

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.

Table II.15.1						
Profile of Population Characteristics						
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
Population	28,205	28,989	2.8%	563,626	584,153	3.6%
Age						
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%
Race						
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%
Ethnicity (of any race)						
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.

Table II.15.2 Population by Age and Gender Park County 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%
Total	14,021	14,184	28,205	14,469	14,520	28,989	2.8%
% 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.

Table II.15.3 Group Quarters Population Park County 2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁶¹	42	55	31.0%
Juvenile Facilities	.	15	.
Nursing Homes	121	224	85.1%
Other Institutions	122	.	-100.0%
Total	285	294	3.2%
Noninstitutionalized			
College Dormitories	479	560	16.9%
Military Quarters	.	.	.
Other Noninstitutions	103	88	-14.6%
Total	582	648	11.3%
Group Quarters Population	867	942	8.7%

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

¹⁶¹ In the 2010 Census, “juvenile facilities” and “correctional facilities” were reported separately.

To study these important concepts the Census Bureau distributes the American Community Survey every year to a sample of the population and quantifies the results as one-, three- and five-year averages. The one-year sample only includes responses from the year the survey was implemented, while the five-year sample includes responses over a five-year period. Since the five-year estimates include more responses, the estimates can be tabulated down to the census tract level, and considered more robust than the one- or three-year sample estimates.

Table II.15.4, below, shows data on household type by tenure in the 2013 5-year ACS data. Household type is broken down by family households and non-family households. In 2013, there were an estimated 7,689 family households, of which 6,547 housed married couple families and 1,142 housed “other families.” “Other family” is defined as either a male householder with no wife present, of whom there were 245 families, or a female householder with no husband present, of which there were 897 families. There were also an estimated 4,112 “non-family households,” which refers to households of unrelated people or one person living alone. When compared to the state, the percentage of family households in Park County was 65.2 percent, which compared to the statewide rate of 66.0 percent. Of the family households in Park County, 85.1 percent were married households, which compared to 80.3 percent in the State of Wyoming.

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

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

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

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

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

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

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

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

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

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

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

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

Table II.15.10, on the following page, shows households by income for Park County and the State of Wyoming. In Park County, there were a total of 964 households, or 8.2 percent, with incomes under \$15,000 compared to 9.8 percent of households in Wyoming. There were another 2,013 households that had incomes between \$35,000 and \$49,999, which accounted for 17.1 percent of

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

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

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

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

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

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

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

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

Table II.15.14, below, displays housing units for Park County and the State of Wyoming. The number of rooms in Park County varied between households. Households with one room accounting for only .8 percent of total housing units, while households with five and six rooms accounted for 16.6 and 15.5 percent, respectively. The median number of rooms in Park County was 6 rooms, which compared to 6 statewide.

Table II.15.14 Housing Units by Number of Rooms				
Park County 2009-2013 5-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	111	.8%	4,380	1.7%
Two	450	3.3%	6,986	2.7%
Three	1,165	8.5%	19,468	7.4%
Four	2,152	15.8%	43,545	16.6%
Five	2,270	16.6%	52,356	19.9%
Six	2,118	15.5%	40,659	15.5%
Seven	2,106	15.4%	32,683	12.4%
Eight	1,366	10.0%	25,669	9.8%
Nine or more	1,911	14.0%	37,294	14.2%
Total	13,649	100.0%	263,040	100.0%
Median Rooms	6	.	6	.

Table II.15.15, below, shows the number of households in the county by number of bedrooms and tenure. There were 103 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 25.8 percent of total households in Park County, which compared to 24.2 percent statewide. In Park County, the 4,862 households with three bedrooms accounted for 41.2 percent of all households, and there were only 927 five-bedroom or more households, which accounted for 7.9 percent of all households.

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

The age of a structure influences its value. As shown in Table II.15.16, at right, structures built in 1939 or earlier had a median value of \$171,900, while structures built between 1950 and 1959 had a median value of \$170,100 and those built between 1990 and 1999 had a median value of \$262,300. The newest structures tended to have the highest values and those built between 2000 and 2004 and from 2005 or later had median values of \$316,900 and \$147,600, respectively. The total average median value in Park County was \$212,100, which compared to \$185,900 in the State of Wyoming.

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

Household mortgage status is reported in Table II.15.17, below. In Park County, households with a mortgage accounted for 56.0 percent of all households, or 4,760 housing units, and the remaining 44.0 percent, or 3,743 units, had no mortgage. Of those units with a mortgage, 647 had either a second mortgage or home equity loan, none had both a second mortgage and home equity loan, and 4,113 or 86.4 percent had no second mortgage or no home equity loan.

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

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

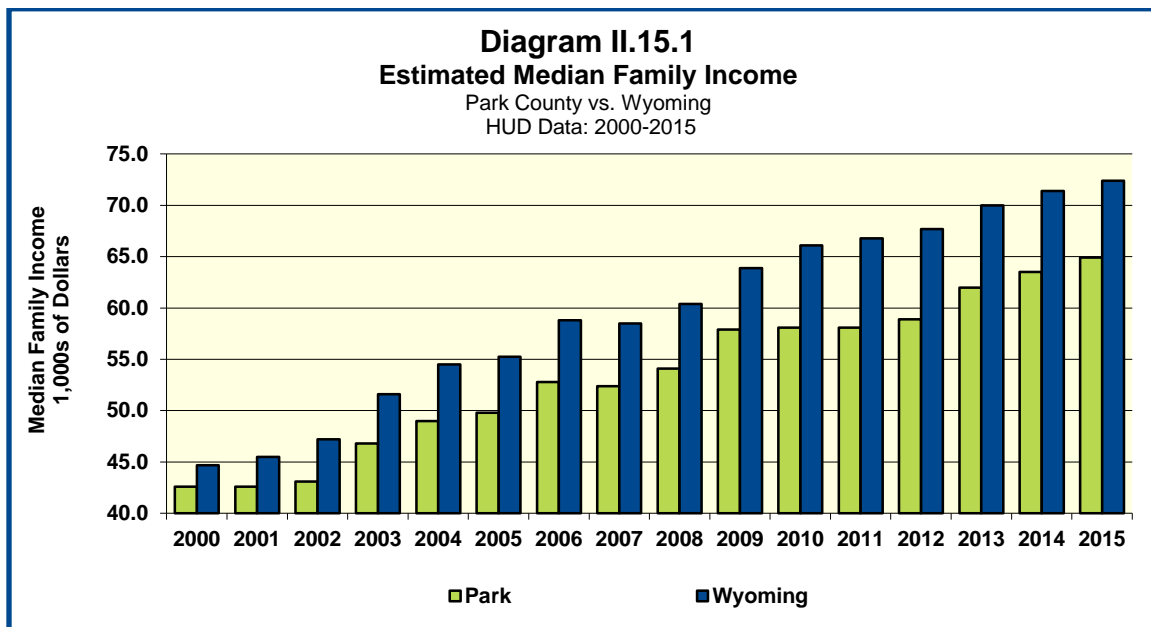
Table II.15.18 Median Rent Park County 2009-2013 5-Year ACS Data	
Place	Rent
Park County	\$531
State of Wyoming	\$647

The Wyoming driver’s license data provided by the WYDOT indicated a net decrease of 7 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 4,247 persons over the time period.

Table II.15.19			
Driver’s Licenses Exchanged and Surrendered			
Park County			
WYDOT Data, 2000– First Half of 2015			
Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012	925	707	218
2013	841	678	163
2014	3	20	-17
2015 – First Half	0	7	-7
Total	13,267	9,020	4,247

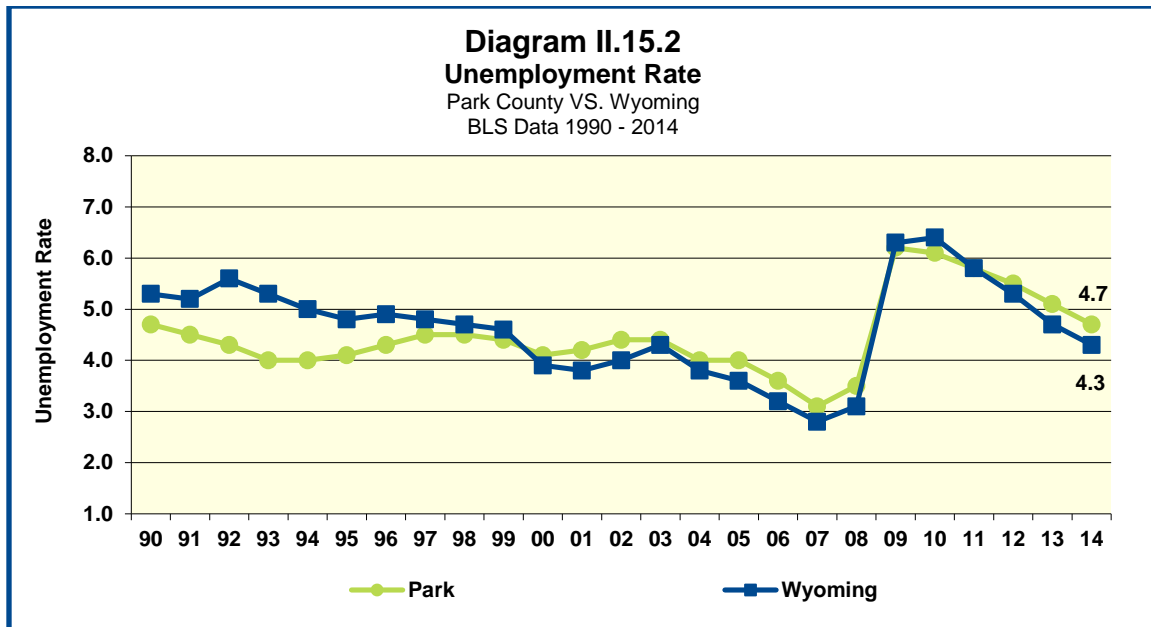
Economics

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. As shown in Table II.15.20, below, annual total monthly employment increased by 0.85 percent between 2013 and 2014, from a total of 13,711 to 13,827 workers.

Year	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014(p)
Jan	11,205	11,461	11,670	11,685	12,223	12,149	12,028	12,049	12,516	12,408	12,386
Feb	11,286	11,484	11,644	11,837	12,272	12,180	12,046	12,137	12,524	12,465	12,454
Mar	11,495	11,693	11,920	12,097	12,402	12,265	12,256	12,246	12,700	12,611	12,649
Apr	11,807	12,093	12,166	12,417	12,664	12,533	12,356	12,535	13,076	12,798	12,852
May	12,927	13,190	13,262	13,655	14,174	13,726	13,685	13,721	14,344	13,917	14,143
Jun	14,787	14,902	15,024	15,269	15,542	15,051	15,198	15,408	15,987	15,475	15,642
Jul	14,560	14,829	15,154	15,286	15,682	15,324	15,343	15,692	16,057	15,463	15,603
Aug	14,232	14,344	14,769	15,026	15,366	15,030	15,019	15,444	15,695	15,193	15,244
Sep	13,510	13,824	14,006	14,353	14,511	14,433	14,566	14,849	14,896	14,695	14,771
Oct	12,796	12,824	12,984	13,420	13,617	13,279	13,418	13,815	13,952	13,764	14,150
Nov	12,008	12,069	12,333	12,668	12,868	12,470	12,480	12,923	13,013	12,836	13,004
Dec	11,956	11,949	12,200	12,615	12,795	12,430	12,511	12,895	13,013	12,902	13,020
Annual	12,714	12,889	13,094	13,361	13,676	13,406	13,409	13,643	13,981	13,711	13,827
% Change	1.34	1.38	1.59	2.04	2.36	-1.97	0.02	1.75	2.48	-1.93	0.85

The QCEW also reports average weekly wages, which represents total compensation paid during the calendar quarter, regardless of when services were performed. As shown in Table II.15.21, below, annual average weekly wages increased by 1.77 percent between 2013 and 2014, from a total of \$735 to \$748.

Table II.15.21 Average Weekly Wages Park County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	454	439	455	492	460	.
2002	457	446	461	516	469	1.96
2003	476	457	463	519	478	1.92
2004	497	485	493	536	502	5.02
2005	510	503	525	564	525	4.58
2006	559	543	565	626	573	9.14
2007	642	592	591	666	621	8.38
2008	656	629	652	694	657	5.80
2009	678	639	642	717	667	1.52
2010	698	664	658	747	690	3.45
2011	699	681	680	746	700	1.45
2012	734	708	662	757	713	1.86
2013	744	720	707	772	735	3.09
2014(p)	747	722	722	807	748	1.77

Total business establishments reported by the QCEW are displayed below in Table II.15.22. Annual establishments decreased by 0.41 percent between 2013 and 2014, from a total of 1,459 to 1,453 establishments.

Table II.15.22 Number of Establishments Park County BLS QCEW Data, 2001–2014(p)						
Year	First Quarter	Second Quarter	Third Quarter	Fourth Quarter	Annual	% Change
2001	1,266	1,296	1,294	1,277	1,283	.
2002	1,281	1,306	1,318	1,310	1,304	1.64
2003	1,288	1,305	1,306	1,305	1,301	-0.23
2004	1,303	1,356	1,341	1,349	1,337	2.77
2005	1,363	1,380	1,381	1,385	1,377	2.99
2006	1,411	1,435	1,427	1,409	1,421	3.20
2007	1,422	1,448	1,444	1,439	1,438	1.20
2008	1,452	1,458	1,461	1,475	1,462	1.67
2009	1,480	1,487	1,475	1,460	1,476	0.96
2010	1,466	1,481	1,465	1,468	1,470	-0.41
2011	1,476	1,488	1,487	1,474	1,481	0.75
2012	1,478	1,494	1,481	1,476	1,482	0.07
2013	1,466	1,464	1,456	1,449	1,459	-1.55
2014(p)	1,450	1,453	1,460	1,447	1,453	-0.41

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

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

Housing

According to the Wyoming Cost of Living Index, real average apartment rent in Park County increased from \$558 in fourth quarter 2013 to \$577 in fourth quarter 2014, or by 3.4 percent. Over the same period, rents for detached single-family homes increased by 4.6 percent, mobile homes on a lot increased by 7.6 percent and 6.4 percent for mobile home lots.

Park County rental prices experienced average annualized increases of 0.3 percent for apartments, 0.7 percent for houses, 1.2 percent for mobile homes plus a lot, and 0.1 percent for mobile home lots since fourth quarter 1986 to fourth quarter 2014. These figures compare to state average annualized increases in rental prices of 1.1 percent for apartments, 1.6 percent for houses, 1.1 percent for mobile homes plus a lot, and 0.9 percent for mobile home lots over the same period. Table II.15.23, at right, presents the Park County data for each rental type.

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, on the following page.

Table II.15.23 Semiannual Average Monthly Rental Prices Park County EAD Data, 1986:Q4 – 2014:Q4, Real 2014 Dollars				
Quarter Year	Apartments	Mobile Home Lot	House	Mobile Home
Q4.86	532	241	730	514
Q2.87	509	235	672	455
Q4.87	511	235	617	464
Q2.88	439	227	608	480
Q4.88	436	227	587	490
Q2.89	480	218	631	492
Q4.89	492	218	616	443
Q2.90	475	211	606	454
Q4.90	501	219	609	356
Q2.91	450	207	611	437
Q4.91	494	212	657	412
Q2.92	510	204	661	420
Q4.92	527	202	656	472
Q2.93	548	198	527	478
Q4.93	527	205	603	419
Q2.94	535	224	686	0
Q4.94	544	224	627	497
Q2.95	574	220	716	511
Q4.95	592	227	665	492
Q2.96	561	228	644	508
Q4.96	532	228	692	537
Q2.97	542	225	671	489
Q4.97	535	225	670	466
Q2.98	520	213	601	488
Q4.98	499	213	621	453
Q2.99	496	212	598	485
Q4.99	515	212	606	519
Q2.00	491	238	603	413
Q4.00	518	214	658	457
Q2.01	492	215	629	436
Q4.01	509	215	654	474
Q2.02	493	215	648	446
Q4.02	496	218	680	462
Q2.03	529	212	659	498
Q4.03	515	212	696	537
Q2.04	517	211	702	449
Q4.04	524	219	747	493
Q2.05	517	212	676	460
Q4.05	505	211	663	474
Q2.06	489	200	671	449
Q4.06	524	200	663	518
Q2.07	515	201	720	485
Q4.07	503	202	742	504
Q2.08	513	203	753	546
Q4.08	522	211	735	538
Q2.09	526	209	729	565
Q4.09	520	212	765	584
Q2.10	548	214	751	546
Q4.10	588	227	802	601
Q2.11	547	225	771	564
Q4.11	583	231	827	586
Q2.12	559	230	877	577
Q4.12	545	231	823	651
Q2.13	551	224	844	646
Q4.13	558	230	850	677
Q2.14	569	235	850	700
Q4.14	577	245	889	728

Table II.15.24 Building Permits and Valuation Park County 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.

Table II.15.25 Average Sales Prices Park County vs. Wyoming DOR Data, 2000–2014				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
2000	113,178	.	131,207	.
2001	119,233	5.35	128,771	-1.86
2002	132,854	11.42	138,295	7.40
2003	138,941	4.58	148,276	7.22
2004	151,921	9.34	159,558	7.61
2005	161,866	6.55	178,183	11.67
2006	183,326	13.26	219,438	23.15
2007	215,697	17.66	265,044	20.78
2008	215,692	0.0	256,045	-3.40
2009	207,333	-3.9	241,622	-5.63
2010	217,191	4.75	250,958	3.86
2011	217,902	0.3	241,301	-3.85
2012	214,019	-1.8	266,406	10.40
2013	231,080	8.0	281,345	5.6
2014	238,732	3.3	263,432	-6.4

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2015. During June 2015, a total of 113 surveys were completed by property managers in Park County. Of the 1,799 rental units surveyed, 64 were vacant, indicating a vacancy rate of 3.6 percent, as shown in Table II.15.26, below. This rate compares to a 2.9 percent vacancy rate one year ago and a statewide June 2015 vacancy rate of 5.4 percent.

Table II.15.26 Total Units, Vacant Units, and Vacancy Rate Park County RVS Data, June 2001–June 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%

Diagram II.15.3, below, shows the historical vacancy rate for Park County and Wyoming. As can be seen, the vacancy rate in Park County was similar to the statewide vacancy rate until late 2008, when it dropped below the statewide rate, but inched up in 2015.

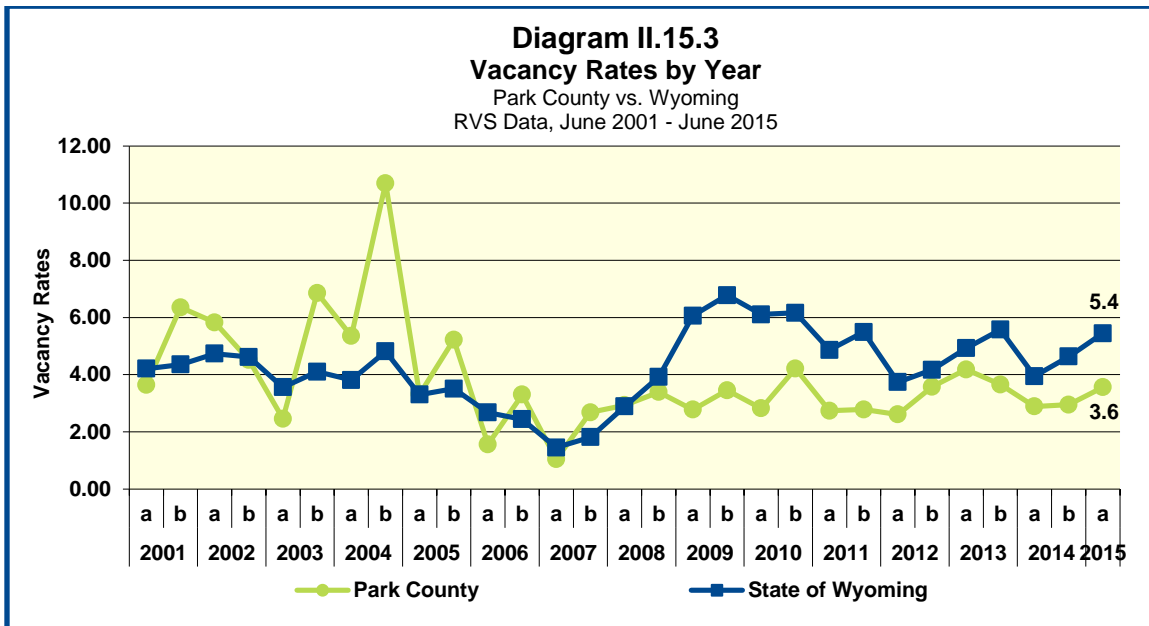


Diagram II.15.4, below, shows the average rent of single-family and apartment units in Park County. In 2015, average rents for single-family units increased to \$882 and average rents for apartments decreased to \$627.

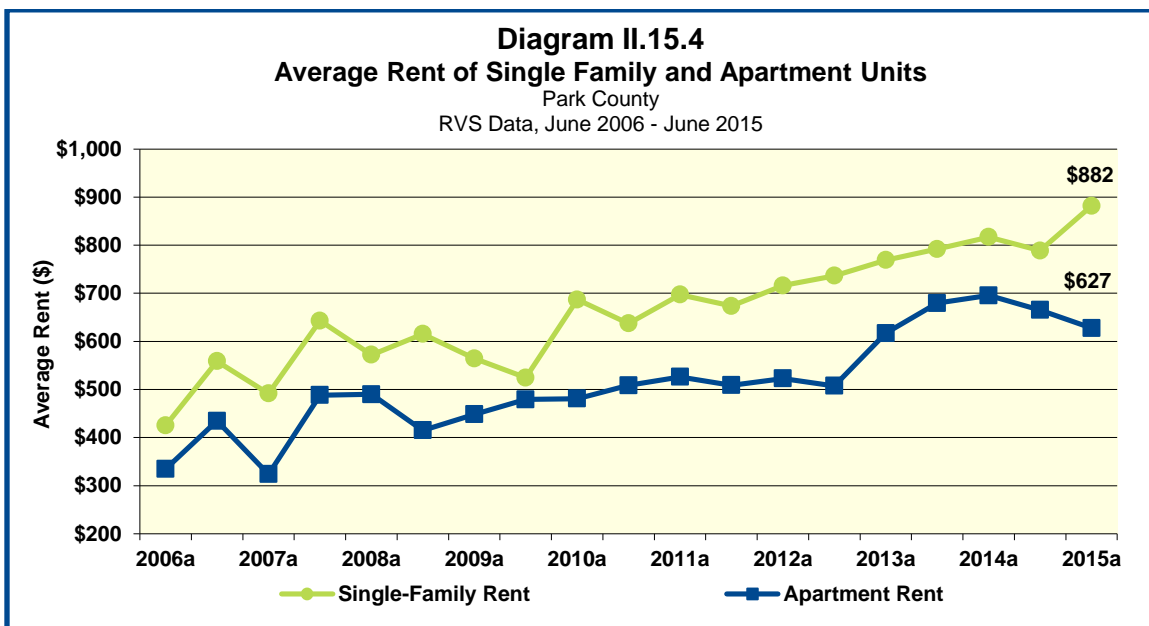


Table II.15.27 below shows the amount of total and vacant units by unit type, with their associated vacancy rates. At the time of the survey, there were an estimated 186 single family units in Park County, with 7 of them available. This translates into a vacancy rate of 3.8 percent in Park County, which compares to a single family vacancy rate of 4.7 percent for the State of Wyoming. There were 789 apartment units reported in the survey, with 21 of them available, which resulted in a vacancy rate of 2.7 percent. This compares to a statewide vacancy rate of 3.0 percent for apartment units across the state.

Place	Total Units	Vacant Units	Vacancy Rate
Single Family	186	7	3.8%
Duplex units	81	0	.0%
Apartments	789	21	2.7%
Mobile Homes	104	9	8.7%
"Other" Units	23	1	4.3%
Don't Know	616	26	4.2%
Total	1,799	64	3.6%

Table II.15.28 below reports units by bedroom size. Three bedroom units were the most common type of reported single family unit, with 73 units. The most common apartment units were two bedroom units, with 289 units. Additional details of unit types by bedrooms are reported below.

Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	"Other" Units	Don't Know	Total
Efficiency	2	2	39	0	0	.	43
One	20	11	171	0	0	.	202
Two	61	39	289	15	7	.	411
Three	73	3	44	19	9	.	148
Four	19	2	0	0	0	.	21
Five	3	0	0	0	0	.	3
Don't Know	8	24	246	70	7	616	971
Total	186	81	789	104	23	616	1,799

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

Table II.15.29							
Available Rental Units by Bedroom Size							
Park County							
RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	0	0	1	0	0	.	1
One	0	0	0	0	0	.	0
Two	1	0	1	1	0	.	3
Three	2	0	2	1	0	.	5
Four	0	0	0	0	0	.	0
Five	0	0	0	0	0	.	0
Don't Know	4	0	17	7	1	26	55
Total	7	0	21	9	1	26	64

Table II.15.30 below shows the vacancy rate by bedroom size for each type of unit. Apartment units with three bedrooms had the highest vacancy rate at 4.5 percent, with three bedroom single family units having the highest vacancy rate at 2.7 percent.

Table II.15.30							
Vacancy Rates by Bedroom Size							
Park County							
RVS Data, June 2015							
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Efficiency	.0%	.0%	2.6%	%	%		2.3%
One	.0%	.0%	.0%	%	%		.0%
Two	1.6%	.0%	.3%	6.7%	.0%		.7%
Three	2.7%	.0%	4.5%	5.3%	.0%		3.4%
Four	.0%	.0%	%	%	%		.0%
Five	.0%	%	%	%	%		.0%
Don't Know	50.0%	.0%	6.9%	10.0%	14.3%	4.2%	5.7%
Total	3.8%	.0%	2.7%	8.7%	4.3%	4.2%	3.6%

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

Table II.15.31						
Average Market Rate Rents by Bedroom Size						
Park County						
RVS Data, June 2015						
Number of Bedrooms	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Total
Efficiency	\$200	\$475	\$457	\$	\$	\$397
One	\$498	\$501	\$491	\$550	\$495	\$496
Two	\$675	\$690	\$630	\$615	\$658	\$651
Three	\$979	\$908	\$759	\$681	\$819	\$870
Four	\$946	\$1,000	\$	\$1,150	\$	\$981
Five	\$1,217	\$	\$	\$	\$	\$1,217
Total	\$882	\$747	\$627	\$656	\$777	\$744

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 less than 500 dollars, indicating there may be more of a demand for units within this rental range.

Table II.15.32 Single Family Market Rate Rents by Vacancy Status Park County RVS Data, June 2015			
Average Rents	Single Family Units	Available Single Family Units	Vacancy Rate
Less Than \$500	1	0	.0%
\$500 to \$1,000	143	3	2.1%
\$1,000 to \$1,500	24	3	12.5%
Above \$1,500	2	1	50.0%
Missing	16	0	.0%
Total	186	7	3.8%

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 .0 percent.

Table II.15.33 Apartment Market Rate Rents by Vacancy Status Park County RVS Data, June 2015			
Average Rents	Apartment Units	Available Apartment Units	Vacancy Rate
Less Than \$500	83	0	.0%
\$500 to \$1,000	465	17	3.7%
\$1,000 to \$1,500	0	0	%
Above \$1,500			%
Missing	241	4	1.7%
Total	789	21	2.7%

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 less than 500, with a vacancy rate of 2.0 percent.

Table II.15.34 Mobile Home Market Rate Rents by Vacancy Status Park County RVS Data, June 2015			
Average Rents	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Less Than \$500	51	1	2.0%
\$500 to \$1,000	52	7	13.5%
\$1,000 to \$1,500			%
Above \$1,500			%
Missing	1	1	100.0%
Total	104	9	8.7%

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.

Table II.15.35							
Condition by Unit Type							
Park County							
RVS Data, June 2015							
Conditions	Single Family Units	Duplex Units	Apartment Units	Mobile Homes	“Other” Units	Don’t Know	Total
Poor						.	
Fair	3	0	0	0	0	.	3
Average	12	4	95	21	0	.	132
Good	106	28	475	76	19	.	704
Excellent	57	31	172	6	3	.	269
Don’t Know	8	18	47	1	1	616	691
Total	186	81	789	104	23	616	1,799

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.

Table II.15.36			
Condition of Single Family Units by Vacancy Status			
Park County			
RVS Data, June 2015			
Condition	Single Family Units	Available Single Family Units	Vacancy Rate
Poor			%
Fair	3	0	.0%
Average	12	1	8.3%
Good	106	5	4.7%
Excellent	57	1	1.8%
Don’t Know	8	0	.0%
Total	186	7	3.8%

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 average condition, and had a vacancy rate of .0 percent.

Table II.15.37			
Condition of Apartment Units by Vacancy Status			
Park County			
RVS Data, June 2015			
Condition	Apartment Units	Available Apartment Units	Vacancy Rate
Poor			%
Fair	0	0	%
Average	95	0	.0%
Good	475	8	1.7%
Excellent	172	10	5.8%
Don’t Know	47	3	6.4%
Total	789	21	2.7%

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 average condition, with a vacancy rate of .0 percent.

Table II.15.38 Condition of Mobile Home Units by Vacancy Status Park County RVS Data, June 2015			
Condition	Mobile Home Units	Available Mobile Home Units	Vacancy Rate
Poor			
Fair	0	0	%
Average	21	0	.0%
Good	76	2	2.6%
Excellent	6	6	100.0%
Don't Know	1	1	100.0%
Total	104	9	8.7%

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 57 more single family units, 135 more apartment units, and 102 units of all types. In total, respondents indicated they wished to own or manage an additional 325 units.

Table II.15.39 If you had the opportunity to own/manage more units, how many would you prefer Park County RVS Data, June 2015	
Unit Type	More Units
Single family units	57
Duplex Units	
Apartments	135
Mobile homes	26
Other	5
Don't Know	
All types	102
Total	325

Table, II.15.40, on the following page, shows the most common answers from the 2015 Fiscal 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 86 respondents, with an average persons per household of 3.1 people. Of new residents to Park County, 59.0 percent were married and the most common age group arriving in the state was 45 to 54 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 48.8 percent of respondents renting their residence. The average mortgage payment in Park County was \$894 and the average rent was \$596. When asked if they were satisfied with their current housing, 86.0 percent said they were satisfied with their current housing.

Table II.15.40 Most Replied Response Park County HNA Survey: Fiscal Year 2015	
Question	Most Replied Answer (%)
Demographics	
Total Number of Respondents	86
Number of persons in household (Average)	3.1
Current age	45 to 54 years old (24.4%)
Marital status	Married (59.0%)
Primary reason for moving to Wyoming	Better quality of life (24.4%)
In which industry are you primarily employed	Retired (23.3%)
Highest education level completed	College Graduate (27.9%)
Total household income from all sources	\$50,000 to \$74,999 dollars (31.7%)
Current Housing Characteristics	
Current Residence	Single family home (69.8%)
Do you own or rent	Rent (48.8%)
How many bedrooms (Average)	2.9
How many full bathrooms (Average)	1.7
Average mortgage payment	\$894
Average rental payment	\$596
Are you satisfied with your current housing	Satisfied with current housing (86.0%)
Housing Demand (If unsatisfied with current housing)	
Reason you are unsatisfied	Other (57.1%)
Are you seeking to change your housing situation	Seeking different housing (62.5%)
What type of unit are you seeking	Single family home (100.0%)
Type of tenure seeking	Seeking to buy (60.0%)
If own, do you plan on building or buying	Buy an existing unit (66.7%)
Expected buying price	.
Expected building price	\$250,000 to \$299,999 dollars (50.0%)
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, 60.0 percent wanted to buy and none wanted to rent their next residence. Most residents wishing to build an existing house anticipated spending between \$250,000 to \$299,999 dollars. Additional survey data are presented in **Volume II. Technical Appendix**¹⁶².

Housing Problems

While the ACS data do not report significant details regarding the physical condition of housing units, some information can be derived from data relating to overcrowding, incomplete plumbing or kitchen facilities, and cost burdens.

Overcrowding is defined as having from 1.1 to 1.5 people per room per residence, with severe overcrowding defined as having more than 1.5 people per room. According to 2013 5-year ACS data, 234, or 2.0 percent of households in Park County, were overcrowded and none were severely

¹⁶² 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.

overcrowded, as shown in Table II.15.41, below. This housing problem was far more prevalent in renter households as compared to owner households.

Table II.15.41				
Overcrowding and Severe Overcrowding				
Park County				
2009-2013 5-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	8,351	152	0	8,503
Percentage	98.2%	1.8%	.0%	100.0%
Renter				
Households	3,216	82	0	3,298
Percentage	97.5%	2.5%	.0%	100.0%
Total				
Households	11,567	234	0	11,801
Percentage	98.0%	2.0%	.0%	100.0%
State of Wyoming				
Owner				
Households	154,144	1,615	443	156,202
Percentage	98.7%	1.0%	.3%	100.0%
Renter				
Households	64,044	2,043	557	66,644
Percentage	96.1%	3.1%	.8%	100.0%
Total				
Households	218,188	3,658	1,000	222,846
Percentage	97.9%	1.6%	.4%	100.0%

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

At the time of the 2013 5-year ACS, a total of 374 units, or 2.7 percent, of all housing units in Park County were lacking complete kitchen facilities. This compared to 2.6 percent of households statewide without complete kitchen facilities. These data are presented in Table II.15.42, at right.

Table II.15.42 Housing Units with Incomplete Kitchen Facilities Park County 2009-2013 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,275	256,276
Lacking Complete Kitchen Facilities	374	6,764
Total Housing Units	13,649	263,040
Percent Lacking	2.7%	2.6%

At the time of the 2013 ACS, a total of 307 units, or 2.2 percent of all housing units in Park County, were lacking complete plumbing facilities. This compared to 2.0 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.15.43, below.

Table II.15.43 Housing Units with Incomplete Plumbing Facilities Park County 2009-2013 5-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,342	257,728
Lacking Complete Plumbing Facilities	307	5,312
Total Households	13,649	263,040
Percent Lacking	2.2%	2.0%

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

In Park County, 14.3 percent of households had a cost burden and 8.3 percent of households had a severe cost burden, which compared to 14.3 percent with a cost burden and 9.9 percent with a severe cost burden in the State of Wyoming. Roughly 22.5 percent of homeowners with a mortgage in Park County experienced a cost burden and 13.1 percent experienced a severe cost burden, while 9.3 percent of renters had a cost burden and 6.3 percent had a severe cost burden, as seen in Table II.15.44, on the following page.

Table II.15.44 Cost Burden and Severe Cost Burden by Tenure Park County 2009-2013 5-Year ACS Data					
Households	Less Than 30.0%	31% - 50%	Above 50%	Not Computed	Total
Park County					
Owner With a Mortgage					
Households	3,066	1,072	622	0	4,760
Percent	64.4%	22.5%	13.1%	.0%	100.0%
Owner Without a Mortgage					
Households	3,229	310	154	50	3,743
Percent	86.3%	8.3%	4.1%	1.3%	100.0%
Renter					
Households	2,185	307	209	597	3,298
Percent	66.3%	9.3%	6.3%	18.1%	100.0%
Total					
Households	8,480	1,689	985	647	11,801
Percent	71.9%	14.3%	8.3%	5.5%	100.0%
State of Wyoming					
Owner With a Mortgage					
Households	69,044	15,711	8,514	226	93,495
Percent	73.8%	16.8%	9.1%	.2%	100.0%
Owner Without a Mortgage					
Households	56,104	3,768	2,340	495	62,707
Percent	89.5%	6.0%	3.7%	.8%	100.0%
Renter					
Households	35,558	12,449	11,209	7,428	66,644
Percent	53.4%	18.7%	16.8%	11.1%	100.0%
Total					
Households	160,706	31,928	22,063	8,149	222,846
Percent	72.1%	14.3%	9.9%	3.7%	100.0%

2015 WCDA Loan Profile

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,428 loans purchased in Park County between 1979 and 2015, with 43 occurring in fiscal 2015. The average home size over the period was 1,236 square feet and 1,285 square feet in fiscal 2015. For homes receiving a WCDA loan in fiscal 2015, the average year a home was built was 1967. The average household income in fiscal 2015 in nominal terms, without the effects of inflation being taken into consideration, was \$57,380. The average purchase price in fiscal 2015 was \$165,401. In fiscal 2015, 4.7 percent of loans purchased were for new construction, and 23.3 percent had female heads of household. Fiscal year data for the entire operating history of the WCDA can be found in **Volume II. Technical Appendix.**

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.¹⁶³ 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.

¹⁶³ <http://www.powelltribune.com/news/item/13881-oil-on-the-decline-impact-of-decreasing-oil-prices-anticipated-to-be-far-reaching>

