

## PARK COUNTY

### Demographics

The Census Bureau's current census estimates indicate that Park County's population increased from 28,205 in 2010 to 28,989 in 2014, or by 2.8 percent. This compares to a statewide population growth of 3.6 percent over the period. The number of people from 25 to 44 years of age increased by 3.4 percent, and the number of people from 55 to 64 years of age increased by 4.1 percent. The white population increased by 1.2 percent, while the black population increased by 467.2 percent. The Hispanic population increased from 1,365 to 1,676 people between 2010 and 2014, or by 22.8 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 2014 Current Census Estimates |               |               |             |                |                |             |
| Subject                                       | Park County   |               |             | Wyoming        |                |             |
|   | 2010 Census   | Jul-14        | % Change    | 2010 Census    | Jul-14         | % Change    |
| <b>Population</b>                             | <b>28,205</b> | <b>28,989</b> | <b>2.8%</b> | <b>563,626</b> | <b>584,153</b> | <b>3.6%</b> |
| <b>Age</b>                                    |               |               |             |                |                |             |
| Under 14 years                                | 4,877         | 4,888         | .2%         | 113,371        | 115,517        | 1.9%        |
| 15 to 24 years                                | 3,529         | 3,580         | 1.4%        | 78,460         | 80,249         | 2.3%        |
| 25 to 44 years                                | 6,113         | 6,321         | 3.4%        | 144,615        | 152,555        | 5.5%        |
| 45 to 54 years                                | 4,264         | 3,712         | -12.9%      | 83,577         | 73,372         | -12.2%      |
| 55 to 64 years                                | 4,480         | 4,665         | 4.1%        | 73,513         | 80,819         | 9.9%        |
| 65 and Over                                   | 4,942         | 5,823         | 17.8%       | 70,090         | 81,641         | 16.5%       |
| <b>Race</b>                                   |               |               |             |                |                |             |
| White   | 27,386        | 27,719        | 1.2%        | 529,110        | 541,596        | 2.4%        |
| Black   | 58            | 329           | 467.2%      | 5,135          | 9,112          | 77.4%       |
| American Indian and Alaskan Native            | 196           | 251           | 28.1%       | 14,457         | 15,541         | 7.5%        |
| Asian   | 168           | 246           | 46.4%       | 4,649          | 5,821          | 25.2%       |
| Native Hawaiian or Pacific Islander           | 25            | 24            | -4.0%       | 521            | 632            | 21.3%       |
| Two or more races                             | 372           | 420           | 12.9%       | 9,754          | 11,451         | 17.4%       |
| <b>Ethnicity (of any race)</b>                |               |               |             |                |                |             |
| Hispanic or Latino                            | 1,365         | 1,676         | 22.8%       | 50,231         | 57,065         | 13.6%       |

Table II.15.2, on the following page, presents the population of Park County by age and gender from the 2010 Census and 2014 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 2014, the number of males rose to 14,469 persons, and accounted for 49.9 percent of the population, with the remaining 50.1 percent, or 14,520 persons, being female.

| <b>Table II.15.2</b><br><b>Population by Age and Gender</b><br>Park County<br>2010 Census and Current Census Estimates |               |               |               |                               |               |               |                |
|--|---------------|---------------|---------------|-------------------------------|---------------|---------------|----------------|
| Age  | 2010 Census   |               |               | 2014 Current Census Estimates |               |               | % Change 10-14 |
|  | Male          | Female        | Total         | Male                          | Female        | Total         |                |
| Under 14 years   | 2,535         | 2,342         | 4,877         | 2,539                         | 2,349         | 4,888         | .2%            |
| 15 to 24 years   | 1,826         | 1,703         | 3,529         | 1,829                         | 1,751         | 3,580         | 1.4%           |
| 25 to 44 years   | 3,039         | 3,074         | 6,113         | 3,221                         | 3,100         | 6,321         | 3.4%           |
| 45 to 54 years   | 2,022         | 2,242         | 4,264         | 1,762                         | 1,950         | 3,712         | -12.9%         |
| 55 to 64 years   | 2,288         | 2,192         | 4,480         | 2,322                         | 2,343         | 4,665         | 4.1%           |
| 65 and Over  | 2,311         | 2,631         | 4,942         | 2,796                         | 3,027         | 5,823         | 17.8%          |
| <b>Total</b>   | <b>14,021</b> | <b>14,184</b> | <b>28,205</b> | <b>14,469</b>                 | <b>14,520</b> | <b>28,989</b> | <b>2.8%</b>    |
| % of Total   | 49.7%         | 50.3%         | .             | 49.9%                         | 50.1%         | .             |                |

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><br><b>Group Quarters Population</b><br>Park County<br>2000 SF1 and 2010 Census Data |             |             |                |
|--|-------------|-------------|----------------|
| Group Quarters   | 2000 Census | 2010 Census | % Change 00-10 |
| <b>Institutionalized</b>   |             |             |                |
| Correctional Institutions <sup>182</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>182</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 2014 5-year ACS data. Household type is broken down by family households and non-family households. In 2014, there were an estimated 7,675 family households, of which 6,445 housed married couple families and 1,230 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 985 families. There were also an estimated 4,076 “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 65.3 percent, which compared to the statewide rate of 65.3 percent. Of the family households in Park County, 84.0 percent were married households, which compared to 79.8 percent in the State of Wyoming.

| Family Type                            | Park County   |               | State of Wyoming |               |
|--|---------------|---------------|------------------|---------------|
|  | Park County   | % of Total    | State of Wyoming | % of Total    |
| Family households                      | 7,675         | 65.3%         | 147,321          | 65.3%         |
| Married-couple family                  | 6,445         | 84.0%         | 117,624          | 79.8%         |
| Owner-occupied housing units           | 5,264         | 81.7%         | 97,837           | 83.2%         |
| Renter-occupied housing units          | 1,181         | 18.3%         | 19,787           | 16.8%         |
| Other family                           | 1,230         | 16.0%         | 29,697           | 20.2%         |
| Male householder, no wife present      | 245           | 19.9%         | 9,885            | 33.3%         |
| Owner-occupied housing units           | 183           | 74.7%         | 5,955            | 60.2%         |
| Renter-occupied housing units          | 62            | 25.3%         | 3,930            | 39.8%         |
| Female householder, no husband present | 985           | 80.1%         | 19,812           | 66.7%         |
| Owner-occupied housing units           | 616           | 62.5%         | 9,942            | 50.2%         |
| Renter-occupied housing units          | 369           | 37.5%         | 9,870            | 49.8%         |
| Nonfamily households                   | 4,076         | 34.7%         | 78,193           | 34.7%         |
| Owner-occupied housing units           | 2,437         | 59.8%         | 42,555           | 54.4%         |
| Renter-occupied housing units          | 1,639         | 40.2%         | 35,638           | 45.6%         |
| <b>Total</b>                           | <b>11,751</b> | <b>100.0%</b> | <b>225,514</b>   | <b>100.0%</b> |

Table II.15.5, on the following page, displays the 2014 5-year ACS census data for household type by household size. In 2013, there were 4,366 two-person family households, 1,489 three-person family households and 1,069 four-person family households. One-person non-family households made up 83.2 percent of all non-family households or an estimated 3,391 households. Park County’s two persons households made up 42.6 percent of total housing units and four person households made up an additional 9.1 percent, which compares to 38.4 and 11.6 percent, respectively, for the State of Wyoming.

| <b>Table II.15.5</b>                    |                   |                       |                |               |
|---|-------------------|-----------------------|----------------|---------------|
| <b>Household Type by Household Size</b> |                   |                       |                |               |
| Park County                             |                   |                       |                |               |
| 2010-2014 5-Year ACS Data               |                   |                       |                |               |
| Household Size                          | Family Households | Non-Family Households | Total          | % of Total    |
| <b>Park County</b>                      |                   |                       |                |               |
| One Person                              | .                 | 3,391                 | 3,391          | 28.9%         |
| Two Person                              | 4,366             | 638                   | 5,004          | 42.6%         |
| Three Person                            | 1,489             | 43                    | 1,532          | 13.0%         |
| Four Person                             | 1,069             | 4                     | 1,073          | 9.1%          |
| Five Person                             | 454               | 0                     | 454            | 3.9%          |
| Six Person                              | 239               | 0                     | 239            | 2.0%          |
| Seven Person                            | 58                | 0                     | 58             | .5%           |
| <b>Total</b>                            | <b>7,675</b>      | <b>4,076</b>          | <b>11,751</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>                 |                   |                       |                |               |
| One Person                              | .                 | 62,371                | 62,371         | 27.7%         |
| Two Person                              | 73,530            | 13,046                | 86,576         | 38.4%         |
| Three Person                            | 29,726            | 1,772                 | 31,498         | 14.0%         |
| Four Person                             | 25,280            | 781                   | 26,061         | 11.6%         |
| Five Person                             | 11,527            | 111                   | 11,638         | 5.2%          |
| Six Person                              | 4,687             | 112                   | 4,799          | 2.1%          |
| Seven Person                            | 2,571             | 0                     | 2,571          | 1.1%          |
| <b>Total</b>                            | <b>147,321</b>    | <b>78,193</b>         | <b>225,514</b> | <b>100.0%</b> |

The 2014 5-year ACS census estimates also provided information on tenure by household size. According to the 2014 ACS estimates, of the 5,004 two-person households, 4,113 were owner-occupied and 891 were renter-occupied. Of the 1,073 four-person households, 643 were owner-occupied and 430 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                     |                |               |                |               |
| 2010-2014 5-Year ACS Data       |                |               |                |               |
| Household Size                  | Own            | Rent          | Total          | % of Total    |
| <b>Park County</b>              |                |               |                |               |
| One Person                      | 2,016          | 1,375         | 3,391          | 28.9%         |
| Two Person                      | 4,113          | 891           | 5,004          | 42.6%         |
| Three Person                    | 1,149          | 383           | 1,532          | 13.0%         |
| Four Person                     | 643            | 430           | 1,073          | 9.1%          |
| Five Person                     | 349            | 105           | 454            | 3.9%          |
| Six Person                      | 209            | 30            | 239            | 2.0%          |
| Seven Person or more            | 21             | 37            | 58             | .5%           |
| <b>Total</b>                    | <b>8,500</b>   | <b>3,251</b>  | <b>11,751</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>         |                |               |                |               |
| One Person                      | 35,806         | 26,565        | 62,371         | 27.7%         |
| Two Person                      | 67,598         | 18,978        | 86,576         | 38.4%         |
| Three Person                    | 21,645         | 9,853         | 31,498         | 14.0%         |
| Four Person                     | 18,300         | 7,761         | 26,061         | 11.6%         |
| Five Person                     | 7,825          | 3,813         | 11,638         | 5.2%          |
| Six Person                      | 3,441          | 1,358         | 4,799          | 2.1%          |
| Seven Person or more            | 1,674          | 897           | 2,571          | 1.1%          |
| <b>Total</b>                    | <b>156,289</b> | <b>69,225</b> | <b>225,514</b> | <b>100.0%</b> |

As seen in Table II.15.7, on the following page, Park County had a total of 13,763 housing units of which 11,751 or 85.4 percent were occupied. Of these occupied units, 72.3 percent, or 8,500

units were owner occupied, which compares to a statewide rate of 69.3. A total of 2,012 units or 14.6 percent of all units were vacant. This compared to a statewide vacancy rate of 15.0 percent.

| <b>Table II.15.7<br/>Housing Units by Tenure</b><br>Park County<br>2010-2014 5-Year ACS Data |               |               |                  |              |
|--|---------------|---------------|------------------|--------------|
| Tenure   | Park County   |               | State of Wyoming |              |
|  | Units         | % of Total    | Units            | % of Total   |
| Occupied Housing Units   | 11,751        | 85.4%         | 225,514          | 85.0         |
| Owner-Occupied   | 8,500         | 72.3%         | 156,289          | 69.3         |
| Renter-Occupied  | 3,251         | 27.7%         | 69,225           | 30.7         |
| Vacant Housing Units   | 2,012         | 14.6%         | 39,681           | 15.0         |
| <b>Total Housing Units</b>   | <b>13,763</b> | <b>100.0%</b> | <b>265,195</b>   | <b>100.0</b> |

Table II.15.8, below, shows that of the 2,012 housing units in Park County as reported in the 2014 ACS data, 390 or 19.4 percent were for rent and 81 or 4.0 percent were for sale. An estimated 1,024 units were for seasonal, recreational, or occasional use, and 459 or 22.8 percent of all vacant units were listed as “other vacant.” This compares to a statewide percentage of 27.5 percent for “other vacant” units.

| <b>Table II.15.8<br/>Disposition of Vacant Housing Units</b><br>Park County<br>2010-2014 5-Year ACS Data |              |               |                  |               |
|--|--------------|---------------|------------------|---------------|
| Disposition  | Park County  |               | State of Wyoming |               |
|  | Units        | % of Total    | Units            | % of Total    |
| For rent   | 390          | 19.4%         | 5,921            | 14.9%         |
| Rented, but not occupied   | 54           | 2.7%          | 1,577            | 4.0%          |
| For sale only  | 81           | 4.0%          | 2,601            | 6.6%          |
| Sold, but not occupied   | 4            | .2%           | 802              | 2.0%          |
| For seasonal, recreational, or occasional use  | 1,024        | 50.9%         | 17,496           | 44.1%         |
| For migrant workers  | 0            | .0%           | 362              | .9%           |
| Other vacant   | 459          | 22.8%         | 10,922           | 27.5%         |
| <b>Total</b>   | <b>2,012</b> | <b>100.0%</b> | <b>39,681</b>    | <b>100.0%</b> |

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 \$67,534 compared to the statewide average of \$72,086. Per capita income for Park County, which is calculated by dividing total income by population, was \$28,870, which compared to \$29,381 for the State of Wyoming.

| <b>Table II.15.9<br/>Median and Per Capita Income</b><br>Park County<br>2010-2014 5-Year ACS Data |             |         |
|---|-------------|---------|
| Income Type   | Park County | Wyoming |
| Median Family Income  | 67,534      | 72,086  |
| Median Household Income   | 56,318      | 58,252  |
| Per Capita Income   | 28,870      | 29,381  |

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 793 households or 6.7 percent with incomes under \$15,000 compared to 9.6 percent of households in Wyoming. There were another 1,845 households that had incomes between \$35,000 and \$49,999, which accounted for 15.7 percent of

households and compared to 13.5 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 18.4 percent of total households and numbered 2,168 in Park County.

| <b>Table II.15.10</b>       |               |               |                  |               |
|-----------------------------|---------------|---------------|------------------|---------------|
| <b>Households by Income</b> |               |               |                  |               |
| Park County                 |               |               |                  |               |
| 2010-2014 5-Year ACS Data   |               |               |                  |               |
| Income                      | Park County   |               | State of Wyoming |               |
|                             | Total         | % of Total    | Total            | % of Total    |
| Under 15,000                | 793           | 6.7%          | 21,756           | 9.6%          |
| 15,000 - 19,999             | 492           | 4.2%          | 10,739           | 4.8%          |
| 20,000 - 24,999             | 579           | 4.9%          | 11,332           | 5.0%          |
| 25,000 - 34,999             | 1,373         | 11.7%         | 22,763           | 10.1%         |
| 35,000 - 49,999             | 1,845         | 15.7%         | 30,423           | 13.5%         |
| 50,000 - 74,999             | 2,557         | 21.8%         | 43,643           | 19.4%         |
| 75,000 - 99,999             | 1,944         | 16.5%         | 31,799           | 14.1%         |
| 100,000 and above           | 2,168         | 18.4%         | 53,059           | 23.5%         |
| <b>Total</b>                | <b>11,751</b> | <b>100.0%</b> | <b>225,514</b>   | <b>100.0%</b> |

Poverty statistics were also reported in the 2014 5-year ACS estimates, and these data are displayed in Table II.15.11, below. In total, the poverty rate in Park County was 8.4 percent, which compared to a statewide poverty rate of 11.6 percent in Wyoming. The male population in Park County had a poverty rate of 5.1 percent and the female population had a poverty rate of 11.5 percent. There were 151 males and 196 females in poverty under the age of 5. Overall, 14.8 percent of persons in poverty in Park County were under the age of five, which compared to 12.8 percent statewide. The elderly population, comprised of individuals 65 years of older, had 270 individuals with incomes below the poverty level which represented 11.5 percent of the total population in poverty. In the State of Wyoming there were 4,574 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               |               |               |               |               |
| 2010-2014 5-Year ACS Data |               |               |               |               |
| Age                       | Male          | Female        | Total         | % of Total    |
| <b>Park County</b>        |               |               |               |               |
| 5 and Below               | 151           | 196           | 347           | 14.8%         |
| 6 to 17                   | 148           | 294           | 442           | 18.8%         |
| 18 to 64                  | 295           | 996           | 1,291         | 54.9%         |
| 65 and Older              | 115           | 155           | 270           | 11.5%         |
| <b>Total</b>              | <b>709</b>    | <b>1,641</b>  | <b>2,350</b>  | <b>100.0%</b> |
| Poverty Rate              | 5.1%          | 11.5%         | 8.4%          | .             |
| <b>State of Wyoming</b>   |               |               |               |               |
| 5 and Below               | 4,323         | 4,000         | 8,323         | 12.8%         |
| 6 to 17                   | 5,977         | 6,252         | 12,229        | 18.7%         |
| 18 to 64                  | 16,976        | 23,169        | 40,145        | 61.5%         |
| 65 and Older              | 1,562         | 3,012         | 4,574         | 7.0%          |
| <b>Total</b>              | <b>28,838</b> | <b>36,433</b> | <b>65,271</b> | <b>100.0%</b> |
| Poverty Rate              | 10%           | 13%           | 11.6%         | .             |

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 7,393 owner-occupied single-family units compared to 1,711 single-family rental units. In Park County, single-family units comprised 77.5 percent of all households compared with 71.7 percent statewide. Park County had a total of 469 apartment rental units and total apartment units accounted for 4.7 percent of all households. In the State of Wyoming, apartment units accounted for 8.5 percent of total households. There were also an estimated 1,279 mobile homes in Park County, which comprised 10.9 percent of all occupied housing units and compared to 13.0 statewide.

| <b>Table II.15.12<br/>Households by Unit Type</b> |                |               |                |               |
|---|----------------|---------------|----------------|---------------|
| Park County<br>2010-2014 5-Year ACS Data          |                |               |                |               |
| Unit Type   | Tenure         |               |                | % of Total    |
|   | Own            | Rent          | Total          |               |
| <b>Park County</b>                                |                |               |                |               |
| Single-Family Unit                                | 7,393          | 1,711         | 9,104          | 77.5%         |
| Duplex  | 100            | 292           | 392            | 3.3%          |
| Tri- or Four-Plex                                 | 15             | 414           | 429            | 3.7%          |
| Apartments  | 78             | 469           | 547            | 4.7%          |
| Mobile Homes                                      | 914            | 365           | 1,279          | 10.9%         |
| Boat, RV, Van, Etc.                               | 0              | 0             | 0              | .0%           |
| <b>Total</b>                                      | <b>8,500</b>   | <b>3,251</b>  | <b>11,751</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>                           |                |               |                |               |
| Single-Family Unit                                | 133,428        | 28,277        | 161,705        | 71.7%         |
| Duplex  | 571            | 4,622         | 5,193          | 2.3%          |
| Tri- or Four-Plex                                 | 422            | 9,140         | 9,562          | 4.2%          |
| Apartments  | 578            | 18,661        | 19,239         | 8.5%          |
| Mobile Homes                                      | 20,953         | 8,382         | 29,335         | 13.0%         |
| Boat, RV, Van, Etc.                               | 337            | 143           | 480            | .2%           |
| <b>Total</b>                                      | <b>156,289</b> | <b>69,225</b> | <b>225,514</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 975 units, were built in 1939 or earlier in the county, and another 1,032 percent were built between 1940 and 1949. The number of households built between 2000 and 2009 was 1,762, which accounted for 15.0 percent of all households, and an additional 315 households, or 2.7 percent, were built in 2010 or later. These figures compare to 4,410 households, or 2.0 percent, that were built from 2010 or later statewide.

| <b>Table II.15.13</b>                    |               |               |                  |               |
|--|---------------|---------------|------------------|---------------|
| <b>Households by Year Built</b>          |               |               |                  |               |
| Park County<br>2010-2014 5-Year ACS Data |               |               |                  |               |
| Year Built                               | Park County   |               | State of Wyoming |               |
|  | Households    | % of Total    | Households       | % of Total    |
| 1939 or earlier                          | 975           | 8.3%          | 24,514           | 10.9%         |
| 1940 to 1949                             | 1,032         | 8.8%          | 10,454           | 4.6%          |
| 1950 to 1959                             | 1,088         | 9.3%          | 22,142           | 9.8%          |
| 1960 to 1969                             | 1,259         | 10.7%         | 18,728           | 8.3%          |
| 1970 to 1979                             | 1,716         | 14.6%         | 49,663           | 22.0%         |
| 1980 to 1989                             | 1,912         | 16.3%         | 32,994           | 14.6%         |
| 1990 to 1999                             | 1,692         | 14.4%         | 26,751           | 11.9%         |
| 2000 to 2009                             | 1,762         | 15.0%         | 35,858           | 15.9%         |
| Built 2010 or Later                      | 315           | 2.7%          | 4,410            | 2.0%          |
| <b>Total</b>                             | <b>11,751</b> | <b>100.0%</b> | <b>225,514</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 accounted for only 1.2 percent of total housing units, while households with five and six rooms accounted for 16.8 and 16.3 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<br>2010-2014 5-Year ACS Data |               |               |                  |               |
| Number of Rooms                          | Park County   |               | State of Wyoming |               |
|  | Housing Units | % of Total    | Housing Units    | % of Total    |
| One                                      | 169           | 1.2%          | 4,521            | 1.7%          |
| Two                                      | 444           | 3.2%          | 7,349            | 2.8%          |
| Three                                    | 1,243         | 9.0%          | 20,368           | 7.7%          |
| Four                                     | 2,064         | 15.0%         | 42,809           | 16.1%         |
| Five                                     | 2,316         | 16.8%         | 53,147           | 20.0%         |
| Six                                      | 2,242         | 16.3%         | 41,493           | 15.6%         |
| Seven                                    | 1,963         | 14.3%         | 31,612           | 11.9%         |
| Eight                                    | 1,422         | 10.3%         | 25,739           | 9.7%          |
| Nine or more                             | 1,900         | 13.8%         | 38,157           | 14.4%         |
| <b>Total</b>                             | <b>13,763</b> | <b>100.0%</b> | <b>265,195</b>   | <b>100.0%</b> |
| Median Rooms                             | 6             | .             | 6                | .             |



Table II.15.15, at right, shows the number of households in the county by number of bedrooms and tenure. There were 94 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 27.5 percent of total households in Park County, which compared to 24.4 percent statewide. In Park County, the 4,761 households with three bedrooms accounted for 40.5 percent of all households, and there were only 772 five-bedroom or more households, which accounted for 6.6 percent of all households.

| <b>Table II.15.15</b><br><b>Households by Number of Bedrooms</b><br>Park County<br>2010-2014 5-Year ACS Data |                |               |                |               |
|--|----------------|---------------|----------------|---------------|
| Number of Bedrooms   | Tenure         |               | Total          | % of Total    |
|  | Own            | Rent          |                |               |
| <b>Park County</b>   |                |               |                |               |
| None   | 18             | 94            | 112            | 1.0%          |
| One  | 292            | 616           | 908            | 7.7%          |
| Two  | 1,927          | 1,306         | 3,233          | 27.5%         |
| Three  | 3,765          | 996           | 4,761          | 40.5%         |
| Four   | 1,783          | 182           | 1,965          | 16.7%         |
| Five or more   | 715            | 57            | 772            | 6.6%          |
| <b>Total</b>   | <b>8,500</b>   | <b>3,251</b>  | <b>11,751</b>  | <b>100.0%</b> |
| <b>State of Wyoming</b>  |                |               |                |               |
| None   | 320            | 1,852         | 2,172          | 1.0%          |
| One  | 4,171          | 13,300        | 17,471         | 7.7%          |
| Two  | 27,793         | 27,174        | 54,967         | 24.4%         |
| Three  | 71,753         | 19,086        | 90,839         | 40.3%         |
| Four   | 37,002         | 5,592         | 42,594         | 18.9%         |
| Five or more   | 15,250         | 2,221         | 17,471         | 7.7%          |
| <b>Total</b>   | <b>156,289</b> | <b>69,225</b> | <b>225,514</b> | <b>100.0%</b> |

The age of a structure influences its value. As shown in Table II.15.16, below, structures built in 1939 or earlier had a median value of \$172,900, while structures built between 1950 and 1959 had a median value of \$181,200 and those built between 1990 to 1999 had a median value of \$268,500. The newest structures tended to have the highest values and those built between 2000 and 2009 and from 2005 or later had median values of \$318,900 and \$146,500, respectively. The total average median value in Park County was \$213,200, which compared to \$189,300 in the State of Wyoming.

| <b>Table II.15.16</b><br><b>Median Value by Year Structure Built</b><br>Park County<br>2010-2014 5-Year ACS Data |                |                  |
|--|----------------|------------------|
| Year Built   | Park County    | State of Wyoming |
| 1939 or earlier  | 172,900        | 153,700          |
| 1940 to 1949   | 145,500        | 140,900          |
| 1950 to 1959   | 181,200        | 158,200          |
| 1960 to 1969   | 178,300        | 177,300          |
| 1970 to 1979   | 191,800        | 184,100          |
| 1980 to 1989   | 224,000        | 197,900          |
| 1990 to 1999   | 268,500        | 233,600          |
| 2000 to 2009   | 318,900        | 252,800          |
| Built 2010 or Later  | 146,500        | 258,900          |
| <b>Total</b>   | <b>213,200</b> | <b>189,300</b>   |

Household mortgage status is reported in Table II.15.17, below. In Park County, households with a mortgage accounted for 56.6 percent of all households or 4,807 housing units, and the remaining 43.4 percent or 3,693 units had no mortgage. Of those units with a mortgage, 560 had either a second mortgage or home equity loan, 0 had both a second mortgage and home equity loan, and 4,247 or 88.4 percent had no second mortgage or no home equity loan.

| <b>Table II.15.17<br/>Mortgage Status<br/>Park County<br/>2010-2014 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                    | 4,807              | 56.6%                  | 92,688                  | 59.3%                  |
| With either a second mortgage or home equity loan, but not both                         | 560                | 11.6%                  | 12,104                  | 13.1%                  |
| Second mortgage only  | 134                | 23.9%                  | 5,864                   | 48.4%                  |
| Home equity loan only   | 426                | 76.1%                  | 6,240                   | 51.6%                  |
| Both second mortgage and home equity loan   | 0                  | .0%                    | 545                     | .6%                    |
| No second mortgage and no home equity loan  | 4,247              | 88.4%                  | 80,039                  | 86.4%                  |
| Housing units without a mortgage  | 3,693              | 43.4%                  | 63,601                  | 40.7%                  |
| <b>Total</b>  | <b>8,500</b>       | <b>100.0%</b>          | <b>156,289</b>          | <b>100.00%</b>         |

The median rent in Park County was \$546 as compared to \$663 statewide, as seen in Table II.15.18, below.

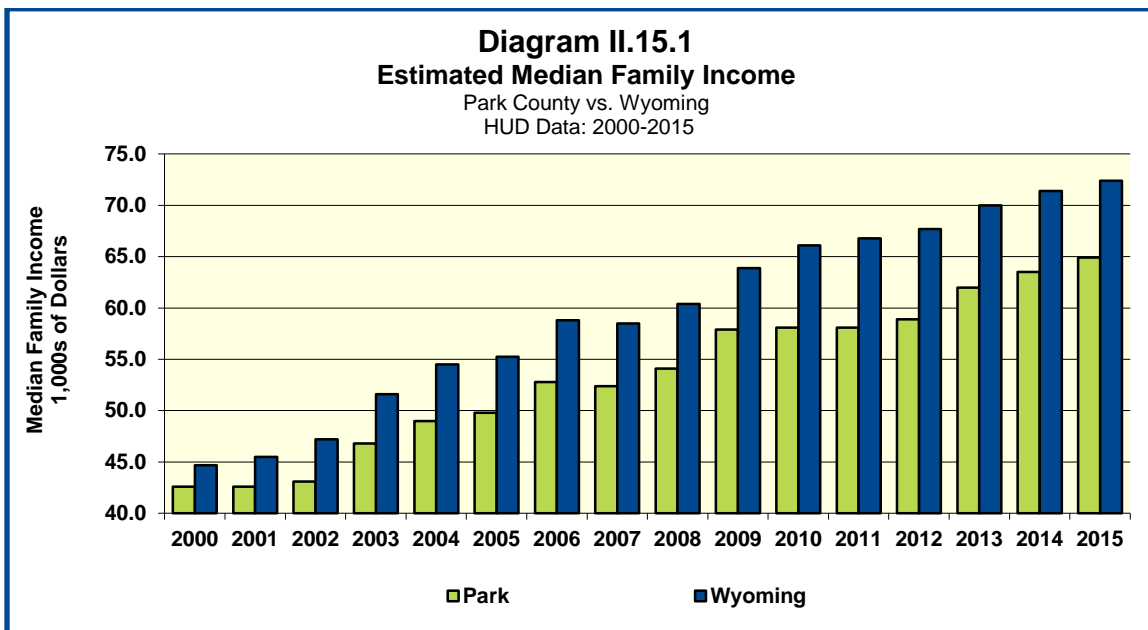
| <b>Table II.15.18<br/>Median Rent<br/>Park County<br/>2010-2014 5-Year ACS Data</b> |             |
|---|-------------|
| <b>Place</b>  | <b>Rent</b> |
| Park County   | \$546       |
| State of Wyoming  | \$663       |

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 14 persons during 2015. 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 4,240 persons over the time period.

| <b>Table II.15.19</b>                              |                    |                     |                   |
|--|--------------------|---------------------|-------------------|
| <b>Driver’s Licenses Exchanged and Surrendered</b> |                    |                     |                   |
| Park County  |                    |                     |                   |
| WYDOT Data, 2000 – 2015                            |                    |                     |                   |
| <b>Year</b>  | <b>In-Migrants</b> | <b>Out-Migrants</b> | <b>Net Change</b> |
| 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               |
| 2015   | 2                  | 16                  | -14               |
| <b>Total</b>                                       | <b>13,269</b>      | <b>9,029</b>        | <b>4,240</b>      |

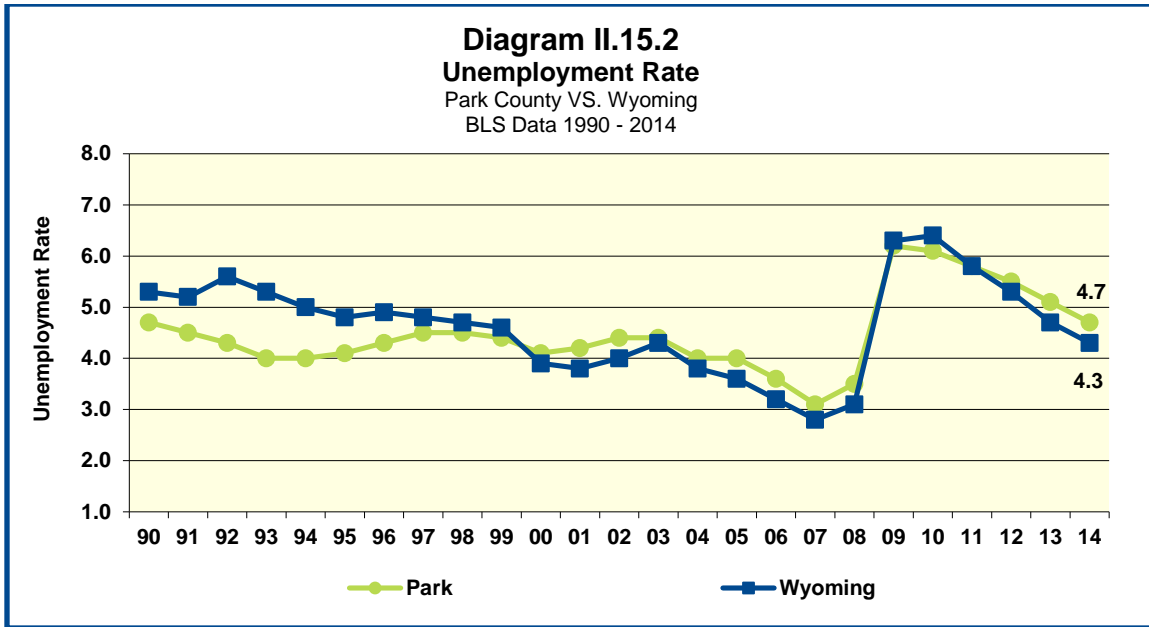
**Economics**

The HUD estimated MFI for Park County was \$64,900 in 2014. This compares to Wyoming’s MFI of \$72,400. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2015.



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 77 persons, from 15,872 in 2013 to 15,795 in 2014. Employment decreased by 7 persons; unemployment decreased by 70 persons; and the unemployment rate, the number of unemployed

persons as a percentage of the labor force, decreased from 5.1 percent in 2013 to 4.7 in 2014, 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. Data from this series are from the period of January 2005 through June 2015 and are presented in Table II.15.20, below, with the 2015 information considered preliminary (p). As shown therein, total annual employment stood at 13,830 persons in 2014; this figure was higher than the 2013 average by 119 jobs. Between June of 2014 and 2015, preliminary estimates show the monthly employment rose from 15,642 to 15,691 jobs.

| Period        | 2005          | 2006          | 2007          | 2008          | 2009          | 2010          | 2011          | 2012          | 2013          | 2014          | 2015(p) |
|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------------|---------|
| Jan           | 11,461        | 11,670        | 11,685        | 12,223        | 12,149        | 12,028        | 12,049        | 12,516        | 12,408        | 12,386        | 12,511  |
| Feb           | 11,484        | 11,644        | 11,837        | 12,272        | 12,180        | 12,046        | 12,137        | 12,524        | 12,465        | 12,454        | 12,505  |
| Mar           | 11,693        | 11,920        | 12,097        | 12,402        | 12,265        | 12,256        | 12,246        | 12,700        | 12,611        | 12,649        | 12,743  |
| Apr           | 12,093        | 12,166        | 12,417        | 12,664        | 12,533        | 12,356        | 12,535        | 13,076        | 12,798        | 12,852        | 12,978  |
| May           | 13,190        | 13,262        | 13,655        | 14,174        | 13,726        | 13,685        | 13,721        | 14,344        | 13,917        | 14,143        | 14,314  |
| Jun           | 14,902        | 15,024        | 15,269        | 15,542        | 15,051        | 15,198        | 15,408        | 15,987        | 15,475        | 15,642        | 15,691  |
| Jul           | 14,829        | 15,154        | 15,286        | 15,682        | 15,324        | 15,343        | 15,692        | 16,057        | 15,463        | 15,603        | 15,603  |
| Aug           | 14,344        | 14,769        | 15,026        | 15,366        | 15,030        | 15,019        | 15,444        | 15,695        | 15,193        | 15,244        | 15,244  |
| Sep           | 13,824        | 14,006        | 14,353        | 14,511        | 14,433        | 14,566        | 14,849        | 14,896        | 14,695        | 14,771        | 14,771  |
| Oct           | 12,824        | 12,984        | 13,420        | 13,617        | 13,279        | 13,418        | 13,815        | 13,952        | 13,764        | 14,155        | 14,155  |
| Nov           | 12,069        | 12,333        | 12,668        | 12,868        | 12,470        | 12,480        | 12,923        | 13,013        | 12,836        | 13,013        | 13,013  |
| Dec           | 11,949        | 12,200        | 12,615        | 12,795        | 12,430        | 12,511        | 12,895        | 13,013        | 12,902        | 13,044        | 13,044  |
| <b>Annual</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> | <b>13,830</b> |         |
| % Change      | 1.38          | 1.59          | 2.04          | 2.36          | -1.97         | .02           | 1.75          | 2.48          | -1.93         | .87           |         |

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 \$735 in 2013. In 2014, average weekly wages saw an increase of 1.77 over the prior year, rising to \$748. These data are shown in Table II.15.21, below. Preliminary estimates show average weekly wages rose from \$722 to \$733 between the second quarter of 2014 and 2015.

| <b>Table II.15.21</b><br><b>Average Weekly Wages</b><br>Park County<br>BLS QCEW Data, 2001–2015(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(p)  | 734           | 733            |               |                |        |          |

Total business establishments reported by the QCEW are displayed in Table II.15.22, below. Between 2013 and 2014 the total number of business establishments in Wyoming decreased by 0.34 percent to 1,451 establishments. Preliminary estimates show the number of establishments rose from 1,453 to 1,503 between the second quarter of 2014 and 2015.

| <b>Table II.15.22</b><br><b>Number of Business Establishments</b><br>Park County<br>BLS QCEW Data, 2001–2015(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(p)   | 1,496         | 1,503          |               |                |        |          |

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2014, the most recent year for which data are available, Park County recorded 21,250 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 \$1,380,592,000, and real per capita income was \$47,625 in 2014. This compares to a statewide average real per capita income of \$54,584. The average earnings per job in the county was \$40,979 in 2014, while Wyoming average earnings per job was \$53,171. 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 increased from \$575 in second quarter 2014 to \$591 in second quarter 2015, or by 2.8 percent. Over the same period, rents for detached single-family homes increased by 3.0 percent, mobile homes on a lot increased by 7.6 percent and 6.6 percent for mobile home lots.

Park County rental prices experienced average annualized increases of 0.3 percent for apartments, 0.6 percent for houses, 1.3 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 1.0 percent for apartments, 1.5 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.8 percent for mobile home lots over the same period. Table II.15.23, at right, presents the Park County data for each rental type.

| <b>Table II.15.23</b>                           |                   |                        |              |                    |
|---|-------------------|------------------------|--------------|--------------------|
| <b>Semiannual Average Monthly Rental Prices</b> |                   |                        |              |                    |
| Park County                                     |                   |                        |              |                    |
| EAD Data, 1986:Q4 – 2014:Q4, Real 2015 Dollars  |                   |                        |              |                    |
| <b>Quarter Year</b>                             | <b>Apartments</b> | <b>Mobile Home Lot</b> | <b>House</b> | <b>Mobile Home</b> |
| Q4.86   | 540               | 244                    | 741          | 522                |
| Q2.87   | 517               | 238                    | 682          | 462                |
| Q4.87   | 518               | 238                    | 626          | 471                |
| Q2.88   | 446               | 230                    | 618          | 487                |
| Q4.88   | 442               | 230                    | 596          | 497                |
| Q2.89   | 487               | 222                    | 640          | 499                |
| Q4.89   | 499               | 222                    | 626          | 450                |
| Q2.90   | 482               | 214                    | 615          | 460                |
| Q4.90   | 508               | 222                    | 618          | 362                |
| Q2.91   | 457               | 210                    | 620          | 444                |
| Q4.91   | 501               | 215                    | 667          | 418                |
| Q2.92   | 518               | 207                    | 670          | 426                |
| Q4.92   | 535               | 205                    | 666          | 479                |
| Q2.93   | 556               | 201                    | 535          | 485                |
| Q4.93   | 535               | 208                    | 612          | 425                |
| Q2.94   | 543               | 228                    | 696          | 0                  |
| Q4.94   | 552               | 228                    | 637          | 504                |
| Q2.95   | 583               | 223                    | 727          | 519                |
| Q4.95   | 600               | 230                    | 675          | 500                |
| Q2.96   | 570               | 232                    | 654          | 515                |
| Q4.96   | 540               | 232                    | 703          | 545                |
| Q2.97   | 550               | 228                    | 681          | 497                |
| Q4.97   | 543               | 228                    | 680          | 473                |
| Q2.98   | 528               | 216                    | 610          | 496                |
| Q4.98   | 507               | 216                    | 631          | 459                |
| Q2.99   | 503               | 215                    | 606          | 492                |
| Q4.99   | 522               | 215                    | 614          | 526                |
| Q2.00   | 497               | 241                    | 611          | 418                |
| Q4.00   | 525               | 217                    | 668          | 464                |
| Q2.01   | 499               | 218                    | 638          | 442                |
| Q4.01   | 516               | 218                    | 663          | 481                |
| Q2.02   | 500               | 218                    | 657          | 452                |
| Q4.02   | 503               | 221                    | 689          | 469                |
| Q2.03   | 537               | 215                    | 668          | 505                |
| Q4.03   | 523               | 215                    | 706          | 544                |
| Q2.04   | 525               | 214                    | 712          | 456                |
| Q4.04   | 531               | 222                    | 757          | 500                |
| Q2.05   | 524               | 215                    | 685          | 467                |
| Q4.05   | 512               | 214                    | 672          | 481                |
| Q2.06   | 495               | 203                    | 681          | 455                |
| Q4.06   | 531               | 203                    | 673          | 526                |
| Q2.07   | 522               | 204                    | 730          | 492                |
| Q4.07   | 510               | 205                    | 752          | 511                |
| Q2.08   | 520               | 206                    | 763          | 553                |
| Q4.08   | 529               | 213                    | 745          | 545                |
| Q2.09   | 533               | 212                    | 739          | 573                |
| Q4.09   | 527               | 215                    | 776          | 592                |
| Q2.10   | 555               | 217                    | 761          | 553                |
| Q4.10   | 596               | 230                    | 813          | 609                |
| Q2.11   | 555               | 228                    | 782          | 572                |
| Q4.11   | 591               | 234                    | 838          | 594                |
| Q2.12   | 566               | 233                    | 889          | 584                |
| Q4.12   | 552               | 234                    | 834          | 659                |
| Q2.13   | 557               | 227                    | 854          | 654                |
| Q4.13   | 565               | 233                    | 860          | 685                |
| Q2.14   | 575               | 237                    | 858          | 707                |
| Q4.14   | 583               | 247                    | 898          | 735                |
| Q2.15   | 591               | 253                    | 884          | 761                |

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 98 authorizations in 2013 to 107 in 2014.

The real value of single-family building permits decreased from \$232,485 in 2013 to \$229,722 in 2014. This compares to an increase in permit value statewide, with values rising from \$293,820 in 2013 to \$295,850 in 2014. Additional details are given in Table II.15.24, below.

| <b>Table II.15.24</b><br><b>Building Permits and Valuation</b><br>Park County<br>Census Bureau Data, 1980–2014 |   |              |                    |                    |             |   |                    |
|--|---|--------------|--------------------|--------------------|-------------|---|--------------------|
| Year   | Authorized Construction in Permit Issuing Areas |              |                    |                    |             | Per Unit Valuation, 1,000s of Real 2014\$ |                    |
|  | Single-Family                                   | Duplex Units | Tri- and Four-Plex | Multi-Family Units | Total Units | Single-Family Units                       | Multi-Family Units |
| 1980   | 29  | 2            | 12                 | 6                  | 49          | 120.4                                     | 72.9               |
| 1981   | 60  | .            | 7                  | .                  | 67          | 109.9                                     | .                  |
| 1982   | 55  | .            | 3                  | .                  | 58          | 68.4                                      | .                  |
| 1983   | 64  | 4            | .                  | 32                 | 100         | 73.5                                      | 45.3               |
| 1984   | 77  | .            | .                  | 10                 | 87          | 76.7                                      | 60.8               |
| 1985   | 56  | .            | .                  | 25                 | 81          | 83.3                                      | 42.4               |
| 1986   | 44  | .            | .                  | 15                 | 59          | 77.2                                      | 41.5               |
| 1987   | 41  | .            | .                  | 10                 | 51          | 74.3                                      | 40.5               |
| 1988   | 8   | 2            | .                  | .                  | 10          | 138.2                                     | .                  |
| 1989   | 12  | 2            | .                  | .                  | 14          | 123.9                                     | .                  |
| 1990   | 16  | .            | .                  | .                  | 16          | 91.2                                      | .                  |
| 1991   | 80  | 4            | 4                  | .                  | 88          | 128.7                                     | .                  |
| 1992   | 141   | 6            | 8                  | .                  | 155         | 120.4                                     | .                  |
| 1993   | 156   | 6            | 20                 | .                  | 182         | 129.4                                     | .                  |
| 1994   | 211   | 8            | 37                 | 10                 | 266         | 131.8                                     | 69.2               |
| 1995   | 133   | 8            | 24                 | 9                  | 174         | 139.7                                     | 67.8               |
| 1996   | 177   | 6            | 12                 | .                  | 195         | 143.5                                     | .                  |
| 1997   | 127   | 8            | .                  | .                  | 135         | 147.9                                     | .                  |
| 1998   | 150   | 4            | .                  | .                  | 154         | 152.6                                     | .                  |
| 1999   | 130   | 2            | 23                 | .                  | 155         | 153.9                                     | .                  |
| 2000   | 137   | .            | .                  | .                  | 137         | 175.7                                     | .                  |
| 2001   | 112   | 6            | .                  | .                  | 118         | 177.4                                     | .                  |
| 2002   | 164   | 8            | 7                  | .                  | 179         | 184.0                                     | .                  |
| 2003   | 174   | 22           | 8                  | 6                  | 210         | 188.0                                     | 52.0               |
| 2004   | 230   | 2            | 4                  | 6                  | 242         | 174.3                                     | 28.3               |
| 2005   | 183   | 4            | .                  | .                  | 187         | 181.4                                     | .                  |
| 2006   | 237   | 12           | 3                  | .                  | 252         | 197.3                                     | .                  |
| 2007   | 234   | 6            | 4                  | .                  | 244         | 214.2                                     | .                  |
| 2008   | 177   | 12           | .                  | 12                 | 201         | 213.0                                     | 28.6               |
| 2009   | 126   | 6            | .                  | 12                 | 144         | 192.2                                     | 88.4               |
| 2010   | 102   | 8            | .                  | 8                  | 118         | 216.8                                     | 24.1               |
| 2011   | 101   | 12           | .                  | .                  | 113         | 207.3                                     | .                  |
| 2012   | 104   | 20           | .                  | .                  | 124         | 206.4                                     | .                  |
| 2013   | 98  | .            | 12                 | .                  | 110         | 232.5                                     | .                  |
| 2014   | 107   | 6            | 6                  | 12                 | 131         | 229.7                                     | 116.7              |

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2014, the average sales price in Park County was \$238,732. This represented a 3.3 percent increase from the previous year. In contrast, Wyoming’s average was \$263,432, an decrease of 6.4 percent over the previous year. A comparison of average sales prices between 2000 and 2014 is displayed in Table II.15.25, on the following page.

| <b>Table II.15.25</b>       |                                   |                                |                          |                            |
|-----------------------------|-----------------------------------|--------------------------------|--------------------------|----------------------------|
| <b>Average Sales Prices</b> |                                   |                                |                          |                            |
| Park County vs. Wyoming     |                                   |                                |                          |                            |
| DOR Data, 2000–2014         |                                   |                                |                          |                            |
| Year                        | Park County<br>Average Price (\$) | Park County<br>Annual % Change | Wyoming<br>Average Price | Wyoming<br>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                       |

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015. During December 2015, a total of 91 surveys were completed by property managers in Park County. Of the 1,458 rental units surveyed, 64 were vacant, indicating a vacancy rate of 6.9 percent, as shown in Table II.15.26, at right. This rate compares to a 3.0 percent vacancy rate one year ago and a statewide December 2015 vacancy rate of 6.9 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.

| <b>Table II.15.26</b>                              |        |             |              |              |
|--|--------|-------------|--------------|--------------|
| <b>Total Units, Vacant Units, and Vacancy Rate</b> |        |             |              |              |
| Park County  |        |             |              |              |
| RVS Data, June 2001–December 2015                  |        |             |              |              |
| 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%         |



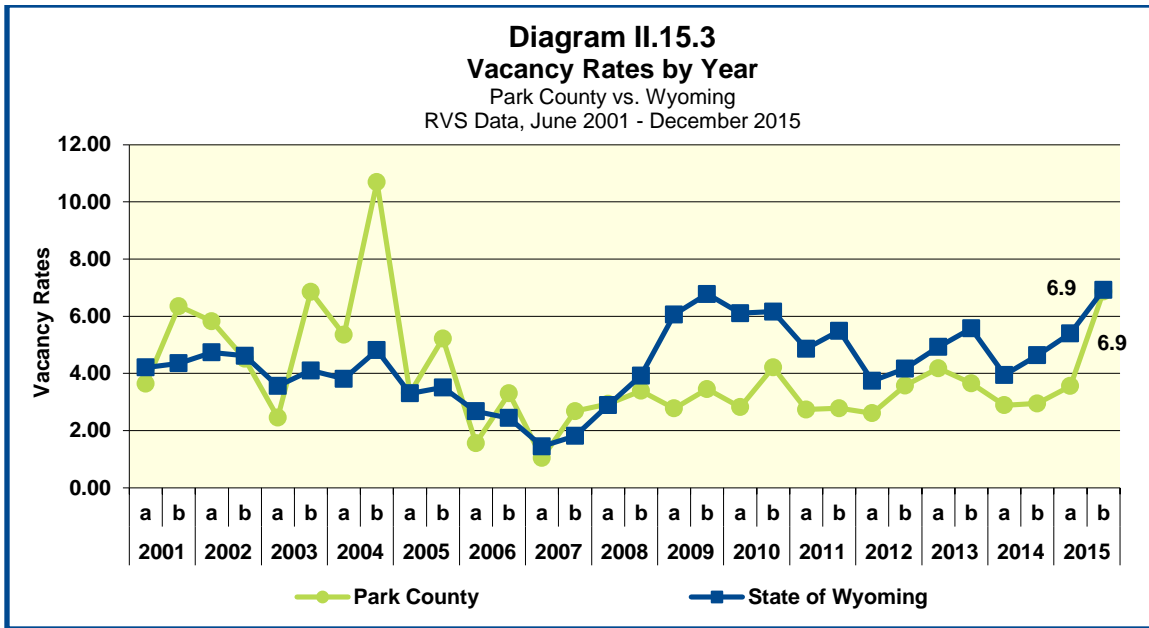


Diagram II.15.4, below, shows the average rent of single-family and apartment units in Park County. In 2015, average rents for single-family units increased to \$895 and average rents for apartments decreased to \$701.

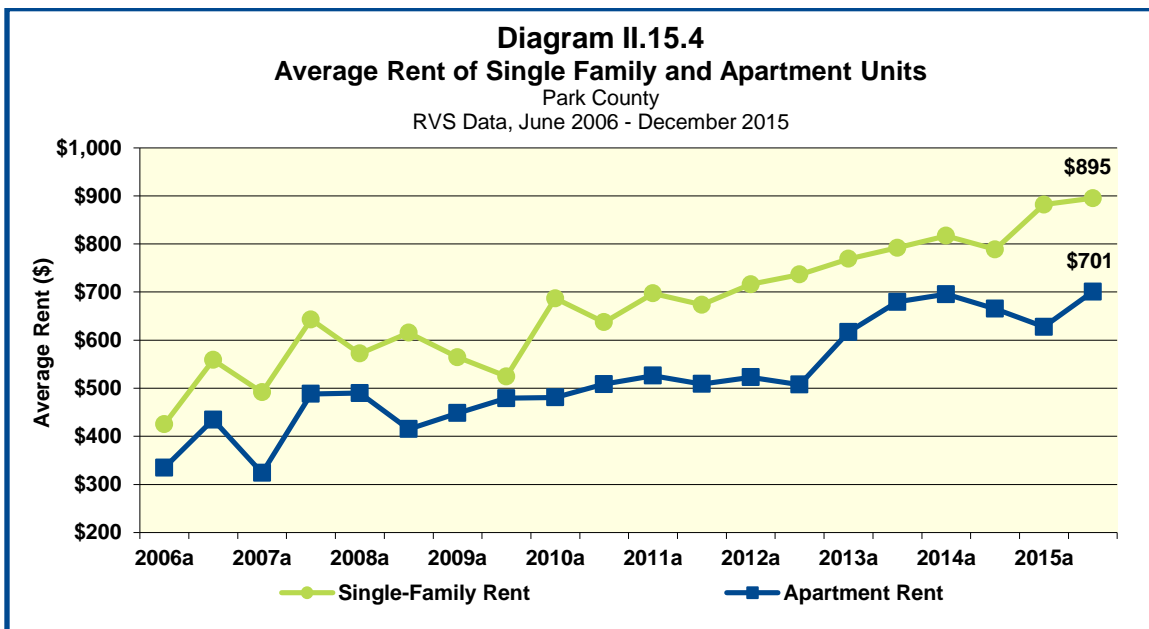


Table II.15.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 237 single family units in Park County, with 11 of them available. This translates into a vacancy rate of 4.6 percent in Park County, which compares to a single family vacancy rate of 5.5 percent for the State of Wyoming. There were 582 apartment units reported in the survey, with 31 of them available, which resulted in a vacancy rate of 5.3 percent. This compares to a statewide vacancy rate of 5.8 percent for apartment units across the state.

| <b>Table II.15.27</b>                |                    |                     |                     |
|--------------------------------------|--------------------|---------------------|---------------------|
| <b>Rental Vacancy Survey by Type</b> |                    |                     |                     |
| Park County                          |                    |                     |                     |
| RVS Data, December 2015              |                    |                     |                     |
| <b>Place</b>                         | <b>Total Units</b> | <b>Vacant Units</b> | <b>Vacancy Rate</b> |
| Single Family                        | 237                | 11                  | 4.6%                |
| Duplex units                         | 82                 | 10                  | 12.2%               |
| Apartments                           | 582                | 31                  | 5.3%                |
| Mobile Homes                         | 97                 | 5                   | 5.2%                |
| “Other” Units                        | 6                  | 0                   | .0%                 |
| Don’t Know                           | 454                | 43                  | 9.5%                |
| <b>Total</b>                         | <b>1,458</b>       | <b>100</b>          | <b>6.9%</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 68 units. The most common apartment units were two bedroom units, with 267 units. Additional details of unit types by bedrooms are reported below.

| <b>Table II.15.28</b>               |                            |                     |                        |                     |                      |                   |              |
|-------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Rental Units by Bedroom Size</b> |                            |                     |                        |                     |                      |                   |              |
| Park County                         |                            |                     |                        |                     |                      |                   |              |
| RVS Data, December 2015             |                            |                     |                        |                     |                      |                   |              |
| <b>Number of Bedrooms</b>           | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Don’t Know</b> | <b>Total</b> |
| Efficiency                          | 3                          | 0                   | 2                      | 0                   | 0                    | .                 | 5            |
| One                                 | 25                         | 11                  | 125                    | 2                   | 1                    | .                 | 164          |
| Two                                 | 68                         | 37                  | 267                    | 23                  | 2                    | .                 | 397          |
| Three                               | 47                         | 12                  | 43                     | 23                  | 3                    | .                 | 128          |
| Four                                | 13                         | 0                   | 0                      | 0                   | 0                    | .                 | 13           |
| Five                                | 4                          | 0                   | 0                      | 0                   | 0                    | .                 | 4            |
| Don’t Know                          | 77                         | 22                  | 145                    | 49                  | 0                    | 454               | 747          |
| <b>Total</b>                        | <b>237</b>                 | <b>82</b>           | <b>582</b>             | <b>97</b>           | <b>6</b>             | <b>454</b>        | <b>1,458</b> |

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 three bedroom units being the most available single family units.

| <b>Table II.15.29</b>                         |                            |                     |                        |                     |                      |                   |              |
|---|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Available Rental Units by Bedroom Size</b> |                            |                     |                        |                     |                      |                   |              |
| Park County                                   |                            |                     |                        |                     |                      |                   |              |
| RVS Data, December 2015                       |                            |                     |                        |                     |                      |                   |              |
| <b>Number of Bedrooms</b>                     | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Don’t Know</b> | <b>Total</b> |
| Efficiency                                    | 0                          | 0                   | 0                      | 0                   | 0                    | .                 | 0            |
| One   | 0                          | 1                   | 7                      | 0                   | 0                    | .                 | 8            |
| Two   | 1                          | 1                   | 13                     | 2                   | 0                    | .                 | 17           |
| Three   | 3                          | 2                   | 1                      | 3                   | 0                    | .                 | 9            |
| Four  | 0                          | 0                   | 0                      | 0                   | 0                    | .                 | 0            |
| Five  | 1                          | 0                   | 0                      | 0                   | 0                    | .                 | 1            |
| Don't Know                                    | 6                          | 6                   | 10                     | 0                   | 0                    | 43                | 65           |
| <b>Total</b>                                  | <b>11</b>                  | <b>10</b>           | <b>31</b>              | <b>5</b>            | <b>0</b>             | <b>43</b>         | <b>100</b>   |

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 5.6 percent, with five bedroom single family units having the highest vacancy rate at 25.0 percent.

| <b>Table II.15.30</b>                |                            |                     |                        |                     |                      |                   |              |
|--------------------------------------|----------------------------|---------------------|------------------------|---------------------|----------------------|-------------------|--------------|
| <b>Vacancy Rates by Bedroom Size</b> |                            |                     |                        |                     |                      |                   |              |
| Park County                          |                            |                     |                        |                     |                      |                   |              |
| RVS Data, December 2015              |                            |                     |                        |                     |                      |                   |              |
| <b>Number of Bedrooms</b>            | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Don’t Know</b> | <b>Total</b> |
| Efficiency                           | .0%                        | %                   | .0%                    | %                   | %                    |                   | .0%          |
| One                                  | .0%                        | 9.1%                | 5.6%                   | .0%                 | .0%                  |                   | 4.9%         |
| Two                                  | 1.5%                       | 2.7%                | 4.9%                   | 8.7%                | .0%                  |                   | 4.3%         |
| Three                                | 6.4%                       | 16.7%               | 2.3%                   | 13.0%               | .0%                  |                   | 7.0%         |
| Four                                 | .0%                        | %                   | %                      | %                   | %                    |                   | .0%          |
| Five                                 | 25.0%                      | %                   | %                      | %                   | %                    |                   | 25.0%        |
| Don't Know                           | 7.8%                       | 27.3%               | 6.9%                   | .0%                 | %                    | 9.5%              | 8.8%         |
| <b>Total</b>                         | <b>4.6%</b>                | <b>12.2%</b>        | <b>5.3%</b>            | <b>5.2%</b>         | <b>.0%</b>           | <b>9.5%</b>       | <b>6.9%</b>  |

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.

| <b>Table II.15.31</b>                            |                            |                     |                        |                     |                      |              |
|--|----------------------------|---------------------|------------------------|---------------------|----------------------|--------------|
| <b>Average Market Rate Rents by Bedroom Size</b> |                            |                     |                        |                     |                      |              |
| Park County                                      |                            |                     |                        |                     |                      |              |
| RVS Data, December 2015                          |                            |                     |                        |                     |                      |              |
| <b>Number of Bedrooms</b>                        | <b>Single Family Units</b> | <b>Duplex Units</b> | <b>Apartment Units</b> | <b>Mobile Homes</b> | <b>“Other” Units</b> | <b>Total</b> |
| Efficiency                                       | \$375                      | \$                  | \$513                  | \$                  | \$                   | \$444        |
| One  | \$516                      | \$395               | \$537                  | \$620               | \$475                | \$528        |
| Two  | \$799                      | \$712               | \$678                  | \$617               | \$825                | \$726        |
| Three  | \$914                      | \$1,008             | \$739                  | \$727               | \$1,250              | \$875        |
| Four   | \$1,089                    | \$                  | \$                     | \$                  | \$                   | \$1,089      |
| Five   | \$1,110                    | \$                  | \$                     | \$                  | \$                   | \$1,110      |
| <b>Total</b>                                     | <b>\$895</b>               | <b>\$701</b>        | <b>\$701</b>           | <b>\$688</b>        | <b>\$750</b>         | <b>\$775</b> |

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.

| <b>Table II.15.32</b><br><b>Single Family Market Rate Rents by Vacancy Status</b><br>Park County<br>RVS Data, December 2015 |                     |                               |              |
|---|---------------------|-------------------------------|--------------|
| Average Rents   | Single Family Units | Available Single Family Units | Vacancy Rate |
| Less Than \$500   | 4                   | 0                             | .0%          |
| \$500 to \$1,000  | 163                 | 5                             | 3.1%         |
| \$1,000 to \$1,500  | 32                  | 3                             | 9.4%         |
| Above \$1,500   | 31                  | 0                             | .0%          |
| Missing   | 7                   | 3                             | 42.9%        |
| <b>Total</b>  | <b>237</b>          | <b>11</b>                     | <b>4.6%</b>  |

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 less than 500 dollars, with a vacancy rate of 3.3 percent.

| <b>Table II.15.33</b><br><b>Apartment Market Rate Rents by Vacancy Status</b><br>Park County<br>RVS Data, December 2015 |                 |                           |              |
|---|-----------------|---------------------------|--------------|
| Average Rents   | Apartment Units | Available Apartment Units | Vacancy Rate |
| Less Than \$500   | 30              | 1                         | 3.3%         |
| \$500 to \$1,000  | 347             | 14                        | 4.0%         |
| \$1,000 to \$1,500  | 15              | 6                         | 40.0%        |
| Above \$1,500   | 0               | 0                         | %            |
| Missing   | 190             | 10                        | 5.3%         |
| <b>Total</b>  | <b>582</b>      | <b>31</b>                 | <b>5.3%</b>  |

Table II.15.34, below, shows the availability of mobile home units by rental rates. The lowest vacancy rate was seen in mobile home units renting for 1,000 to 1,500, with a vacancy rate of .0 percent.

| <b>Table II.15.34</b><br><b>Mobile Home Market Rate Rents by Vacancy Status</b><br>Park County<br>RVS Data, December 2015 |                   |                             |              |
|---|-------------------|-----------------------------|--------------|
| Average Rents   | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Less Than \$500   | 30                | 0                           | .0%          |
| \$500 to \$1,000  | 48                | 5                           | 10.4%        |
| \$1,000 to \$1,500  | 1                 | 0                           | .0%          |
| Above \$1,500   |                   |                             | %            |
| Missing   | 18                | 0                           | .0%          |
| <b>Total</b>  | <b>97</b>         | <b>5</b>                    | <b>5.2%</b>  |

Table II.15.35, on the following page, 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.15.35</b><br><b>Condition by Unit Type</b><br>Park County<br>RVS Data, December 2015 |                     |              |                 |              |               |            |              |
|--|---------------------|--------------|-----------------|--------------|---------------|------------|--------------|
| Conditions   | Single Family Units | Duplex Units | Apartment Units | Mobile Homes | “Other” Units | Don’t Know | Total        |
| Poor   |                     |              |                 |              |               | .          |              |
| Fair   | 6                   | 0            | 17              | 0            | 0             | .          | 23           |
| Average  | 6                   | 6            | 0               | 18           | 0             | .          | 30           |
| Good   | 162                 | 45           | 348             | 55           | 1             | .          | 611          |
| Excellent  | 59                  | 31           | 213             | 3            | 5             | .          | 311          |
| Don’t Know   | 4                   | 0            | 4               | 21           | 0             | 454        | 483          |
| <b>Total</b>   | <b>237</b>          | <b>82</b>    | <b>582</b>      | <b>97</b>    | <b>6</b>      | <b>454</b> | <b>1,458</b> |

The availability of single family units based on their condition is displayed in Table II.15.36, below. As can be seen the single family units with the lowest vacancy rates were in fair condition, with a vacancy rate of .0 percent.

| <b>Table II.15.36</b><br><b>Condition of Single Family Units by Vacancy Status</b><br>Park County<br>RVS Data, December 2015 |                     |                               |              |
|--|---------------------|-------------------------------|--------------|
| Condition  | Single Family Units | Available Single Family Units | Vacancy Rate |
| Poor   |                     |                               | %            |
| Fair   | 6                   | 0                             | .0%          |
| Average  | 6                   | 3                             | 50.0%        |
| Good   | 162                 | 4                             | 2.5%         |
| Excellent  | 59                  | 4                             | 6.8%         |
| Don’t Know   | 4                   | 0                             | .0%          |
| <b>Total</b>   | <b>237</b>          | <b>11</b>                     | <b>4.6%</b>  |

Table II.15.37, below shows the availability of apartment units based on their condition. As can be seen the apartment units with the lowest vacancy rates were in fair condition, and had a vacancy rate of .0 percent.

| <b>Table II.15.37</b><br><b>Condition of Apartment Units by Vacancy Status</b><br>Park County<br>RVS Data, December 2015 |                 |                           |              |
|--|-----------------|---------------------------|--------------|
| Condition  | Apartment Units | Available Apartment Units | Vacancy Rate |
| Poor   |                 |                           | %            |
| Fair   | 17              | 0                         | .0%          |
| Average  | 0               | 5                         | %            |
| Good   | 348             | 13                        | 3.7%         |
| Excellent  | 213             | 13                        | 6.1%         |
| Don’t Know   | 4               | 0                         | .0%          |
| <b>Total</b>   | <b>582</b>      | <b>31</b>                 | <b>5.3%</b>  |

Table II.15.38, 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 percent.

| <b>Table II.15.38</b><br><b>Condition of Mobile Home Units by Vacancy Status</b><br>Park County<br>RVS Data, December 2015 |                   |                             |              |
|--|-------------------|-----------------------------|--------------|
| Condition  | Mobile Home Units | Available Mobile Home Units | Vacancy Rate |
| Poor   |                   |                             |              |
| Fair   | 0                 | 0                           | %            |
| Average  | 18                | 1                           | 5.6%         |
| Good   | 55                | 4                           | 7.3%         |
| Excellent  | 3                 | 0                           | .0%          |
| Don't Know   | 21                | 0                           | .0%          |
| <b>Total</b>   | <b>97</b>         | <b>5</b>                    | <b>5.2%</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.15.39, below, respondents in Park County said they would prefer 17 more single family units, 75 more apartment units, and 148 units of all types. In total, respondents indicated they wished to own or manage an additional 383 units.

| <b>Table II.15.39</b><br><b>If you had the opportunity to own/manage more units, how many would you prefer</b><br>Park County<br>RVS Data, December 2015 |            |
|--|------------|
| Unit Type  | More Units |
| Single family units  | 17         |
| Duplex Units   | 120        |
| Apartments   | 75         |
| Mobile homes   | 23         |
| Other  |            |
| Don't Know   |            |
| All types  | 148        |
| <b>Total</b>   | <b>383</b> |

Table, II.15.40, on the following page, shows the most common answers from the 2015 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 79 respondents, with an average persons per household of 2.6 people. Of new residents to Park County, 64.4 percent were married and the most common age group arriving in the state was 25 to 34 years old. Most new residents moved for a better quality of life.

The HNA survey, also asked residents about their current residence. New residents most commonly reported living in a single family home, with 46.8 percent of respondents renting their residence. The average mortgage payment in Park County was \$859 and the average rent was \$679. When asked if they were satisfied with their current housing, 83.5 percent said they were satisfied with thier current housing.

| <b>Table II.15.40</b><br><b>Most Replied Response</b><br>Park County<br>HNA Survey: Calendar Year 2015 |   |
|--|---|
| Question   | Most Replied Answer (%)                 |
| <b>Demographics</b>  |   |
| Total Number of Respondents  | 79                                      |
| Number of persons in household (Average)   | 2.6                                     |
| Current age  | 25 to 34 years old (22.4%)              |
| Marital status   | Married (64.4%)                         |
| Primary reason for moving to Wyoming   | Better quality of life (31.6%)          |
| In which industry are you primarily employed   | Retired (28.2%)                         |
| Highest education level completed  | Some College (25.3%)                    |
| Total household income from all sources  | \$50,000 to \$74,999 dollars (30.4%)    |
| <b>Current Housing Characteristics</b>   |   |
| Current Residence  | Single family home (60.8%)              |
| Do you own or rent   | Rent (46.8%)                            |
| How many bedrooms (Average)  | 2.8                                     |
| How many full bathrooms (Average)  | 1.6                                     |
| Average mortgage payment   | \$859                                   |
| Average rental payment   | \$679                                   |
| Are you satisfied with your current housing  | Satisfied with current housing (83.5%)  |
| <b>Housing Demand (If unsatisfied with current housing)</b>  |   |
| Reason you are unsatisfied   | Other (57.1%)                           |
| Are you seeking to change your housing situation   | Seeking different housing (87.5%)       |
| What type of unit are you seeking  | Single family home (100.0%)             |
| Type of tenure seeking   | Seeking to buy (85.7%)                  |
| If own, do you plan on building or buying  | Buy an existing unit (60.0%)            |
| Expected buying price  | .                                       |
| Expected building price  | \$250,000 to \$299,999 dollars (100.0%) |
| Expected rental price  | .                                       |

For residents who are unsatisfied with their current housing, 57.1 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, 85.7 percent wanted to buy and 0.0 percent wanted to rent their next residence. Most residents wishing to buy a house anticipated between \$250,000 to \$299,999 dollars if they anticipated building a new unit. Additional survey data are presented in **Volume II. Technical Appendix**<sup>183</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>183</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 2014 5-year ACS data, 151 or 1.3 percent of households in Park County were overcrowded and another 0 or .0 percent of units were severely overcrowded, as shown in Table II.15.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

| <b>Table II.15.41</b>                       |                 |              |                     |         |
|---|-----------------|--------------|---------------------|---------|
| <b>Overcrowding and Severe Overcrowding</b> |                 |              |                     |         |
| Park County<br>2010-2014 5-Year ACS Data    |                 |              |                     |         |
| Household                                   | No Overcrowding | Overcrowding | Severe Overcrowding | Total   |
| <b>Park County</b>                          |                 |              |                     |         |
| <b>Owner</b>                                |                 |              |                     |         |
| Households                                  | 8,381           | 119          | 0                   | 8,500   |
| Percentage                                  | 98.6%           | 1.4%         | .0%                 | 100.0%  |
| <b>Renter</b>                               |                 |              |                     |         |
| Households                                  | 3,219           | 32           | 0                   | 3,251   |
| Percentage                                  | 99.0%           | 1.0%         | .0%                 | 100.0%  |
| <b>Total</b>                                |                 |              |                     |         |
| Households                                  | 11,600          | 151          | 0                   | 11,751  |
| Percentage                                  | 98.7%           | 1.3%         | .0%                 | 100.0%  |
| <b>State of Wyoming</b>                     |                 |              |                     |         |
| <b>Owner</b>                                |                 |              |                     |         |
| Households                                  | 154,262         | 1,523        | 504                 | 156,289 |
| Percentage                                  | 98.7%           | 1.0%         | .3%                 | 100.0%  |
| <b>Renter</b>                               |                 |              |                     |         |
| Households                                  | 66,444          | 2,081        | 700                 | 69,225  |
| Percentage                                  | 96.0%           | 3.0%         | 1.0%                | 100.0%  |
| <b>Total</b>                                |                 |              |                     |         |
| Households                                  | 220,706         | 3,604        | 1,204               | 225,514 |
| Percentage                                  | 97.9%           | 1.6%         | .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 2014 5-year ACS, a total of 322 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.15.42, at right.

| <b>Table II.15.42</b>                                   |               |                  |
|---|---------------|------------------|
| <b>Housing Units with Incomplete Kitchen Facilities</b> |               |                  |
| Park County<br>2010-2014 5-Year ACS Data                |               |                  |
| Facilities  | Park County   | State of Wyoming |
| Complete Kitchen Facilities                             | 13,441        | 258,329          |
| Lacking Complete Kitchen Facilities                     | 322           | 6,866            |
| <b>Total Housing Units</b>                              | <b>13,763</b> | <b>265,195</b>   |
| Percent Lacking   | 2.3%          | 2.6%             |



At the time of the 2014 ACS, a total of 297 units or 2.2 percent of all housing units in Park County were lacking complete plumbing facilities. This compared to 2.2 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.15.43, below.

| <b>Table II.15.43</b>                                    |                    |                         |
|--|--------------------|-------------------------|
| <b>Housing Units with Incomplete Plumbing Facilities</b> |                    |                         |
| Park County  |                    |                         |
| 2010-2014 5-Year ACS Data                                |                    |                         |
| <b>Facilities</b>  | <b>Park County</b> | <b>State of Wyoming</b> |
| Complete Plumbing Facilities                             | 13,466             | 259,378                 |
| Lacking Complete Plumbing Facilities                     | 297                | 5,817                   |
| <b>Total Households</b>                                  | <b>13,763</b>      | <b>265,195</b>          |
| Percent Lacking  | 2.2%               | 2.2%                    |

The third type of housing problem reported in the 2014 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 6.8 percent of households had a severe cost burden, which compared to 14.4 percent with a cost burden and 9.8 percent with a severe cost burden in the State of Wyoming. Roughly 21.6 percent of homeowners with a mortgage in Park County experienced a cost burden and 9.3 percent experienced a severe cost burden, while 6.5 percent of renters had a cost burden and 8.4 percent had a severe cost burden, as seen in Table II.15.44, on the following page.

| <b>Table II.15.44</b><br><b>Cost Burden and Severe Cost Burden by Tenure</b><br>Park County<br>2010-2014 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   | 3,321           | 1,039     | 447       | 0            | 4,807   |
| Percent  | 69.1%           | 21.6%     | 9.3%      | .0%          | 100.0%  |
| <b>Owner Without a Mortgage</b>  |                 |           |           |              |         |
| Households   | 3,247           | 315       | 84        | 47           | 3,693   |
| Percent  | 87.9%           | 8.5%      | 2.3%      | 1.3%         | 100.0%  |
| <b>Renter</b>  |                 |           |           |              |         |
| Households   | 2,182           | 211       | 273       | 585          | 3,251   |
| Percent  | 67.1%           | 6.5%      | 8.4%      | 18.0%        | 100.0%  |
| <b>Total</b>   |                 |           |           |              |         |
| Households   | 8,750           | 1,565     | 804       | 632          | 11,751  |
| Percent  | 74.5%           | 13.3%     | 6.8%      | 5.4%         | 100.0%  |
| <b>State of Wyoming</b>  |                 |           |           |              |         |
| <b>Owner With a Mortgage</b>   |                 |           |           |              |         |
| Households   | 69,170          | 15,147    | 8,224     | 147          | 92,688  |
| Percent  | 74.6%           | 16.3%     | 8.9%      | .2%          | 100.0%  |
| <b>Owner Without a Mortgage</b>  |                 |           |           |              |         |
| Households   | 56,787          | 3,951     | 2,259     | 604          | 63,601  |
| Percent  | 89.3%           | 6.2%      | 3.6%      | .9%          | 100.0%  |
| <b>Renter</b>  |                 |           |           |              |         |
| Households   | 36,670          | 13,347    | 11,555    | 7,653        | 69,225  |
| Percent  | 53.0%           | 19.3%     | 16.7%     | 11.1%        | 100.0%  |
| <b>Total</b>   |                 |           |           |              |         |
| Households   | 162,627         | 32,445    | 22,038    | 8,404        | 225,514 |
| Percent  | 72.1%           | 14.4%     | 9.8%      | 3.7%         | 100.0%  |

### 2016 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 2,379 households in Park County, from 11,885 in 2010 to 14,264 in 2040. Homeowners are expected to increase from 8,422 households in 2010 to 10,142 by 2040. Renters are anticipated to increase from 3,463 households in 2010 to 4,122 in 2040.

Homeownership from 2010 to 2040 is expected to increase by 99 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 196 households and by 290 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 90 households over the period. Table II.15.45, below, provides details of the household forecast by tenure and income.

| <b>Table II.15.45</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  | 483          | 957           | 1,418         | 684           | 4,879       | 8,422        |
| 2015  | 490          | 972           | 1,440         | 695           | 4,956       | 8,554        |
| 2020  | 508          | 1,006         | 1,491         | 719           | 5,129       | 8,852        |
| 2025  | 525          | 1,041         | 1,542         | 744           | 5,307       | 9,160        |
| 2030  | 544          | 1,078         | 1,596         | 770           | 5,492       | 9,479        |
| 2035  | 562          | 1,115         | 1,651         | 796           | 5,680       | 9,804        |
| 2040  | 582          | 1,153         | 1,708         | 824           | 5,876       | 10,142       |
| <b>Renters by Percent of Median Household Income</b>          |              |               |               |               |             |              |
| 2010  | 430          | 475           | 793           | 299           | 1,466       | 3,463        |
| 2015  | 446          | 492           | 823           | 310           | 1,521       | 3,592        |
| 2020  | 458          | 505           | 844           | 318           | 1,560       | 3,686        |
| 2025  | 468          | 517           | 863           | 325           | 1,596       | 3,770        |
| 2030  | 482          | 532           | 889           | 335           | 1,642       | 3,880        |
| 2035  | 497          | 548           | 916           | 345           | 1,693       | 3,998        |
| 2040  | 512          | 565           | 944           | 355           | 1,745       | 4,122        |
| <b>Total Households by Percent of Median Household Income</b> |              |               |               |               |             |              |
| 2010  | 913          | 1,432         | 2,211         | 983           | 6,345       | 11,885       |
| 2015  | 937          | 1,465         | 2,263         | 1,005         | 6,476       | 12,146       |
| 2020  | 966          | 1,512         | 2,335         | 1,037         | 6,689       | 12,538       |
| 2025  | 994          | 1,558         | 2,406         | 1,069         | 6,903       | 12,929       |
| 2030  | 1,026        | 1,609         | 2,485         | 1,105         | 7,134       | 13,359       |
| 2035  | 1,059        | 1,663         | 2,567         | 1,141         | 7,373       | 13,802       |
| 2040  | 1,094        | 1,718         | 2,652         | 1,179         | 7,621       | 14,264       |

### Additional Comments

Oil from Park County sells more cheaply than other oil, dramatically reducing the tax revenue for the County, which accounts for a third of the County's budget.<sup>184</sup> The County is looking to other revenue sources, such as tourism, and the benefits of decreased prices, such as lower production costs for farmers, as alternates if the oil prices do not bounce back during the year.

<sup>184</sup> <http://www.powelltribune.com/news/item/13881-oil-on-the-decline-impact-of-decreasing-oil-prices-anticipated-to-be-far-reaching>

