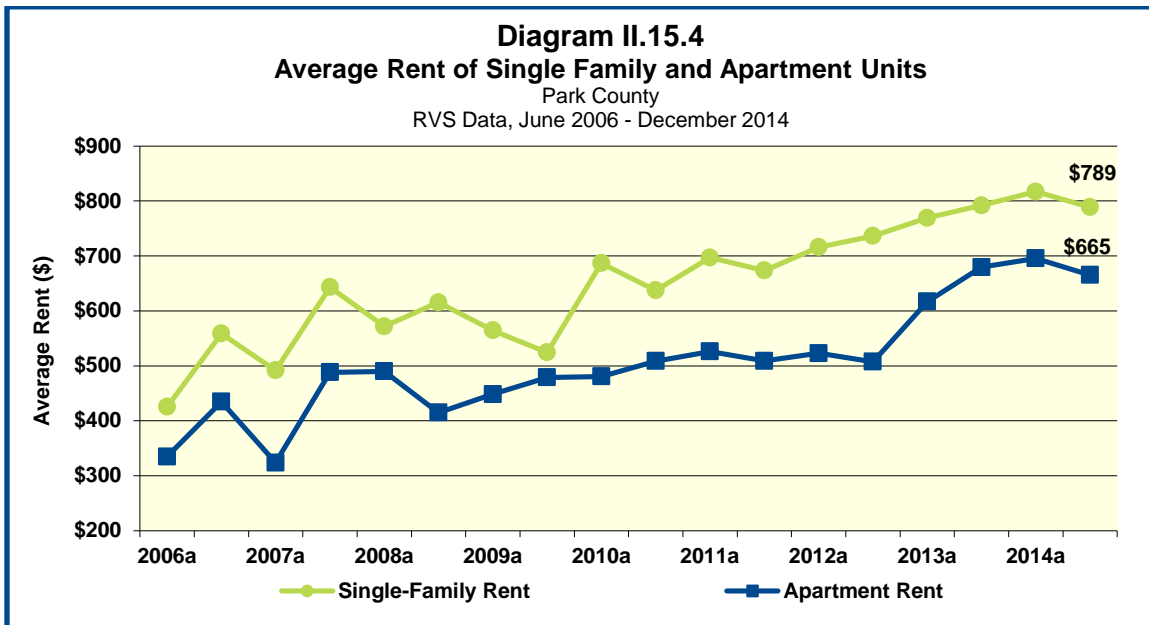


Table II.15.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 414 single family units in Park County, with 12 of them available. This translates into a vacancy rate of 2.9 percent in Park County, which compares to a single family vacancy rate of 3.0 percent for the State of Wyoming. There were 654 apartment units reported in the survey, with 11 of them available, which resulted in a vacancy rate of 1.7 percent. This compares to a statewide vacancy rate of 3.9 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	414	12	2.9%
Duplex units	75	2	2.7%
Apartments	654	11	1.7%
Mobile Homes	164	2	1.2%
"Other" Units	2	0	.0%
Don't Know	318	21	6.6%
<b>Total</b>	<b>1,627</b>	<b>48</b>	<b>3.0%</b>

Table II.15.28 below reports units by bedroom size. Two bedroom units were the most common type of reported single family unit, with 62 units. The most common apartment units were two bedroom units, with 172 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	1	0	37	5	0	.	43
One	33	10	83	2	0	.	128
Two	62	33	172	78	2	.	347
Three	46	9	19	70	0	.	144
Four	17	2	1	3	0	.	23
Five	3	0	0	0	0	.	3
Don't Know	252	21	342	6	0	318	939
<b>Total</b>	<b>414</b>	<b>75</b>	<b>654</b>	<b>164</b>	<b>2</b>	<b>318</b>	<b>1,627</b>

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.

<b>Table II.15.29</b>						
<b>Average Market Rate Rents by Bedroom Size</b>						
Park County						
RVS Data, December 2014						
<b>Number of Bedrooms</b>	<b>Single Family Units</b>	<b>Duplex Units</b>	<b>Apartment Units</b>	<b>Mobile Homes</b>	<b>“Other” Units</b>	<b>Total</b>
Efficiency	\$175	\$	\$420	\$	\$	\$371
One	\$535	\$594	\$510	\$525	\$	\$532
Two	\$727	\$745	\$655	\$623	\$683	\$691
Three	\$844	\$1,000	\$687	\$705	\$	\$795
Four	\$947	\$1,000	\$800	\$	\$	\$935
Five	\$1,350	\$	\$	\$	\$	\$1,350
<b>Total</b>	<b>\$789</b>	<b>\$800</b>	<b>\$665</b>	<b>\$694</b>	<b>\$683</b>	<b>\$729</b>

Table II.15.30 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.

<b>Table II.15.30</b>			
<b>Single Family Market Rate Rents by Vacancy Status</b>			
Park County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Single Family Units</b>	<b>Available Single Family Units</b>	<b>Vacancy Rate</b>
Less Than \$500	4	0	.0%
\$500 to \$1,000	381	12	3.1%
\$1,000 to \$1,500	13	0	.0%
Above \$1,500	1	0	.0%
Missing	15	0	.0%
<b>Total</b>	<b>414</b>	<b>12</b>	<b>2.9%</b>

The availability of apartment units by average rent is displayed in Table II.15.31 below. The lowest vacancy rate was seen in apartment units renting for less than 500 dollars, with a vacancy rate of 0.0 percent.

<b>Table II.15.31</b>			
<b>Apartment Market Rate Rents by Vacancy Status</b>			
Park County			
RVS Data, December 2014			
<b>Average Rents</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Less Than \$500	46	0	.0%
\$500 to \$1,000	451	9	2.0%
\$1,000 to \$1,500	3	1	33.3%
Above \$1,500	0	0	%
Missing	154	1	.6%
<b>Total</b>	<b>654</b>	<b>11</b>	<b>1.7%</b>

Table II.15.32, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 500 to 1,000, with a vacancy rate of 3.3 percent.

<b>Table II.15.32</b> <b>Mobile Home Market Rate Rents by Vacancy Status</b> Park County RVS Data, December 2014			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500			%
\$500 to \$1,000	61	2	3.3%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	103	0	.0%
<b>Total</b>	<b>164</b>	<b>2</b>	<b>1.2%</b>

Table II.15.33, 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.

<b>Table II.15.33</b> <b>Condition by Unit Type</b> Park County RVS Data, December 2014							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	0	0	43	0	0	.	43
Average	17	2	17	18	0	.	54
Good	361	30	407	46	1	.	845
Excellent	33	42	96	100	1	.	272
Don’t Know	3	1	91	0	0	318	413
<b>Total</b>	<b>414</b>	<b>75</b>	<b>654</b>	<b>164</b>	<b>2</b>	<b>318</b>	<b>1,627</b>

The availability of single family units based on their condition is displayed in Table II.15.34, below. As can be seen the single family units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

<b>Table II.15.34</b> <b>Condition of Single Family Units by Vacancy Status</b> Park County RVS Data, December 2014			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	17	3	17.6%
Good	361	9	2.5%
Excellent	33	0	.0%
Don’t Know	3	0	.0%
<b>Total</b>	<b>414</b>	<b>12</b>	<b>2.9%</b>

Table II.15.35, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of 0.0 percent.

<b>Table II.15.35</b>			
<b>Condition of Apartment Units by Vacancy Status</b>			
Park County			
RVS Data, December 2014			
<b>Condition</b>	<b>Apartment Units</b>	<b>Available Apartment Units</b>	<b>Vacancy Rate</b>
Poor			%
Fair	43	0	.0%
Average	17	2	11.8%
Good	407	6	1.5%
Excellent	96	3	3.1%
Don't Know	91	0	.0%
<b>Total</b>	<b>654</b>	<b>11</b>	<b>1.7%</b>

Table II.15.36, below, shows the availability of mobile homes units based on their condition. As can be seen the mobile home units with the lowest vacancy rates were in excellent condition, with a vacancy rate of 0.0 percent.

<b>Table II.15.36</b>			
<b>Condition of Mobile Home Units by Vacancy Status</b>			
Park County			
RVS Data, December 2014			
<b>Condition</b>	<b>Mobile Home Units</b>	<b>Available Mobile Home Units</b>	<b>Vacancy Rate</b>
Poor			
Fair	0	0	%
Average	18	0	.0%
Good	46	2	4.3%
Excellent	100	0	.0%
Don't Know	0	0	%
<b>Total</b>	<b>164</b>	<b>2</b>	<b>1.2%</b>

Respondents were also asked if they would like to own or manage additional units and if so, which type of units would they prefer. As can be seen in Table II.15.37, on the following page, respondents in Park County said they would prefer 77 more single family units, 188 more apartment units, and 19 units of all types. In total, respondents indicated they wished to own or manage an additional 342 units.

<b>Table II.15.37</b> <b>If you had the opportunity to own/manage more units, how many would you prefer</b> Park County RVS Data, December 2014	
<b>Unit Type</b>	<b>More Units</b>
Single family units	77
Duplex Units	22
Apartments	188
Mobile homes	26
Other	
Don't Know	10
All types	19
<b>Total</b>	<b>342</b>

Table, II.15.38, on the following page shows the most common answers from the 2014 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 107 respondents, with an average persons per household of 3.6 people. Of new residents to Park County, 56.2 percent were married and the most common age group arriving in the state was 55 to 64 years old. Most new residents moved for reasons other than those given in the survey.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 50.5 percent of respondents renting their residence. The average mortgage payment in Park County was \$794 and the average rent was \$618. When asked if they were satisfied with their current housing, 82.2 percent said they were satisfied with thier current housing.

<b>Table II.15.38</b> <b>Most Replied Response</b> Park County HNA Survey: Calendar Year 2014	
Question	Most Replied Answer (%)
<b>Demographics</b>	
Total Number of Respondents	107
Number of persons in household (Average)	3.6
Current age	55 to 64 years old (22.6%)
Marital status	Married (56.2%)
Primary reason for moving to Wyoming	Other reason (31.8%)
In which industry are you primarily employed	Retired (24.3%)
Highest education level completed	Some College (25.2%)
Total household income from all sources	\$50,000 to \$74,999 dollars (30.4%)
<b>Current Housing Characteristics</b>	
Current Residence	Single family home (72.9%)
Do you own or rent	Rent (50.5%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.8
Average mortgage payment	\$794
Average rental payment	\$618
Are you satisfied with your current housing	Satisfied with current housing (82.2%)
<b>Housing Demand (If unsatisfied with current housing)</b>	
Reason you are unsatisfied	Housing unit is too small (42.9%)
Are you seeking to change your housing situation	Not seeking different housing (54.5%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (80.0%)
If own, do you plan on building or buying	Buy an existing unit (75.0%)
Expected buying price	\$300,000 to \$349,999 dollars (100.0%)
Expected building price	Less than \$50,000 dollars (33.3%)
Expected rental price	\$501 to \$600 dollars (100.0%)

For residents who are unsatisfied with their current housing, 42.9 percent were unsatisfied because the housing unit is too small. 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, 80.0 percent wanted to buy and 10.0 wanted to rent their next residence. Most residents wishing to buy a house anticipated spending \$300,000 to \$349,999 dollars if they were buying an existing unit, and Less than \$50,000 dollars if anticipated building a new unit. Of those respondents who wished to rent, the most common response, 100.0 percent of respondents, anticipated spending \$501 to \$600 dollars. Additional survey data are presented in **Volume II. Technical Appendix**<sup>132</sup>.

### 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.

<sup>132</sup> 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.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 234 or 2.0 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, below. This housing problem was far more prevalent in renter households as compared to owner households.

<b>Table II.15.39</b>				
<b>Overcrowding and Severe Overcrowding</b>				
Park County				
2009-2013 5-Year ACS Data				
<b>Household</b>	<b>No Overcrowding</b>	<b>Overcrowding</b>	<b>Severe Overcrowding</b>	<b>Total</b>
<b>Park County</b>				
<b>Owner</b>				
Households	8,351	152	0	8,503
Percentage	98.2%	1.8%	.0%	100.0%
<b>Renter</b>				
Households	3,216	82	0	3,298
Percentage	97.5%	2.5%	.0%	100.0%
<b>Total</b>				
Households	11,567	234	0	11,801
Percentage	98.0%	2.0%	.0%	100.0%
<b>State of Wyoming</b>				
<b>Owner</b>				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
<b>Renter</b>				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
<b>Total</b>				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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



At the time of the 2013 5-year ACS, a total of 374 units or 2.7 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.

<b>Table II.15.40</b> <b>Housing Units with Incomplete Kitchen Facilities</b> Park County 2009-2013 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,275	256,276
Lacking Complete Kitchen Facilities	374	6,764
<b>Total Housing Units</b>	<b>13,649</b>	<b>263,040</b>
Percent Lacking	2.7%	2.6%

At the time of the 2013 ACS, a total of 307 units or 2.2 percent of all housing units in Park County were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.15.41, below.

<b>Table II.15.41</b> <b>Housing Units with Incomplete Plumbing Facilities</b> Park County 2009-2013 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,342	257,728
Lacking Complete Plumbing Facilities	307	5,312
<b>Total Households</b>	<b>13,649</b>	<b>263,040</b>
Percent Lacking	2.2%	2.0%

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

In Park County, 14.3 percent of households had a cost burden and 8.3 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 22.5 percent of homeowners with a mortgage in Park County experienced a cost burden and 13.1 percent experienced a severe cost burden, while 9.3 percent of renters had a cost burden and 6.3 percent had a severe cost burden, as seen in Table II.15.42, on the following page.

<b>Table II.15.42</b> <b>Cost Burden and Severe Cost Burden by Tenure</b> Park County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
<b>Park County</b>					
<b>Owner With a Mortgage</b>					
Households	3,066	1,072	622	0	4,760
Percent	64.4%	22.5%	13.1%	.0%	100.0%
<b>Owner Without a Mortgage</b>					
Households	3,229	310	154	50	3,743
Percent	86.3%	8.3%	4.1%	1.3%	100.0%
<b>Renter</b>					
Households	2,185	307	209	597	3,298
Percent	66.3%	9.3%	6.3%	18.1%	100.0%
<b>Total</b>					
Households	8,480	1,689	985	647	11,801
Percent	71.9%	14.3%	8.3%	5.5%	100.0%
<b>State of Wyoming</b>					
<b>Owner With a Mortgage</b>					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
<b>Owner Without a Mortgage</b>					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
<b>Renter</b>					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
<b>Total</b>					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

### 2015 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 *2015 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 2,925 households in Park County, from 11,885 in 2010 to 14,810 in 2040. Homeowners are expected to increase from 8,422 households in 2010 to 10,490 by 2040. Renters are anticipated to increase from 3,463 households in 2010 to 4,320 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 156 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 244 households and by 332 for those with 51 to 80 percent of MHI.

Rental demand from the years 2010 to 2040 is expected to increase by 115 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 97 households over the period. Table II.1.43, below, provides details of the household forecast by tenure and income.

<b>Table II.1.43</b>						
<b>Household Forecast by Tenure and Income</b>						
Park County						
Strong Growth Scenario						
<b>Year</b>	<b>0-30%</b>	<b>31-50%</b>	<b>51-80%</b>	<b>81-95%</b>	<b>96+%</b>	<b>Total</b>
<b>Homeowners by Percent of Median Household Income</b>						
2010	636	992	1,354	684	4,756	8,422
2015	647	1,009	1,378	696	4,840	8,571
2020	673	1,049	1,432	724	5,032	8,910
2025	698	1,089	1,486	751	5,221	9,245
2030	729	1,137	1,552	785	5,454	9,657
2035	761	1,187	1,620	819	5,692	10,078
2040	792	1,235	1,686	852	5,925	10,490
<b>Renters by Percent of Median Household Income</b>						
2010	466	394	860	359	1,384	3,463
2015	487	411	898	376	1,447	3,619
2020	502	424	926	387	1,491	3,731
2025	515	434	949	397	1,528	3,823
2030	536	453	989	413	1,593	3,984
2035	560	472	1,032	431	1,662	4,156
2040	582	491	1,072	448	1,727	4,320
<b>Total Households by Percent of Median Household Income</b>						
2010	1,102	1,385	2,213	1,044	6,141	11,885
2015	1,135	1,421	2,276	1,072	6,287	12,190
2020	1,175	1,473	2,358	1,111	6,523	12,641
2025	1,213	1,523	2,435	1,148	6,749	13,068
2030	1,266	1,590	2,541	1,198	7,046	13,641
2035	1,321	1,659	2,651	1,250	7,353	14,234
2040	1,374	1,726	2,758	1,300	7,651	14,810

