

PARK COUNTY

Demographics

The Census Bureau's intercensal estimates indicate that Park County's population increased from 28,205 in 2010 to 28,592 in 2011, or by 1.4 percent. This compares to a statewide population growth of 0.8 percent over the period.¹⁴⁰ The number of people from 25 to 44 years of age increased by 3.1 percent, and the number of people from 55 to 64 years of age increased by 3.4 percent. The white population increased by 1 percent, while the black population increased by 86.2 percent. The Hispanic population increased from 1,365 to 1,475 people between 2010 and 2011 or by 7.8 percent. These data are presented in Table II.15.1, below.

Subject	Park County			Wyoming		
	2010 Census	Jul-11	% Change	2010 Census	Jul-11	% Change
Population	28,205	28,592	1.4%	563,626	568,158	0.8%
Age						
Under 14 years	4,877	4,889	0.2%	113,371	113,462	0.1%
15 to 24 years	3,529	3,528	0.0%	78,460	78,704	0.3%
25 to 44 years	6,113	6,305	3.1%	144,615	145,669	0.7%
45 to 54 years	4,264	4,101	-3.8%	83,577	80,936	-3.2%
55 to 64 years	4,480	4,632	3.4%	73,513	77,120	4.9%
65 and Over	4,942	5,137	3.9%	70,090	72,267	3.1%
Race						
White	27,386	27,649	1.0%	529,110	531,484	0.4%
Black	58	108	86.2%	5,135	6,024	17.3%
American Indian and Alaskan Native	196	220	12.2%	14,457	14,774	2.2%
Asian	168	174	3.6%	4,649	4,965	6.8%
Native Hawaiian or Pacific Islander	25	25	0.0%	521	551	5.8%
Two or more races	372	416	11.8%	9,754	10,360	6.2%
Ethnicity (of any race)						
Hispanic or Latino	1,365	1,472	7.8%	50,231	51,760	3.0%

The Census Bureau's most recent census count indicated that Park County's population increased from 25,786 persons in 2000 to 28,205 in 2010, or by 9.4 percent. This compares to a statewide population growth of 14.1 percent over the period. The white population increased by 8.4 percent, while the black population increased by 143.5 percent. The Hispanic population increased from 959 to 1,365 persons between 2000 and 2010, or by 42.3 percent. These data are presented in Table II.15.2, on the following page.

¹⁴⁰ On December 22, 2009, the Census Bureau released a statewide population estimate for 2009, indicating that the population increased to 544,270.

Table II.15.2					
Population by Race and Ethnicity					
Park County					
2000 SF1 and 2010 Census Data					
Race	2000 Census		2010 Census		% Change 00 – 10
	Population	% of Total	Population	% of Total	
White	24,872	96.5%	26,951	95.6%	8.4%
Black	23	0.1%	56	0.2%	143.5%
American Indian	122	0.5%	168	0.6%	37.7%
Asian	114	0.4%	166	0.6%	45.6%
Native Hawaiian/Pacific Islander	13	0.1%	25	0.1%	92.3%
Other	364	1.4%	399	1.4%	9.6%
Two or More Races	278	1.1%	440	1.6%	58.3%
Total	25,786	100.0%	28,205	100.0%	9.4%
Hispanic (Ethnicity)	959	3.7%	1,365	4.8%	42.3%

Table II.15.3, below, presents the population of Park County by age and gender from the 2000 and 2010 census counts. Between 2000 and 2010, the population increased by 9.4 percent, with the largest total increase occurring in the group aged 55 to 64, which rose by 1,703 persons, or by 61.3 percent. In 2010, the largest age group in Park County was the group aged 35 to 54, which accounted for 25.7 percent of the entire population. 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.

Table II.15.3							
Population by Age and Gender							
Park County							
2000 SF1 and 2010 Census Data							
Age	2000 Census			2010 Census			% Change 00–10
	Male	Female	Total	Male	Female	Total	
Under 5	721	705	1,426	845	794	1,639	14.9%
5 to 19	2,894	2,925	5,819	2,668	2,504	5,172	-11.1%
20 to 24	721	677	1,398	848	747	1,595	14.1%
25 to 34	1,241	1,284	2,525	1,573	1,561	3,134	24.1%
35 to 54	3,935	4,166	8,101	3,488	3,755	7,243	-10.6%
55 to 64	1,413	1,364	2,777	2,288	2,192	4,480	61.3%
65 and Over	1,637	2,103	3,740	2,311	2,631	4,942	32.1%
Total	12,562	13,224	25,786	14,021	14,184	28,205	9.4%

At the time of the 2010 Census, there were 942 persons living in “group quarters.” This type of household is defined as places where individuals live or stay in a group living arrangement owned or managed by an organization that provides housing or services for residents, such as medical care. Group quarters also include places like college residence halls, military barracks, or correctional facilities. Between 2000 and 2010, the number of persons living in group quarters increased by 8.7 percent, as shown in Table II.15.4, on the following page.

Table II.15.4			
Group Quarters Population			
Park County			
2000 SF1 and 2010 Census Data			
Group Quarters	2000 Census	2010 Census	% Change 00-10
Institutionalized			
Correctional Institutions ¹⁴¹	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%

Table II.15.5, below, shows data on household type by tenure in 2000 and 2010. Household type is broken down by family households and non-family households. In 2010, there were an estimated 7,777 family households, 6,528 of which housed married couple families and 1,249 that housed other families. "Other family" is defined as either a male householder with no wife present, of which there were 399 families, or a female householder with no husband present, of which there were 850 families. There were also an estimated 4,108 "non-family households," which refers to households of unrelated persons or one person living alone. Between the 2000 and 2010 Censuses, family households increased by 9.7 percent, and the number of married couple families increased by 7.6 percent. The number of male households with no wife present increased by 38.5 percent, the number of female households with no husband present increased by 15.6 percent, and non-family households increased by 27.6 percent.

Table II.15.5			
Household Type by Tenure			
Park County			
2000 SF1 and 2010 Census Data			
Family Type	2000	2010	% Change 00-10
Family households	7,092	7,777	9.7%
Married couple family	6,069	6,528	7.6%
Owner-occupied housing units	5,002	5,462	9.2%
Renter-occupied housing units	1,067	1,066	-0.1%
Other family	1,023	1,249	22.1%
Male householder, no wife present	288	399	38.5%
Owner-occupied housing units	174	212	21.8%
Renter-occupied housing units	114	187	64.0%
Female householder, no husband present	735	850	15.6%
Owner-occupied housing units	417	460	10.3%
Renter-occupied housing units	318	390	22.6%
Non-family households	3,220	4,108	27.6%
Owner-occupied housing units	1,770	2,288	29.3%
Renter-occupied housing units	1,450	1,820	25.5%
Total	10,312	11,885	15.3%

¹⁴¹ In the 2010 Census, "juvenile facilities" and "correctional facilities" were reported separately.

Table II.15.6, below, displays the 2000 and 2010 census data for household type by household size. In 2010, there were 4,335 two-person family households, 1,442 three-person family households, and 1,183 four-person family households. One-person non-family households made up 82.4 percent of all non-family households, or an estimated 3,387 households. Between 2000 and 2010, the number of four-person households decreased by 7.9 percent, or from 1,305 to 1,202 households.

Household Size	2000			2010			% Change 00-10
	Family Households	Non-Family Households	Total	Family Households	Non-Family Households	Total	
One Person	.	2,702	2,702	.	3,387	3,387	25.4%
Two Person	3,598	431	4,029	4,335	610	4,945	22.7%
Three Person	1,392	54	1,446	1,442	81	1,523	5.3%
Four Person	1,284	21	1,305	1,183	19	1,202	-7.9%
Five Person	546	10	556	517	7	524	-5.8%
Six Person	173	2	175	211	1	212	21.1%
Seven Person	99	0	99	89	3	92	-7.1%
Total	7,092	3,220	10,312	7,777	4,108	11,885	15.3%

The 2000 and 2010 census counts also provided information on tenure by household size. According to the 2010 Census, of the 4,945 two-person households, 3,972 were owner-occupied and 973 were renter-occupied. Of the 1,202 four-person households, 849 were owner-occupied and 353 were renter-occupied. Further household size data by tenure are presented in Table II.15.7, below.

Household Size	2000			2010			% Change 00-10
	Own	Rent	Total	Own	Rent	Total	
One Person	1,535	1,167	2,702	1,923	1,464	3,387	25.4%
Two Person	3,169	860	4,029	3,972	973	4,945	22.7%
Three Person	1,035	411	1,446	1,096	427	1,523	5.3%
Four Person	1,009	296	1,305	849	353	1,202	-7.9%
Five Person	414	142	556	361	163	524	-5.8%
Six Person	126	49	175	150	62	212	21.1%
Seven Person or More	75	24	99	71	21	92	-7.1%
Total	7,363	2,949	10,312	8,422	3,463	11,885	15.3%

¹⁴² To maintain confidentiality, the Census Bureau applies statistical procedures that introduce some uncertainty into data for small geographic areas with small population groups. As a result, some concepts may display different totals across tables. This process, known as disclosure limitation, uses the method of data swapping to edit or exchange source data for a sample of cases when creating a table.

As shown in Table II.15.8, at right, between 2000 and 2010, the number of owner-occupied units increased by 14.4 percent, or from 7,363 to 8,422 households. The number of renter units increased from 2,949 to 3,463 households, or by 17.4 percent. In 2010, Park County had a total of 13,562 housing units, of which 11,885, or 87.6 percent, were occupied. A total of 1,677 units, or 12.4 percent of all units, were vacant, which was an increase of 7.7 percent from the 2000 Census.

Table II.15.8			
Housing Units by Tenure			
Park County			
2000 SF1 and 2010 Census Data			
Tenure	2000	2010	% Change 00-10
Occupied Housing Units	10,312	11,885	15.3%
Owner-Occupied	7,363	8,422	14.4%
Renter-Occupied	2,949	3,463	17.4%
Vacant Housing Units	1,557	1,677	7.7%
Total Housing Units	11,869	13,562	14.3%
Homeownership Rate	71.4%	70.9%	.

Table II.15.9, below, shows that, of the 1,677 vacant housing units in Park County at the time of the 2010 Census, 228, or 13.6 percent, were for rent and 156, or 9.3 percent, were for sale. An estimated 952 units were for seasonal, recreational, or occasional use, and 260, or 15.5 percent of all vacant units, were listed as “other vacant.” Between 2000 and 2010, the number of vacant units that were rented or sold but not occupied increased from 53 to 67 units, or by 26.4 percent, and units listed as “other vacant” decreased from 261 to 260 units, or by 0.4 percent.

Table II.15.9			
Disposition of Vacant Housing Units			
Park County			
2000 SF1 and 2010 Census Data			
Disposition	2000	2010	% Change 00-10
For rent	253	228	-9.9%
For sale only	146	156	6.8%
Rented or sold but not occupied	53	67	26.4%
For seasonal, recreational, or occasional use	809	952	17.7%
For migrant workers	35	14	-60.0%
Other vacant	261	260	-0.4%
Total	1,557	1,677	7.7%

2010 Five-Year ACS Data

In the 1980, 1990, and 2000 decennial censuses, the Census Bureau released several tabulations in addition to the full SF1 100 percent count data. Known as the one-in-six sample, or the SF3 data, these additional samples 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 data.

To study these important concepts, the Census Bureau distributes the American Community Survey (ACS) every year to a sample of the population and quantifies the results. The Census Bureau releases from these surveys one-, three-, and five-year averages. The one-year sample only includes responses from the year the survey was implemented and applies to geographic areas in excess of 60,000 persons; the three-year averages apply to geographic areas in excess of 20,000 persons; and the five-year estimates are released for small areas, including data down to the block group level. These data are more applicable to many of Wyoming's more rural geographic areas.

Due to sampling error and variability, quantities reported in the five-year ACS are not directly comparable to the 2000 or 2010 decennial census. However, it is the Census Bureau's position that the distribution of sample results can be compared, and they will be compared herein.

The following section presents several important housing and income concepts available from the 2010 five-year ACS data release.

Table II.15.10, below, presents different income statistics for Park County. According to the 2010 ACS data averages, Median Family Income (MFI) for Park County was \$58,297 compared to the statewide average of \$65,964. Per capita income for Park County, which is calculated by dividing total income by population, was \$26,203, which compared to \$27,860 for the State of Wyoming.

Table II.15.10		
Median and Per Capita Income		
Park County and the State of Wyoming 2010 Five-Year ACS Data		
Income Type	Park County	Wyoming
Median Family Income	58,297	65,964
Median Household Income	46,637	53,802
Per Capita Income	26,203	27,860

Table II.15.11, below, shows households by income for Park County and the State of Wyoming in 2010. In Park County, there were a total of 1,321 households, or 11.3 percent, with incomes under \$15,000 compared to 10.1 percent of households in Wyoming. There were another 1,865 households that had incomes between \$35,000 and \$49,999 in the county, which accounted for 15.9 percent of households and compared to 15 percent for the State of Wyoming. Households with incomes of \$100,000 or more accounted for 14.3 percent of total households and numbered 1,676 in Park County.

Table II.15.11				
Households by Income				
Park County and the State of Wyoming 2010 Five-Year ACS Data				
Income	Park County		State of Wyoming	
	Total	% of Total	Total	% of Total
Under \$15,000	1,321	11.3%	21,963	10.1%
\$15,000–\$19,999	766	6.5%	10,477	4.8%
\$20,000–\$24,999	757	6.4%	11,850	5.4%
\$25,000–\$34,999	1,575	13.4%	23,902	11.0%
\$35,000–\$49,999	1,865	15.9%	32,677	15.0%
\$50,000–\$74,999	2,410	20.5%	44,279	20.3%
\$75,000–\$99,999	1,372	11.7%	30,595	14.1%
\$100,000 and Above	1,676	14.3%	41,945	19.3%
Total	11,742	100.0%	217,688	100.0%

Poverty statistics were also reported in the 2010 five-year ACS estimates, and these data are displayed in Table II.15.12, on the following page. In total, the poverty rate in Park County was 9 percent, which compared to a statewide poverty rate of 9.8 percent. The male population in Park County had a poverty rate of 7.4 percent, and the female population had a poverty rate of 10.6 percent. There were 193 males and 163 females in poverty aged 5 and under. Overall, 14.9 percent of persons in poverty in Park County were aged 5 and under, which compared to 12.8

percent statewide. The elderly population with incomes below the poverty level in the county, comprising individuals aged 65 years and older, numbered 283 persons, which represented 11.8 percent of the total population in poverty. In the State of Wyoming, there were 4,005 individuals aged 65 and older with incomes below the poverty level, which represented 7.7 percent of the total Wyoming population in poverty.

Table II.15.12				
Poverty by Age				
Park County and the State of Wyoming				
2010 Five-Year ACS Data				
Age	Male	Female	Total	% of Total
Park County				
5 and Under	193	163	356	14.9%
6 to 17	274	202	476	19.9%
18 to 64	465	810	1,275	53.3%
65 and Older	61	222	283	11.8%
Total	993	1,397	2,390	100.0%
Poverty Rate	7.4%	10.6%	9.0%	.
State of Wyoming				
5 and Under	3,563	3,127	6,690	12.8%
6 to 17	4,890	4,368	9,258	17.7%
18 to 64	13,136	19,208	32,344	61.8%
65 and Older	1,203	2,802	4,005	7.7%
Total	22,792	29,505	52,297	100.0%
Poverty Rate	8.4%	11.3%	9.8%	.

Table II.15.13, on the following page, presents the breakdown of households by unit type and tenure. Dwelling unit data were only available in the 2010 five-year data set, so the units by tenure will differ from the 2010 census data. Between 2006 and 2010, Park County saw an average of 6,876 owner-occupied single-family units compared to 2,047 single-family rental units. In Park County, single-family units represented 76 percent of all households compared to 70.8 percent statewide. Park County had a total of 398 apartment rental units, and total apartment units accounted for 3.6 percent of all households. In the State of Wyoming, apartment units accounted for 7.7 percent of total households. There were also an estimated 1,625 mobile homes in Park County, which made up 13.8 percent of all occupied housing units and compared to 14.3 percent statewide.

Table II.15.13				
Households by Unit Type				
Park County and the State of Wyoming				
2010 Five-Year ACS Data				
Unit Type	Tenure			% of Total
	Own	Rent	Total	
Park County				
Single-Family Unit	6,876	2,047	8,923	76.0%
Duplex	40	362	402	3.4%
Tri- or Four-Plex	17	346	363	3.1%
Apartment	28	398	426	3.6%
Mobile Home	1,107	518	1,625	13.8%
Boat, RV, Van, Etc.	3	0	3	.0%
Total	8,071	3,671	11,742	100.0%
State of Wyoming				
Single-Family Unit	127,389	26,664	154,053	70.8%
Duplex	785	4,825	5,610	2.6%
Tri- or Four-Plex	442	9,354	9,796	4.5%
Apartment	863	15,833	16,696	7.7%
Mobile Home	23,076	8,153	31,229	14.3%
Boat, RV, Van, Etc.	251	53	304	.1%
Total	152,806	64,882	217,688	100.0%

Table II.15.14, below, shows the number of households by year of construction. As shown, 8.2 percent, or 966 units, were built in 1939 or earlier in the county, and another 8.7 percent were built between 1940 and 1949. The number of households built between 2000 and 2004 was 732, which accounted for 6.2 percent of all households, and an additional 585 households, or 5 percent, were built in 2005 or later. These figures compare to 10,389 households, or 4.8 percent, that were built from 2005 or later statewide.

Table II.15.14				
Households by Year Built				
Park County and the State of Wyoming				
2010 Five-Year ACS Data				
Year Built	Park County		State of Wyoming	
	Households	% of Total	Households	% of Total
1939 or Earlier	966	8.2%	25,116	11.5%
1940 to 1949	1,022	8.7%	11,481	5.3%
1950 to 1959	1,198	10.2%	21,920	10.1%
1960 to 1969	1,129	9.6%	19,433	8.9%
1970 to 1979	2,473	21.1%	53,519	24.6%
1980 to 1989	1,744	14.9%	34,949	16.1%
1990 to 1999	1,893	16.1%	26,791	12.3%
2000 to 2004	732	6.2%	14,090	6.5%
2005 or Later	585	5.0%	10,389	4.8%
Total	11,742	100.0%	217,688	100.0%

Table II.15.15, on the following page, 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 0.9 percent of total housing units, while households with five and six rooms accounted for 21.5 and 15.1 percent, respectively, in the county. The median number of rooms in Park County was six rooms, the same as the statewide median number of rooms.

Table II.15.15				
Housing Units by Number of Rooms				
Park County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Rooms	Park County		State of Wyoming	
	Housing Units	% of Total	Housing Units	% of Total
One	117	.9%	3,804	1.5%
Two	539	4.1%	6,391	2.5%
Three	791	6.0%	18,634	7.3%
Four	2,105	15.9%	45,335	17.8%
Five	2,848	21.5%	52,421	20.5%
Six	2,003	15.1%	39,475	15.5%
Seven	1,807	13.6%	31,509	12.4%
Eight	1,309	9.9%	25,135	9.9%
Nine or More	1,756	13.2%	32,392	12.7%
Total	13,275	100.0%	255,096	100.0%
Median Rooms	6	.	6	.

Table II.15.16, below, shows households in the county by number of bedrooms and tenure. There were 122 rental households with no bedrooms, otherwise known as studio apartments. Two-bedroom households accounted for 23.1 percent of total households in Park County, which compared to 25.5 percent statewide. In Park County, the 5,087 households with three bedrooms accounted for 43.3 percent of all households, and there were only 757 five-bedroom or more households, which accounted for 6.4 percent of all households.

Table II.15.16				
Households by Number of Bedrooms				
Park County and the State of Wyoming 2010 Five-Year ACS Data				
Number of Bedrooms	Tenure			% of Total
	Own	Rent	Total	
Park County				
None	44	122	166	1.4%
One	205	615	820	7.0%
Two	1,546	1,167	2,713	23.1%
Three	3,727	1,360	5,087	43.3%
Four	1,881	318	2,199	18.7%
Five or More	668	89	757	6.4%
Total	8,071	3,671	11,742	100.0%
State of Wyoming				
None	275	1,668	1,943	0.9%
One	3,986	12,861	16,847	7.7%
Two	29,100	26,511	55,611	25.5%
Three	69,433	17,375	86,808	39.9%
Four	35,651	4,613	40,264	18.5%
Five or More	14,361	1,854	16,215	7.4%
Total	152,806	64,882	217,688	100.0%

The age of a structure influences its value. As shown in Table II.15.17, at right, structures built in 1939 or earlier had a median value of \$193,800, while structures built between 1950 and 1959 had a median value of \$159,800 and those built between 1990 and 1999 had a median value of \$246,200. 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 \$345,100 and \$304,300, respectively. The median value in Park County was \$191,500, which compared to \$174,000 in the State of Wyoming.

Table II.15.17 Median Value by Year Structure Built Park County and the State of Wyoming 2010 Five-Year ACS Data		
Year Built	Park County	State of Wyoming
1939 or Earlier	193,800	141,200
1940 to 1949	128,400	129,500
1950 to 1959	159,800	151,800
1960 to 1969	177,500	166,500
1970 to 1979	163,800	169,900
1980 to 1989	199,000	187,000
1990 to 1999	246,200	224,000
2000 to 2004	345,100	243,500
2005 or Later	304,300	244,600
Median Value	191,500	174,000

Household mortgage status is reported in Table II.15.18, below. In Park County, households with a mortgage accounted for 54.7 percent of all households, or 4,414 housing units, and the remaining 45.3 percent, or 3,657 units, had no mortgage. Of those units with a mortgage, 844 had either a second mortgage or home equity loan, 21 had both a second mortgage and home equity loan, and 3,549, or 80.4 percent of units with a mortgage, had no second mortgage and no home equity loan.

Table II.15.18 Mortgage Status Park County and the State of Wyoming 2010 Five-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	4,414	54.7%	93,761	61.4%
With either a second mortgage or home equity loan, but not both	844	19.1%	17,932	19.1%
Second mortgage only	321	38.0%	8,629	48.1%
Home equity loan only	523	62.0%	9,303	51.9%
Both second mortgage and home equity loan	21	.5%	741	.8%
No second mortgage and no home equity loan	3,549	80.4%	75,088	80.1%
Housing units without a mortgage	3,657	45.3%	59,045	38.6%
Total	8,071	100.0%	152,806	100.00%

The median rent in Park County was \$504 compared to \$552 statewide, as shown in Table II.15.19, below. These figures show that rents were very comparable.

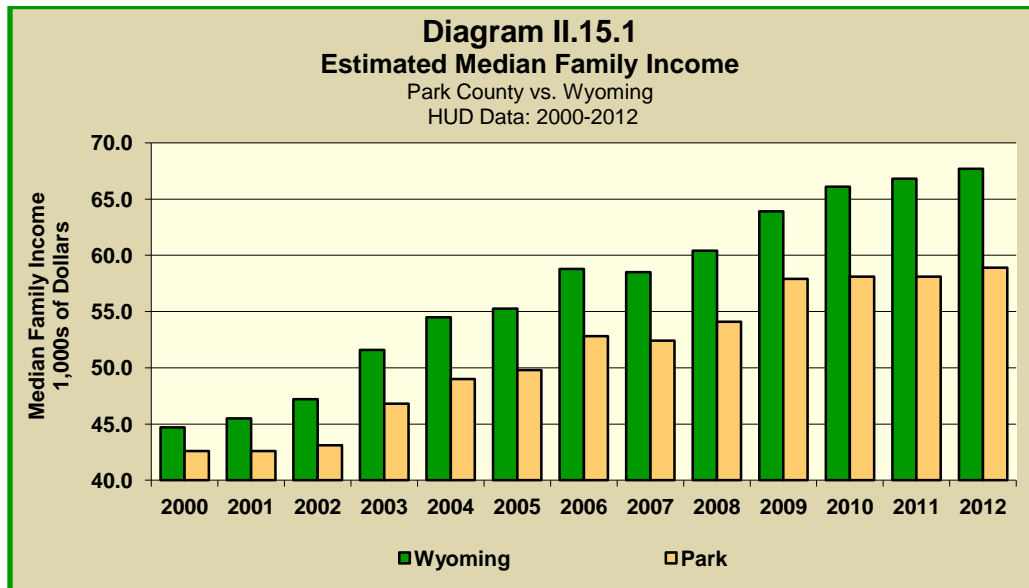
Table II.15.19 Median Rent Park County and the State of Wyoming 2010 Five-Year ACS Data	
Place	Rent
Park County	\$504
State of Wyoming	\$552

The Wyoming driver’s license data provided by the WYDOT indicated a net increase of 133 persons during the first half of 2012. The driver’s license total exchanges since 2000 for Park County are presented in Table II.15.20, below, and indicate a net increase of 4,023 persons over the time period.

Year	In-Migrants	Out-Migrants	Net Change
2000	955	753	202
2001	942	733	209
2002	887	628	259
2003	859	530	329
2004	917	693	224
2005	971	641	330
2006	1,018	617	401
2007	1,117	632	485
2008	998	647	351
2009	995	541	454
2010	988	494	494
2011	851	699	152
2012 – First Half	436	303	133
Total	11,934	7,911	4,023

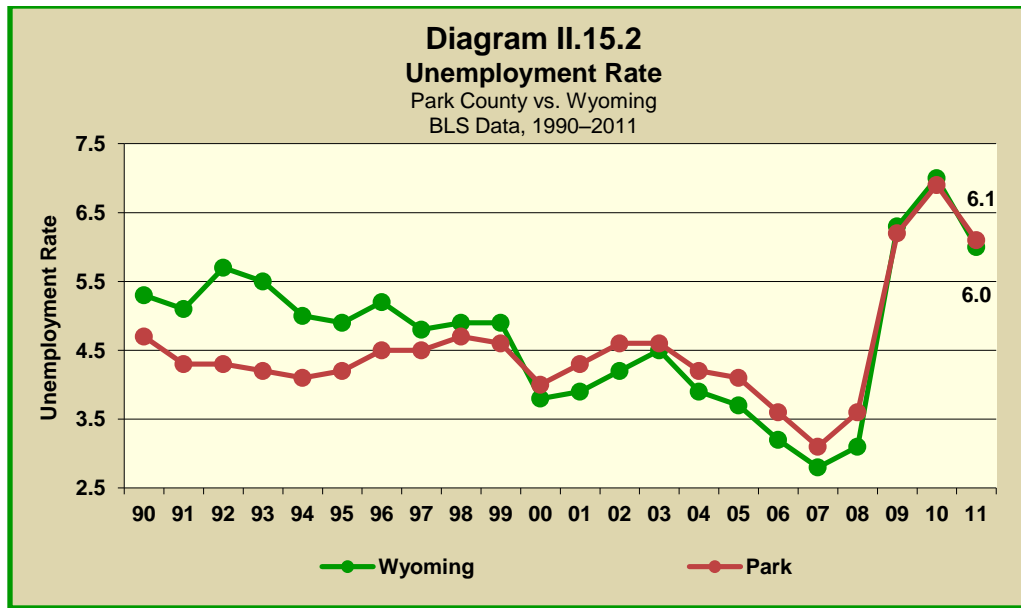
Economics

The HUD estimated MFI for Park County was \$58,900 in 2012.¹⁴³ This compares to Wyoming’s MFI of \$67,700. Diagram II.15.1, below, illustrates the estimated MFI for 2000 through 2012.



Labor force and employment statistics were derived from Bureau of Labor Statistics (BLS) data. Park County’s labor force, defined as the number of persons working or actively seeking work, increased by 233 persons, from 15,218 in 2010 to 15,451 in 2011. Employment increased by 340 persons; unemployment decreased by 107 persons; and the unemployment rate, the number of unemployed persons as a percentage of the labor force, decreased from 6.9 percent in 2010 to 6.1 in 2011, as shown on the following page in Diagram II.15.2.

¹⁴³ Starting from the year 2003, HUD MFI estimates were re-benchmarked using 2000 Census income limits, hence the unusual increase in estimates compared to earlier years.



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.15.21, below, with 2011 information considered preliminary (p), annual total monthly employment increased by 1.74 percent between 2010 and 2011, from a total of 13,409 to 13,642 workers.

Year	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011(p)
Jan	10,624	11,008	10,957	11,205	11,461	11,670	11,685	12,223	12,149	12,028	12,049
Feb	10,753	11,004	10,930	11,286	11,484	11,644	11,837	12,272	12,180	12,046	12,137
Mar	10,990	11,102	11,078	11,495	11,693	11,920	12,097	12,402	12,265	12,256	12,246
Apr	11,089	11,305	11,462	11,807	12,093	12,166	12,417	12,664	12,533	12,356	12,535
May	12,137	12,531	12,856	12,927	13,190	13,262	13,655	14,174	13,726	13,685	13,721
Jun	13,584	14,081	14,569	14,787	14,902	15,024	15,269	15,542	15,051	15,198	15,408
Jul	13,613	13,991	14,667	14,560	14,829	15,154	15,286	15,682	15,324	15,343	15,692
Aug	13,296	13,636	14,371	14,232	14,344	14,769	15,026	15,366	15,030	15,019	15,444
Sep	12,673	13,213	13,839	13,510	13,824	14,006	14,353	14,511	14,433	14,566	14,849
Oct	11,963	12,293	12,617	12,796	12,824	12,984	13,420	13,617	13,279	13,418	13,807
Nov	11,259	11,590	11,625	12,008	12,069	12,333	12,668	12,868	12,470	12,480	12,921
Dec	11,347	11,668	11,581	11,956	11,949	12,200	12,615	12,795	12,430	12,511	12,895
Annual	11,944	12,285	12,546	12,714	12,889	13,094	13,361	13,676	13,406	13,409	13,642
% Change	.	2.85	2.12	1.34	1.38	1.59	2.04	2.36	-1.97	0.02	1.74

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.15.22, on the following page, annual average weekly wages increased by 1.45 percent between 2010 and 2011, from a total of \$690 to \$700.

Table II.15.22						
Average Weekly Wages						
Park County						
BLS QCEW Data, 2001–2011(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(p)	699	681	680	746	700	1.45

Total business establishments reported by the QCEW are displayed below in Table II.15.23. Annual establishments increased by 0.88 percent between 2010 and 2011, from a total of 1,470 to 1,483 establishments.

Table II.15.23						
Number of Establishments						
Park County						
BLS QCEW Data, 2001–2011(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(p)	1,476	1,488	1,487	1,480	1,483	0.88

The Bureau of Economic Analysis (BEA) measures employment, defined as the total number of full- and part-time jobs by place of work. In 2010, the most recent year for which data are available, Park County recorded 20,584 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 \$1,292,381, and real per capita income was \$45,717 in 2010. Average earnings per job in the county was \$39,066 in 2010. These data are presented in full in **Volume II. Technical Appendix.**

Housing

According to the Wyoming Cost of Living Index, average apartment rent in Park County increased from \$550 in fourth quarter 2010 to \$556 in fourth quarter 2011, or by 1.1 percent. Detached single-family home rents increased by 5.2 percent, rents for mobile homes on a lot decreased by 0.5 percent, and rents for mobile home lots increased by 3.8 percent.

Park County rental prices experienced average annualized increases of 2.7 percent for apartments, 2.8 percent for houses, 2.8 percent for mobile homes plus a lot, and 2.1 percent for mobile home lots since fourth quarter 1986 to fourth quarter 2011. These figures compare to state average annualized increases in rental prices of 3.4 percent for apartments, 4 percent for houses, 3.4 percent for mobile homes plus a lot, and 3.1 percent for mobile home lots over the same period. Table II.15.24, at right, presents the Park County data for each rental type.¹⁴⁴

The Census Bureau reports building permit authorizations and “per unit” valuation of building permits by county annually. Single-family construction usually represents most residential development in the county. Single-family building permit authorizations in Park County decreased from 102 authorized units in 2010 to 101 in 2011. Total residential authorizations decreased from 118 units in 2010 to 113 in 2011.

The real value of single-family building permits decreased from \$207,000 in 2010 to \$197,800 in 2011. The value over the past decade, in real 2011 dollars, fluctuated from a high of \$205,500 in 2007 to a low of \$168,100 in 2004. These figures compare to the state average high of \$270,950 in 2000 and low of \$184,110 in 2003. Additional details are given in Table II.15.25, on the following page.

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

¹⁴⁴ Apartments are two-bedroom units, excluding gas and electricity. Mobile home lots are single-wide units and include water costs. Houses are for two- or three-bedroom dwelling units, excluding gas and electricity. A mobile home on a lot includes a combined rent for mobile home and lot.

Table II.15.25 Building Permits and Valuation Park County Census Bureau Data, 1980–2011								
Year	Authorized Construction in Permit Issuing Areas					WCDA		Single-Family Per Unit Valuation, 1000s of Real 2011 Dollars
	Single-Family Units	Duplex Units	Tri- and Four-Plex Units	Multi-Family Units	Total Units	Tax Credit Projects	HOME Projects	
1980	29	2	12	6	49	.	.	117.2
1981	60	.	7	.	67	.	.	106.9
1982	55	.	3	.	58	.	.	66.7
1983	64	4	.	32	100	.	.	71.6
1984	77	.	.	10	87	.	.	74.5
1985	56	.	.	25	81	.	.	81.1
1986	44	.	.	15	59	.	.	75.0
1987	41	.	.	10	51	.	.	71.9
1988	8	2	.	.	10	.	.	133.9
1989	12	2	.	.	14	.	.	120.1
1990	16	.	.	.	16	.	.	88.3
1991	80	4	4	.	88	.	.	124.4
1992	141	6	8	.	155	.	.	116.3
1993	156	6	20	.	182	.	.	125.2
1994	211	8	37	10	266	.	2	127.5
1995	133	8	24	9	174	.	.	135.2
1996	177	6	12	.	195	48	.	138.7
1997	127	8	.	.	135	.	.	142.9
1998	150	4	.	.	154	24	.	147.4
1999	130	2	23	.	155	24	10	148.6
2000	137	.	.	.	137	20	.	169.8
2001	112	6	.	.	118	.	.	171.5
2002	164	8	7	.	179	.	.	177.7
2003	174	22	8	6	210	.	.	181.4
2004	230	2	4	6	242	.	.	168.1
2005	183	4	.	.	187	.	.	174.7
2006	237	12	3	.	252	.	.	189.7
2007	234	6	4	.	244	.	.	205.5
2008	177	12	.	12	201	.	.	203.8
2009	126	6	.	12	144	.	.	183.3
2010	102	8	.	8	118	.	.	207.0
2011	101	12	.	.	113	.	.	197.8

The average sales price of existing, detached, single-family homes was provided by the Department of Revenue (DOR). In 2011, the average sales price in Park County was \$217,902. This represented a 0.3 percent decrease from the previous year. In contrast, Wyoming’s weighted average was \$241,301, a decrease of 3.8 percent over the previous year. A comparison of average sales prices between 1999 and 2011 is displayed in Table II.15.26, below.

Table II.15.26 Average Sales Prices Park County vs. Wyoming DOR Data, 1999–2011				
Year	Park County Average Price (\$)	Park County Annual % Change	Wyoming Average Price	Wyoming Annual % Change
1999	111,893	3.33	101,517	4.76
2000	113,178	1.15	111,437	9.77
2001	119,233	5.35	116,469	4.52
2002	132,854	11.42	121,140	4.01
2003	138,941	4.58	132,708	9.55
2004	151,921	9.34	142,501	7.38
2005	161,866	6.55	159,776	12.12
2006	183,326	13.26	187,869	17.58
2007	215,697	17.66	265,044	41.08
2008	215,692	0	256,045	-3.4
2009	207,333	-3.9	241,622	-5.6
2010	217,191	4.75	250,958	3.9
2011	217,902	0.3	241,301	-3.8

The Wyoming Rental Vacancy Survey (RVS) has been completed biannually since 2000, with the most recent survey conducted in June 2012.¹⁴⁵ During June 2012, a total of 95 surveys were completed by property managers in Park County. Of the 1,226 rental units surveyed, 32 were vacant, indicating a vacancy rate of 2.61 percent, as shown in Table II.15.27, below. This rate compares to a 2.74 percent vacancy rate one year ago and a statewide June 2012 vacancy rate of 3.74 percent.

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

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, falling to 2.61 in June 2012.

¹⁴⁵ Those signified as a in the “year” column of Table II.15.10 are conducted in June/July of each year. Those signified as b are conducted each November/December. Conducting the surveys in June and December of each year allows one to view the prospective seasonality of vacancy rates as well as year-to-year changes.

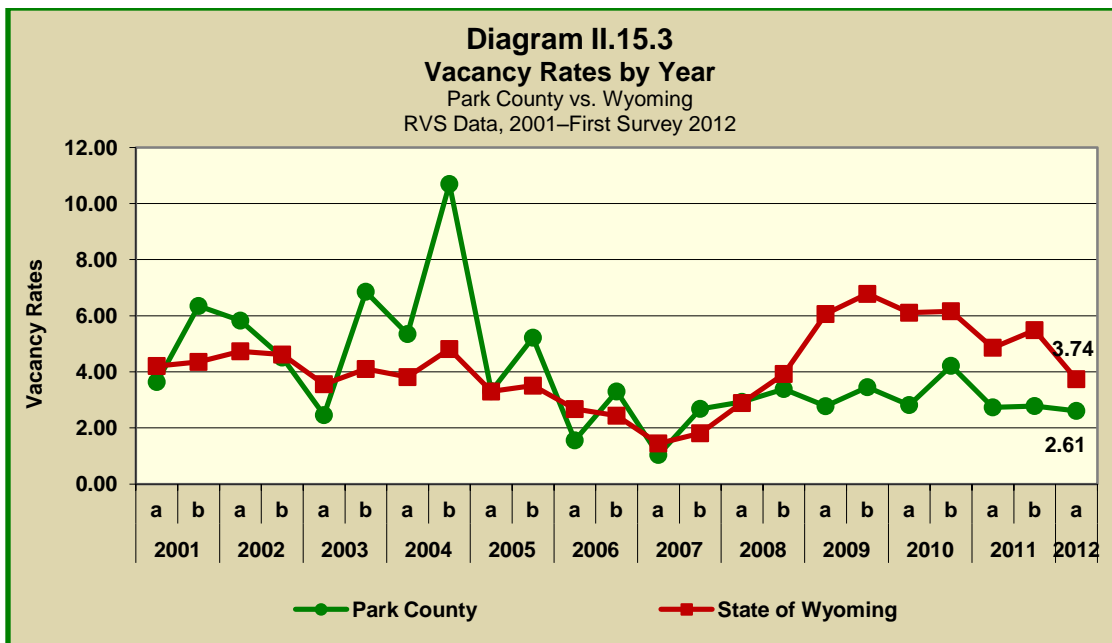
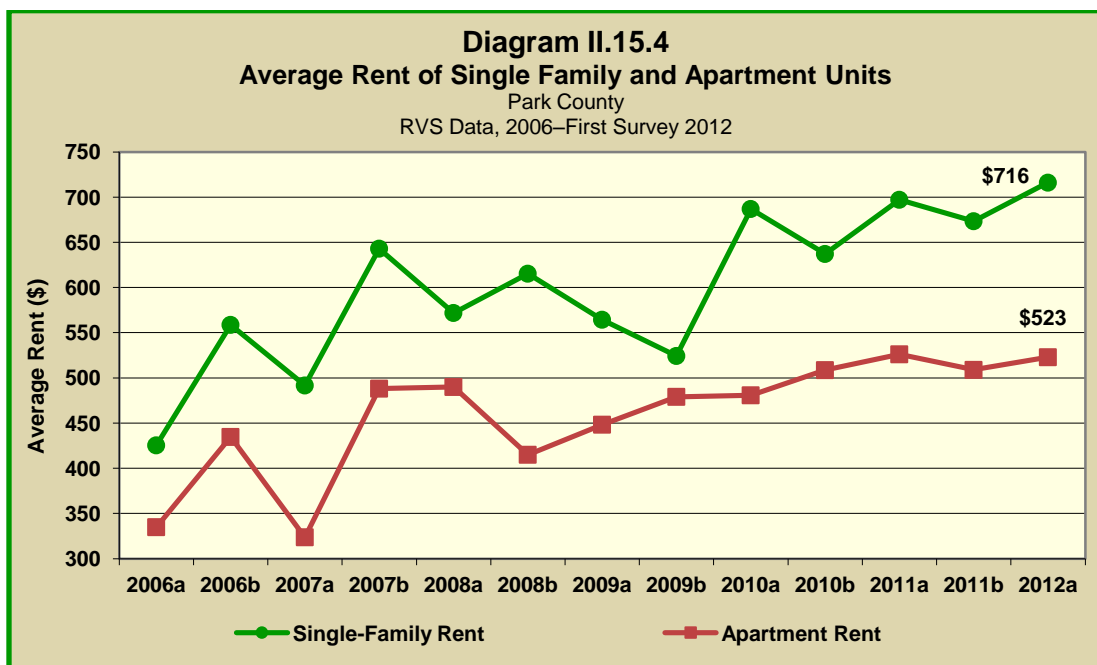


Diagram II.15.4 below, shows the average rent of single-family and apartment units in Park County. In the first half of 2012, average rents for single-family units increased to \$716 and average rents for apartments increased to \$523.



The fiscal year 2012 Housing Needs Assessment (HNA) Survey, conducted primarily over the phone by the Partnership using a sample from data provided by the WYDOT, had 239 respondents in Park County. Of the incoming persons who were unsatisfied with their current housing, 67 percent said they were seeking to own a home and 33 percent of respondents wished to rent. Of those seeking to own a home, 52.6 percent wished to buy existing units, of which 13 percent anticipated spending less than \$100,000, 60.9 percent anticipated spending between \$100,000 and \$249,999, and 26.1 percent anticipated spending above \$250,000. The remaining 47.4 percent of aspiring homebuyers expected to build a new home, of which 14.3 percent anticipated spending

less than \$100,000, 66.7 percent anticipated spending between \$100,000 and \$249,999 and 19 percent spending above \$250,000.

Of those currently renting or seeking to rent, 31 percent anticipated spending less than \$474, 44.8 percent anticipated spending between \$475 and \$849, and 24.1 percent anticipated spending more than \$850. Additional survey data are presented in **Volume II. Technical Appendix**.

The Wyoming Community Development Authority (WCDA) began purchasing home loans in 1978 to provide affordable housing in Wyoming. There were a total of 2,326 loans purchased in Park County between 1979 and 2012, with 40 occurring in fiscal 2012. The average home size over the period was 1,234 square feet and 1,288 square feet in fiscal 2012. For homes receiving a WCDA loan in fiscal 2012, the average year a home was built was 1965. The average household income in fiscal 2012 in nominal terms, without the effects of inflation being taken into consideration, was \$46,809. The average purchase price in fiscal 2012 was \$142,254. In fiscal 2012 30 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**.

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 more than one to 1.5 persons per room per residence, with severe overcrowding defined as having more than 1.5 persons per room. According to 2010 ACS data, 148, or 1.3 percent of households in Park County, were overcrowded and no units were severely overcrowded, as shown in Table II.15.28, on the following page. This housing problem was far more prevalent in renter households compared to owner households.

Table II.15.28 Overcrowding and Severe Overcrowding Park County and the State of Wyoming 2010 Five-Year ACS Data				
Household	No Overcrowding	Overcrowding	Severe Overcrowding	Total
Park County				
Owner				
Households	7,976	95	0	8,071
Percentage	98.8%	1.2%	.0%	100.0%
Renter				
Households	3,618	53	0	3,671
Percentage	98.6%	1.4%	.0%	100.0%
Total				
Households	11,594	148	0	11,742
Percentage	98.7%	1.3%	.0%	100.0%
State of Wyoming				
Owner				
Households	150,753	1,744	309	152,806
Percentage	98.7%	1.1%	.2%	100.0%
Renter				
Households	62,557	1,827	498	64,882
Percentage	96.4%	2.8%	.8%	100.0%
Total				
Households	213,310	3,571	807	217,688
Percentage	98.0%	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 2010 ACS, a total of 238 units, or 1.8 percent of all housing units in Park County, were lacking complete kitchen facilities. This compared to 2.9 percent of households statewide without complete kitchen facilities. These data are presented in Table II.15.29, below.

Table II.15.29 Housing Units with Incomplete Kitchen Facilities Park County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Kitchen Facilities	13,037	247,608
Lacking Complete Kitchen Facilities	238	7,488
Total Housing Units	13,275	255,096
Percent Lacking	1.8%	2.9%

At the time of the 2010 ACS, a total of 138 units, or 1 percent of all housing units in Park County, were lacking complete plumbing facilities. This compared to 2.4 percent of households lacking complete plumbing facilities in the State of Wyoming. These data are presented in Table II.15.30, on the following page.

Table II.15.30 Housing Units with Incomplete Plumbing Facilities Park County and the State of Wyoming 2010 Five-Year ACS Data		
Facilities	Park County	State of Wyoming
Complete Plumbing Facilities	13,137	249,046
Lacking Complete Plumbing Facilities	138	6,050
Total Households	13,275	255,096
Percent Lacking	1.0%	2.4%

The third type of housing problem reported in the 2010 ACS data was cost burden. Cost burden is defined as gross housing costs that range from 30 to 49.9 percent of gross household income, and severe cost burden is defined as gross housing costs of 50 percent and more 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, 13.4 percent of households had a cost burden and 11.7 percent of households had a severe cost burden, which compared to 13.7 percent with a cost burden and 9.4 percent with a severe cost burden in the State of Wyoming. Roughly 16.9 percent of homeowners with a mortgage in Park County experienced a cost burden and 17.2 percent experienced a severe cost burden, while 16.2 percent of renters had a cost burden and 13.5 percent had a severe cost burden, as shown in Table II.15.31, below.

Table II.15.31 Cost Burden and Severe Cost Burden by Tenure Park County and the State of Wyoming 2010 Five-Year ACS Data					
Households	Less Than 30%	30%–49.9%	50% and Above	Not Computed	Total
Park County					
Owner with a Mortgage					
Households	2,911	744	759	0	4,414
Percent	65.9%	16.9%	17.2%	0.0%	100.0%
Owner without a Mortgage					
Households	3,287	239	122	9	3,657
Percent	89.9%	6.5%	3.3%	0.2%	100.0%
Renter					
Households	1,815	594	497	765	3,671
Percent	49.4%	16.2%	13.5%	20.8%	100.0%
Total					
Households	8,013	1,577	1,378	774	11,742
Percent	68.2%	13.4%	11.7%	6.6%	100.0%
State of Wyoming					
Owner with a Mortgage					
Households	68,900	16,318	8,364	179	93,761
Percent	73.5%	17.4%	8.9%	0.2%	100.0%
Owner without a Mortgage					
Households	53,589	3,131	2,014	311	59,045
Percent	90.8%	5.3%	3.4%	0.5%	100.0%
Renter					
Households	36,080	10,470	10,028	8,304	64,882
Percent	55.6%	16.1%	15.5%	12.8%	100.0%
Total					
Households	158,569	29,919	20,406	8,794	217,688
Percent	72.8%	13.7%	9.4%	4.0%	100.0%